

2025-2029

Lehi City Consolidated Plan

DRAFT PLAN



MAG
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Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Lehi City, in partnership with the U.S. Department of Housing and Urban Development (HUD), is required to prepare a Five-Year Consolidated Plan in order to receive funding for the Community Development Block Grant Program (CDBG). The Consolidated Plan comprises the planning and application requirements for the CDBG program. Lehi City's CDBG program year runs from July 1 through June 30. CDBG staff used the online IDIS Consolidated Plan Tool, CPD Maps and CPS maps data, other HUD planning resources, and consultation with a variety of community partners and agencies to prepare this plan in accordance with HUD regulations.

The 2025-2029 Consolidated Plan (Plan, The Plan, 2025 ConPlan) is organized into four primary sections:

- I. The Process (PR) The Process section of the plan outlines the development of the plan, including citizen participation efforts and stakeholder involvement.
- II. Needs Assessment (NA) The Needs Assessment section provides an analysis of housing, homeless and community development needs, with focus on the needs of low-income households, racial and ethnic minorities, homeless persons, and non-homeless special needs populations.
- III. Housing Market Analysis (MA) The Housing Market Analysis section provides information and data on Provo City and HOME Consortium's housing market, including an evaluation of local resources. The housing market analysis supplements information supplied by the needs assessment and establishes a framework for five-year goals and priorities to be developed.
- IV. Five-Year Strategic Plan (SP) Once community needs, market conditions and resources are identified, program goals, specific objectives, and benchmarks for measuring progress are set forth in the Strategic Plan section of the 2020 ConPlan. Efforts are prioritized to direct the allocation of federal funding to maximize impact within the community.

The plan includes the 5-Year Strategic Plan for Program Years 2025 - 2029 and will conclude with Lehi City's Annual Action Plan for 2025. The Action Plan will outline the activities and funding priorities for the first year of the Consolidated Plan, and will cover July 1, 2025- June 30, 2026.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City has identified five priority goals:

- Public Infrastructure and neighborhood improvement: The City will work towards this goal through projects that may include, but are not limited to, transportation, infrastructure, community amenities, crime prevention, and water and sewer system improvements.

- **Economic Development:** The City will work towards this goal through projects that may include, but are not limited to, façade improvements, a small business loan program, and other facilities, activities, and services that will increase the overall productivity of the local economy and local businesses and that will maintain and create jobs for low- and moderate-income (LMI) residents.
- **Public Services for low- and moderate-income residents:** The City will work towards this goal through projects that may include, but are not limited to, services to the elderly or disabled, mental illness or substance abuse treatment, services to victims of domestic violence, abuse, or neglect, health care services and any services that bring families out of poverty.
- **Affordable Housing:** The City will work towards this goal through projects may include, but are not limited to, rental assistance, affordable rental housing for LMI residents, housing rehabilitation, and decent housing for homeless individuals and families. The City will continue to look for ways to partner with local organizations working to address the affordable housing shortage in the region.

3. Evaluation of past performance

Lehi City, along with Mountainland Association of Governments (MAG), has worked to develop a strong CDBG program through its commitment to building solid partnerships. MAG staff have worked to cultivate a collaborative relationship between HUD, City staff, adjacent local government representatives, and non-profit organizations in order to provide quality services and programs to low- and moderate-income residents. At the end of each program year, the City evaluates progress in meeting program objectives. This information is presented to citizens in the form of a Consolidated Annual Performance and Evaluation Report (CAPER). CAPERs for past program years can be found at www.mountainland.org/lehicdbg.

4. Summary of citizen participation process and consultation process

Section PR-10 provides a detailed summary of the citizen participation and consultation process used to develop the Consolidated Plan. Lehi City sought input from local citizens, impacted populations, service providers, local government officials and staff, and nonprofit and for-profit organizations involved in housing and community development activities. A public hearing and key stakeholder meetings were held to gather input, and a needs survey was distributed throughout the City and region to residents, elected officials, service providers, and business and civic leaders. A draft plan was made available for public comments.

5. Summary of public comments

A summary of public comments is available in the appendix of the ConPlan.

6. Summary of comments or views not accepted and the reasons for not accepting them

Comments received to date have been considered and utilized to inform the needs assessment, goal setting, and prioritization of funding.

7. Summary

Lehi City Council is scheduled to adopt the 2025-2029 Consolidated Plan on June 10, 2025

Draft

The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Lehi city	
CDBG Administrator	MAG	MAG Community and Economic Development

Table 1– Responsible Agencies

Narrative

MAG is the administering agency for the Lehi City CDBG program. MAG CDBG staff are responsible for preparation of the Consolidated Plan and for administration of the grant program.

Consolidated Plan Public Contact Information

Claudia Saldana
Community Development Specialist
586 E 800 N
Orem, UT 84097
csaldana@mountainland.org
801-229-3673

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

CDBG staff representing Lehi City, Provo City, Orem City, and Utah County engaged in a collaborative effort to consult with representatives of low-income neighborhoods, non-profit and for-profit housing developers, service providers, public service agencies, homeless service providers, faith-based organizations, supportive housing and service providers, community stakeholders, community partners, business leaders, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the Consolidated Plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

A needs survey was distributed throughout the region, and input was received from 67 respondents. The survey was made available electronically and published to entitlement recipients' websites and social media. Additionally, the survey was emailed to current service and housing partner agencies who were asked to answer the survey, as well as make it available to clients. Collaboration with service providers and other government agencies provided data used in technical analysis for the ConPlan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The vision of the Mountainland Region Continuum of Care (CoC) is to provide decent, safe, and affordable housing and effective support services to homeless families and individuals including initial stabilization, transitional housing, permanent housing, access to mainstream resources, and independence from governmental assistance. United Way of Utah County (United Way) leads the CoC, of which Lehi City is a member, represented by MAG. The CoC is an organized body of local jurisdictions, government agencies, local nonprofit organizations, faith-based service and housing organizations, and other agencies and partners seeking to maximize resources and avoid duplication of services while providing consistent and unified planning in Utah County. The CoC lead the annual efforts for the point in time count, in which volunteers participated in an outreach to find homeless individuals. The CoC developed a coordinated intake and assessment system to coordinate services and support individual agencies in reaching project goals and HUD and CoC established performance goals. The CoC centralizes resources, leveraging partnerships amongst CoC members.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	Rocky Mountain University Health Clinic
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
2	Agency/Group/Organization	Family Haven
	Agency/Group/Organization Type	Services – Children Services – Education Services – Victims
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.

3	Agency/Group/Organization	Tabitha's Way
	Agency/Group/Organization Type	
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
4	Agency/Group/Organization	Utah County Children's Justice Center
	Agency/Group/Organization Type	
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
5	Agency/Group/Organization	Boys and Girls Club of Utah County
	Agency/Group/Organization Type	

	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
6	Agency/Group/Organization	Timpanogos Legal Center
	Agency/Group/Organization Type	
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
7	Agency/Group/Organization	The Refuge Utah
	Agency/Group/Organization Type	
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
8	Agency/Group/Organization	Centro de Educación Financiera
	Agency/Group/Organization Type	
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
9	Agency/Group/Organization	Low income taxpayer clinic
	Agency/Group/Organization Type	
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
10	Agency/Group/Organization	Centro Hispano
	Agency/Group/Organization Type	
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
11	Agency/Group/Organization	House of Hope
	Agency/Group/Organization Type	
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
12	Agency/Group/Organization	Project Read
	Agency/Group/Organization Type	
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
13	Agency/Group/Organization	Mountainlands Community Health Center
	Agency/Group/Organization Type	
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
14	Agency/Group/Organization	MAG Aging Department
	Agency/Group/Organization Type	
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
15	Agency/Group/Organization	Lehi/Just for Kids
	Agency/Group/Organization Type	
	What section of the Plan was addressed by consultation	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Service Organization that assisted in identifying service gaps within the community. The joint effort facilitated discussions and feedback from agencies working directly with those in need. As a result, the City identified key priorities and goals for the Plan, including specific public service focus areas where funding will be strategically directed and maximized across the community.
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Table 2– Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All relevant organizations and agencies were either consulted or invited to participate in the Consolidated Plan process. No groups were excluded from participating.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Market Analysis 2024	Provo City Corporation	Non-Housing Needs
Housing and homeless needs assessment 2024	Provo City Corporation	Housing Needs
Mountainlands Comprehensive Economic Development Strategy	MAG	Economic Development Strategy
Pre-Disaster Mitigation Plan	MAG	Non-Housing Needs

Table 3– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Lehi City is part of the Utah Valley HOME Consortium and coordinates efforts with other members of the Consortium. Lehi City is also part of the Utah County Council of Governments. The City participates in regional economic development efforts, regional housing programs, and supports

the Utah County Housing Authority, which serves Lehi City. MAG is a metropolitan planning organization and participates in many regional planning efforts that include cooperation and coordination with neighboring units of local government and state entities.

Draft

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Lehi City aims to create and improve vibrant, healthy, and sustainable neighborhoods by implementing thorough planning and initiatives that align with the needs and values of the local community. Lehi City recognizes that citizen participation is critical for the development of a Consolidated Plan that reflects the needs of affected persons and residents.

Residents, stakeholders, agency partners, and City officials of Lehi City were given the opportunity to participate in developing the plan in various ways. Meetings were held with key stakeholders to gather input into community needs and existing services. CDBG staff also advertised the availability of a survey to gauge resident interest in various CDBG eligible activity categories. The survey was in English and Spanish and Lehi City distributed both surveys through their various channels of communication. Citizens could provide input into needs within Lehi City in this survey. Lehi City also hosted two public hearings to gather input from residents on needs and the plan. The first took place on November 12, 2024, during a City Council work session, and the second was held on January 28, 2025 at another City Council meeting. The draft plan was published during a 30-day review period, during which residents could provide written feedback on CDBG projects and needs within Lehi City. Residents were invited to participate in the Public Hearings where the projects and/or programs for the first year's Action Plan were presented as well as provide input in the adoption of the ConPlan. All the resident and community feedback was used to create the Five-Year Plan and Annual Action Plan.



Consolidated Plan



Lehi

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Meeting	City Officials	Municipal Council members. Held on November 12, 2025.	Council members ranked priorities identifying goals and objectives, which will be used to evaluate applications received from agencies seeking funding from CDBG.	All comments were accepted and taken into consideration as the Consolidated Plan developed.
2	Public Hearing	Non-Targeted / Broad Community	Sought input from citizens/residents on January 25, 2025 on the ConPlan's strategies and goals and to respond to their views, proposals and questions. 2 individuals attended to provide input on CDBG.	2 citizens comments were received	All comments were accepted and taken into consideration as the Consolidated Plan developed.
3	Internet Outreach	Minorities; NonEnglish Speaking; Spanish; Persons with Disabilities; NonTargeted/Broad community; residents of Public and Assisted Housing	Received a total of 67 responses on the Lehi Survey and and additional 6 on an additional survey shared throughout the County.		All comments were accepted and taken into consideration as the Consolidated Plan developed.
4	Public Hearing	Nontargeted / Broad Community	Sought input from citizens/residents on the Draft Consolidated Plan and respond to input and questions. Hearing was held on May 15, 2025		All comments were accepted and taken into consideration as the Consolidated Plan developed.

