



# Five Year Consolidated Plan

July 1, 2015 through June 30, 2020

Including

Annual Action Plan July 1, 2015 to June 30, 2016

City of Provo  
Redevelopment Agency of Provo City Corporation  
351 West Center Street  
Provo, Utah 84601

<http://www.provo.org/departments/redevelopment>



# EXECUTIVE SUMMARY

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The Executive Summary serves as an introduction and summarizes the process of developing the plan, the key findings utilized to develop priorities, and how the proposed goals and objectives will address those priorities.

## ES-05 EXECUTIVE SUMMARY – 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

Provo City and the Utah Valley HOME Consortium's Consolidated Plan is the product of the process of identifying housing and community development needs and to establish goals, priorities and strategies to address those needs.

The Consolidated Plan is designed to help local jurisdictions to assess affordable housing and community development needs and market conditions and to make a data-driven, place-based investment decisions. This five-year plan provides a framework for maximizing and leveraging funding from the Office of Community Planning and Development (CPD), a division of the U.S. Department of Housing and Urban Development (HUD), through which Provo City (the City) receives an annual allocation, or formula grant, from the CPD programs:

- **Community Development Block Grant (CDBG)**

The CDBG program's primary objective is to promote the development of viable urban communities by providing decent housing, suitable living environments and expanded economic activities to persons of low and moderate income. Provo receives CDBG as an entitlement city.

- **Home Investment and Partnerships Program (HOME)**

The HOME's Program primary objective is to create affordable housing for low-income households. Communities often partner with nonprofit and for-profit organizations to fund a wide variety of activities including building, buying and/or rehabilitating affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Provo City has designated the Redevelopment Agency of Provo City Corporation (RDA) to manage all funding received from HUD.

The Utah Valley HOME Consortium is an inter-jurisdictional partnership between Provo City, Orem City and Utah County. Orem City receives its own CDBG entitlement and Utah County is a qualified Urban County receiving CDBG funding. All jurisdictions within Utah County, which have entered into an Interlocal Agreement to receive CDBG funding through Utah County, are also eligible to benefit from HOME funds. As Lead Entity, Provo City Corporation administers its HOME entitlement allocation pooled with the Utah Valley HOME Consortium (Consortium, HOME Consortium). Although not yet a member it is anticipated that Lehi City will become a participating member of the Consortium during the five-year period of this Plan.

Just as other communities around the country, Provo City and the Consortium are faced with growing income inequality, increasing poverty levels, decreasing housing affordability, and diminishing federal resources. This Consolidated Plan outlines a comprehensive set of policies that respond to the City and Consortium's challenges by utilizing new and collaborative strategies.

The 2015-2019 Consolidated Plan (Plan, The Plan, ConPlan) is organized into four primary sections:

The Process (PR)

The Process section of the plan outlines the development of the plan, including citizen participation efforts and stakeholder involvement.

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.

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.

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 ConPlan. Efforts are prioritized to direct the allocation of federal funding to maximize impact within the community.

The 2015-2019 ConPlan planning process will conclude with the development of the First Year Action Plan. The First Year Action Plan will outline the activities and funding priorities for the first year of the ConPlan, covering July 1, 2015 – June 30, 2016.

## **2. Summary of Objectives and Outcomes Identified in the Plan**

As a result of citizens' and City Council's input Provo City will prioritize its activities and projects in three categories of Locally Targeted Objectives: Decent Housing, Suitable Living Environment, and Creating Economic Opportunities.

Decent Housing

- DH-1 Improve and maintain neighborhood integrity through repair and rehabilitation of housing stock.
- DH-2 Increase the supply, affordability, and condition of rental housing in the community.
- DH-3 Provide down payment and closing cost assistance to increase low-income person's access to home ownership.
- DH-4 Support programs that work to educate low-income households concerning home ownership.
- DH-5 Support efforts to more rapidly assist families from homelessness into permanent or transitional housing.
- DH-6 Increase the supply and affordability of homeownership housing in the community

Suitable Living Environments

- SLE-1 Undertake infrastructure projects in low-income neighborhoods (e.g. playground equipment, lighting, street enhancements, accessibility access, etc.).
- SLE-2 Provide funding for organizations that assist Provo residents to improve job skills.
- SLE-3 Assist in providing services to low-income families with at-risk youth (e.g. after-school programs, recreation programs, mentoring programs, etc.).
- SLE-4 Provide or upgrade neighborhood facilities (e.g. parks, community centers, etc.).
- SLE-5 Provide support services to population with special needs (e.g. elderly, persons with disabilities, homeless persons, victims of domestic violence, etc.).
- SLE-6 Assist agencies that provide meals to very-low- and low-income individuals.
- SLE-7 Provide funding to social service organizations for rehabilitation of their own buildings.
- SLE-8 Provide assistance to agencies that provide healthcare services and health education to Provo residents.

Economic Opportunities

- EO-1 Provide job creation and retention through small business assistance.
- EO-2 Provide technical assistance in recruiting business to vacant buildings in the Central Business District.
- EO-3 Assist local businesses and entrepreneurs by providing mentoring and technical assistance.
- EO-4 Provide job creation and eliminate blighting influences on storefronts in the Central Business District.
- EO-5 Increase economic opportunities to minority- and women-owned businesses.

### 3. Evaluation of Past Performance

The CDBG and HOME investments have been used to make long lasting improvements serving low-income residents. Past programs have focused on community needs that continue to exist including affordable housing, neighborhood improvements, and social service support for low-income residents.

For the first four years of the 2010 ConPlan, 212 down-payment assistance and closing costs loans were provided throughout the City and the Consortium from both CDBG and HOME funds, with 47 more produced for the final year. By the end of the 5<sup>th</sup> year of the 2010 ConPlan 95 newly constructed homebuyer affordable units will have been produced with HOME and leveraged funds. Additionally, a total of 15 home-owner-occupied units will have been rehabilitated by the end of the current fiscal year. Job training, literacy and/or therapy services have been provided to 340 households/individuals; 151 youth received services; 300 disabled individuals received support services; 10 households benefited from mortgage counseling; 1,824 abuse/neglected children received therapy and support services; 28 victims of substance abuse received therapy; 1,862 battered spouses benefited from therapy; 409 individuals received subsidized health services; services for handicap/disabled was provided for 129 individuals/households; 40homeless individuals received support services and four households benefited from the traveling tool lending library. 20 businesses in the Central Business District received assistance to renovate the façade or rehabilitate their locales and eight small businesses received start-up loans with the creation of 17 jobs; infrastructure or improvements were made to six City parks.

We believe the programs proposed for the 2015 Action Plan year and goals for the five-year planning period to be the most efficient and effective use of HUD's block grant funds.

### 4. Summary of Citizen Participation and Consultation Process

An integral part of the ConPlan planning process is Citizen Participation as it provides for goals and priorities that are defined in the context of community needs and preferences. In addition, the citizen participation process provides a format to educate the community about the federal grants received by Provo City and the Consortium. To this end the RDA solicited involvement from a diverse group of stakeholders and community members during the development of the 2015-2019 ConPlan. A comprehensive public engagement process included stakeholder meetings, citizen's survey, public hearings, committee meetings and a public comment period.

The City received input from residents, stakeholders and other interested parties including service providers.

## **5. Summary of Public Comments**

A summary of public comments will be available in the appendix of the ConPlan.

## **6. Summary of Comments Not Accepted**

Comments received will be considered and utilized to inform the needs assessment, goal setting, and prioritization of funding.

## **7. Summary**

Consortium partners, the local continuum of care, community members, stakeholders, service providers, housing providers, and public and private funders provided valuable input in the development of the outcomes and objectives of the Consolidated Plan. The Utah Valley HOME Consortium jurisdictions work together as partners to address the needs of very low- low- and moderate-income people, communities and neighborhoods. The Consortium works together and with partners to increase the supply of affordable housing so that fewer low- and moderate-income households pay more than 50 percent of their income for housing. We value working together for a coordinated homeless system that utilizes local data, we invest in projects that ensure that homeless families, youth/young adults, and adults without children are treated with dignity and receive services that emphasize recovery. We are committed to improving the living environment and expanding economic opportunities for low- and moderate-income people.

# THE PROCESS

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The Process section of the Consolidated Plan identifies the lead agencies responsible for the development of the Plan and the administration of the grants. In addition, this section outlines the process of consulting with service providers and other stakeholders, as well as citizen participation efforts.

## PR-05 LEAD & RESPONSIBLE AGENCIES – 24 CFR - 91.200(b)

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

The following agencies/entities are 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	PROVO	REDEVELOPMENT AGENCY OF PROVO CITY CORPORATION
CDBG Administrator	PROVO	REDEVELOPMENT AGENCY OF PROVO CITY CORPORATION
HOME Administrator	PROVO	REDEVELOPMENT AGENCY OF PROVO CITY CORPORATION
CDBG Administrator	OREM	CITY OF OREM
CDBG Administrator	UTAH COUNTY	MOUNTAINLAND ASSOCIATION OF GOVERNMENTS

**Table 1 – Responsible Agencies**

### 2. Narrative

The Redevelopment Agency of Provo City Corporation is the lead agency responsible for preparing the Consolidated Plan for Provo City. The RDA also represents Provo City as the Lead Entity for the HOME portion of the Consolidated Plan for the Utah Valley HOME Consortium. The city of Orem administers its own CDBG funds as does Utah County as an Urban County entitlement.

The lead staff for the RDA is:

**Consolidated Plan:** Dan González  
 CDBG Program – Robert Horton  
 HOME Program – Dan González

**The lead staff for jurisdictions receiving direct CDBG entitlements is:**

**Orem CDBG** – Steven Downs, Assistant to the City Manager

City of Orem

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**3. Consolidated Plan Public Contact Information**

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## PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

### 1. Introduction

This section describes the community consultation process followed by the City in developing the Consolidated Plan and the coordination with other local governments, the Continuum of Care, public and private housing providers, and service agencies.

The RDA engaged in a collaborative effort to consult with City departments, representatives of low-income neighborhoods, non-profit and for-profit housing developers, service providers, lenders, social service agencies, homeless service providers, faith-based organizations, supportive housing and service providers, community stakeholders, community partners, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the ConPlan.

**a. 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(I)).**

In preparing the ConPlan the RDA held consultations with various organizations which provide services in the City and Utah County, including local leaders, housing providers, service providers.

The RDA held an open house in the City Council chambers and provided a survey to gather input from citizens. The survey was also made available electronically and published in the City website and social media. Additionally, the survey was emailed to current service and housing partner agencies receiving CDBG and/or HOME funding through the City and the Consortium. Partner agencies were asked to answer the survey as well as make it available to clients.

**b. 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.**

The vision of the Mountainland Region Continuum of Care (CoC) is to provide decent, safe and affordable housing and effective support services to homeless, chronic 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 Provo City is a member, represented by the RDA. 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.

As it annually does, the CoC led the efforts for the point in time count, in which over 70 volunteers participated in an outreach to find homeless individuals. The event was advertised in the Daily Herald (local paper), the Provo Mayor’s blog, and the United Way Facebook page. A partner agency, Community Action Services and Food Bank, emailed invitations to their volunteers.

*Chronically Homeless Individuals and Families*—The RDA coordinates closely with the CoC in addressing chronic homelessness for individuals and families. The CoC developed a coordinated intake and assessment system to coordinate services, support individual agencies in reaching project goals and HUD and CoC established performance goals.

*Families with Children*—The specific needs of families facing homelessness is a key component of the work being done by the CoC, which centralizes resources, leveraging partnerships amongst CoC members.

*Veterans*—The CoC participates in the planning and coordinating efforts associated with the Ten-Year plan to End Homelessness in Utah. The CoC will implement its coordinated intake and assessment and housing placement system for single adults.

- c. 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.**

Neither Provo City, nor any other jurisdiction with membership in the HOME Consortium receives ESG funding.

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

The table below shows key participants with whom consultations were held in preparing the Consolidated Plan. For further information, please also see the Citizen Participation appendix.

Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	<b>Affiliated Family Treatment Center</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence
	<b>What Section of the Plan was addressed</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization received a survey. Continue to make available financial support to provide needed therapy for victims of domestic abuse and their children.
2	<b>Agency/Group/Organization</b>	<b>Big Brothers Big Sisters of Utah</b>
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What Section of the Plan was addressed</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization received a survey. Continue to support Provo neighborhoods in minimizing divisions by removing perceived barriers to interaction and foster sense of belonging.
3	<b>Agency/Group/Organization</b>	<b>Center for Women &amp; Children in Crisis</b>
	<b>Agency/Group/Organization Type</b>	Housing Services – Children Services – Victims of Domestic Violence Services – Homeless Services – Education
	<b>What Section of the Plan was addressed</b>	Non-Homeless Special Needs Homeless Needs—Families with Children Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Director and Program Manager were interviewed. Continued funding to support and operate emergency sheltering, treatment and recovery services, as well as transitional housing to victims of domestic abuse.

4	<b>Agency/Group/Organization</b>	<b>Community Action Services &amp; Food Bank</b>
	<b>Agency/Group/Organization Type</b>	Services – Housing Services – Children Services - Homeless Services – Education
	<b>What Section of the Plan was addressed</b>	Homelessness Strategy Homeless Needs – Families with Children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Through agency staff interviews, data was gathered to complete the Plan. The agency provides several services to low- and moderate-income households throughout Utah County providing rental and food pantry assistance with case management follow-up, as well as homebuyer education, among other services.
5	<b>Agency/Group/Organization</b>	<b>Community Health Connect</b>
	<b>Agency/Group/Organization Type</b>	Health Agency
	<b>What Section of the Plan was addressed</b>	Overall Plan
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization received a survey. Continued support to assist in making affordable medical and dental care available to low- and moderate-income households.
6	<b>Agency/Group/Organization</b>	<b>Family Support &amp; Treatment Center</b>
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Education Services – Victims
	<b>What Section of the Plan was addressed</b>	Overall Plan
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization received a survey. Continued support to assist children who are victims of child abuse (sexual or physical) or neglect who are classified as low- and moderate-income families.

7	<b>Agency/Group/Organization</b>	<b>Food &amp; Care Coalition</b>
	<b>Agency/Group/Organization Type</b>	Services – Housing Services – Persons with Disabilities Services – Health Services – Homeless Services – Education
	<b>What Section of the Plan was addressed</b>	Homeless Needs – Chronically homeless Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization received a survey. Continued support to assist homeless individuals with meals and other basic support services and case management.
8	<b>Agency/Group/Organization</b>	<b>Friends of Utah County Children’s Justice Ctr.</b>
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Victims
	<b>What Section of the Plan was addressed</b>	Overall Plan
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The center received a survey. Continued support to aid abused children by providing specialized mental health treatment to serve them and their families.
9	<b>Agency/Group/Organization</b>	<b>Golden Spike and Outreach</b>
	<b>Agency/Group/Organization Type</b>	Housing Services – Persons with Disabilities Services – Homeless
	<b>What Section of the Plan was addressed</b>	Housing Needs Assessment Homeless Needs-Homeless Strategy
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Interviewed staff. Golden Spike deals primarily with released offenders of substance abuse providing comprehensive treatment to recovery where the first step is providing housing assistance and is complemented with case management and complementary services.

10	<b>Agency/Group/Organization</b>	<b>Habitat for Humanity of Utah County</b>
	<b>Agency/Group/Organization Type</b>	Housing Services – Education
	<b>What Section of the Plan was addressed</b>	Housing Needs Assessment Market Analysis Strategic Plan
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff was interviewed. Habitat develops new single family housing and rehabilitates existing single family housing, including providing critical home repairs. In addition they contract and coordinate with local government to assist and revitalize neighborhoods through community education and organization to implement clean-up and planting initiatives.
11	<b>Agency/Group/Organization</b>	<b>Housing Authority of Utah County</b>
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What Section of the Plan was addressed</b>	Housing Needs Assessment Public Housing Needs Market Analysis Strategic Plan
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff was interviewed. Requested information on the HA's Plan, perceived needs of public housing residents and voucher holders, and the status of the general public housing and Section 8 waiting lists.
12	<b>Agency/Group/Organization</b>	<b>House of Hope</b>
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Persons with Disabilities
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization received a survey. Continued support to provide housing, therapy and case management to women with substance abuse problems and their children.

13	<b>Agency/Group/Organization</b>	<b>Mountainlands Community Health Center</b>
	<b>Agency/Group/Organization Type</b>	Health Agency
	<b>What Section of the Plan was addressed</b>	Overall Plan
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Center received a survey. We have worked successfully with Mountainlands Community Health Center over the last seven years; this continued relationship solidifies access to affordable healthcare to low- and moderate-income households.
14	<b>Agency/Group/Organization</b>	<b>People Helping People</b>
	<b>Agency/Group/Organization Type</b>	Services – Education Services - Employment
	<b>What Section of the Plan was addressed</b>	Overall Plan
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization received a survey. Continued support to provide low-income and minority women with opportunities for affordable day-care, community support from working women, and helping them receive proper education and gain adequate employment.
15	<b>Agency/Group/Organization</b>	<b>Project Read</b>
	<b>Agency/Group/Organization Type</b>	Services – Elderly Persons Services – Education
	<b>What Section of the Plan was addressed</b>	Overall Plan
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization received a survey. Continued support to assist and provide services to prevent and alleviate adult illiteracy through one-on-one tutoring services to help them improve their English reading and writing skills.
16	<b>Agency/Group/Organization</b>	<b>Provo City Community Development</b>
	<b>Agency/Group/Organization Type</b>	Grantee Department
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Market Analysis
	<b>How was the</b>	Interviews with staff. Increased coordination

	<b>Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	to provide unified information to city administration and elected officials.
17	<b>Agency/Group/Organization</b>	<b>Provo City Economic Development</b>
	<b>Agency/Group/Organization Type</b>	Grantee Department
	<b>What Section of the Plan was addressed</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff was interviewed about the City's priorities identifying the need for supporting businesses in the Central Business District.
18	<b>Agency/Group/Organization</b>	<b>Provo City Housing Authority</b>
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What Section of the Plan was addressed</b>	Housing Needs Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff was interviewed. Requested information on the HA's Plan, perceived needs of public housing residents and voucher holders, and the status of the general public housing and Section 8 waiting lists.
19	<b>Agency/Group/Organization</b>	<b>Recreation and Habilitation Services (RAH)</b>
	<b>Agency/Group/Organization Type</b>	Services – Children Services – Persons with Disabilities
	<b>What Section of the Plan was addressed</b>	Non-Homeless Special Needs Non-Housing Community Development Needs
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The organization received a survey. Continued support to provide recreational opportunities to people with disabilities and a safe environment for them and their neighbors.

20	<b>Agency/Group/Organization</b>	<b>Rural Housing Development Corporation</b>
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What Section of the Plan was addressed</b>	Housing Need Assessment Housing Market Analysis
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff was interviewed. Continued support to build and distribute Affordable Housing throughout the Utah County.
21	<b>Agency/Group/Organization</b>	<b>U.S. Department of Veteran's Affairs</b>
	<b>Agency/Group/Organization Type</b>	Other Government: Federal
	<b>What Section of the Plan was addressed</b>	Homeless Needs – Veterans
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff was interviewed and provided information on support on VA Supportive Housing participation, housing needs of homeless veterans and veteran families within the local Continuum of Care.
22	<b>Agency/Group/Organization</b>	<b>Utah State University Extension, Utah County 4-H Clubs</b>
	<b>Agency/Group/Organization Type</b>	Other Government: State Services – Children
	<b>What Section of the Plan was addressed</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Interviewed Staff. Continued funding to assist in expanding the program in Provo to mentor at-risk youth to reduce and prevent delinquent behavior by increasing academic performance, interpersonal competence and strengthen family bonds.
23	<b>Agency/Group/Organization</b>	<b>Wasatch Mental Health</b>
	<b>Agency/Group/Organization Type</b>	Other Government: State Services – Persons with Disabilities
	<b>What Section of the Plan was addressed</b>	Non-Homeless Special Needs Homeless Needs

<p><b>How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Staff was interviewed who provided insight into the needs of persons with mental health disabilities. WMH coordinates services and resources with other local and state providers in part through the local Continuum of Care</p>
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**a. Identify any Agency Types not consulted and provide rationale for not consulting**

The Consolidated Plan process provided an opportunity and invited participation comments from all relevant organizations and agencies.

**b. 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?
Continuum of Care Plan	United Way of Utah County	Assist persons who are homeless and at risk of homelessness
Five-Year Consolidated Plan	Orem City	
Five-Year Consolidated Plan	Lehi City	
Five-Year Consolidated Plan	Mountainland Association of Governments	
Analysis of Impediments	Redevelopment Agency of Provo City Corporation	Affirmatively Furthering Fair Housing

**Table 3 – Other local / regional / federal planning efforts**

**c. 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(I)).**

As Lead Entity of the Utah Valley HOME Consortium, Provo City engages with other Consortium members discussing community needs and long-term housing strategies. Provo City is also an active member of the Mountainland Continuum of Care, the Utah County Council of Governments.

## PR-15 Citizen Participation – 91.401, 91.105, 91.200(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation

#### a. Summarize citizen participation process and how it impacted goal-setting

The RDA prepares The Plan as part of a collaborative effort process to establish a unified vision of community development actions. This process creates the opportunity for strategic planning and Citizen Participation to take place in comprehensive context and aims to reduce duplication of effort at the local level. It also provides a method to measure progress of the various program goals, specific objectives, and annual goals.

To maximize Citizen Participation, staff from the RDA and other departments and divisions conducted outreach through a series of public notices, public hearings, public meetings, electronic surveys and personal and over-the-phone interviews. As part of these efforts all city residents, including low- and moderate-income individuals, were encouraged to provide input on the development of the Consolidated Plan.

In August of 2014 the RDA held a public meeting in the Provo City Council's chamber. During the meeting, held in an "open house" style, residents were given information about the CDBG and HOME programs and the process to receive the funding. Attendees were given a survey to help determine the objectives that build the framework of the ConPlan. The survey was also made available online.

Citizen Advisory Committees met several times to evaluate applications and listen to presentations from agencies seeking funding from both CDBG and HOME programs. 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.

### Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meeting	Non-Targeted / Broad Community	Attended by 35 residents and Nonprofit representatives	Attendees ranked the importance of public services, infrastructure, job development, etc. by responding to a survey indicating their priorities on locally targeted objectives.		
Internet Outreach	Non-Targeted / Broad Community	Received a total of 135 responses	The highest priority from an overwhelming majority of respondents was to "Improve and maintain neighborhood integrity through repair and rehabilitation of housing stock. The next highest ranked was "Undertake infrastructure projects in low- and moderate-income neighborhoods." All other priorities ranked very closely.		<a href="http://provomayor.com/2014/08/25/redevelopment-agency-survey/">http://provomayor.com/2014/08/25/redevelopment-agency-survey/</a>
Emailed Survey	Minorities/ Low-Income	Social Services providers received a survey and were asked to have their clients respond to them.	Providers have yet to report having completed surveys.		

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meeting	City Officials	Municipal Council members and City Administrators	Council members ranked priorities identifying Locally Targeted Objectives, which will be used to evaluate applications received from agencies seeking funding from HOME and CDBG.		
Public Hearing	Non-targeted /Broad Community	Municipal Council sought input from citizens/residents on the ConPlan's strategies and goals and to respond to their views, proposals and questions.			

**Table 4 – Citizen Participation Outreach**

# NEEDS ASSESSMENT

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## NA-05 Overview

### 1. Needs Assessment Overview

The Needs Assessment provides a look into the demographic and economic characteristics of persons and households in Utah County and Provo City, the local housing stock, and its ability to serve the housing needs of its residents. Data used for this Needs Assessment is primarily the 2007-2011 American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS).

Utah County is the fastest growing county in the Wasatch Front. In 2010 the U.S. Census Bureau reported the population of the County at 516,000, and increase of 148,000 from 2000 and an average annual growth in population of 3.46 percent. The 2014 population for the County, as of July 1, was 560,975. From 2000 to 2010 the number of households in Utah County increased from 100,000 to 140,000, an average annual growth of 3.47 percent. In 2014 the number of households in the County was 153,000.<sup>1</sup>

The minority population of Utah County has increased from 39,700 individuals in 2000 to 81,850 in 2010 as the minority share of the population grew from 10.8 percent to 15.8 percent. Hispanics account for nearly 70 percent of the minority population. Provo and Orem have the highest share of minority populations of any cities. In each city 22 percent of the population is minority. In Lehi only 11 percent of the population is minority.

For the past several years demographic growth has been concentrated in the northern half of the County. The three highest growth cities are Lehi, Saratoga Springs and Eagle Mountain. Since 2000 the respective increases in population have been 35,350 for Lehi, 21,750 for Saratoga Springs and 22,050 for Eagle Mountain. The combined population of the three cities has increased from 22,300 in 2000 to 101,350 in 2013. In both percent change and numeric change these three cities rank in the top five in growth. Nearly forty-five percent of the demographic growth of the County over the past thirteen years has been in these three cities.

### 2. Consolidated Plan Helpful Definitions:

*Affordable Housing:* Housing affordable at 30 percent or less of a household's monthly income.

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<sup>1</sup> James Woods, Utah Valley HOME Consortium Housing Needs Assessment, 2015

*Area Median Income:* Annual household income for the Provo-Orem, UT Metro Area as generally published on an annual basis by HUD.

*HUD Area Median Family Income (HAMFI):* This is the median family income calculated by HUD to determine Fair Market Rents (FMRs) and Income Limits for HUD programs.

*Extremely low-income household:* Households earning 30 percent of AMI or less for their household size. In 2015, a four-person household in the Provo-Orem MSA (Utah County) with an income at 30 percent AMI earned \$20,300 or less.

*Very Low-income households:* Households earning 31 percent to 50 percent AMI for their household size. In 2015, a four-person household in the Provo-Orem MSA (Utah County) with an income at 50 percent AMI earned a maximum of \$33,800 per year.

*Low-income households:* Households earning 51 to 60 percent AMI for their household size. In 2015, a four-person household in the Provo-Orem MSA (Utah County) with an income at 60 percent AMI earned a maximum of \$40,560.

*Moderate-income households:* Households earning 61 to 80 percent AMI for their household size. In 2015, a four-person household in the Provo-Orem MSA (Utah County) with an income at 80 percent AMI earned a maximum of \$54,100.

*Middle-income households:* Households earning 81 to 120 percent AMI for their household size. In 2015, a four-person household in the Provo-Orem MSA (Utah County) with an income at 80 percent AMI earned \$67,600 annually.

## NA-10 Housing Needs Assessment - 24 CFR 91.405, 91.205 (a,b,c)

### 1. Summary of Housing Needs

Affordable rental housing is the greatest housing need in Utah County. According to the 2007-2011 CHAS, twenty percent of all renters in the County have incomes below fifty percent of AMI and have a severe housing cost burden. Half of all very low income renters have severe cost burdens. A severe cost burden is defined as a household spending more than fifty percent of their income on housing. The number of very low income severely cost burdened renter households in the County totals 8,765 households. Only five percent of owners have income less than fifty percent AMI and are severely cost burdened.

In Provo City the number of very low income renter households ( $\leq 50\%$  AMI) with severe housing cost burdens is 4,425 households, twenty-four percent of all renter households. Only 5.7 percent of all owners are very low income households with severe cost burdens.

The 2015 Analysis of Impediments (AI) identifies ten impediments to fair housing choice. Addressing these impediments will help reduce housing needs particularly for protected classes.

The AI showed a need for broader spatial distribution of rental units, particularly rent assisted units. The concentration of rental units in a few cities limits the housing opportunities for low income families. Without broader distribution of rental housing the concentrations of low income renters who are disproportionately minority has implications for school performance, education quality, equity and fairness and opportunity for families and their children.

The owner occupied inventories in Provo, Orem, Springville and Spanish Fork are older housing inventories. Preservation and rehabilitation programs are a housing need in these cities. Existing programs should be continued and enhanced using HOME and CDBG funding.

The Consortium cities had approximately 90,000 owner occupied units and 50,000 renter occupied units in 2014. The median sales price of single family homes in the Consortium was \$243,600, a six percent increase in 2014. The average rent for a two-bedroom two-bathroom unit was \$959. The apartment vacancy rate was 3.6 percent at year-end in 2014.

Since 2000 the number of renter occupied units has grown at a faster pace than owner occupied units. Renter occupied units have increased at 3.2 percent annually compared to 2.9 percent for owner occupied units.

The home building industry in Utah County has yet to recover from the Great Recession. In 2014 the Consortium cities issued building permits for 1,770 single family homes, about

one third the level of building in 2006. Full recovery is still years away for the home building industry. A comparison of single family building permits issued in 2006 and 2014 for the entitlement cities and the high growth cities of Saratoga Springs and Eagle Mountain shows the slow rate of recovery.

### Single Family Building Permits Issued

	2006	2014
Provo	286	116
Orem	156	94
Lehi	1,519	359
Eagle Mountain	845	260
Saratoga Springs	580	192

*Source: Bureau of Economic and Business Research, University of Utah.*

Real estate sales of existing homes, unlike the home building sector, have fully recovered. The pre-recession peak was 2007 with 5,663 home sales. In 2014 real estate agents sold 5,501 homes in Utah County, 97 percent of the peak sales.

The relatively weak single family market is partly offset by the record level of new apartment construction. From 2000 to 2013 the average number of permits issued for apartment units has been 340. In 2014 permits were issued for 2,100 units, an all-time record.

There are twenty new apartment projects under construction in Utah County. These projects have a total of 3,137 units. The new apartments are located in the following communities: Lehi (305 units), Lindon (90 units), Orem (970 units), Pleasant Grove (700 units), Provo (184 units), Springville (260 units) and Vineyard (628 units).

All of the major new apartment projects are market rate units. The only rent assisted project is a small project of 25 units for seniors in Springville not included in the list of major new projects. The typical two bedroom two bath rent in the new projects is about \$1,250 and \$1.25/sq. ft. The twenty new apartment projects are not affordable for households at < 60 percent AMI.

The trend in foreclosures was measured by real estate owned (REOs) properties sold by financial institutions. This is the best proxy for foreclosures at the county and city level. REO sales peaked in Utah County in 2011 at 19.4 percent of all home sales, a total of 867 REO sales. This very high share for REOs put downward pressure on housing prices.

However, by 2014 REO's share of home sales had dropped to 4.8 percent, 266 REO sales. Eagle Mountain and Lehi had the highest share of foreclosure sales.

Home prices also peaked in 2007 with a median sales price of \$245,900. Over the next four years the median sales price of a home fell 22 percent to \$193,000 but then prices turned in 2012 increasing by 26 percent in the following three years. In 2014 the median sales price was \$243,590, 99 percent of the peak price.

With the recovery in prices housing affordability has declined. For the Provo-Orem metropolitan area the Wells Fargo Housing Opportunity Index has fallen from a very high degree of affordability in 2012 and 2013 to a balanced market in 2014, i.e. a fifty percent index number which indicates half of all homes are affordable to half of all families.

Although in recent years housing affordability has been acceptable over most cities in the County affordability is declining. Housing prices have increased significantly in the past three years and rental rates have risen by nearly eight percent over the past year.

Tax credit projects play a key role in providing affordable rental housing. In Utah County there are only 1,100 tax credit units. These units account for less than three percent of the rental inventory. Eighty percent of the tax credit units in Utah County are located in Provo, Lehi and Pleasant Grove.

Table 5 shows population, household and median income estimates for Utah County using 2007-2011 ACS data. Utah County's population increased 30 percent between 2000 and 2011. Since the onset of the Great Recession in 2008 the population and household growth rates have slowed in Utah County to two percent annually. The Governor's Office of Management and Budget projects the annual population growth rate for the 2010-2020 decade to be 2.56 percent. Household growth is projected at 2.66 annually. At these rates of growth the population of Utah County will reach 668,500 by 2020 and the number of households will increase to 183,800.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	341,421	445,283	30%
Households	93,135	123,840	33%
Median Income	\$46,500.00	\$66,200	42%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source Comments:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

## 2. Number of Households Table

HAMFI— as mentioned before, this acronym stands for HUD Adjusted Median Family Income. The terms “area median income” (AMI) or “median family income” (MFI) refer to HAMFI. The figures shown are for a family of 4.

It is also helpful to note that HUD data uses to calculate the HAMFI for Utah County is designated as the Provo-Orem MSA (Metropolitan Statistical Area).

Provo-Orem MSA Incomes for a Median Family (4)				
	2000	2010	2011	2015
Extremely Low Income (0-30%)	\$13,950	\$19,550	\$19,850	\$20,300
Very Low Income (30-50%)	\$23,250	\$32,550	\$33,100	\$33,800
60% Limits (50-60%)	\$27,900	\$39,060	\$39,720	\$40,560
Low Income (60-80%)	\$37,200	\$52,100	\$52,950	\$54,100
Median Income (80-100%)	\$46,500	\$65,100	\$66,200	\$67,600

Table 6 - AMI Household Income

Table 7 shows the total number of households in Utah County, broken up by income and type of households. It is important to note that “Total Households” is the total number of households at that income level, but is *not* the sum of the household types listed below it. A household may have characteristics captured in multiple categories, or may not be captured by any of the categories.