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment provides an overview of the demographic and economic characteristics of individuals and households in Lehi City, as well as the local housing stock and its ability to meet residents' needs. By consolidating data from local, state, and national sources, it creates a comprehensive picture of current and future housing demand. As part of the Consolidated Plan, the Needs Assessment—along with input from consultations and citizen participation—identifies community development priorities, forming the foundation for the Strategic Plan and guiding programs and projects. Additionally, Civicus Consulting prepared a Housing and Homeless Needs Assessment and Housing Market Analysis.

Lehi City has a land area of 28 square miles and is home to 87,634 residents.¹ Lehi City is one of the fastest growing cities in Utah County. Lehi City remains predominantly white, with 86.9% residents making up the majority.² 13.1% percent of the population is minority. In the North Utah County area, Lehi has the next highest such population, with nearly 6,000 Hispanic or Latino individuals.³

From between 2020 and 2023 grew from 75,907 to 87,634 residents. An increase of about 15%. By 2030, Lehi City's population is expected to continue to increase, reaching about 97,000 residents.⁴

For Lehi City stakeholders, improvements to public facilities and infrastructure remain a priority, along with facilities and services for special needs populations and the development of affordable housing.

¹ Kem C. Gardner Policy Institute, Utah Population Committee, Total Natural Increase by County, Total Net Migration by County

² U.S. Census Bureau

³ Call, M.D (2024). *Housing and Homeless Needs Assessment 2024: Provo City and Utah Valley HOME Consortium*. Civicus Consulting Group

⁴ 2023 MAG Socioeconomic Forecast, 2020 Census

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Lehi City public facilities such as community centers, senior centers, police and fire stations, and recreation centers are all in good condition. In Utah County, Lehi City was among the top three cities that experienced the most growth, seeing a 36.6 percent⁵ in population increase since 2018. As Lehi continues to experience significant growth, and population increase, new facilities and facility expansions will need to be provided.

Public facilities are the primary element for neighborhood services delivery. It is essential to the long-term stability of neighborhoods that public facilities continue operating and providing services to residents. The assistance will be directed towards neighborhood facilities, parks and recreation facilities, health facilities, infrastructure improvements, youth centers and parking facilities where activities benefit low- and moderate-income citizens. In our Lehi Community Needs Survey, citizens identified Parks and Open Spaces as the most important community service. Infrastructure also ranked highly in importance.

With the growing population, regional community service organizations are experiencing increased demand for supportive services, including affordable housing, domestic violence shelters, elderly care, assistance for individuals with mental and physical challenges, homeless support, and other human services. Currently, nearly all providers serving Lehi residents are located outside the city, with most facilities situated in Provo, a 17-mile drive away. As service demands increase, Lehi City may see the need to provide support for opening public facilities to serve Lehi residents.

How were these needs determined?

As part of the Consultation Process, numerous City Officials and service providers were interviewed. Additionally, MAG conducted consultation and public participation outreach efforts to identify community needs.

Describe the jurisdiction's need for Public Improvements:

Improvements to city infrastructure, such as storm drainage, water and sewer service connections and mains, and street paving are needed predominantly in the downtown area. In some cases, these areas do not include such transportation basics as sidewalks, bike lanes, and paved roads nor improvements such as storm drainage and curb and gutter. CDBG funds have been programmed to address these needs and will continue to be considered for future funding. Residents identified street improvements and sidewalks as top public infrastructure needs.

⁵ 2024 MAG. *Community Profiles: Lehi*

How were these needs determined?

Lehi City Public Works and Engineering staff maintain a list of potential projects based on identified needs and conditions. Currently their main priority is to install sidewalks in the Lehi downtown area and prioritize projects based need and proximity to schools to ensure safer walking routes. Additionally, the Consultation Process yielded information.

Describe the jurisdiction's need for Public Services:

Consultations conducted for this Consolidated Plan indicate that service demands coming from low income populations are increasing. Because the anticipated CDBG award allocation is limited, the City has chosen to address priority public infrastructure needs in low-income Census tracts in past funding cycles. As need for public services increases, CDBG staff are looking for opportunities to provide more support for public services delivered to residents within the jurisdiction by partnering with service providers in the region. Residents identified mental health services, youth services, services for persons with disabilities, and crime victim services as top public service priorities.

How were these needs determined?

The Consultation Process yielded information from elected officials, service providers and residents on which public service activities were most needed in the city. This process is explained in sections PR-10 and PR-15 of this plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis provides a picture of the environment in which Lehi City will administer its federal grant programs over the course of the Consolidated Plan.

Lehi City is experiencing rapid growth, with a population surpassing 90,000 and continued expansion expected as businesses establish or expand in the area. This growth creates opportunities to foster safe, thriving neighborhoods with flourishing businesses, and provide diverse housing options.

In Lehi there are approximately 16,663 owner-occupied units and 4,587 renter-occupied units.⁶ The median sale price of single-family homes in Lehi city was \$483,450. The average rent in Utah County for a two-bedroom, one-bath unit in 2019 was \$991. By 2023, it was \$1,375—an increase of 38.7 percent.⁷

In reaction to this growth in jobs and population, builders have constructed a large number of single-family and multi-family units in the past decade. Lehi City has issued 8,052 permits between 2010 and 2024. In 2021, HUD projected that “during the next 3 years, demand is estimated for 3,550 rental units...Demand for additional rental units will be in Utah County, around the universities in Provo and Orem, and north to the suburbs near Lehi, where much of the job growth is expected.”⁸ Although much of this demand is being met, the demand for rental units continues to increase for a number of reasons. Currently, Lehi has five townhome or apartment projects planned or under construction that would add an additional 1,288 units to the market.

⁶ U.S. Census Bureau, Table 25032

⁷ Call, M.D (2024). *Housing Market Analysis 2024: Provo City and Utah Valley HOME Consortium*. Civicus Consulting Group

⁸ Call, M.D (2024). *Housing and Homeless Needs Assessment 2024: Provo City and Utah Valley HOME Consortium*. Civicus Consulting Group

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with data developed by the Census Bureau based on the 2016-2020 American Community Survey (ACS).

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	209	137	1	0	0
Arts, Entertainment, Accommodations	2,436	2,939	9	9	0
Construction	2,569	4,108	10	13	3
Education and Health Care Services	3,892	2,366	15	7	-8
Finance, Insurance, and Real Estate	1,832	837	7	3	-4
Information	1,748	4,964	7	16	9
Manufacturing	1,979	2,590	8	8	0
Other Services	691	474	3	1	-1
Professional, Scientific, Management Services	3,436	5,356	13	17	4

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	0	0	0	0	0
Retail Trade	3,433	5,257	13	17	3
Transportation and Warehousing	684	626	3	2	-1
Wholesale Trade	1,064	1,034	4	3	-1
Total	23,973	30,688	--	--	--

Table 11 - Business Activity

Data 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force	
Total Population in the Civilian Labor Force	31,475
Civilian Employed Population 16 years and over	30,210
Unemployment Rate	3.99
Unemployment Rate for Ages 16-24	16.00
Unemployment Rate for Ages 25-65	1.58

Table 12 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	11,105
Farming, fisheries and forestry occupations	1,175
Service	1,955
Sales and office	7,680
Construction, extraction, maintenance and repair	1,865
Production, transportation and material moving	1,030

Table 13 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,504	69%
30-59 Minutes	6,591	26%
60 or More Minutes	1,268	5%
Total	25,363	100%

Table 14 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	680	15	165
High school graduate (includes equivalency)	3,280	235	855
Some college or Associate's degree	8,335	140	2,595
Bachelor's degree or higher	11,650	95	2,415

Table 15 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	35	45	90	79	35
9th to 12th grade, no diploma	510	119	280	245	74
High school graduate, GED, or alternative	2,595	1,235	1,630	1,500	930
Some college, no degree	2,525	2,285	2,365	3,050	1,180
Associate's degree	345	1,035	1,335	1,015	190
Bachelor's degree	170	3,265	3,915	2,565	885

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	50	1,205	1,855	1,380	455

Table 16 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	61,966
High school graduate (includes equivalency)	68,827
Some college or Associate's degree	87,206
Bachelor's degree	126,350
Graduate or professional degree	174,727

Table 17 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Lehi City are construction; information; professional, scientific, management services; and retail trade.

Describe the workforce and infrastructure needs of the business community:

Lehi City, Utah, has a workforce heavily concentrated in the tech industry, with a strong presence of both startups and established companies. As part of the "Silicon Slopes" region, it has become a hub for highly skilled professionals in software development, engineering, and data science. This expansion is further driven by the rapid growth of the tech sector and the area's designation as a key technology hub.

Lehi is situated on the border between Salt Lake and Utah Counties and is near a geographic transportation bottleneck. Infrastructure improvements are also needed in the downtown area. Main Street only allows for two lanes of traffic with a turn lane. Main Street is an arterial road connecting Interstate I-15 and Saratoga Springs. Additional transit is needed to alleviate traffic congestion, commute times, and air quality for Lehi residents traveling outside of the City to work and for workers traveling into Lehi from outside of the City.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

As a metropolitan planning organization, MAG develops transportation plans for the region, focusing on improvements in some of the county's most congested areas, including several projects in Lehi and nearby cities. MAG's TransPlan50 plan outlines a system of roadways, transit, and active transportation facilities needed through 2050. Projects are broken up into phases and Lehi City has several projects in the Phase 1 Stage, which are anticipated to be completed by 2032. With rapid growth, affordable housing has become a key concern, prompting collaboration among regional housing authorities, public agencies, and developers to find sustainable solutions.