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	11,502	13,347	22,182	15,108	61,705
Small Family Households *	4,801	5,669	10,288	6,853	30,124
Large Family Households *	1,397	2,132	5,232	4,459	17,564
Household contains at least one person 62-74 years of age	994	1,356	2,340	1,629	8,621
Household contains at least one person age 75 or older	948	1,701	1,763	1,118	3,671
Households with one or more children 6 years old or younger *	3,023	4,101	8,995	5,287	14,764
* the highest income category for these family types is >80% HAMFI					

Table 7 - Total Households Table

Data Source: 2007-2011 CHAS

### 3. Housing Needs Summary Tables

Below, Table 8 illustrates the number of households with different types of housing problems, broken up by tenure (renter or owner) in a specific income level bracket. The four housing problems analyzed are defined as follows:

- Substandard housing lacks complete plumbing
- Substandard housing lacks complete kitchen facilities
- Overcrowded is defined as more than one person, but fewer than 1.5 persons per bedroom
  - Severely overcrowded is defined as more than 1.5 persons per bedroom.
- Cost burdened is defined as paying more than 30 percent of income for housing
  - Severely cost burdened is defined as paying more than 50 percent of income for housing.

Housing problems are concentrated at lower income levels. It is particularly noticeable that renter households in the extremely-low and very-low income levels struggle the most where the cost burden is over 50% of income. Equally alarming is the percentage of households in very-low and low-income in the same type of households where the cost burden is greater than 30% of income. Owner households also struggle with housing cost burdens greater than 30% of income.

#### a. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	165	180	209	60	614	4	35	14	30	83
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	109	120	115	175	519	29	15	89	25	158
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	623	675	748	340	2,386	110	92	473	367	1,042

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	5,242	2,297	355	45	7,939	1,947	2,073	2,034	807	6,861
Housing cost burden greater than 30% of income (and none of the above problems)	650	3,444	3,414	340	7,848	449	958	4,418	3,288	9,113
Zero/negative Income (and none of the above problems)	309	0	0	0	309	283	0	0	0	283

Table 8 – Housing Problems Table

Data Source: 2007-2011 CHAS

Table 9 below summarizes households experiencing severe housing problems, broken down by income levels. Households are grouped based on the number of severe housing problems they may be experiencing.

- b. Housing Problems 2 (Households with one more Severe Housing Problems: Lacks kitchen facilities or complete plumbing facilities, is categorized as severely overcrowded (more than 1.5 person per room), has a severe cost burden greater than 50% of the household's monthly income).**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	6,143	3,267	1,440	620	11,470	2,098	2,213	2,607	1,226	8,144
Having none of four housing problems	1,778	5,214	8,968	3,813	19,773	864	2,666	9,163	9,448	22,141
Household has negative income, but none of the other housing problems	309	0	0	0	309	283	0	0	0	283

Table 9 – Housing Problems 2

Data Source: 2007-2011 CHAS

The information shown in table 9 shows households that pay 30% of their household income or more, and are determined to be cost burdened. The table indicates differences in tenure (renter and owner) as well as a classified by the four different income levels and the type of households.

In this table the type of households are classified as Small Related—A household of 2 to 4 persons which includes at least one person related to the householder by blood, marriage, or adoption; Large Related—A household of 5 or more persons which includes at least one person related to the householder by blood, marriage or adoption; Elderly Household—A one or two person household in which the head of the household or spouse is at least 63 years-old; Other Household—A household of one or more persons that does not meet the definition of a Small Related household, Large Related household or Elderly Household

**c. Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	3,389	3,542	1,995	8,926	769	944	3,027	4,740
Large Related	657	758	681	2,096	548	1,058	2,485	4,091
Elderly	362	583	229	1,174	738	873	777	2,388
Other	2,249	1,535	1,345	5,129	449	261	484	1,194
Total need by income	6,657	6,418	4,250	17,325	2,504	3,136	6,773	12,413

**Table 10 - Cost Burden > 30%**

Data Source: 2007-2011 CHAS

**d. Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	3,124	918	175	4,217	721	722	924	2,367
Large Related	577	258	63	898	538	761	577	1,876
Elderly	317	390	60	767	414	380	442	1,236
Other	1,919	985	165	3,069	384	232	145	761
Total need by income	5,937	2,551	463	8,951	2,057	2,095	2,088	6,240

**Table 11 - Cost Burden > 50%**

Data Source: 2007-2011 CHAS

**e. Crowding (More than one person per room)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	512	570	613	260	1,955	129	92	508	347	1,076
Multiple, unrelated family households	14	40	35	75	164	10	15	53	40	118
Other, non-family households	200	195	255	180	830	0	0	0	0	0
Total need by income	726	805	903	515	2,949	139	107	561	387	1,194

**Table 12 – Crowding Information – 1/2**

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 13 – Crowding Information – 2/2**

Data Source  
Comments:

**4. Describe the number and type of single person households in need of housing assistance.**

Low income individuals need affordable housing for single persons, such as studios or one-bedroom apartments. It can be very difficult for low income individuals to find available housing they can afford because of vacancy rates and because there is not enough new development of single-room housing or other types of housing for single occupants. People with physical, mental and/or developmental disabilities (6.2% of the population according to US Census data) face more challenges because they may require accessible housing and more support services. The presence of the Brigham Young University and Utah Valley University also impacts the number of single person households in the Consortium.

**5. Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

People with physical, mental and/or developmental disabilities make up 6.2% of the population. Compared to the population as whole, poverty rates are higher for people with disabilities.

No specific data is available at this time to estimate number of families that may seek housing assistance due to domestic violence, dating violence, sexual assault and stalking. However the Consortium coordinates services available through the CoC.

**6. What are the most common housing problems?**

Cost burden and severe cost burden are the most common housing problems experienced by renters and owners. These are most prevalent among extremely low-income households.

**7. Are any populations/household types more affected than others by these problems?**

Single persons households are the most likely to be cost burdened.

**8. Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.**

Families with children may have a variety of circumstances that put them at imminent risk of homelessness. Families that are low income and experience a significant change or challenge such as job loss or a member with a major medical condition may be unable to pay their monthly housing expenses. If housing is lost, it may more difficult to secure replacement housing due to credit issues, criminal background, or lack of money to pay move-in fees.

Formerly homeless individuals and families receiving rapid re-housing, funded with State ESG dollars, have a limited time period to obtain employment. Rapid re-housing assistance is short-term, and additional assistance is available on a case-by-case basis for households needing more time for the transition to paying all of their housing costs. Rapid re-housing services are paired with employment navigators to assist people with securing a living wage job.

**9. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The Consortium does not have an estimate of the number of at-risk individuals and households.

**10. Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Although those at risk for homelessness reside in a range of housing types, they are more likely to live in less expensive rental housing and to have moved frequently in the past.

**11. Discussion**

Prepopulated CHAS data shows that the largest housing issues for both owners and renters are housing cost burden and severe housing cost burden. Related issues such as a lack of stable income, a lack of reliable transportation, and mental health issues can make it even more difficult for households to maintain stable housing. Many of the low income households experiencing housing cost burdens do not have the ability to cover their basic needs, and do not have savings to pay for an unexpected expense. It is important to focus resources on increasing the amount of affordable housing in the Consortium, due to the shortage of housing providers and seen in the data. The greatest need exists at the very lowest income levels. In order to attain housing affordable to extremely low income households, deep subsidies are needed. In addition, housing providers should focus on keeping individuals and families housed, in order to avoid the issues caused by a poor rental history.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### 1. Introduction

The data below presents the number of households with housing problems in the Consortium and on the proportion of housing problems occurring among particular racial or ethnic groups. According to HUD's definition, a disproportionately greater need exists when the members of a racial or ethnic group at given income level experience housing problems at a greater rate (10% or more) than the income level as whole (including all racial or ethnic or ethnic groups). Households that have income greater than the area median income (AMI) are not included in this analysis.

### Groups with Disproportionately Greater Needs among Extremely Low-Income Households—Housing Problems, (0%-30% of Area Median Income)

* Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	<b>9,342</b>	<b>1,554</b>	<b>604</b>
White	7,388	1,339	438
Black / African American	95	0	0
Asian	255	14	98
American Indian, Alaska Native	150	0	15
Pacific Islander	65	0	0
Hispanic	1,291	154	30

**Table 14 - Disproportionally Greater Need 0 - 30% AMI**

**Data Source:** 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

The table above shows 11,500 households in this category (extremely low-income households 0-30% of AMI). Of these 81.2% have one or more housing problems. There is a disproportionately greater need among extremely low-income Black/African American and Pacific Islander households where the rate of housing problems is 100%, 18.8% greater than the jurisdiction as a whole. American Indian/Alaska Native are next at 90.1%. It should be noted however that the total number of households with housing problems within the 0-30% AMI range are relatively small where Black/African American make 1.0%, American Indian/Alaska Native make 1.6% and Pacific Islanders make 0.7% of all extremely low-income households with housing problems.

### Groups with Disproportionately Greater Needs among Very Low-Income Households—Housing Problems, (30%-50% of Area Median Income)

* Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	<b>9,883</b>	<b>3,471</b>	<b>0</b>
White	7,513	3,201	0
Black / African American	25	25	0
Asian	210	35	0
American Indian, Alaska Native	19	0	0
Pacific Islander	84	0	0
Hispanic	1,819	195	0

**Table 15 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Above, table 15 shows 13,354 households in this category (very low-income households at 30-50% of area median income). Of these 74% have one or more housing problems. There is a disproportionately greater need among very low-income Indian/Alaska Native and Pacific Islander households. The rate of housing problems among these two groups is 100%, which is 26% greater than the jurisdiction as a whole.

### Groups with Disproportionately Greater Needs among Low-Income Households Housing Problems, (50%-80% of Area Median Income)

*Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	<b>11,878</b>	<b>10,283</b>	<b>0</b>
White	9,578	8,793	0
Black / African American	75	65	0
Asian	130	40	0
American Indian, Alaska Native	155	15	0
Pacific Islander	49	55	0
Hispanic	1,698	1,130	0

**Table 16 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table 16 shows 22,161 households in this category (low-income households 50-80% of area median income). Of these 54.1% have one or more housing problems. There is a disproportionately greater need among low-income American Indian/Alaska Native households where the rate of housing problems is 91%, which is 37.1% greater than the jurisdiction as a whole.

**Groups with Disproportionately Greater Needs among Moderate-Income Households—Housing Problems, 80%-100% of Area Median Income**

* Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	<b>5,469</b>	<b>9,633</b>	<b>0</b>
White	4,744	8,503	0
Black / African American	0	40	0
Asian	65	154	0
American Indian, Alaska Native	35	15	0
Pacific Islander	25	25	0
Hispanic	560	794	0

**Table 17 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Table 17 shows 15,102 households in this category (low-income households 80-100% of area median income). Of these 36% have one or more housing problems. There is a disproportionately greater need among low-income American Indian/Alaska Native households where the rate of housing problems is 70%, which is 34% greater than the jurisdiction as a whole.

**2. Discussion**

In the Consortium, housing problems are evidenced disproportionately among minority populations, however small their presence may be. As expected, lower income levels show the highest percentages of households with housing problems.

*Among the Extremely Low-Income Households (0-30% AMI), 11,500 total households:*

- 100% of Black/African American (95) households have housing problems at a rate that is 18.8% greater than extremely low-income households as a whole, which show a need of 81.2%. Black/African American make up an estimated 1% of all extremely low-income households with housing problems.

- 100% of Pacific Islander (65) households have housing problems at a rate 18.8% higher than the jurisdiction as a whole for this category. Pacific Islanders make about 0.7% of all extremely low-income households.
- American Indians and Alaska Natives (165) have greater housing problems than the jurisdiction as a whole in this category by 8.9% and represent about 1.6% of households in this category.
- Hispanic households (1475) make up an estimated 13.8% of all households in this category and have greater housing problems than the jurisdiction as a whole by 6.3%.

*Among the 13,354 Very Low-Income Households (30-50% AMI):*

- In this group 100% of Black/African American (25) households have housing problems at a rate that is 26% greater than the jurisdiction as a whole. Black/African American households make up an estimated 0.3% of all very low-income households with housing problems.
- 100% of American Indian and Alaska Native (19) households in this group have housing problems at a rate 26% greater than the jurisdiction as a whole. American Indian/Alaska Natives are about 0.2% of all very low-income households with housing problems.
- 100% of Pacific Islander (84) households in this group have housing problems at a rate 26% greater than the jurisdiction as a whole. Pacific Islanders make up about 0.9% of all very low-income households with housing problems.
- In this group Hispanic Households (2014) have greater housing problems than the jurisdiction as a whole by 16.3% and represent about 18.4% of all low-income households with housing problems.
- 85.7 % of very low-income Asian households have housing problems, a rate 11% greater than the jurisdiction as a whole.

*Among the 22,161 Low-Income Households (50-80% AMI):*

- 91.2%, American Indian/Alaska Native (130) households have housing problems at a rate that is 37.1% greater than extremely low-income households as a whole and make up an estimated 1.3% of all very low-income households with housing problems.
- In this group Asian (170) households have a greater need than the jurisdiction as a whole by 19.4 percent and make up an estimated 1.1% of all low-income households with housing problems.
- 60% of Hispanic Households (2,828) have greater housing problems than all low-income households with severe housing problems by 5.9%. Hispanic households make an estimated 14.3% of all households in this category.

*Among Moderate-Income Households (80-100% AMI) 15,102:*

- American Indian/Alaska Native (50) households have housing problems at a rate that is 34% greater than extremely low-income households in the jurisdiction as a whole and make up an estimated 0.6% of all very low-income households with housing problems.
- Pacific Islander (25) households have the second greatest housing problems need in this category with 14% greater need than the jurisdiction as a whole.
- 41.3% of Hispanic (560) households have housing problems that are greater than the jurisdiction as a whole by 5.3% and represent 10% of this group.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### 1. Introduction

The following analysis presents data on the number of households with severe housing problems in the Consortium, and on the proportion of severe housing problems occurring among particular racial or ethnic groups. According to HUD's definition, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Households which have an income greater than the area median income for the Consortium are not included in this needs analysis of severe housing problems.

### Groups with Disproportionately Greater Needs among Extremely Low-Income Households—Severe Housing Problems, 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	<b>8,247</b>	<b>2,650</b>	<b>604</b>
White	6,393	2,340	438
Black / African American	95	0	20
Asian	255	14	98
American Indian, Alaska Native	150	0	15
Pacific Islander	65	0	0
Hispanic	1,231	209	30

**Table 18 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Groups with Disproportionately Greater Needs among Very Low-Income Households—Severe Housing Problems, 30%-50% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	<b>5,473</b>	<b>7,882</b>	<b>0</b>
White	4,063	6,647	0
Black / African American	25	25	0
Asian	115	125	0
American Indian, Alaska Native	15	4	0
Pacific Islander	34	54	0
Hispanic	1,134	865	0

**Table 19 – Severe Housing Problems 30 - 50% AMI**

**Data Source:** 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Groups with Disproportionately Greater Needs among Low-Income Households—Severe Housing Problems, 50%-80% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	<b>4,047</b>	<b>18,138</b>	<b>0</b>
White	3,223	15,158	0
Black / African American	10	125	0
Asian	20	150	0
American Indian, Alaska Native	70	100	0
Pacific Islander	29	75	0
Hispanic	644	2,189	0

**Table 20 – Severe Housing Problems 50 - 80% AMI**

**Data Source:** 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Groups with Disproportionately Greater Needs among Moderate-Income Households—Severe Housing Problems, 80%-100% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	<b>1,846</b>	<b>13,263</b>	<b>0</b>
White	1,487	11,773	0
Black / African American	0	40	0
Asian	20	199	0
American Indian, Alaska Native	0	50	0
Pacific Islander	0	55	0
Hispanic	319	1,038	0

**Table 21 – Severe Housing Problems 80 - 100% AMI**

**Data Source:** 2007-2011 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 2. Discussion

In the Consortium, severe housing needs are evidenced disproportionately among minority populations, however small their presence may be. As expected, lower income levels show the highest percentages of households with severe housing problems.

*Among the Extremely Low-Income Households (0-30% AMI), 11,501 total households:*

Table 18 above shows that among extremely low-income households (0-30% AMI) in the Consortium, 71.7% have one or more severe housing problems. There is a disproportionately greater need among extremely low-income Pacific Islander households. The rate of severe housing problems among these Pacific Islander households is 100%, which is 28.3% greater than the jurisdiction as a whole. However, it should be noted that the total number of Pacific Islander households within the 0-30% AMI range is very small, being estimated at only 65 households. Pacific Islander households make up 0.8% of all extremely low income households with severe housing problems.

There also exists a disproportionately greater need among extremely low-income American Indian/Alaska Native (150), Hispanic (1,231), and Black/African American (95) households with 90.9%, 83.7%, and 82.6% respectively which is 19.2%, 12%, and 10.9% greater than the jurisdiction as a whole.

*Among the 13,355 Very Low-Income Households (30-50% AMI):*

Table 19 above shows that among very low-income households (30-50% AMI) in the Consortium, 41% have one or more severe housing problems. There is a disproportionately greater need among very low-income Hispanic (1,134) households and American Indian/Alaska Native households. The rate of severe housing problems among Hispanic households is 94.6%, which is 53.6% greater than the jurisdiction as a whole. The rate of severe housing problems among the American Indian/Alaska Native households is 78.9%, which is 37.9% greater than the jurisdiction as a whole. While the number of Hispanic households among the very low-income with severe housing problems group is significant representing 20.7%, it should be noted that the total number of American Indian/Alaska Native households within the 30-50% AMI range is very small, being estimated at only 15 households. American Indian/Alaska Native households make up 0.3% of all very low income households with severe housing problems.

*Among the 22,185 Low-Income Households (50-80% AMI):*

Table 20 above shows that among low-income households (50-80% AMI) in the Consortium, 18.2% have one or more severe housing problems. There is a disproportionately greater need among low-income American Indian/Alaska Native households. The rate of severe housing problems among these American Indian/Alaska Native households is 41.1%, which is 22.8% greater than the jurisdiction as a whole. However, it should be noted that the total number of American Indian/Alaska Native households within the 50-80% AMI range is very small, being estimated at only 70 households. American Indian/Alaska Native households make up 1.77% of all low-income households with severe housing problems.

While the need for Pacific Islander households is lower than ten percent, it is identified at 9.7% greater the jurisdiction as a whole. Also, Pacific Islander households make up an approximate 0.7% of all low-income households with severe housing problems.

*Among Moderate-Income Households (80-100% AMI) 15,102:*

Table 21 above shows that among moderate-income households (80-100% AMI) in the Consortium, 12.2% have one or more severe housing problems. There is a disproportionately greater need among moderate-income Hispanic households (319). The rate of severe housing problems among these Hispanic households is 23.5%, which is 11.3% greater than the jurisdiction as a whole. Hispanic households make up 17.3% of all moderate-income households with severe housing problems.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### 1. Introduction

The following analysis presents data on the number of households with cost burdens in the Consortium and on the proportion of households with cost burdens occurring among particular racial or ethnic groups. According to HUD's definition, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing cost burdens at a greater rate (10 percentage points or more) than the income level as a whole. Cost burden is classified as follows:

- No Cost Burden: Households paying less than 30% of monthly income for housing
- Cost Burden: Households paying between 30-50% of monthly income for housing
- Severe Cost Burden: Households paying above 50% of monthly income for housing

### Housing Cost Burden

Housing Cost Burden	No Cost Burden <=30%	Cost Burden 30-50%	Severe Cost Burden >50%	No / negative income (not computed)
<b>Jurisdiction as a whole</b>	<b>26,941</b>	<b>18,464</b>	<b>16,070</b>	<b>664</b>
White	73,650	20,480	13,591	483
Black / African American	270	60	120	10
Asian	859	310	339	98
American Indian, Alaska Native	208	174	175	15
Pacific Islander	365	129	144	0
Hispanic	5,727	2,781	2,371	29

**Table 22 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2007-2011 CHAS

	%HH w/Cost Burden	% Diff. compared to Whole Jurisdiction	%HH w/ Severe Cost Burden	% Diff. compared to Whole Jurisdiction
<b>Jurisdiction as a whole</b>	<b>29.7%</b>		<b>25.9%</b>	
White	18.9%	-10.8%	12.6%	-13.3%
Black / African American	13%	-16.7%	26%	+0.1%
Asian	19.3%	-10.4%	21.1%	-4.8%
American Indian, Alaska Native	30.4%	+0.3%	30.6%	+4.7%
Pacific Islander	20.2%	-9.5%	22.6%	-3.3%
Hispanic	25.4%	-4.3%	21.7%	-4.2%

**Table 23 – Percentage of Households with Cost Burden and Severe Cost Burden by Race/Ethnicity**

## 2. Discussion

While there is a number of households with cost burden and severe cost burden there is no evidence that any particular racial or ethnic group is in disproportionate greater need when compared to the jurisdiction as a whole.

## NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

### 1. Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

This section summarizes by racial and ethnic group, disproportionately greater housing need identified in the previous sections. Below is a summary table displaying where disproportionately greater housing problems have been found among particular racial or ethnic groups within a given income range. The rate of housing problems and severe housing problems for all households in the Consortium is listed in the top row, highlighted in orange, with the total number of households given the parenthesis. Each subsequent row details a racial or ethnic group and gives the percentage point increase or decrease from the jurisdiction's total percentage of housing problems, as well as the total number of households listed in parentheses. For example, in the Consortium, 81.2% of extremely low-income households (0-30% AMI) have housing problems, but extremely low-income Blacks/African Americans and Pacific Islander households experience housing problems at a rate 18.8% greater than the rest of Consortium's extremely low-income households. However it should be noted that the total number of extremely low-income Blacks/African American households with housing problems is 95 and Pacific Islander households is 65, whereas the total number of extremely low income households in the Consortium is 9,342

	Extremely Low-Income 0-30% AMI		Very Low-Income 30-50% AMI		Low-Income 50-80% AMI		Moderate-Income 80-100% AMI	
	Housing Problems	Severe Housing Problems	Housing Problems	Severe Housing Problems	Housing Problems	Severe Housing Problems	Housing Problems	Severe Housing Problems
<b>Consortium</b>	<b>81.2%</b> <b>(9,342)</b>	<b>71.7%</b> <b>(8,247)</b>	<b>74%</b> <b>(9,883)</b>	<b>41%</b> <b>(5,473)</b>	<b>54.1%</b> <b>(11,878)</b>	<b>18.2%</b> <b>(4,047)</b>	<b>36%</b> <b>(5,469)</b>	<b>12.2%</b> <b>(1,846)</b>
<b>White</b>	-1.2% (7,388)	-2% (6,393)	-4% (7,513)	-3.1% (4,063)	-2% (9,578)	-0.7% (3,223)	-0.2% (4,744)	-1.0% (1,487)
<b>Black/African American</b>	<b>+18.8%</b> <b>(95)</b>	<b>+10.9%</b> <b>(95)</b>	-24% (25)	+9% (25)	+0.6 (75)	-10.8% (10)	-36% (0)	-12.2% (0)
<b>Asian</b>	-11.7% (255)	-2.2% (255)	<b>+11.7%</b> <b>(210)</b>	+6.9% (115)	<b>+22.4%</b> <b>(130)</b>	-6.4% (20)	-6.3% (65)	-3.1% (20)
<b>American Indian, Alaska Native</b>	<b>+8.9%</b> <b>(150)</b>	<b>+19.2%</b> <b>(150)</b>	<b>+26%</b> <b>(19)</b>	<b>+37.9%</b> <b>(15)</b>	<b>+37.1%</b> <b>(155)</b>	<b>+22.9%</b> <b>(70)</b>	<b>+34%</b> <b>(35)</b>	-12.2% (0)
<b>Pacific Islander</b>	<b>+18.8%</b> <b>(65)</b>	<b>+28.3%</b> <b>(65)</b>	<b>+26%</b> <b>(84)</b>	-2.4% (34)	-7% (49)	+9.7% (29)	<b>+14%</b> <b>(25)</b>	-12.2% (0)
<b>Hispanic</b>	+6.4% (1,291)	<b>+12%</b> <b>(1,231)</b>	<b>+16.3%</b> <b>(1,819)</b>	<b>53.6%</b> <b>(1,134)</b>	+5.9% (1,698)	+4.5% (644)	+5.4% (560)	<b>+11.3%</b> <b>(319)</b>

**Table 24 Disproportionately Greater Need by Racial or Ethnic Group**

**Note:** Racial or ethnic groups with findings of disproportionately greater housing problems than the Consortium as a whole at a given income level are displayed in red.

**a. White Households**

Based on the data analyzed there are no findings of disproportionately greater housing needs among white households.

**b. Black/African American Households**

There is a disproportionately greater housing need for extremely low-income (0-30% AMI) Black/African American households. The rate of housing problems among all extremely low-income households is 81.2%. For Black/African American households, the rate is 100% or 18.8% greater than the jurisdiction as a whole.

Additionally, the data finds that for Black/African American households in the same income level (0-30% AMI) there is a disproportionately greater housing need in the severe housing problems category, where the rate of severe housing problems for all extremely low-income households is 71.7%, and the rate for Black/African American households is 82.6%, or 10.9% greater than the population as a whole.

Black/African American households clearly have a disproportionately greater need for housing at the extremely low-income level. These households represent about 1% of all extremely low-income households with either housing problems or severe housing problems and 3.9% of the total number of all Black/African American households in Utah County. Black/African American households represent approximately 0.5% of the total population in Utah County as of the 2010 U.S. Census.

**c. Asian Households**

A disproportionately greater housing need in the housing problems category for both very low-income (30-50% AMI) and low-income categories (50-80% AMI) shows for Asian households. The rate of housing problems for all households at the very low-income level (30-50% AMI) is 74%. For Asian households, the rate is 85.7% or 11.7% greater than the jurisdiction as a whole.

The rate of housing problems among all low-income households (50-80% AMI) is 54.1%, while the rate for Asian households is 76.5% or 22.4% greater than the jurisdiction as a whole.

**d. American Indian, Alaska Native Households**

American Indian, Alaska Native households have the greatest number of findings of disproportionately greater housing need across the widest income range, but it

should be noted that there was no finding of disproportionately greater severe housing problems among median-income American Indian, Alaska Native households. Housing problems among *extremely low-income* American Indian, Alaska Native households are 8.9% greater than the percentage of housing problems among the jurisdiction as a whole and severe housing problems are 19.2% greater. Among *very low-income* American Indian, Alaska Native households housing problems are 26% greater and severe housing problems are 37.9% greater. *Low-income* American Indian, Alaska Native households housing problems were 37.1% greater and severe housing problems were 22.9% greater. Lastly, among *median-income* American Indian, Alaska Native households, housing problems were 34% greater than the rest of the jurisdiction as a whole.

American Indian, Alaska Native households represent 1.6% of all households with housing problems at the *extremely low-income* level; 1.8% of all households with severe housing problems at the *extremely low-income* level; 0.2% of all households with housing problems at the *very low-income* level; 0.3% of all households with severe housing problems at the *very low-income* level; 1.3% of all households with housing problems at the *low-income* level; 1.7% of all households with severe housing problems at the *low-income* level; and 0.6% of all households with housing problems at the *median-income* level. American Indian, Alaska Native households with disproportionately housing problems represent about 6.4% of the total number of all American Indian, Alaska Native households in the Consortium and approximately 0.4% of the total population in Utah County as of the 2010 U.S. Census.

#### e. Pacific Islander Households

The percentage of extremely low-income Pacific Islander households with housing problems is disproportionately greater (18.8%) than that of all extremely low-income households. The percentage of households with severe housing problems among extremely low-income Pacific Islander households is 28.3% greater than the rest of extremely low-income households in the jurisdiction. There are only 65 extremely low income Pacific Islander households in the Consortium, all of which are identified as having housing problems making the housing need for this group 100%.

Pacific Islander households at very low-income (30-50% AMI) have a disproportionately greater need with housing problems 26% greater than all very low-income households in the jurisdiction. The number of identified households in this group is 84.

There is one other category where Pacific Islanders are identified having a disproportionately greater need (14%), this is at the moderate-income level (80-100% AMI) with 25 households.

In comparison to all households with disproportionately greater need in the jurisdiction, Pacific Islander households represent 0.7% of the total households with housing problems among the extremely low-income, 0.8% of the total households with severe housing problems among the extremely low-income, 0.8% of all households with housing problems among the very low-income, and 0.5% of the total households with housing problems among the median-income. Pacific Islander households with disproportionately greater housing needs represent about 1.6% of all Pacific Islander households and approximately 1% of all households in the Consortium.

#### **f. Hispanic Households**

Hispanic households, as with Pacific Islander households, also show a medium range of disproportionately housing needs. At the extremely low-income level Hispanic households with severe housing problems have a greater need (12%) than that of all extremely low-income households in this category. Hispanic households in the very low-income (30-50% AMI) level also have a greater need (16%) than the percentage of all households with housing problems in the jurisdiction as a whole. The percentage Hispanic households with severe housing problems in the moderate-income (80-100% AMI) level have a greater need by 11.3% than the rest of households with similar problems in the jurisdiction as a whole.

The greatest disproportionately housing need of any category or income level is found among Hispanic households with very low-income and severe housing problems with a rate of 53.6% greater than the jurisdiction as a whole in this category and income level. The number of households is 1,134 which represent 20.7% of all households (5,473) with very low-income and severe housing problems. However, it is important to note, this number represents 2% of all Hispanic households (55,793) in the jurisdiction and 0.2 of all households (516,564) in the Consortium.

Race	Number	Percentage
White Alone (not Hispanic)	434,708	84.2%
Black/African American (not Hispanic)	2,421	0.5%
American Indian, Alaska Native (not Hispanic)	2,324	0.5%
Asian alone (not Hispanic)	5,189	1.0%
Pacific Islanders (not Hispanic)	5,259	1.0%
Some other race (not Hispanic)	—	—
Two or more races (not Hispanic)	—	—
Hispanic Origin	55,793	10.8%

**2. If they have needs not identified above, what are those needs?**

Not applicable.

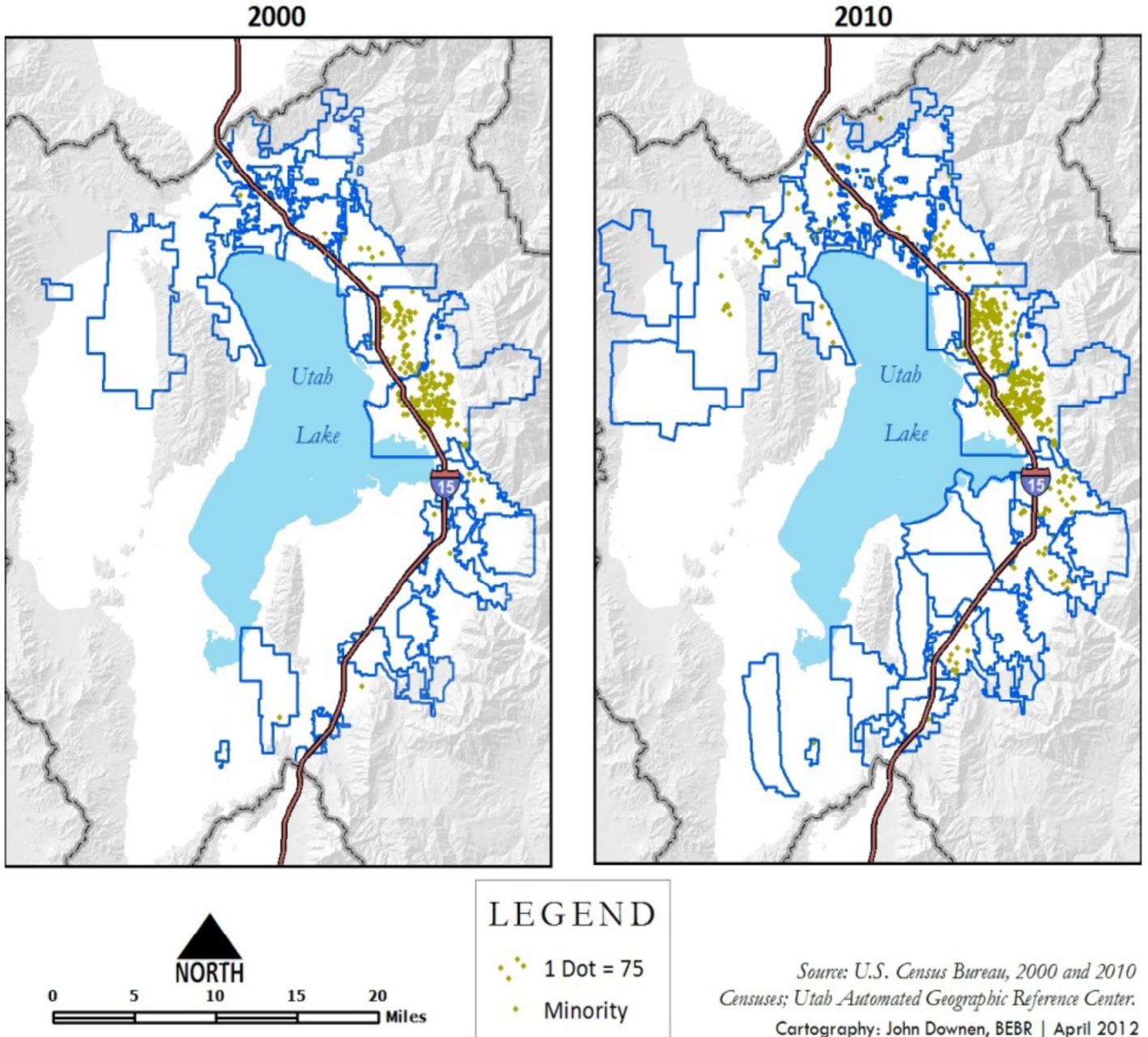
**3. Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

While there has been some improvement in the spatial distribution of minorities as Eagle Mountain and Lehi have provided affordable owner-occupied opportunities the minority share of the population in Provo is forty-two percent higher than the county-wide average; 22.5 percent versus 15.8 percent. There is the treat that protected class individuals will continue to be concentrated in Provo and south county cities as Nimbyism, zoning ordinances, land prices, etc. exclude the development of affordable housing, particularly affordable rental housing in the high growth northern cities.