Lehi City's Economic Development staff are actively pursuing several initiatives aimed at enhancing job and business growth opportunities. These efforts include expanding and developing trail systems to attract tourism, revitalizing multifamily housing near transit stations, improving the downtown area, and expanding city amenities and resources to meet the needs of both current and future residents.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Trade programs at Mountainland Technical College and bachelor and advanced degrees at nearby universities create a skilled and desirable workforce in Lehi City.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Lehi City currently does not directly participate in any workforce training initiatives. These are provided through the Utah Department of Workforce Services and Mountainland Technical College. Participants in these existing programs gain skills that are valuable in the Lehi City workforce. Lehi City collaborates closely with Workforce Services to support new and existing businesses, helping to establish valuable connections and resources between business and Workforce Services.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Discussion

Lehi is a part of the Mountainland Economic Development District, and the region has a strong track record of economic stability and growth and a history of supporting entrepreneurship and local businesses. Lehi City is exploring potential CDBG-eligible economic development activities that align with opportunities identified in the CEDS and priorities of this plan.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There are concentrations of extremely low-income, low-income, and moderate-income households with one or more of the four severe housing problems in Lehi City. The most severe of the 4 housing problems seems to be severely cost-burdened occupants. See appendix for the geographic distribution of these concentrations.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The highest minority concentration is of individuals of Hispanic origin, with concentrations ranging from 13-28% of total population. A couple concentrations are found in census tracts adjacent to I-15. These areas can be seen in the associated maps in the appendix.

	2010	2023	Percentage Change
Total Population	42,047	81,039	92.7%
White Alone	39,459	70,442	-6.9%
Black or African American Alone	204	431	0
American Indian and Alaska Native	231	185	-0.3%
Asian and Pacific Islander	535	2,164	1.4%
Other Race Alone	816	1,918	0.5
Hispanic Origin	3,077	7,488	1.9%

2010 and 2023: American Community Survey 5-year estimates

What are the characteristics of the market in these areas/neighborhoods?

The median home values in these tracts are between \$181,000 and \$598,000. Most of the tracts in Lehi City show that they are primarily owner occupied. Renter occupancy ranges anywhere between 4.% to 52% depending on the tracts. Based on ACS data, the average rent in Lehi City is \$1,944. Rental pricing varies depending on how many bedrooms the unit has, and can range between \$1,563 and \$2,828.

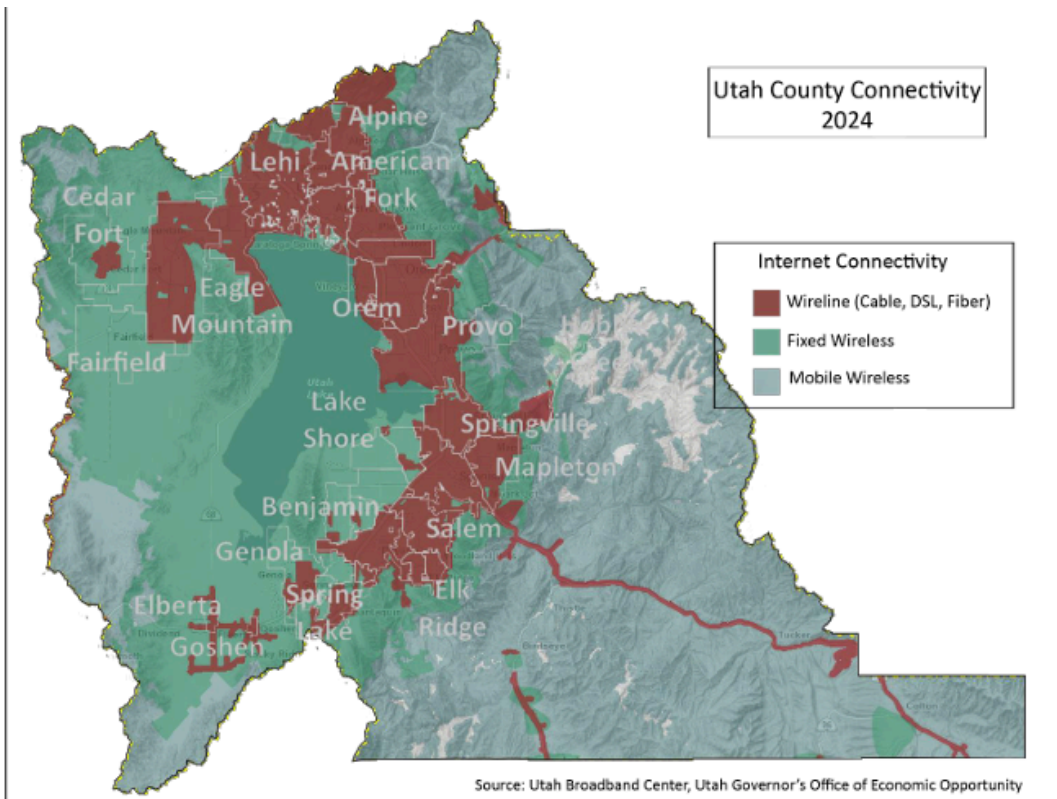
Are there any community assets in these areas/neighborhoods?

Most of these neighborhoods have schools, parks, and churches, and a few have regional shopping centers, clusters of large office space, trails, and other recreational facilities. Lehi City has over 140 public park acres.

Are there other strategic opportunities in any of these areas?

Some of these census tracts border or include I-15 and are near the Thanksgiving Point. These transportation options provide access to amenities and services in surrounding areas. Continuing to expand and trails and bike paths will allow for access to the cities that border the city. There is still undeveloped land that could be used for a variety of different reasons and continue to support the growth and development of Lehi.

Lehi has many opportunities ahead, and the City will continue to promote the strategic use of CDBG funds to maximize the benefit to low- and moderate-income and other populations in need of community services and amenities.



Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Competition is a necessary throughout Lehi City. When multiple providers offer the same service, prices tend to decrease as businesses compete for market share by offering more favorable rates to consumers. With more options available, consumers can seek alternative providers if they feel they are being overcharged. This market dynamic encourages businesses to price their services competitively, ultimately protecting consumers from unfair pricing.

Lehi City offers Residents multiple options to be able to choose the best internet service provider for their situation.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

According to MAG's Pre-Disaster Mitigation Plan, the main natural hazards identified and investigated for Utah County include:

- Earthquake
- Flood
- Drought
- Avalanche
- Wildland Fire
- Air Quality
- Algal Blooms
- Severe Weather (Winter Weather, Extreme Cold, Dense Fog, Hail, Heavy Rain, Tornado, etc.)

Of these natural hazards, MAG identified Lehi City as being at high risk for drought, floods, earthquakes, and wildfires.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

No risks specific to housing occupied by low- and moderate-income households were identified during the planning process. However, low- and moderate-income households are more vulnerable to financial hardship from disasters such as earthquakes, severe weather, flooding, and wildfires, as repair costs can cause significant strain. This impact is further compounded if these households cannot afford additional insurance coverage.

Lehi

Loss Estimates					
Hazard	# Buildings	Building value (thousands)	Major Road Miles	Transmission Miles	Railroad Miles
Dam Failure	3,778	\$934,606	5.94	12.15	6.09
Fire Risk High	6,245	\$2,357,674	11.83	11.36	9.70
Fire Risk Moderate	3,830	\$1,189,356	3.61	8.20	1.75
Flood 1% Yearly Probability	157	\$35,459	1.01	1.39	0.71
Landslide	0	\$0	0.00	0.06	0.08
Liquefaction Moderate to High	8,795	\$2,177,717	11.70	35.31	7.28
Earthquake (Pre-1990 buildings)	2,867	\$1,730,698	na	na	na

2022 MAG Pre-Mitigation Disaster Plan for Summit, Utah, and Wasatch Counties

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This strategic plan identifies priority needs in Lehi City, available resources for addressing those needs, the institutional structure through which those needs will be met, and specific goals for the region. This portion of the Consolidated Plan also lays out the monitoring and reporting standards for Lehi City CDBG program.

This five-year strategy aims to maximize and leverage the City's block grant allocations alongside other funding sources to create healthy, sustainable communities with expanded opportunities in housing, public services, public facilities, and economic development.

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area Table 18 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

No geographic areas have been targeted for allocation priority. Programs and projects funded with CDBG will benefit citizens within Lehi City. Lehi has made an effort to invest in infrastructure improvements in the historic downtown area and continues to make significant progress in street improvements throughout the City. In this consolidated plan, infrastructure improvements continue to be a priority to stakeholders. Lehi City is also conscious of the public service needs in the City and continuously makes an effort to fund projects that will benefit low and moderate income residents.

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

1	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Services to LMI Individuals
	Description	Based on the community needs survey and consultation with service providers, city staff, and elected officials, Lehi City has identified public services projects as a high priority. These projects may include, but are not limited to, services to the elderly or disabled, mental illness or substance abuse treatment, services to victims of domestic violence, and any service that bring families out of poverty.
	Basis for Relative Priority	Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Plan, specifically in the needs assessment and market analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs.

2	Priority Need Name	Non-Housing Community Development
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Individuals Veterans Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities and Infrastructure Economic Development
	Description	Several neighborhoods in Lehi have old and insufficient infrastructure systems and community amenities. Community development projects that specifically benefit low- and moderate-income individuals and families are a high priority for the Lehi CDBG program. Non-housing community development projects may include, but are not limited to, neighborhood improvement, transportation, infrastructure, community amenities, water and sewer system improvements, and economic development activities.
	Basis for Relative Priority	Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Plan, specifically in the needs assessment and market analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs.

3	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Affordable Housing
	Description	Affordable housing is a high priority need in Lehi and may include, but is not limited to, rental assistance, unit rehabilitation, unit or land acquisition, public housing, and lead paint mitigation.
	Basis for Relative Priority	Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Plan, specifically in the needs assessment and market analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs.

Table 19 – Priority Needs Summary

Narrative (Optional)

While all needs identified in this plan are considered high priorities, limited funding will impact the progress made each year. CDBG and City staff will actively seek projects and partnerships that align with these priorities and will work to maximize the impact of CDBG funds. Many aspects of these needs are addressed through regional resources and service structures. Lehi City will collaborate with the Utah Valley HOME Consortium and the Continuum of Care to advance progress on these key priorities.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Based on past allocations Lehi City expects to receive \$340,000 annually in CDBG funding, for a five-year total of approximately \$1,700,000.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	340,000	0	340,000		Unknown	

Table 20 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leverage will come from additional City resources for any City projects. With non-city projects, such as grants awarded to sub-recipients, the City expects grant sub-recipients to leverage additional fund contributions from both private and public organizations when possible. The ability to leverage funds is considered during the review and ranking process.

If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan

At this time, there is no plan to use publicly owned land or property within Lehi City to address needs identified in the plan.