Zoning practices and development approvals have a greater impact than any other factor on fair housing choice. If the high growth cities in Utah County do not allow increased levels of affordable housing, particularly rental housing, protected classes will become more highly concentrated and segregated by 2020, thereby further limiting housing choice. Thirty-one percent of the minority population in the County lives in Provo and Provo has only twenty-one percent of the County's population.

*Figure 1* below shows the increasing concentration of minority population in Utah County from 2000 to 2010. Each dot in *Figure 1* represents 75 individuals. From 2000 to 2010 much of the increase in the minority population has occurred in Orem and Provo.

Figure 1 Dot Density of Minority Population in Utah County



## NA-35 Public Housing – 91.405, 91.205(b)

### 1. Introduction

The Housing Authority of Utah County (HAUC) and the Provo City Housing Authority (PCHA) are responsible for managing the public housing inventory, developing new affordable housing units and administering the Section 8 voucher programs for Utah County and Provo City, respectively. They strive to provide affordable housing opportunities throughout the community by developing new or rehabilitating existing housing that is safe, decent and affordable— a place where a person’s income level or background cannot be identified by the neighborhood in which they live.

### 2. Totals in Use

*Table 25* details the number of vouchers and units by public housing program type administered by HAUC and PCHA. This table uses HUD’s prepopulated data collected by the Public and Indian Housing Information Center. The program types used in the table are defined below:

#### a. Certificate

The Section 8 Rental Certificate program increases affordable housing choices by allowing very low-income families to choose privately owned rental housing. Families apply to a local Public Housing Authority (PHA) or administering governmental agency for a Section 8 certificate. The PHA pays the landlord the difference between 30% of the household’s adjusted income and the unit’s rent.

#### b. Mod-Rehab

The moderate rehabilitation program provides project-based rental assistance for low-income families. Assistance is limited to properties previously rehabilitated pursuant to housing assistance payments (HAP) contracts between an owner and a PHA.

#### c. Public Housing

The total number of units in developments operated by the Public Housing Authorities within the jurisdiction

**d. Vouchers**

- i. Total – The total number of Section 8 vouchers (project-based plus tenant-based) administered by the PHA
- ii. Project-based – The total number of project-based Section 8 vouchers administered by the PHA
- iii. Tenant-based – The total number of tenant-based Section 8 vouchers administered by the PHA

**e. Special Vouchers**

- i. Veterans Affairs Supportive Housing – The HUD-Veterans Affairs Supportive Housing program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs (VA). The VA provides these services for participating veterans at VA medical centers and community-based outreach clinics.
- ii. Family Unification Program – Family Unification Program funding is allocated through a competitive process; therefore, not all Public Housing Authorities administer the program.
- iii. \*Disabled – In this table, disabled includes non-elderly, mainstream 1-year, mainstream 5-year, and nursing home transition.

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	393	1,913	26	1,942	0	67	140

**Table 25 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Data Source:** PIC (PIH Information Center)

### 3. Characteristics of Residents

The table below displays the characteristics of public housing residents – both those that inhabit public housing units and those who utilize Section 8 housing vouchers – by program housing type. This table uses HUD’s prepopulated data collected by the Public and Indian Housing Information Center.

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	40	0	40	0	0
# of Elderly Program Participants (>62)	0	0	145	328	0	328	0	0
# of Disabled Families	0	0	37	809	0	809	0	0
# of Families requesting accessibility features	0	0	12	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	16	57	0	57	0	0

**Table 26 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

#### 4. Race of Residents

The table below displays the racial composition of residents for each public housing program. This table uses HUD's prepopulated data collected by the Public and Indian Housing Information Center.

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	219	1,768	0	1,768	0	67	139
Black/African American	0	0	6	32	0	32	0	3	1
Asian	0	0	5	17	0	17	0	0	0
American Indian/Alaska Native	0	0	3	41	0	30	0	0	0
Pacific Islander	0	0	11	24	0	38	0	0	0
Other	0	0	2	0	0	9	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 27 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### 5. Ethnicity of Residents

As HUD distinguishes between race and ethnicity, this table displays the ethnic composition of residents for each public housing. This table uses HUD’s prepopulated data collected by the Public and Indian Housing information Center.

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	86	280	0	280	0	7	7
Not Hispanic	0	0	160	1,614	0	1,614	2	60	133

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 28 - Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**6. Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units**

Neither the Housing Authority of Utah County nor the Provo City Housing Authority has applicants on their waiting lists identified as needing accessible units.

HAUC does not track Section 8 applicants to determine whether they need an ADA unit. They do track this particular need for HAUC's owned properties. HAUC has four fully-accessible family units where only two of the clients residing in them require ADA features. A provision exists in the leases of these properties that allow for lease termination if there is non-ADA family living in an ADA unit when there is a client that needs the ADA features.

When PCHA issues a Housing Choice Voucher (HCV) voucher holders have 90 days search time which can be extended to 120 days if necessary. This typically provides sufficient time to find an accessible unit or re-model an existing unit accordingly.

HAUC's Section 8 program has 1,059 available slots. However, due to available funding, are only assisting 1,030 at this time. The Section 8 waiting list has 3,440 applicants and have not added new program participants since Jan 2014. New households can be added only when clients attrition off the program. The average wait is anticipated to be 24+ months at this time.

We no longer have public housing units, they were converted to agency-owned units through our HUD-approved demolition/disposition application in 2009. There are currently 883 applicants for 85 units of family housing, 152 applicants for 28 units of senior housing, and 70 applicants for 13 units of farm-labor housing. Family wait time is about 12-24 months, seniors are easily 24+ months out as these units don't turn over as quickly.

Average time a client is on our program receiving assistance is about 24 months

PCHA's waiting list for Section 8 currently has 3,125 applicants with an 8-10 month wait time. The Public Housing waiting list has approximately 418 applicants with wait times of 1-2 months for 2 and 3 bedroom units and 3-6 months for seniors and 4 bedroom units.

**7. Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

According to HAUC, the most immediate need for their clients, in both Section 8 and Public Housing (PH), is the lack of available units. Section 8 clients are struggling to find an available unit, let alone one that meets their rent restrictions. Clients in PH

don't have an immediate need now, however, they most likely have waited a long period of time (12-24 months) for a vacancy to occur so they could be considered to move in.

For Provo City Housing Authority's clients in the HCV program and PH desperately need more one-bedroom affordable units. Housing with supportive services for foster children aging out of the system is another immediate need not being adequately met.

**8. How do these needs compare to the housing needs of the population at large**

The needs of PH residents and HCV holders are similar to the needs of the rest of the extremely and very low-income population in the Consortium. Many of these needs stem from the same core issues: low income, unemployment, an aging housing stock, and aging population. The demand for multi-family housing is great throughout the County, even with significant public investment to subsidize and stimulate the production of affordable housing; the supply is not meeting demand.

## NA-40 Homeless Needs Assessment – 91.405, 91.205(c)

### 1. Introduction

Although the causes for homelessness are complex, there are solutions. It takes a high level of collaboration and focus to implement effective interventions. People experiencing homelessness suffer from the hardship of their condition, but also face alienation and discrimination fueled by stereotypes. Here are some myths and realities of homelessness.

**MYTH – People who are homeless stay homeless for a long time.**

**FACT –** Only 3.9 percent of Utah’s homeless are considered chronically homeless or experience homelessness for long periods of time. Of those experiencing homelessness, 45 percent of single adults and 31 percent of families stayed in shelter less than one week during 2013.

**MYTH – Most are single men.**

**FACT –** Persons in families constitute 46 percent of the total population, 40 percent are single men and 14 percent are single women.

**MYTH – The homeless population is transient, migrating to cities with the best service.**

**FACT –** 88 percent of Utah’s homeless population lived in Utah when they became homeless.

**MYTH – They are to blame for their situation.**

**FACT –** Many are victims of circumstance, illness, and trauma from violence or abuse. Roughly 29 percent of all homeless persons are children. About 38 percent of all homeless persons experience mental illness or substance abuse, and 35 percent report domestic violence.

In 2014, it is estimated that 13,621 persons experience homelessness in Utah. Homelessness in Utah has declined steadily since 2012. Persons in families make up 45 percent of the total homeless population. The number of families has been declining, impacting the overall rate of homelessness. Housing programs, such as Temporary Assistance for Needy Families (TANF) rapid rehousing, effectively address family homelessness through short-term rental assistance and employment supports. The number of single individuals experiencing homelessness has also declined. Roughly ten percent of the total persons experiencing homelessness are living on the streets or places not meant for habitation. Persons experiencing chronic homelessness are living on the street or places not meant for habitation. Persons experiencing chronic homelessness make up 3.9 percent of the total homeless population but tend to

consume the majority of homeless services. Other subpopulations of homelessness are detailed in the full report.

There are several committees across the State that aid in coordinating funding and services to address homelessness in Utah. Three are primary actors statewide; these include: the State Homeless Coordinating Committee (SHCC) chaired by the Lieutenant Governor, the 12 Local Homeless Coordinating Committees (LHCC), chaired by local political leaders, and the three Continua of Care (CoC), which are collaborations of service providers who are mandated by HUD to coordinate homeless housing and service programs. Each of these levels of coordination (state, local and among providers) work on the following:

- Identifying the need and matching services to that need
- Coordination across service sectors
- System-based decision making for programmatic approaches and funding directions
- Performance measurement and efforts to share information across service sectors

Utah County is one of three counties included in the Mountainland Continuum of Care. Along with Wasatch and Summit counties, the Continuum works in collaboration to assess and address the need of homeless individuals and families throughout the region. The CoC conducts a Point-In-Time count of homeless individuals at least once annually collecting data on where homeless individuals/households are sleeping, the household size, record disabilities, and to determine if they face chronic homelessness. The latest Point-In-Time was reported on April 29, 2015 which revealed a high utilization rate in all programs, emergency shelters, transitional housing, and on the streets on a single night. The count does not capture those who experience only brief episodes of homelessness or account for changes throughout the year due to economic and social circumstances and, therefore, estimates are generated to calculate the total number of persons experiencing homelessness in a given year.

## 2. Homeless Need Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	94	3	125	5	43	24
Persons in Households with Only Children	11	0	0	0	0	0
Persons in Households with Only Adults	60	35	0	0	0	0
Chronically Homeless Individuals	2	3	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	4	6	0	0	0	0
Unaccompanied Child	11	0	0	0	0	0
Persons with HIV	Not Collected	Not Collected	0	0	0	0

**Table 29 – Homeless Needs Assessment**

### 3. If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

During the 2015 Point-In-Time count reported four homeless veterans were counted in the Continuum’s shelter system from 2102-2013 according to the 2013 Annual Homeless Assessment Report (AHAR): Veteran’s supplement. The same report

estimated total number of veterans in emergency shelter on an average night was one. The highest unsheltered subpopulations are those with substance abuse disorders and those with serious mental illness. Providers report that housing affordability in Utah County is out of reach in many cases and returning veterans often pursue housing options elsewhere.

**4. Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	154	36
Black or African American	6	1
Asian	1	0
American Indian or Alaska Native	4	1
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	37	3
Not Hispanic	128	35

Data Source Comments:

**5. Estimate the number and type of families in need of housing assistance for families with children and the families of veterans**

Homeless service providers report an increase in the needs of households with children throughout the Continuum. Community Action Services and Food Bank (CASFB) is a nonprofit organization in Provo that operates four food pantries and a Family Development Program that assists families with finding stable housing, employment and other basic necessities.

**6. Describe the Nature and Extent of Homelessness by Racial and Ethnic Group**

The majority of people utilizing shelter and services within the Mountainland Continuum of Care reported their race as white during the Point-In-Time count in January 2015. Seven reported their race as Black or African American, one individual identified as Asian, and four reported their race as American Indian or Alaska Native. No one identified their race as Pacific Islander and 37 declared themselves as being Hispanic.

**7. Describe the Nature and Extent of Unsheltered and Sheltered Homelessness**

The most recent Point-In-Time count found forty-four homeless individuals with serious mental illness. Of these adults, sixteen were unsheltered and twenty-eight were sheltered. The Wasatch Mental Health agency is the primary street outreach

mechanism for the Continuum and leads the Point-In-Time count. Twenty-three people counted on this day reported substance use disorders. Nineteen of these individuals were unsheltered and four were utilizing shelter on this day.

Forty-seven victims of domestic violence were counted in the PIT study thirty-six were utilizing shelter at that time. Existing shelter and housing services do not meet the needs of this population and advocates sometimes are forced to refer victims to locations that are far from support and create additional barriers for families.

## NA-45 Non-Homeless Special Needs Assessment – 91.405, 91.205 (b,d)

### 1. Introduction

This section describes the housing needs of persons who are not homeless but require supportive housing. These persons include:

- Elders, defined as 62 and older;
- Frail elders, defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, waking, and performing light housework;
- Persons with mental, physical and/or developmental disabilities;
- Persons with substance abuse disorders;
- Single parent households;
- Large family households;
- Victims of domestic violence, dating violence, sexual assault, and stalking;
- Immigrants;
- Persons living with HIV/AIDS

When discussing Special Needs populations it is important to recognize that, compared to the general population, people with disabilities have less access to resources as they are more likely to be un- or under-employed, that people living in poverty tend to have a higher incidence of disability, and that elderly populations are more prone to disability as prevalence of disability increases with age. Because of this, elders, frail elders, and persons with disabilities are populations disproportionately susceptible to poverty and poor living conditions.

### 2. Describe the characteristics of special needs populations in your community

#### Elderly

Utah County's population tends to be fairly young compared to the population of the rest of the United States; the median age in the County is 24.4. According to the 2013 American Community Service (ACS) there are 35,352 individuals 65 years or older and their median age is 73.7. It is estimated that about 32.7 percent of people 65 and older live alone and 35.4 percent of them live with some kind of disability. While it is estimated that 82.2 percent are not in the labor force only 5.2 percent of individual 65 and older are considered to be at or below the poverty level. These individuals are represented in 20,947 households of which about 3,051 are renters and 9,396 are homeowners. About 47.5 percent of renter households pay 30% or more of their income for housing, and an estimated 21.3 percent of homeowners pay 30% or more of their income for housing.

Persons with Disabilities

According to the 2009-2013 ACS survey 7.3 percent of the population in Utah County is living with a disability.

**3. What are the housing and supportive service needs of these populations and how are these needs determined?**

The housing and supportive needs of special populations was determined through focus groups with public service stakeholders, and evaluation of data derived from organizations who work with these populations and other data sources

**4. Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area**

Not Applicable

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

### **1. Describe the jurisdiction’s need for Public Facilities**

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.

### **2. How were these needs determined?**

Needs were based on previous experience, through agency stakeholder and staff consultation. In addition, an online survey gave residents an opportunity to rank priorities.