Discussion

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Mountainland Association of Government (MAG)	Government	Non-homeless special Needs Planning	Region
Lehi City	Government	Planning Neighborhood Improvements	Jurisdiction

Table 21 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system consists of City departments, private industry, non-profit organizations, and other public institutions. Each year, City departments and non-profit organizations receive funding based on community needs and their capacity to execute projects that align with CDBG program goals. This flexibility enables Lehi City to allocate resources effectively throughout the five-year plan period. While the specific entities responsible for implementing consolidated plan goals may vary from year to year, Lehi City administration and MAG CDBG staff work closely with city departments and service providers to ensure that both community needs and program objectives are met.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 22 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Mountainland Continuum of Care coordinates services and referrals among Continuum members and meets monthly to discuss regional issues and priorities and to identify and correct weaknesses in service provision and coordination. Volunteers and Continuum members perform a yearly point-in-time count to identify homeless individuals and families in the region. These data guide service providers in determining best outreach efforts to targeted populations. The Continuum also distributes a resource guide annually detailing the public service resources available to homeless persons, specifically chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. This guide is disbursed throughout the community as a whole and specifically to service providers who provide target and mainstream services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

As outlined above, the Continuum of Care provides an ongoing platform for service providers to collaborate, coordinate efforts, and address any gaps in the service delivery system. These gaps are identified and resolved within the Continuum setting, its subcommittees, and among service providers.

The service delivery system operates on a regional scale, giving Lehi residents access to essential services. However, in most cases, they must travel to surrounding towns, primarily Provo, to receive assistance. Lehi City government will continue working collaboratively at the regional level while also planning for the future expansion of physical facilities within Lehi to meet the needs of its growing population.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Due to limited resources, residents of Lehi must depend on a regional approach to access services. The service delivery system has gaps, primarily because transportation options are scarce. In many instances, individuals in need of services or housing assistance must drive to Provo. Some agencies have satellite offices in nearby American Fork and Saratoga Springs. As more providers establish satellite offices in northern Utah County and the regional transportation network improves, services will become more accessible.

Draft

SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding (Projected Annual based on PY24 funding)	Goal Outcome Indicator
1	Public Infrastructures and Improvements	2025	2029	Non-Housing Community Development	City Wide	Non-Housing Community Development	CDBG:\$290,000	Facilities improved; Households and people served
2	Public Services	2025	2029	Non-Homeless Special Needs	City Wide	Public Services	CDBG: \$13,582	Public Service Activities Households and people served
3	Affordable Housing	2025	2029	Affordable Housing	City Wide	Affordable Housing	CDBG	Homeowner Housing Rehabilitated
4	Economic Development	2025	2029	Non-Housing Community Development	City Wide	Non-Housing Community Development	CDBG	Jobs created/retained; Businesses Assisted
5	Administration	2025	2029	Administration	City Wide		CDBG: \$40,000	

Table 23 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Lehi City will continue improving infrastructure in low- and moderate-income neighborhoods and will pursue other projects in this category as well, such as building public facilities for individuals with special needs and additional city amenities and service facilities that benefit low- and moderate-income individuals and families.
2	Goal Name	Public Services
	Goal Description	As CDBG funds are available, Lehi City will assess the need for investment in public services to Lehi residents. These funds will likely be awarded to sub-recipients to carry out program goals.
3	Goal Name	Affordable Housing
	Goal Description	Lehi City will pursue projects that increase the supply, availability, condition, and viability of affordable housing.
4	Goal Name	Economic Development
	Goal Description	Lehi will promote economic development by pursuing and funding projects that create, attract, and retain jobs and increase economic activity and opportunity to low- and moderate-income individuals.
5	Goal Name	Administration
	Goal Description	To support the administration, coordination and management of Lehi City's Community Development Block Grant

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

As a regional participant in the Utah Valley HOME Consortium, Lehi will continue to support the provision of affordable housing. Based on prior year activities, an anticipated 10 down payment assistance loans will be made in Lehi City.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

In the Mountainland Region, lead-based paint testing is available through the Utah Valley Consortium of Cities and County. Equipment for lead-based paint testing was purchased with CDBG Small Cities funding, and the Consortium works closely with the Housing Authority of Utah County.

Mountainland Association of Governments has recently taken over responsibility for weatherization and repair services to pre-1978 units occupied by low- and moderate-income residents, and lead-based paint testing is completed as a precaution.

The Wellness Clinic at the Utah County Health Department offers several laboratory tests for a discounted cash price on a walk in basis. The Utah County Health and Justice Center also sells a crayon that when rubbed on, the paint will indicate if lead is present. The crayon can be purchased at the Environmental Health Department, Suite 2600 151 S. University Avenue, Provo, Utah 84601. In the event of a positive result, the county will provide instruction about where one can go to receive more information and assistance. Another lead-based paint resource is the Utah Department of Environmental Quality.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lehi City does not currently fund any home rehab programs. It is highly unlikely that during the undertaking of any CDBG-funded program lead-based paint would be disturbed or that disturbance would affect vulnerable residents

How are the actions listed above integrated into housing policies and procedures?

Agencies that operate these programs throughout Utah County and within Lehi City have incorporated Lead-Safe policies into their internal policies and procedures. Lehi City does not operate any housing programs that require Lead-Safe policies and procedures.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Like cities across the country, Lehi City faces growing income inequality and must address poverty in our community. Residents struggle to afford a decent standard of living due costs of housing, transportation, healthcare, and other essential needs have risen dramatically. In a strategic effort to reduce the number of households living in poverty and to prevent at-risk households from moving into poverty, it is necessary to support the most vulnerable populations, including the chronically homeless, homeless families, food insecure families and individuals, the disabled, victims of domestic violence, and the low-income elderly.

The Utah Valley Consortium's anti-poverty strategy is the unifying thread that ties the housing, homeless, public housing and non-housing community development strategies together as one comprehensive plan for reducing the number of families that fall below the poverty level. The strategic plan, goals, and objectives promote self-sufficiency and empowerment.

Provo City, as Lead Entity, will coordinate efforts among Consortium members and partner organizations to collaborate in combining available resources to assist families and individuals overcoming poverty. These partners include neighborhood residents, representatives of social service agencies, business, churches, nonprofit agencies and developers, and other for-profit entities.

Key Goals of the Anti-Poverty Strategy, and Five-Year Strategic Goals:

- Provision of adequate and affordable housing
- Neighborhood stabilization
- Elimination of substandard housing
- Availability of special needs housing

Through these goals the aim is to close the gap in a number of socioeconomic indicators, such as improving housing affordability, school readiness of young children, employment skills of at-risk adults, and access to transportation for low-income households.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The social service delivery strategy emphasizes programs that support education, counseling, prevention initiatives, case management, and other capacity-building efforts. Consortium members aim to reduce the number of families living in poverty by supporting social service programs that promote job creation and retention.

Continued funding for housing rehabilitation, construction, and down payment assistance helps low-income individuals and families secure safe, decent, and affordable housing.

In addition to infrastructure projects that sustain the stability of low- and moderate-income neighborhoods, Lehi City is exploring further opportunities to enhance residents' economic well-being through job creation, retention programs, and public services that assist vulnerable populations.

Draft

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

To meet HUD requirements, CDBG staff will conduct both on-site monitoring visits and “desktop” monitoring, whereby the subrecipient is not visited, and their grant is monitored only by review of the information in project files. A desk-audit is completed each time a subrecipient submits a draw, which is typically on a monthly or quarterly basis. This includes assuring that performance goals and objectives of the Consolidated Plan are being achieved through the sub-recipients’ projects and programs, reviewing the subrecipient’s contract, comparing the scheduled timeframe and budget to draw down requests, ensuring that invoices match drawdown requests, and if necessary, taking appropriate actions to address performance problems.

Program Monitoring Goals:

1. To review subrecipient agencies to determine if services are being delivered in accordance with contract requirements as to type of services and number of units of service.
2. To review records of subrecipient agencies to determine if systems are in place to properly document the provision of services, client eligibility, and compliance with any other contract requirements.

Fiscal Monitoring Goals:

1. To review subrecipient agencies to determine if expenditures of allocated funds are being made in accordance with contract requirements.
2. To review records of subrecipient agencies to determine if systems are in place to properly document financial transactions, the use of allocated funds, use of program income, and any other contract requirements.

In addition to monitoring sub-recipients, the City monitors its own performance to ensure the CDBG program is meeting the goals and objectives outlined in this Consolidated Plan. This begins with CDBG staff providing technical assistance to department staff from their first point of contact at the preapplication stage, where they are encouraged to ask questions about the grant and the application process. Once applications are submitted, they are reviewed and evaluated for compliance with the Consolidated Plan’s goals and objectives by staff. Local residents have the opportunity to review the Annual Action Plan prior to the city council approving the Annual Action Plan. The Plan is then submitted to HUD for their review. Once approved, the City prepares contracts for each sub-recipient, providing for an additional check to ensure that the approved projects and programs funded meet the goals and objectives of the plan. Throughout the life of the grant, staff meets with and provides technical

assistance to sub-recipients to ensure that they continue to meet program requirements. As each subrecipient submits drawdown requests and the required reports, CDBG staff has the opportunity to review the project implementation to ensure each sub-grantee is utilizing funds in a timely manner. In addition, CDBG staff review and update IDIS periodically to ensure a high level of performance and compliance is met.

Draft

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Lehi City is receiving an anticipated \$342,852 (based on the previous year funding) in CDBG funding. CDBG funds are used for public services, housing activities, economic development, infrastructure, and public facilities improvements. Anticipated resources are based on PY24 funding levels, as PY25 funding from HUD is unknown.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$343,852	0.00	0.00	\$343,852	\$1,375,408	

Table 24 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leverage will come from additional City resources that will be used to improve neighborhood infrastructure. Lehi City will provide the necessary project management for the project. With non-city projects, such as grants awarded to sub-recipients, the City expects grant sub-recipients to leverage additional fund contributions from both private and public organizations when possible.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan:

At this time, there is no plan to use publicly owned land or property within Lehi City to address needs identified in the plan.

Draft

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Infrastructure Improvements	2025	2026	Non-Housing Community Development	City Wide	Non-Housing Community Development	CDBG: 290,000	Facilities improved; Households and people served
2	Public Services	2025	2026	Non-Homeless Special Needs	City Wide	Public Services	CDBG: \$13,852	Public service activities other than Low/Moderate Income Housing Benefit; Households and people served
3	Administration	2025	2026	Non-Housing Community Development	City Wide	Non-Housing Community Development	CDBG: \$40,000	

Table 25 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	An infrastructure improvement project will be undertaken in a low- and moderate-income neighborhood in Lehi.
2	Goal Name	Public Services
	Goal Description	Funds will be awarded to the Curtis Center to provide services for disabled adults.
1	Goal Name	Administration
	Goal Description	CDBG budget is determined by 20% of the entitlement. Admin budget will cover costs to administer CDBG.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Annual Action Plan provides for the allocation of CDBG for the Program Year 2025 (PY2025) and the reprogramming of existing funds.

#	Project Name
1	MAG Program Administration
2	Lehi - Engineering
3	The Curtis Center - Adults with Disabilities

Table 26 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

These allocation priorities were based on project readiness, need, availability of resources, and capacity. Shortage of funding is an ongoing obstacle to addressing underserved needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	Lehi Sidewalk
	Target Area	N/A
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$290,000
	Description	Street improvements on the west side of, including installation of curb and gutter, sidewalk, ADA ramps, and pavement.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	11 families/27 individuals will directly benefit from this project. It will also improve walkability for the students attending nearby elementary and high schools.
	Location Description	West side of 400 East- between Main Street and State Street
	Planned Activities	Install Curb and Gutter, sidewalk and pavement on the west side of 400 East- between Main Street and State Street

2	Project Name	Curtis Center
	Target Area	N/A
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$13,852
	Description	Services to Adults with Disabilities
	Target Date	06/03/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 37 LMI individuals will benefit from this project.
	Location Description	Curtis Center Lehi location: 1238 North 1200 West, Lehi, UT 84043
	Planned Activities	Funds will be used to pay for staff wages to facilitate services to adults with disabilities.

3	Project Name	Administration
	Target Area	
	Goals Supported	Public Facilities and Infrastructure Improvements Public Services
	Needs Addressed	Non-Housing Community Development Public Services
	Funding	CDBG: \$40,000
	Description	Administration of the CDBG Program.
	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	Program staff are located in Orem, UT
	Planned Activities	Administration of the CDBG Program.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds

Table 27 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

No geographic areas have been targeted for allocation priority during this 5-year Consolidated Plan period.

Discussion

Lehi CDBG funds will prioritize Lehi residents.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section will identify other actions to be taken in the FY2025 CDBG Program.

Actions planned to address obstacles to meeting underserved needs

Lehi City has been an active participant in many regional service delivery organizations. The City will continue to support and participate in organizations that provide services to Lehi City residents in need. Lehi City, through its regional participation and contributions to regional service agencies, will engage with critical needs service providers to assist them in extending their level of involvement in providing services in Lehi City.

Actions planned to foster and maintain affordable housing

As the community continues to grow and diversify its economy, Lehi City is working to increase the supply of affordable workforce housing to support the growing number of retail and service jobs that support the higher wage technical jobs that Lehi City is attracting from international employers. Lehi is a participant in the Utah Valley HOME consortium which provides funding to the Utah County Housing Authority to support its homeowner rehabilitation loan program which is available to homeowners in Lehi. Additionally, funding for infrastructure improvements in residential areas will help preserve a lower-income neighborhood.

Actions planned to reduce lead-based paint hazards

In the Mountainland Region, lead-based paint testing is available through the Utah Valley Consortium of Cities and County. Equipment for lead-based paint testing was purchased with CDBG Small Cities funding, and the Consortium works closely with the Housing Authority of Utah County.

Mountainland Association of Governments has recently taken over responsibility for weatherization and repair services to pre-1978 units occupied by low- and moderate-income residents, and lead-based paint testing is completed as a precaution.

Actions planned to reduce the number of poverty-level families

Lehi City's overarching strategic goal is to raise the standard of living for its residents by providing a variety of well-paying jobs. This strategy has successfully generated numerous higher-paying jobs, which in turn have created many service sector opportunities filled by Lehi City residents. As a result, both long-term residents and newcomers have been able to achieve a high standard of living that is difficult to match elsewhere. Furthermore, Lehi City is pursuing additional avenues to improve residents' economic status through programs that create and

retain jobs and provide public services to support vulnerable populations.

Actions planned to develop institutional structure

The consultation process employed in the Consolidated Plan has resulted in opening the dialogue with service and housing providers to promote a more Lehi centered approach to providing LMI households with more local options for obtaining services. As the community continues to grow and its entitlement allotment of CDBG funds increases, there will be new opportunities to support a more locally based service delivery system for Lehi City residents.

Actions planned to enhance coordination between public and private housing and social service agencies

Lehi City will continue to participate in regional service delivery configurations. That participation will include an effort to engage developers and affordable housing providers in identifying opportunities for affordable housing development. The Utah County communities have established several innovative approaches to working regionally. The HOME Consortium is administered by the Provo Redevelopment Authority, and while the Redevelopment Authority is a Provo City agency, Provo has been willing to support the regional approach by allowing Provo City resources to support the Valley HOME Consortium. United Way of Utah County provides administrative support and oversight for the Continuum of Care. Again, while the United Way Agency was originally formed to serve Provo, it has shared its

Discussion

Lehi City and CDBG staff continue engagement with service agencies and other HUD entitlements to establish a spectrum of services that serve the most needy populations.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The Lehi City program is committed to using at least 70% of funds to benefit persons of low- and moderate-income. For FY25, 100% of funds will be used to benefit low-and moderate-income persons.

Appendix - Alternate/Local Data Sources

1	Data Source Name
	American Community Survey 2016-2020
	List the name of the organization or individual who originated the data set.
	US Census Bureau
	Provide a brief summary of the data set.
	American Community Survey
	What was the purpose for developing this data set?
	US Population counts and information
	Provide the year (and optionally month, or month and day) for when the data was collected.
	2020
	Briefly describe the methodology for the data collection.
	Census methodology
	Describe the total population from which the sample was taken.
	Lehi City population
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
	American Community Survey is conducted annually to sample the entire population

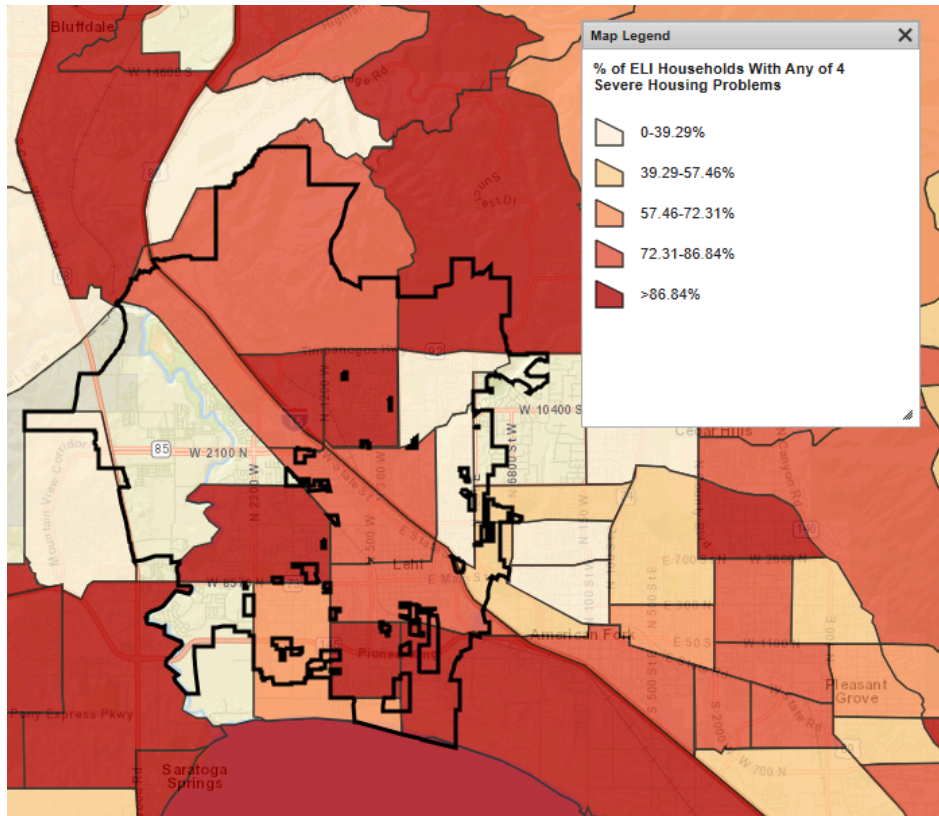
Appendix - Puplic Comments

This appendix summarizes the public comments on the 2025-2029 Consolidated Plan and PY25 Annual Action Plan we asked about in the January 25, 2025, for the preliminary citizen input portion of the plan. We were still receiving comments and suggestions for 2025-2029 Consolidated Plan and PY25 Annual Action Plan. We intend to continue to accept comments from the public on the draft plan until June 2, 2025.

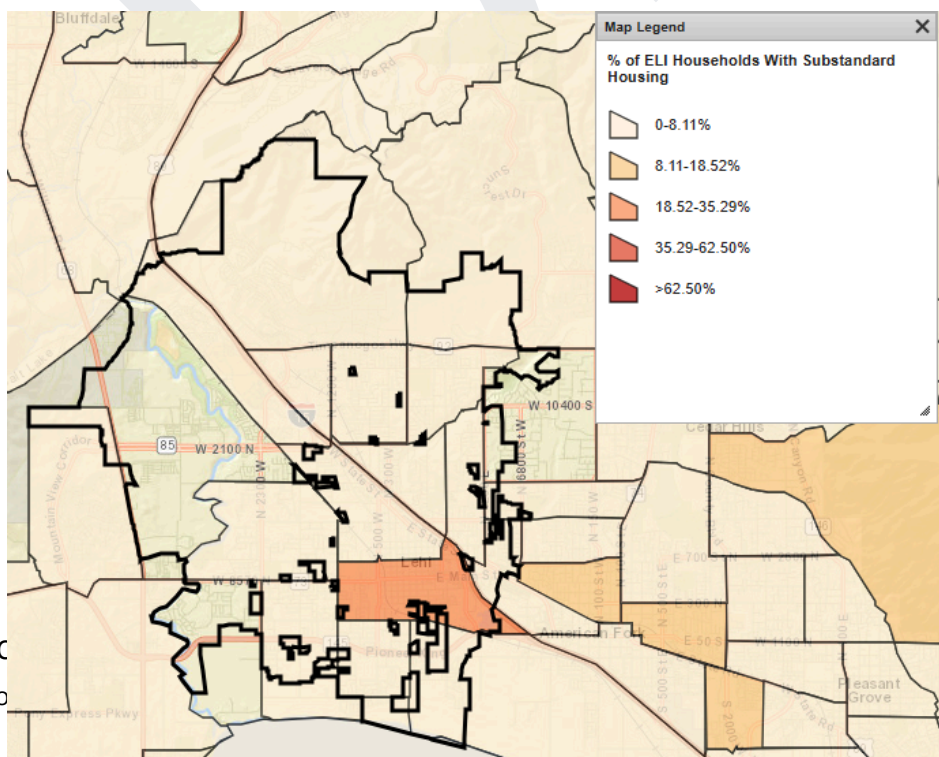
Name	Date	Location	Comment	How was comment received
Jenny Allred and Geraldine Daly	January 28, 2025	153 N 100 E. Lehi, UT.	Residents expressed concerns about the lack of sidewalks on 400 East, citing safety risks for children and high school students.	In person