### **3. Describe the jurisdiction’s need for Public Improvements**

Community Development allocates funds under this category to improve the safety and livability of targeted revitalization areas and secure economic development growth potential by upgrading, replacing or developing necessary infrastructure systems, in response to the priority needs of specific neighborhood areas. The repairs further the needs and requirements of the economic development growth areas identified in eligible neighborhoods.

### **4. How were these needs determined?**

Public improvement needs are based on the jurisdiction’s staff analysis with input received from elected officials, community based organizations, engineering consultants, private residents, and operations and maintenance staff. City staff works closely with communities to identify needed public infrastructure facilities, including new projects and expansions. In addition, engineering studies help to determine the most urgent repair needs.

### **5. Describe the jurisdiction’s need for Public Services**

The main objective of addressing public service needs is to develop a diverse network of social services directed toward enhancing the health, safety, and overall wellbeing of low- and moderate-income residents and persons with special needs. The priority established for disbursement of funds is reflective of the needs as identified by the community at public hearings, for example: elderly services, youth services, services for

the disabled, job training, abused persons, crime prevention, health services, employment services, and program for substance abusers.

**6. How were these needs determined?**

Public service needs were determined through agency stakeholder consultation

# HOUSING MARKET ANALYSIS

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## MA-05 Overview

The Market Analysis provides a clear picture of the environment in which the Consortium will administer its federal grant programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered.

### Housing Market Analysis Overview

The Consortium cities had approximately 90,000 owner occupied units and 50,000 renter occupied units in 2014. The median sales price of single family homes in the Consortium was \$243,600, a six percent increase in 2014. The average rent for a two bedroom two bath units was \$959. The apartment vacancy rate was 3.6 percent at year-end in 2014. Rental rates increased 7.6 percent in 2014.

Since 2000 the number of renter occupied units has grown at a faster pace than owner occupied units. Renter occupied units have increased at 3.2 percent annually compared to 2.9 percent for owner occupied units.

The home building industry in Utah County has yet to recover from the Great Recession. In 2014 the Consortium cities issued building permits for 1,770 single family homes, about one third the levels of 2006. Full recovery is still years away for the home building industry. A comparison of single family building permits issued in 2006 and 2014 for the entitlement cities and the high growth cities of Eagle Mountain and Saratoga Springs shows the slow rate of recovery.

Real estate sales of existing homes, unlike the home building sector, have fully recovered. The pre-recession peak was in 2007 with 5,663 home sales. In 2014 real estate agents sold 5,501 homes in Utah County, 97 percent of the peak sales.

The relatively weak single family market is partly offset by the record level of new apartment construction. From 2000 to 2013 the average number of permits issued for apartment units has been 340. In 2014 permits were issued for 2,100 units, an all-time record.

There are twenty new apartment projects under construction in Utah County. These projects have a total of 3,137 units. The new apartments are located in the following communities: Lehi (305 units), Lindon (90 units), Orem (970 units), Pleasant Grove (700 units), Provo (184 units), Springville (260 units) and Vineyard (628 units).

All the major new apartment projects are market rate units. The only rent assisted project is a small Senior project of 25 units in Springville not included in the list of major new projects. The typical two-bedroom two-bath rent in the new projects is about \$1,250 and \$1.25/sq. ft. The twenty new apartment projects are not affordable for households at less than 60 percent AMI.

The trend in foreclosures was measured by real estate owned (REOs) properties sold by financial institutions. This is the best proxy for foreclosures at the county and city level. REO sales peaked in Utah County in 2011 at 19.4 percent of all home sales, a total of 867 REO sales. This very high share for REOs put downward pressure on housing prices. However, by 2014 REO's share of home sales had dropped to 4.8 percent, 266 REO sales. Eagle Mountain and Lehi had the highest share of foreclosure sales.

Home prices also peaked in 2007 with a median sales price of \$245,900. Over the next four years the median sales price of a home fell 22 percent to \$193,000 but then prices turned in 2012 increasing by 26 percent in the following three years. In 2014 the median sales price was \$243,590, 99 percent of the peak price.

With the recovery in prices housing affordability has declined. For the Provo-Orem metropolitan area the Wells Fargo Housing Opportunity Index has fallen from a very high degree of affordability in 2012 and 2013 to a balanced market in 2014, i.e. a fifty percent index number which indicates half of all homes are affordable to half of all families.

Although in recent years housing affordability has been acceptable over most cities in the County, affordability is declining. Housing prices have increased significantly in the past three years and rental rates have risen by nearly eight percent over the past year.

Tax credit projects play a key role in providing affordable rental housing. In Utah County there are only 1,100 tax credit units. These units account for less than three percent of rental inventory. In Salt Lake County tax credit units represent eight percent of the inventory and in Tooele and Summit Counties tax credit units have a twenty percent share of the rental market. 80 percent of the tax credit units in Utah County are located in Provo, Lehi and Pleasant Grove.

## MA-10 Number of Housing Units – 91.410, 91.210(a) & (b)(2)

### 1. Introduction

According to the 2007-2011 American Community Survey five-year estimates, there are 130,480 total housing units in the Consortium. Owners occupy approximately 68 percent of these units and 32 percent are renter occupied.

Nearly two thirds of rental housing units in the County is located in Provo and Orem. *Figure 2.* These two cities account for 38 percent of the total population in Utah County and clearly have a disproportionate share of the rental housing inventory. Of course, a significant number of the renters in these two cities are students living in off-campus housing. The number of off-campus student housing units is estimated at 13,000 units. Excluding these units from the County rental inventory and assuming that a very high percentage of these units are located in Provo and Orem the adjusted nonstudent share of County rental units by city is shown in Figure 3. Even after the off-campus student housing adjustment Orem and Provo account for almost 50 percent of all rental housing in the County. It is not that other cities are unsuitable for rental housing due to market conditions, proximity to transportation networks or employment centers. These conditions are met in many cities in Utah County. The uneven distribution of rental housing in the County is often due to zoning ordinances reinforced by NIMBYism.

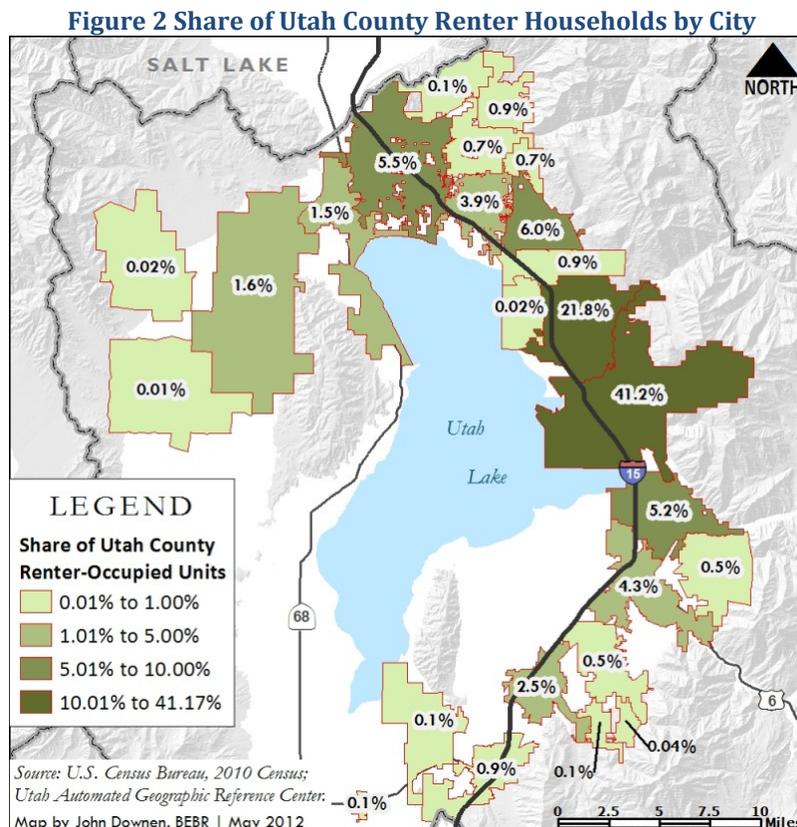
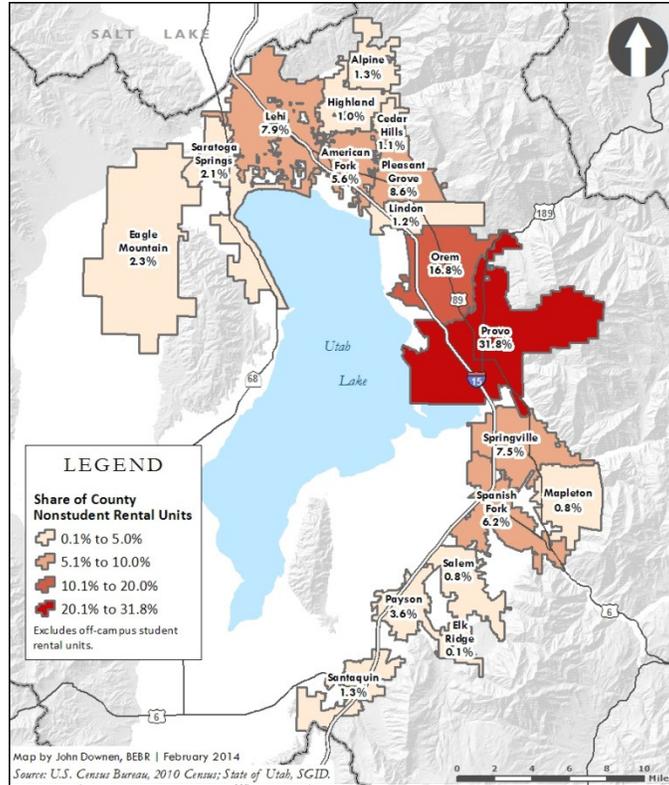


Figure 3 Share of Utah County Renters by City for Nonstudent Rental Units



All residential properties by number of units

Property Type	Number	%
1-unit detached structure	84,975	65%
1-unit, attached structure	11,757	9%
2-4 units	12,096	9%
5-19 units	13,002	10%
20 or more units	6,145	5%
Mobile Home, boat, RV, van, etc.	2,505	2%
<b>Total</b>	<b>130,480</b>	<b>100%</b>

Table 30 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS Data

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	97	0%	686	2%
1 bedroom	494	1%	5,443	13%
2 bedrooms	7,077	8%	15,313	38%
3 or more bedrooms	75,768	91%	18,962	47%
<b>Total</b>	<b>83,436</b>	<b>100%</b>	<b>40,404</b>	<b>100%</b>

Table 31 – Unit Size by Tenure

Data Source: 2007-2011 ACS Data

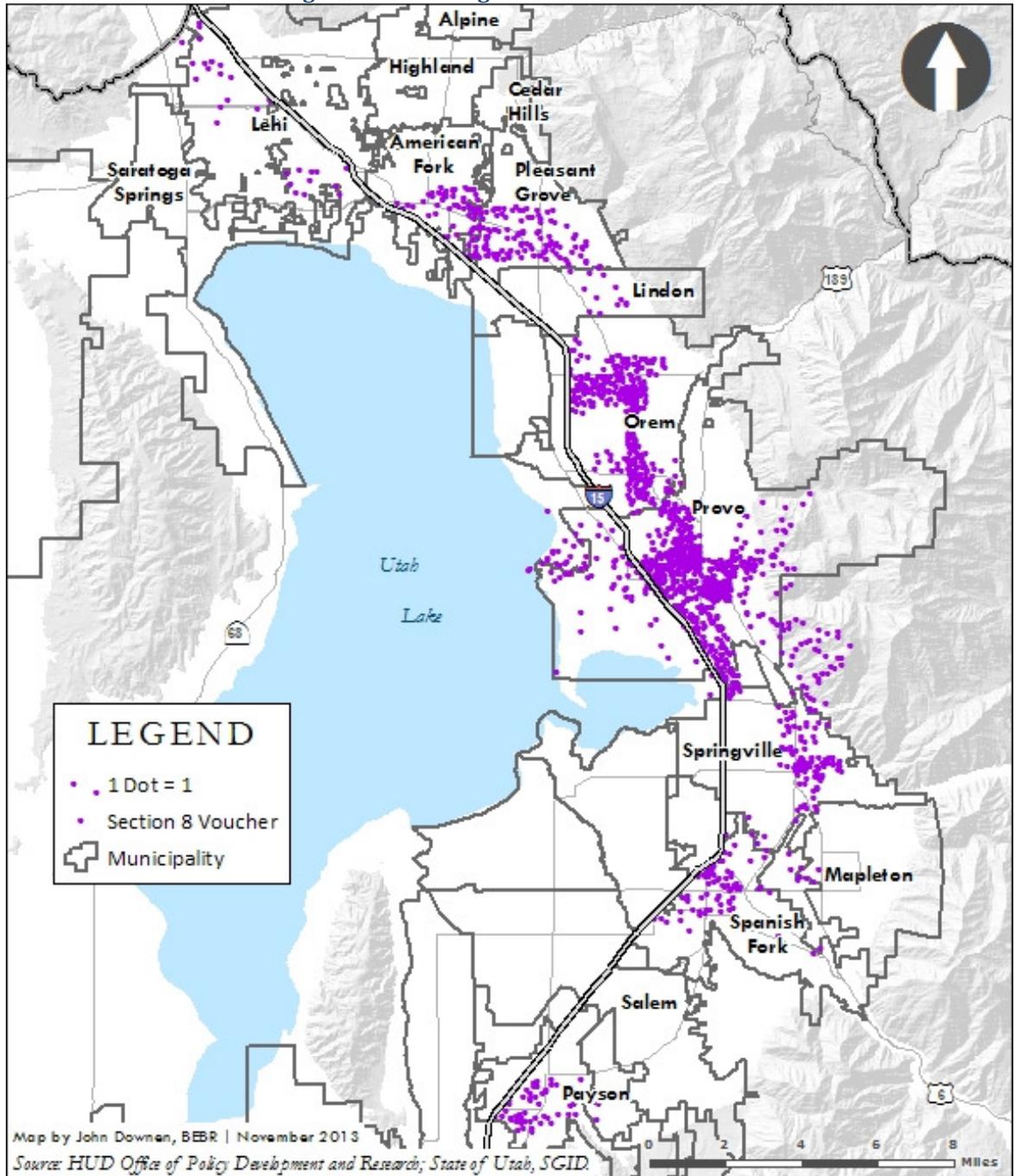
**2. Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Single unit detached structures are by far the most prevalent housing type in Utah County accounting for 65 percent of all units. The next ranking unit size is housing with 5-19 units at 10 percent. Following at about 9 percent each are single unit attached and 2-4 unit structures.

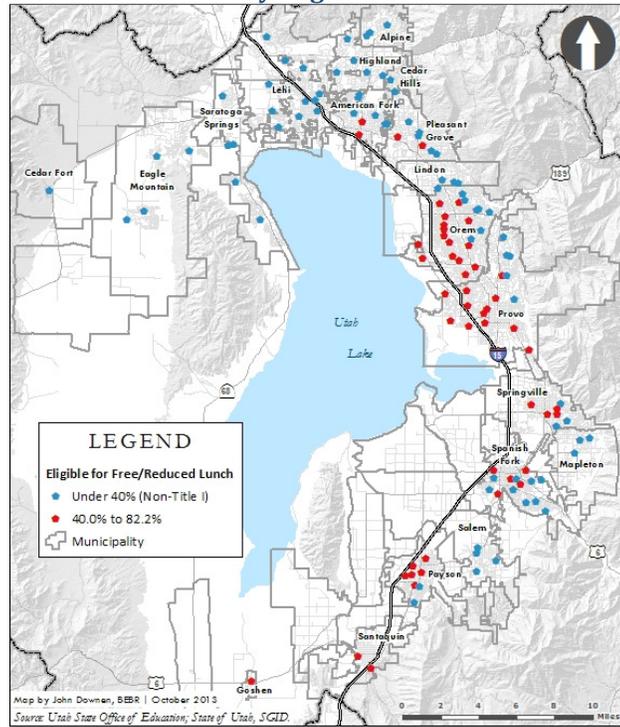
It's apparent, by a small margin, that owner units are bigger in size compared to rental units. 99 percent of owner housing stock has two or more bedrooms, with 91 percent having three or more bedrooms. Only 1 percent of owner housing stock has 1 bedroom. Two and three bedroom units make about 85% of all rental units. Three bedroom units are only 10 percent higher than two bedroom units.