Appendix - MA-50 Needs and Market Analysis Discussion

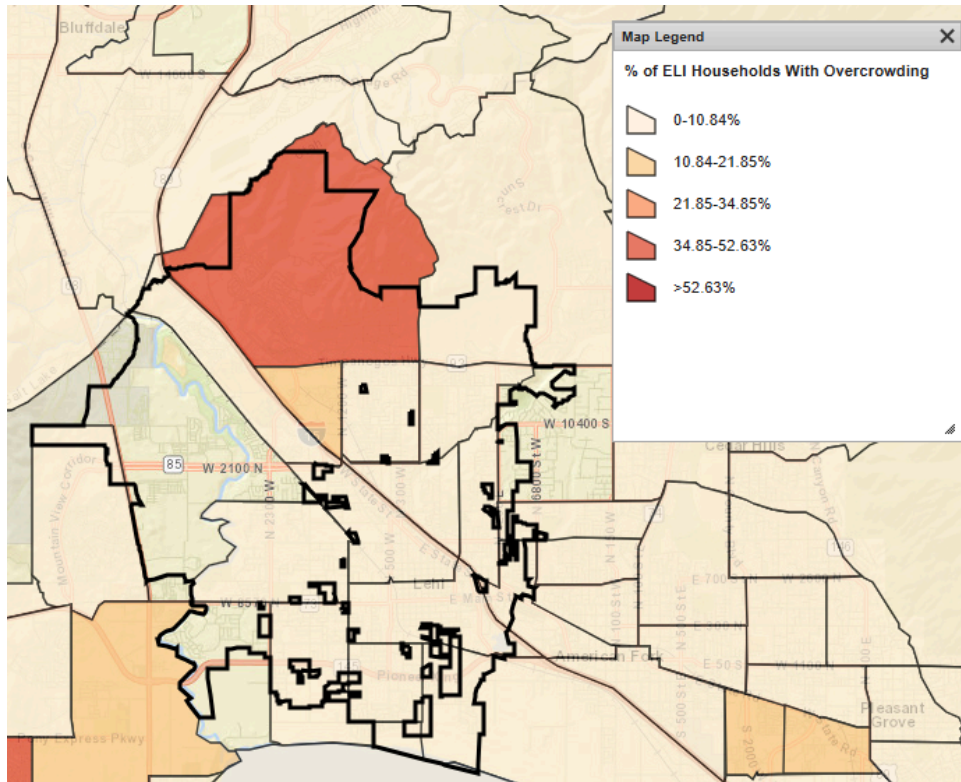
Extreme Low Income: Any of the four severe housing problems