The concentration of rental units in a few cities in Utah County leads to a concentration of Section 8 voucher holders. *Figure 4* shows the spatial distribution of voucher holders. The concentration of low-income renter households in Provo and Orem has implications for the school district: (1) large share of students from low-income households as inferred from student eligibility for free and reduced lunch, *Figure 5*; (2) disproportionate share of minority students, *Figure 6*; (3) disproportionate share of parents with Limited English Proficiency (LEP), *Figure 7*; and (4) low test scores, *Figure 8*. High concentrations of low income minority renters impede equity and opportunity for these low-income renter households.

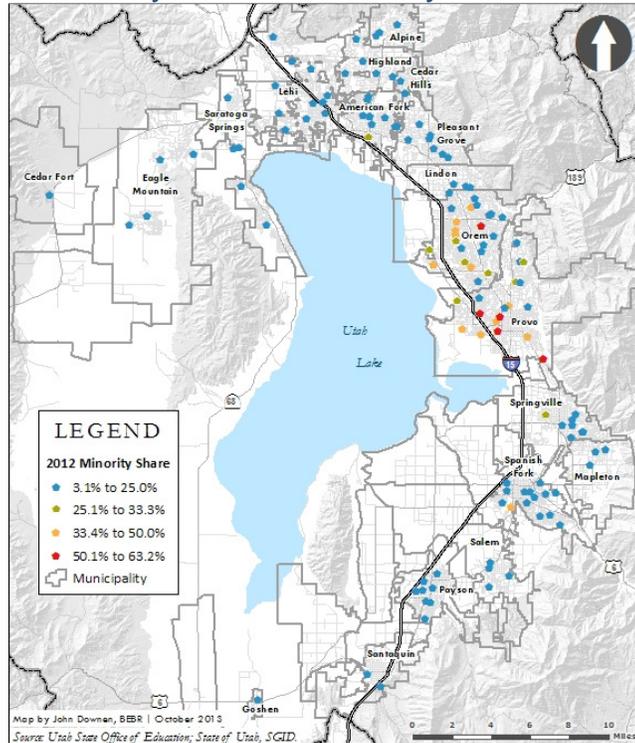
Figure 4 Section Eight Voucher Holders



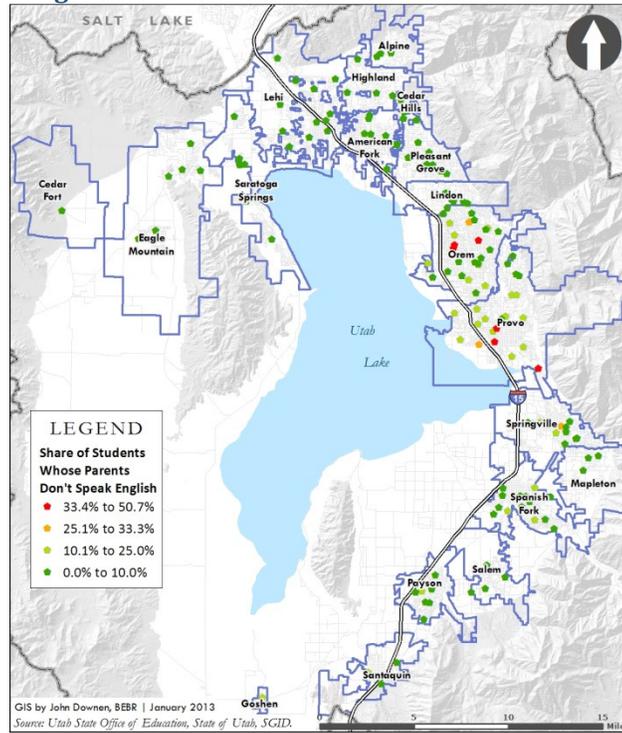
**Figure 5 Percent of Student Body Eligible for Free and Reduced Lunch**



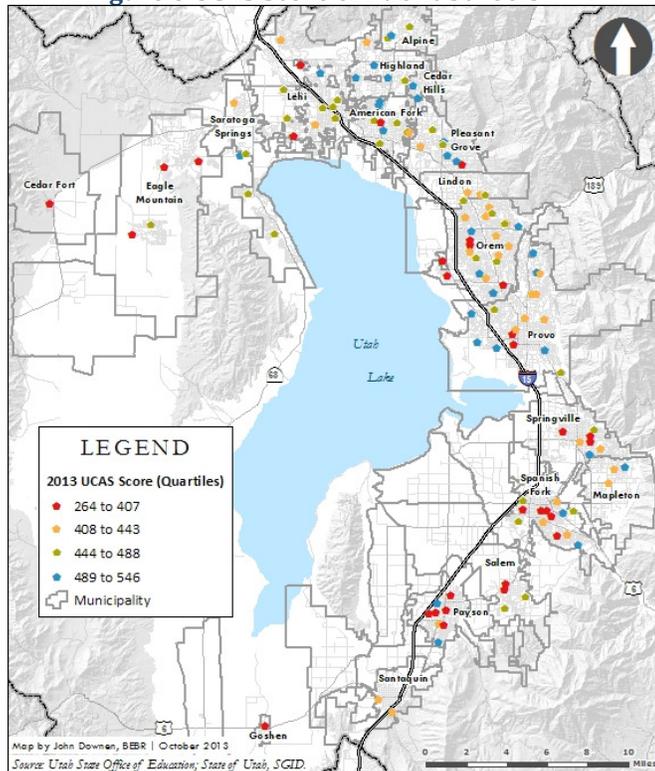
**Figure 6 Minority Share of Student Body in Public Schools**



**Figure 7 Share of Students with LEP Parents**

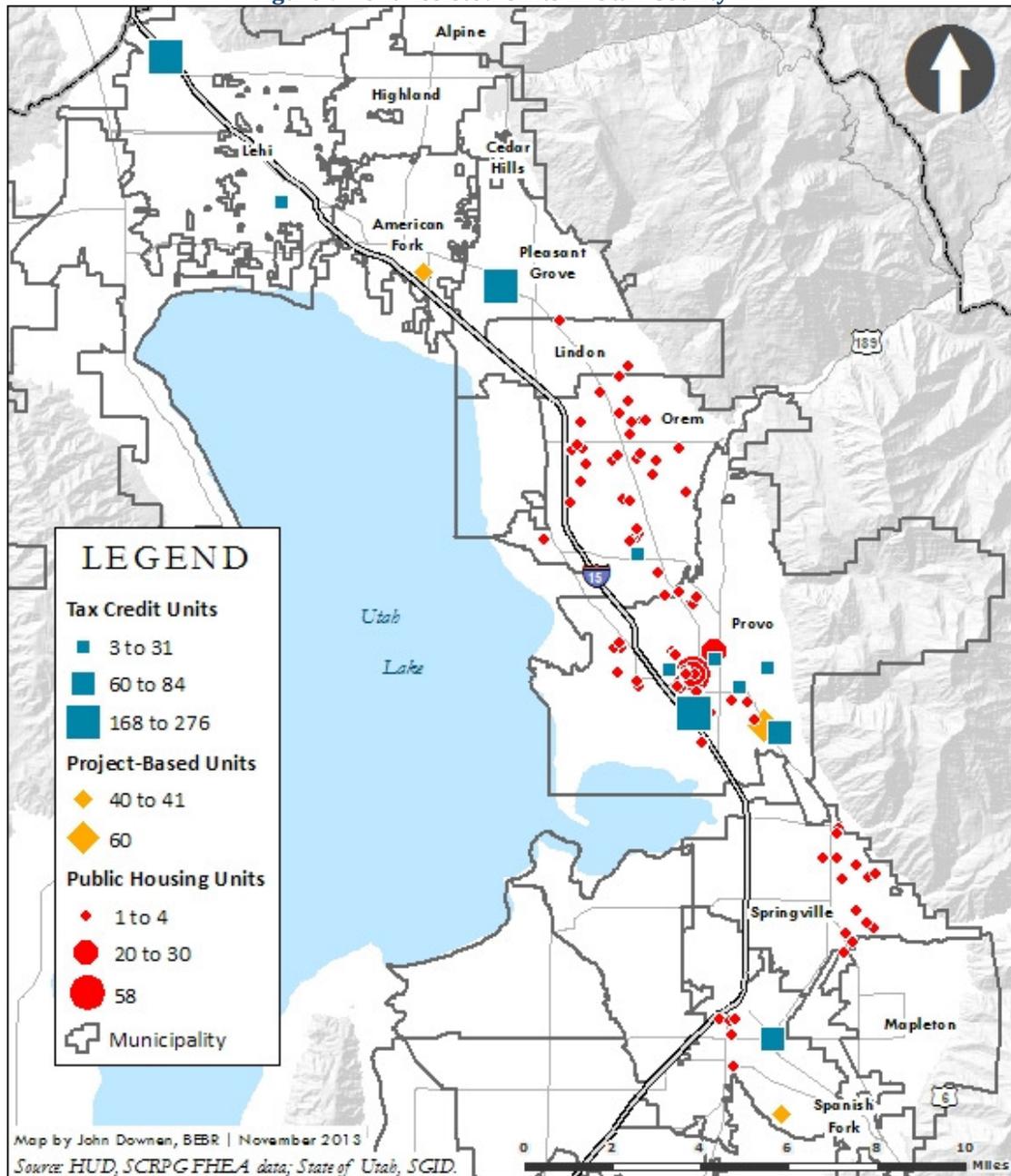


**Figure 8 UCAS Score of Public Schools**



Another measure of the concentrations of low-income renters is shown in the spatial distribution of rent assisted units *Figure 9*. Provo has the greatest concentration. Surprisingly Orem has several small scattered public housings units but only one small tax credit project. Furthermore, there is only one completed tax credit project south of Provo. It is anticipated that a 31 one-bedroom Senior Housing units project in Springville will be completed by the fall of 2015.

**Figure 9 Rent Assisted Units in Utah County**



**3. Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

It is not anticipated to lose any affordable housing as a result of expiring section 8 contracts.

**4. Does the availability of housing units meet the needs of the population?**

The most unmet housing needs are concentrated in the very low-income and extremely low-income households. These households comprise a significant share of the County's population. One-in-four households in the County have incomes below 50 percent of the Area Median Income (AMI). Of the 149,000 households in Utah County in 2012, 37,250 were households with very low-income; \$31,900 or less for a family of four. There were over 22,000 households with extremely low-income, approximately \$19,140 or less for a family of four, *Table 32*. Again these households are much more likely to be renter households of protected classes.

Category	Households
Households	149,000
Median Income Households	74,500
< 80% AMI Households	59,600
< 50% AMI Households	37,250
< 30% AMI Households	22,350
Occupied Housing Units	149,000
Owner Occupied Units	102,200
Renter Occupied Units	46,800

**Table 32 Households by Income in Utah County - 2012**

The housing inventory for most of the Consortium cities is heavily dominated by owner occupied units. Of course the significant exceptions are Provo and Orem. In Provo owner occupied units represent only 42 percent of the housing inventory and in Orem, while considerably higher, owner occupied units are only 62.4 percent of the housing inventory. Of the remaining fourteen Consortium cities the share of owner occupied units in nine cities is over 80 percent. In Highland 91 percent of the housing inventory is owner occupied units. In 2010, 68 percent of housing units were owner occupied.

**5. Describe the need for specific types of housing:**

It is evident that more smaller-sized units are needed. Construction and availability of affordable rental units also need to be better distributed among Consortium partner cities.

## MA-15 Housing Market Analysis: Cost of Housing – 91.410, 91.210(a)

### 1. Introduction

The last nine years have been a wild ride for housing prices. Never has the local real estate industry experienced such volatility, *Table 34 and Figure 10*. From 2004 to 2007 the median sales price of a home increased by a stunning 51 percent in Utah County. BY 2008 prices weakened and began a steady decline over the next four years. By 2011 the median sales price had dropped 21 percent in Utah County.

### 2. Cost of Housing

In 2012 prices finally turned as the median sales price of an existing home rose by almost five percent to \$202,000. By 2013 housing prices in Utah County were within six percent of the 2007 peak and the gap was closed with the six percent gain in 2014 bringing housing prices back to their pre-recession peak.

	Base Year: 2000	Most Recent Year: 2014	% Change
Median Home Value	149,910	243,590	38.5%
Median Contract Rent	0	0	0%

**Table 33 – Cost of Housing**

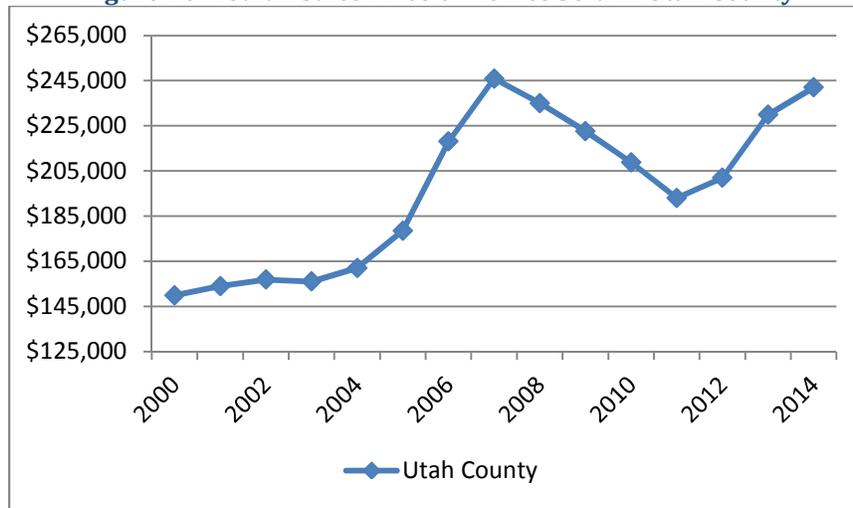
**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

	Utah County	% of Change
2000	149,910	
2001	154,000	2.7%
2002	156,900	1.9%
2003	156,000	-0.6%
2004	162,000	3.8%
2005	178,500	10.2%
2006	218,000	22.1%
2007	245,900	12.8%
2008	235,000	-4.4%
2009	222,600	-5.3%
2010	208,825	-6.2%
2011	\$193,000	-7.6%
2012	202,000	4.7%
2013	229,900	13.8%
2014	243,590	6.0%

Source: Wasatch Front Region MLS

**Table 34 Median Price of Homes Sold 2000-2014**

**Figure 10 Median Sales Price of Homes Sold in Utah County**



The median sales price for each of the Consortium cities for the 2007-2014 shows a similar pattern. Most cities have nearly recovered from the effects of the Great Recession. In Saratoga Springs prices are actually above the 2007 level, *Table 35*.

	<b>Peak 2007</b>	<b>Through 2012</b>	<b>Present 2014</b>
American Fork	\$245,200	\$186,525	\$239,250
Cedar Hills	\$349,950	\$256,500	\$292,100
Eagle Mountain	\$219,950	\$180,000	\$221,000
Highland	\$507,915	\$403,000	\$468,000
Lehi	\$278,350	\$226,609	\$280,000
Lindon	\$400,000	\$272,900	\$315,000
Mapleton	\$385,200	\$308,400	\$339,900
Orem	\$224,900	\$178,000	\$210,000
Payson	\$210,000	\$155,800	\$193,500
Pleasant Grove	\$257,750	\$199,500	\$239,200
Provo	\$209,900	\$168,968	\$209,250
Salem	\$297,450	\$225,618	\$293,000
Santaquin	\$218,000	\$162,250	\$202,700
Saratoga Springs	\$270,700	\$230,786	\$284,000
Spanish Fork	\$225,000	\$176,000	\$213,500
Springville	\$219,000	\$180,892	\$243,900
Utah County	\$245,900	\$202,000	\$243,900

Source: Wasatch Front Region MLS

**Table 35 Median Sales Price of Homes in Consortium Cities**

In recent years the rental market in Utah County has benefited from the rapid demographic and economic growth of the county. This growth has been concentrated in northern Utah County and has created demand for new residential development, particularly large, traditional family apartment projects.

Rent Paid	Number	%
Less than \$500	8,305	20.6%
\$500-999	23,652	58.5%
\$1,000-1,499	6,205	15.4%
\$1,500-1,999	1,703	4.2%
\$2,000 or more	539	1.3%
<b>Total</b>	<b>40,404</b>	<b>100.0%</b>

**Table 36 - Rent Paid**

Data Source: 2007-2011 ACS Data

### 3. Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,929	No Data
50% HAMFI	8,306	1,224
80% HAMFI	25,155	9,917
100% HAMFI	No Data	20,336
<b>Total</b>	<b>35,390</b>	<b>31,477</b>

**Table 37 - Housing Affordability**

Data Source: 2007-2011 CHAS

### 4. Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent-2014	477	617	737	1,066	1,305
High HOME Rent	507	610	729	1,054	1,208
Low HOME Rent	507	610	729	872	973

**Table 38 - Monthly Rent**

Data Source: HUD FMR and HOME Rents

### 5. Is there sufficient housing for households at all income levels?

The most critical unmet housing needs are concentrated in the extremely low-income and very low-income households.