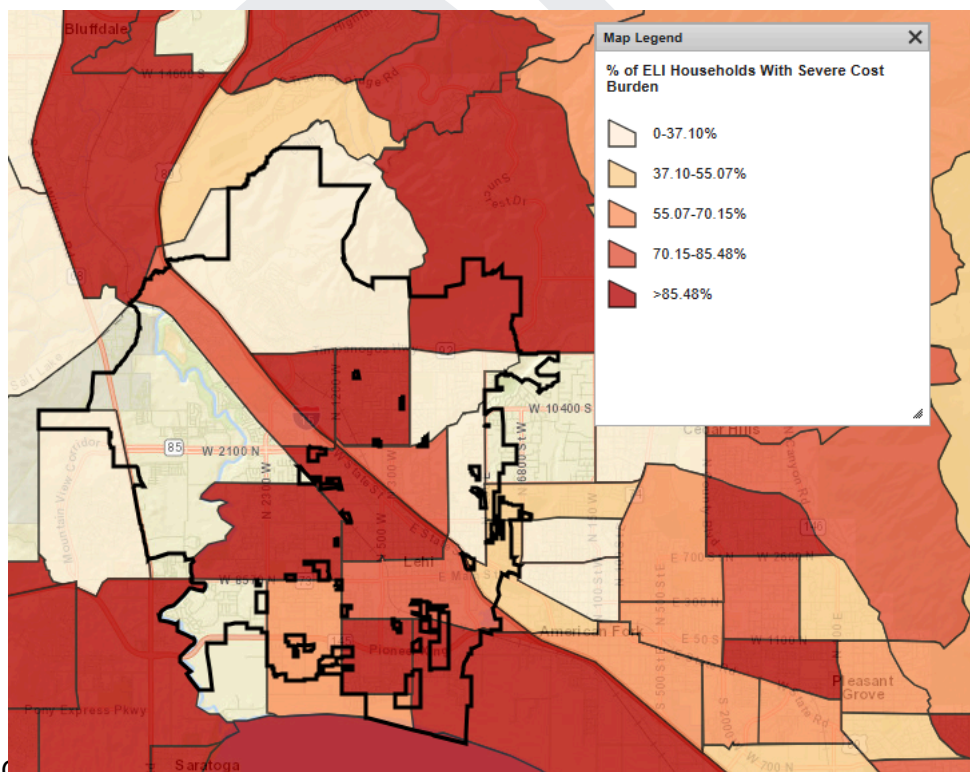
Extreme Low Income: Substandard Housing



Extreme Low Income: Overcrowding

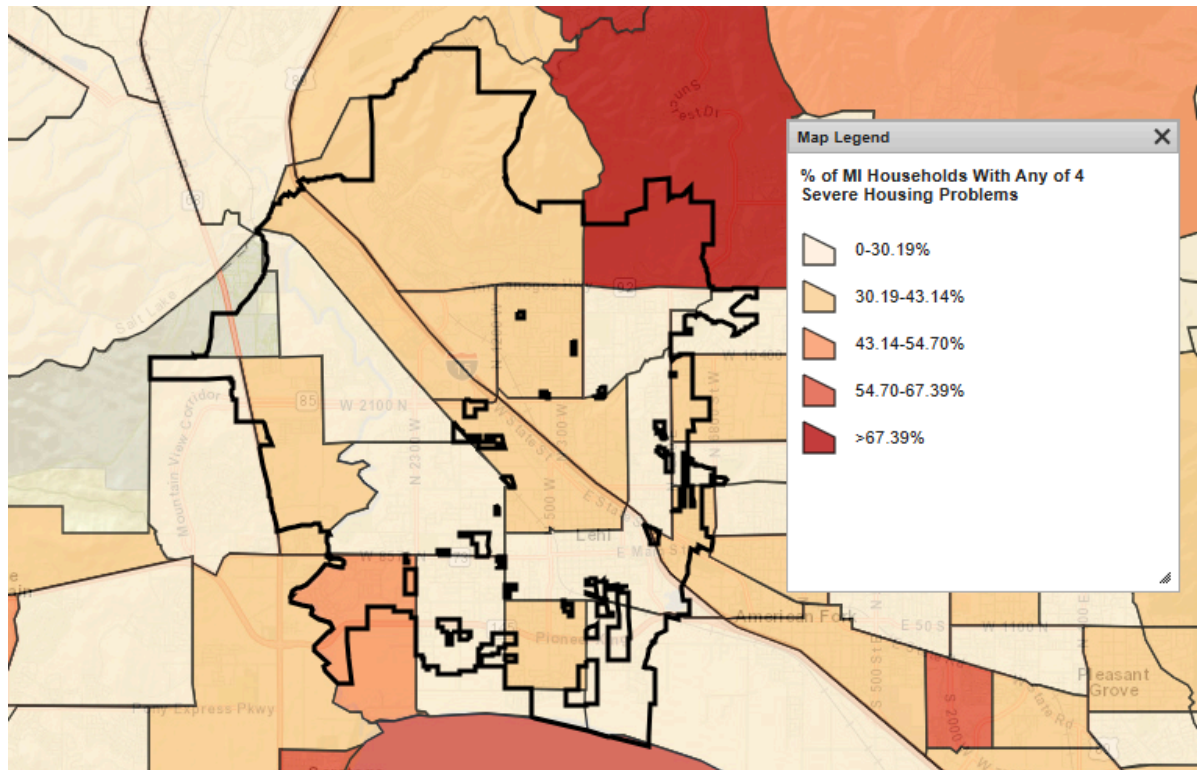


Extreme Low Income: Severe Cost Burden

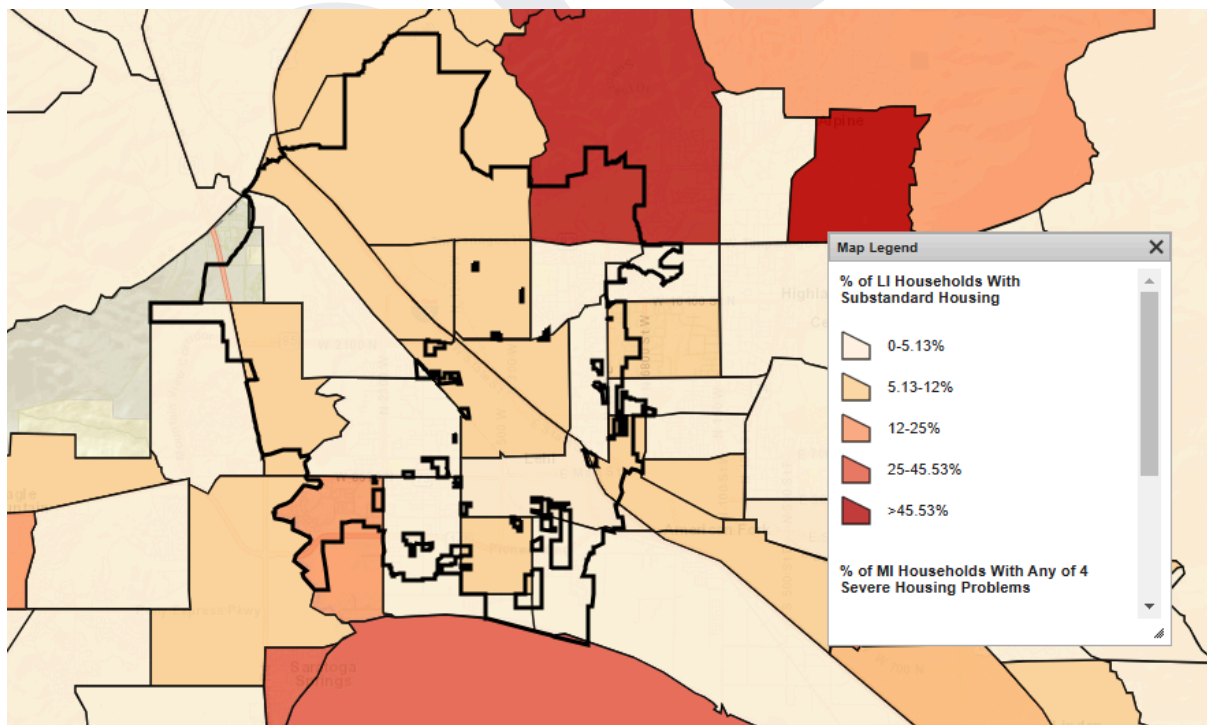


Consolidated Plan

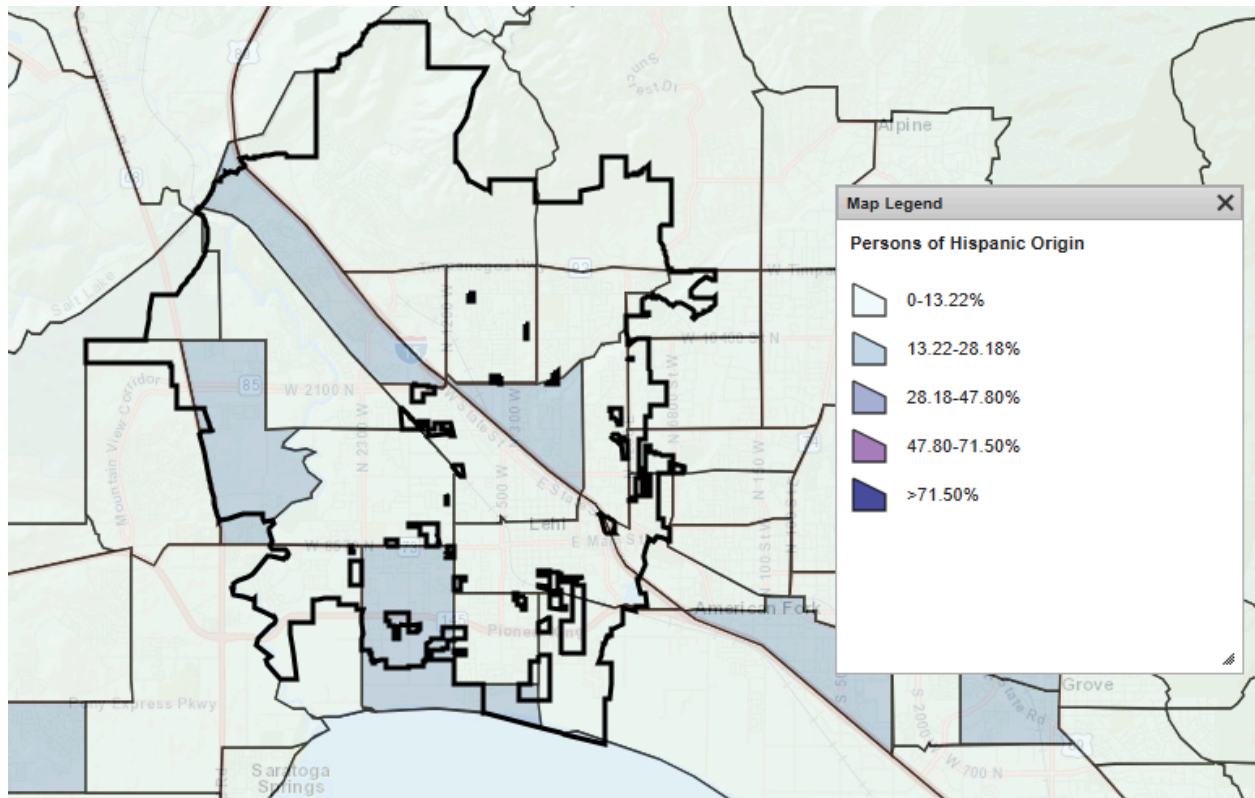
Moderate Income: Any of 4 severe housing problems

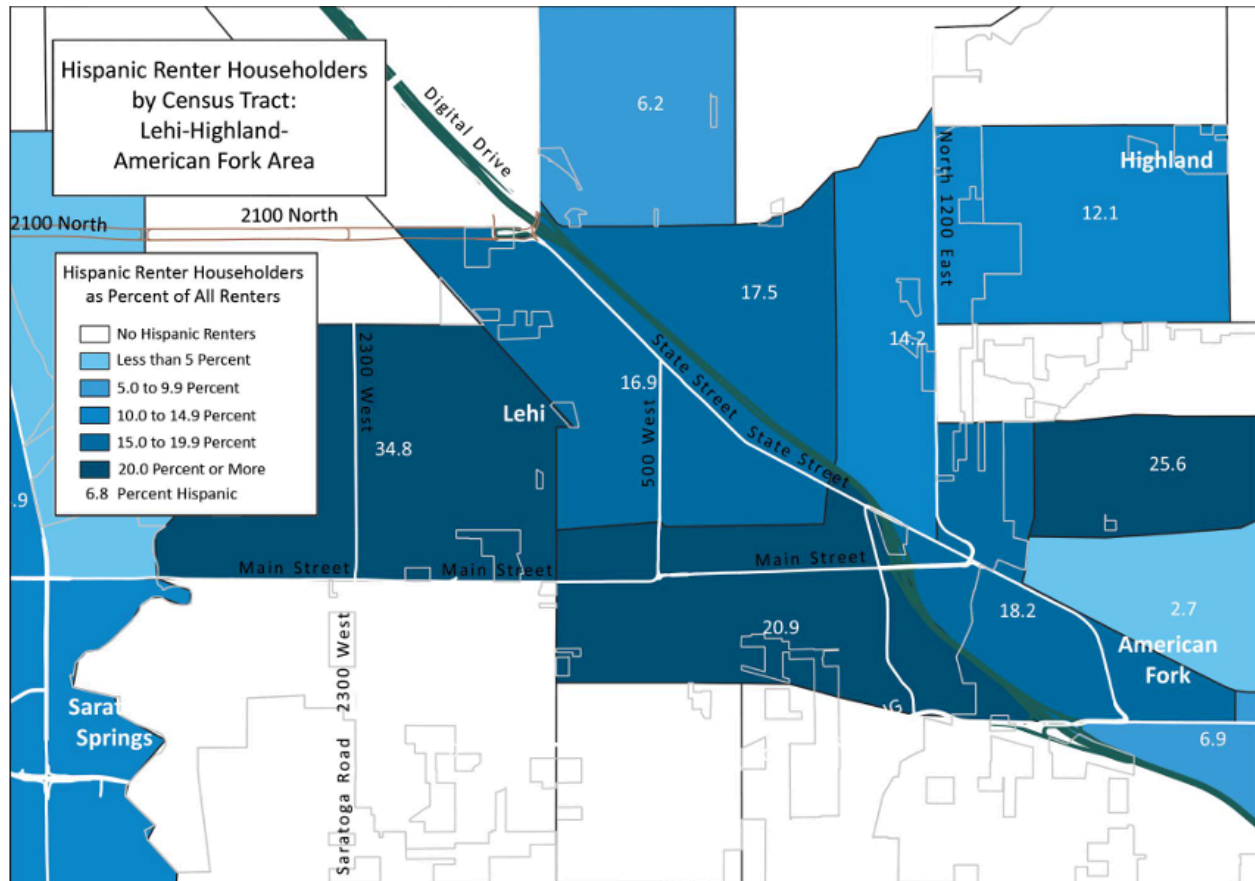


Low Income: Any of 4 severe housing problems



Lehi City: Persons of Hispanic Origin

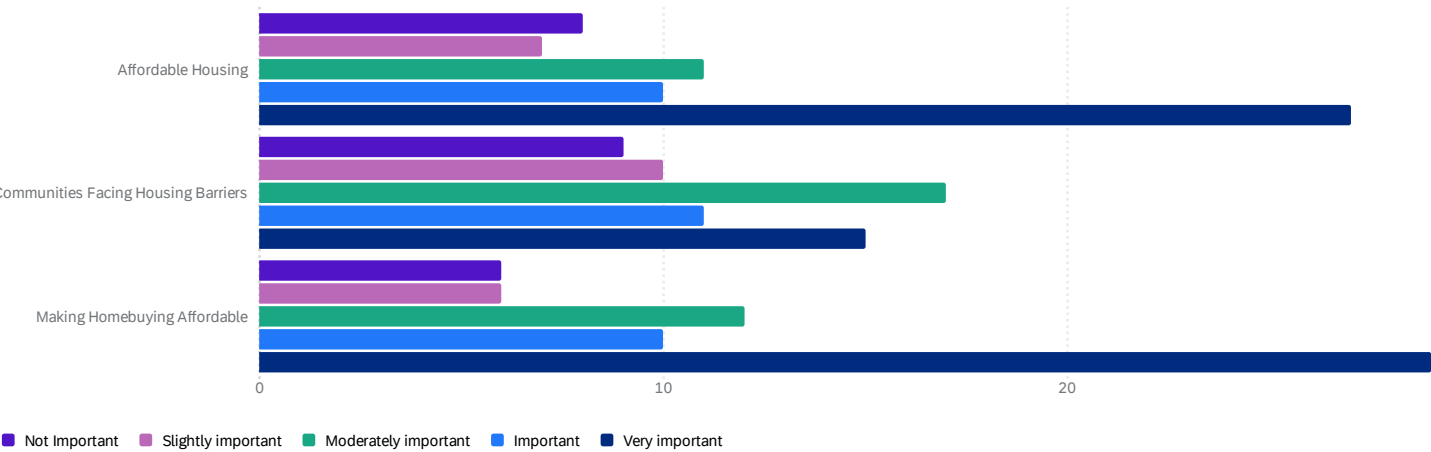




Appendix - Community Needs Survey Results:

Draft

HOUSING How important are the following to you? 63 ⓘ



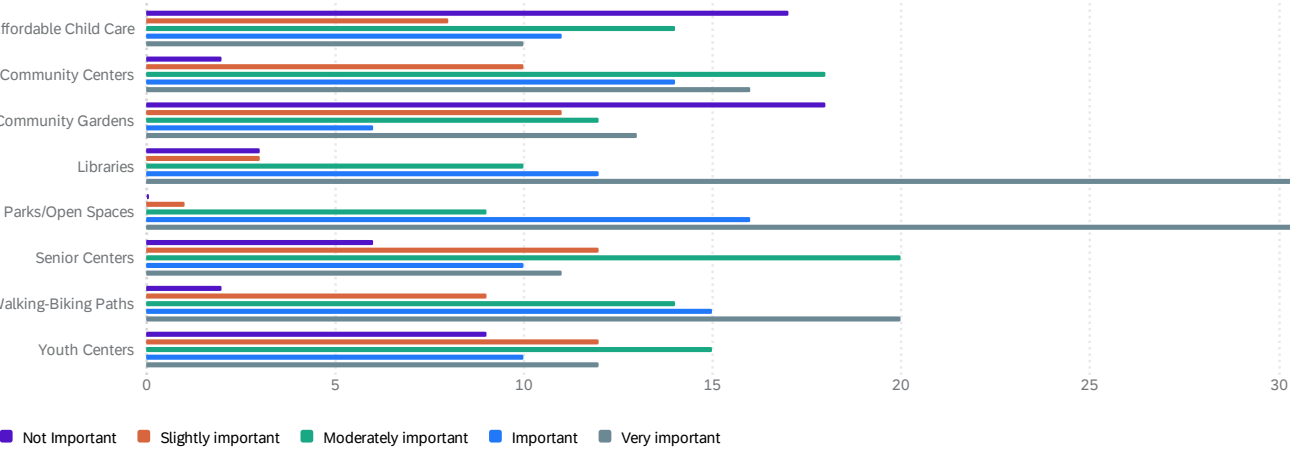
HOUSING How important are the following to you? 63 ⓘ

HOUSING How important are the following to you?	Not Important	Slightly important	Moderately important	Important	Very important
Affordable Housing	8	7	11	10	27
Communities Facing Housing Barriers	9	10	17	11	15
Making Homebuying Affordable	6	6	12	10	29

HOUSING How important are the following to you? 63 ⓘ

HOUSING How important are the following to you?	Average	Minimum	Maximum	Count
Affordable Housing	3.65	1.00	5.00	63
Communities Facing Housing Barriers	3.21	1.00	5.00	62
Making Homebuying Affordable	3.79	1.00	5.00	63

COMMUNITY SERVICES How important are the following to you? 60 ⓘ



COMMUNITY SERVICES How important are the following to you? 60 ⓘ

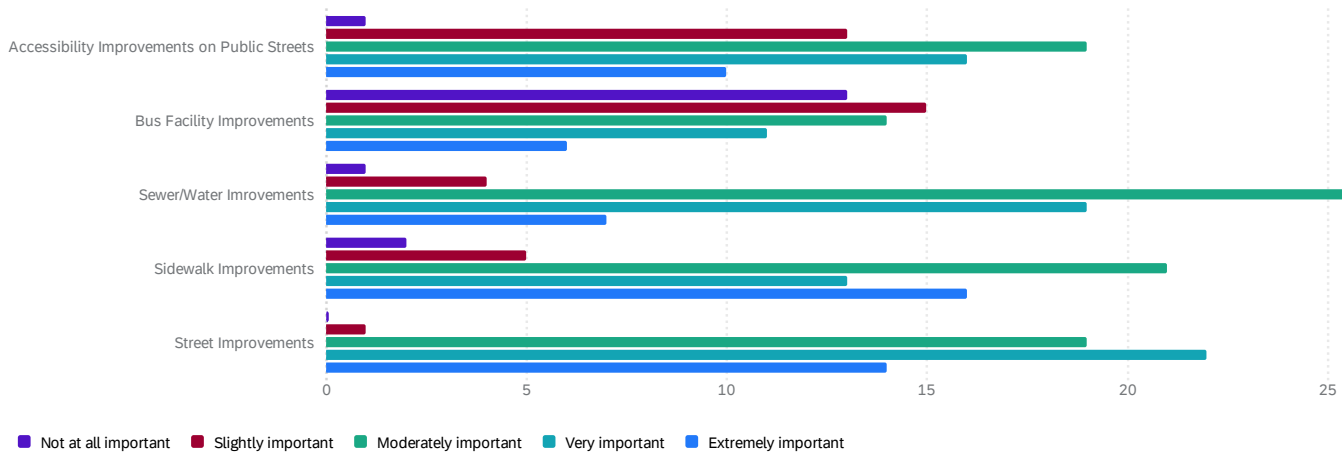
COMMUNITY SERVICES How important are the following to you?	Not Important	Slightly important	Moderately important	Important	Very important
Affordable Child Care	17	8	14	11	10
Community Centers	2	10	18	14	16
Community Gardens	18	11	12	6	13
Libraries	3	3	10	12	32
Parks/Open Spaces	0	1	9	16	34
Senior Centers	6	12	20	10	11
Walking-Biking Paths	2	9	14	15	20
Youth Centers	9	12	15	10	12

COMMUNITY SERVICES How important are the following to you? 60 ⓘ

COMMUNITY SERVICES How important are the following to you?	Average	Minimum	Maximum	Count
Walking-Biking Paths	3.70	1.00	5.00	60
Parks/Open Spaces	4.38	2.00	5.00	60
Community Gardens	2.75	1.00	5.00	60
Community Centers	3.53	1.00	5.00	60
Libraries	4.12	1.00	5.00	60
Affordable Child Care	2.82	1.00	5.00	60
Youth Centers	3.07	1.00	5.00	58

COMMUNITY SERVICES How important are the following to you?	Average	Minimum	Maximum	Count
Senior Centers	3.14	1.00	5.00	59

STREETS AND UTILITIES How important are the following to you? 59 ⓘ



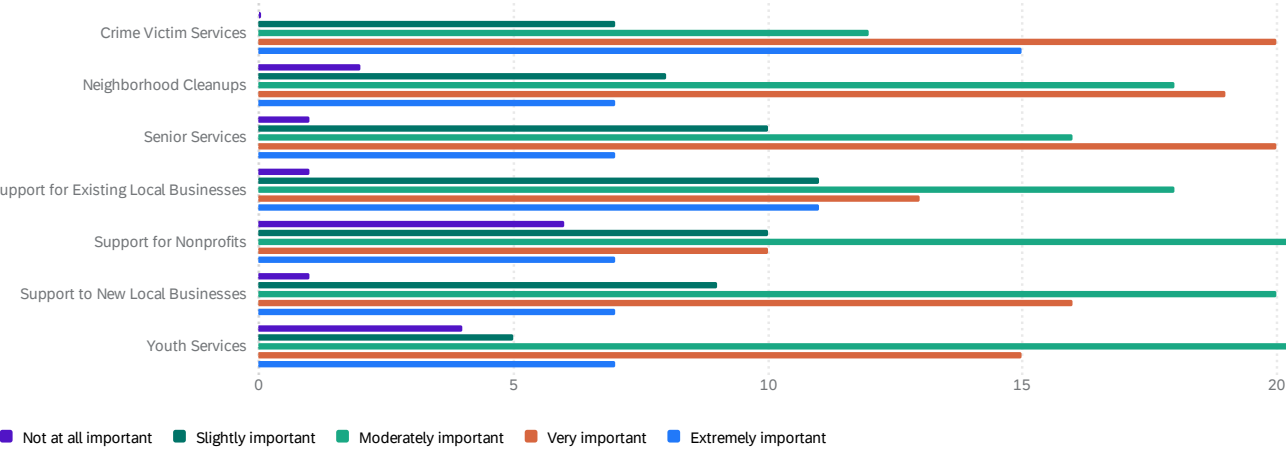
STREETS AND UTILITIES How important are the following to you? 59 ⓘ

STREETS AND UTILITIES How important are the following to you?	Not at all important	Slightly important	Moderately important	Very important	Extremely important
Accessibility Improvements on Public Streets	1	13	19	16	10
Bus Facility Improvements	13	15	14	11	6
Sewer/Water Improvements	1	4	28	19	7
Sidewalk Improvements	2	5	21	13	16
Street Improvements	0	1	19	22	14

STREETS AND UTILITIES How important are the following to you? 59 ⓘ

STREETS AND UTILITIES How important are the following to you?	Average	Minimum	Maximum	Count
Street Improvements	3.88	2.00	5.00	56
Sidewalk Improvements	3.63	1.00	5.00	57
Sewer/Water Improvements	3.46	1.00	5.00	59
Accessibility Improvements on Public Streets	3.36	1.00	5.00	59
Bus Facility Improvements	2.69	1.00	5.00	59

BUSINESS AND COMMUNITY SUPPORT How important are the following to you? 54 ⓘ



BUSINESS AND COMMUNITY SUPPORT How important are the following to you? 54 ⓘ

BUSINESS AND COMMUNITY SUPPORT How important are the following to you?	Not at all important	Slightly important	Moderately important	Very important	Extremely important
Crime Victim Services	0	7	12	20	15
Neighborhood Cleanups	2	8	18	19	7
Senior Services	1	10	16	20	7
Support for Existing Local Businesses	1	11	18	13	11
Support for Nonprofits	6	10	21	10	7
Support to New Local Businesses	1	9	20	16	7
Youth Services	4	5	23	15	7

BUSINESS AND COMMUNITY SUPPORT How important are the following to you? 54 ⓘ

BUSINESS AND COMMUNITY SUPPORT How important are the following to you?	Average	Minimum	Maximum	Count
Support to New Local Businesses	3.36	1.00	5.00	53
Support for Nonprofits	3.04	1.00	5.00	54
Support for Existing Local Businesses	3.41	1.00	5.00	54
Neighborhood Cleanups	3.39	1.00	5.00	54
Senior Services	3.41	1.00	5.00	54
Youth Services	3.30	1.00	5.00	54
Crime Victim Services	3.80	2.00	5.00	54

Other Critical Needs/Services that you are aware of not mentioned: 67 ⓘ

Other Critical Needs/Services that you are aware of not mentioned:

More large community events on par with the Pioneer Day parade and music in the park, even in winter

More schools!

More baseball fields family parks, and another community "Legacy Center" for north Lehi

Public transportation and active transportation so alleviate traffic and allow for greater ease of transportation for more people.

Stop supporting NUVAS and create our own no kill animal shelter.

A safe farmer's market would be great. Preserving the historical integrity of Lehi is important. Businesses that consumers can frequent is important.

Trails for motorized bikes

Other Critical Needs/Services that you are aware of not mentioned:

Saftey getting children to and from school

There are so many dark streets in Lehi, especially larger streets. Like chapel ridge, the corner by the school going up the hill is dark and kinda scary of kids are leaving the school after practices on the winter.

Ease of finding city info.

Local theater expansion, used book store, improved bus routes surrounding 2100 and Timpanogos parkway.

We need more baseball softball fields. Lehi does not offer T ball because we do not have enough fields.

Sidewalks on 400 E

public safety, like additional streetlights that don't cause light pollution on existing streets

Larger Arts Center!!

Better lighting for streets at night

Other Critical Needs/Services that you are aware of not mentioned:

Making sure extremism white nationalists are informed that that's not welcome here.

Large public parks (similar to Murray Park) where there is a central large area for people to gather. The scattered small parks built by HOA communities are great for those small communities, but don't allow for various people from different communities to get together like a large park can offer. I feel like the Jordan River could be a huge asset to a park for Lehi, but it is something that has been ignored and not used.

Traffic infrastructure