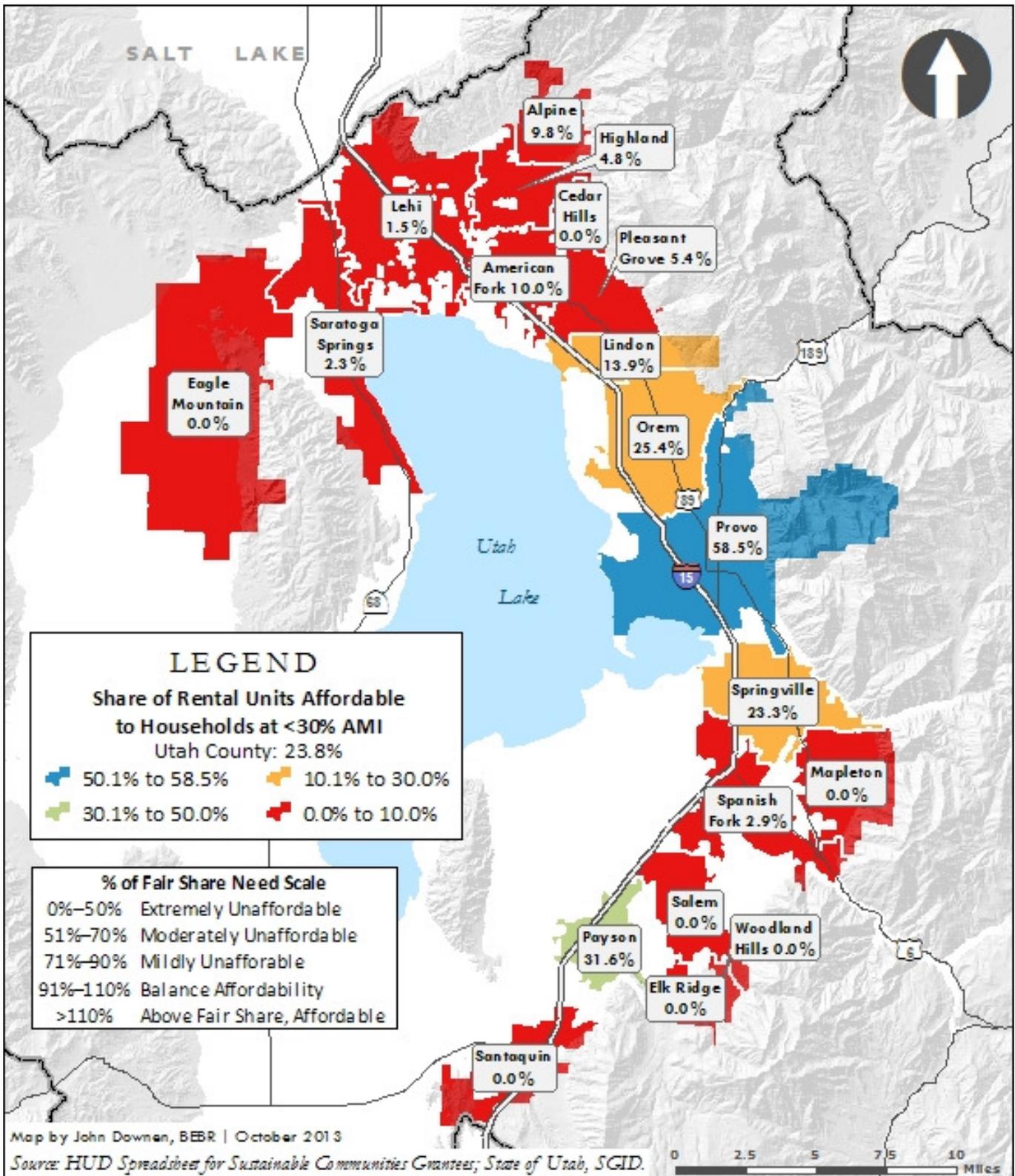
HUD information on the share of affordable rental housing need met by a city's inventory shows that Provo actually has a surplus of affordable rental housing for renter households at =>30 percent of AMI. The only shortage or deficit of affordable

rental housing in Provo is for the extremely low income household =<30 percent of AMI. For these households, which account for 15 percent of all households in the City, the need exceeds supply of units by about 40 percent. In Orem the need for rental units that are affordable to extremely low income renter households exceeds supply by 75 percent.

Provo meets about 58 percent of the affordable rental needs for extremely low-income households, *Figure 11*. All other cities in the Consortium have very large deficits for this group, *Figures 12 & 13*.

**Figure 11 Share of Affordable Housing Need Met by Current Rental Inventory < 30% AMI**

Figure 12 Share of Affordable Housing Need Met by Current Rental Inventory 50%-80% AMI



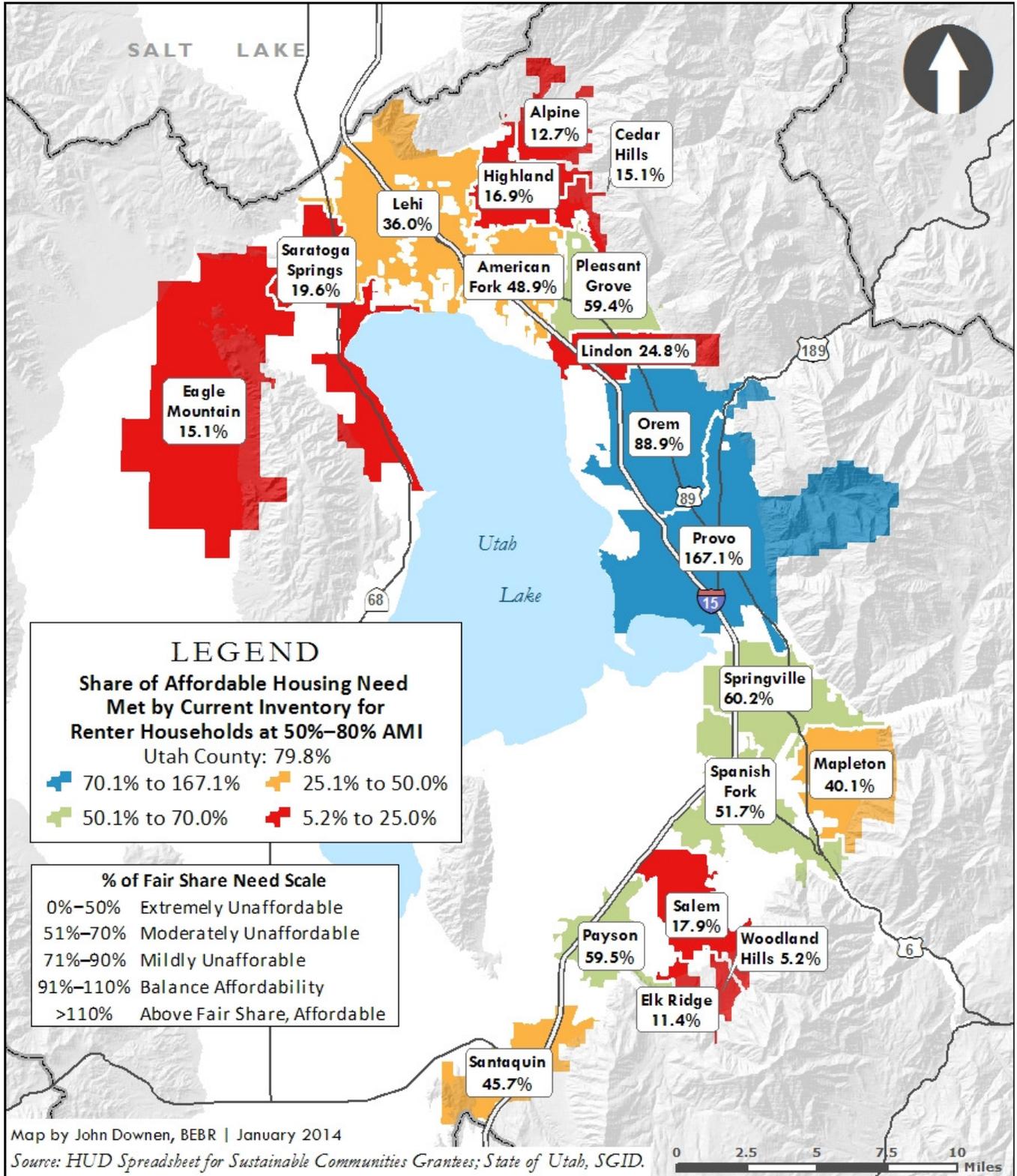
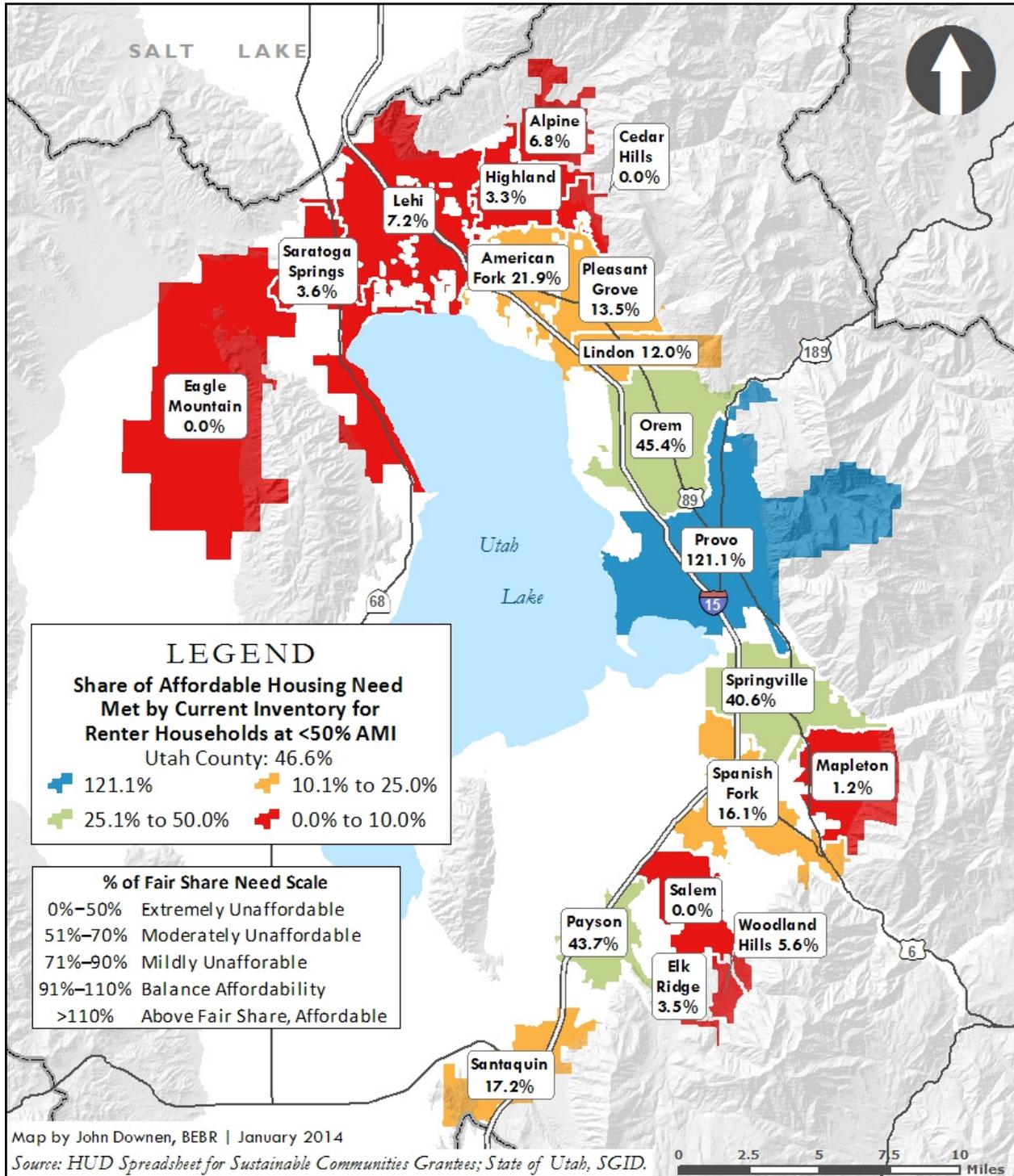


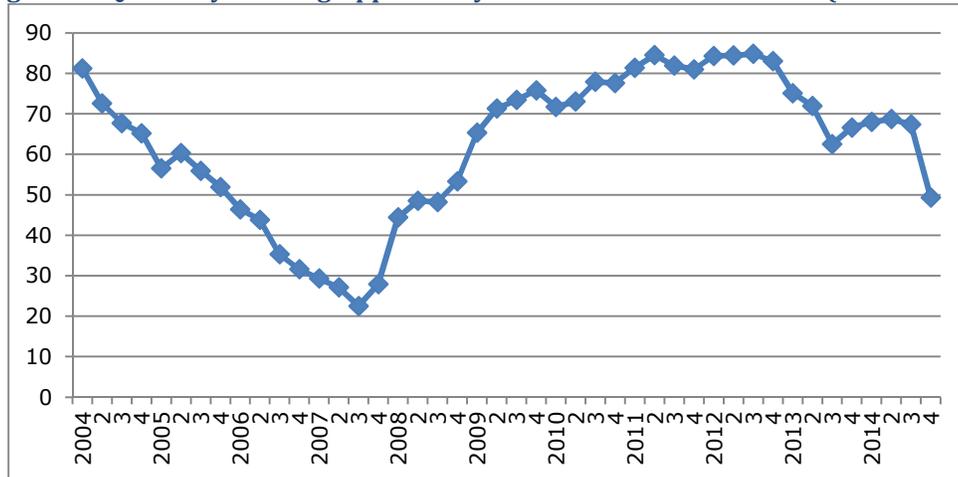
Figure 13 Share of Affordable Housing Need Met by Current Rental Inventory < 50% AMI



**6. How is affordability of housing likely to change considering changes to home values and/or rents?**

The Wells Fargo Housing Opportunity Index (HOI) is defined as the share or percentage of homes sold in that area that would have been affordable to a family earning the local median income, based on standard mortgage underwriting criteria. Currently HOI in the Provo-Orem MSA (applicable to all of Utah County) is 49.3 Therefore forty nine percent of the homes sold in the MSA were affordable to a family earning the median income in the MSA. A fifty percent HOI indicates “balance” between prices and income. Half the homes are affordable to half the families. The MSA is very close to balance. From *Figure 14* is apparent that affordability plunged during the housing boom, dropping to under 30 percent in 2007. With the ensuing decline in prices and interest rates affordability has been at very high levels since 2009, however, in the last quarter of 2014 affordability declined due to rising prices.

**Figure 14 Quarterly Housing Opportunity Index for Provo-Orem MSA (Utah County)**



Rental rates are increasing and affordability declining. From 2011 to 2013 rental rates in Utah County increased at 4 percent a year. In 2014 rental rate increases accelerated to 7.6 percent over 2013. The rapid rise in rental rates is affecting housing affordability in Utah County, *Table 39*.

	Rent 2013	Rent 2014	% Increase In Rent
One Bedroom	\$693	\$755	9.0%
Two Bedroom One Bath	\$685	\$756	10.4%
Two Bedroom Two Bath	\$953	\$959	0.6%
Three Bedroom Two Bath	\$975	\$1,014	4.3%
Overall	\$807	\$868	7.6%

**Table 39 Rents In Utah County 2013-2014**

**7. How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

One bedroom Area Median rents are 20 percent higher than the High HOME and Fair Market rents. Two bedroom Area Median rents are 24 percent higher than the HOME and Fair Market rents. Three bedroom Area Median rents are three percent *lower* than the HOME and Fair Market rents. Given the rent difference in the smaller units, it is critical that the existing subsidized housing stock is preserved. It is also necessary that more affordable rental housing is constructed and that it be properly distributed around Consortium cities.

## MA-20 Housing Market Analysis: Condition of Housing – 91.410, 91.210(a)

### 1. Introduction

HUD defines housing conditions as overcrowding, cost burdened, or lack of complete plumbing or kitchen facilities. Funded on this definition, 29 percent of renters and 12 percent of owners live in a unit with at least one condition. In addition 579 housing units in Utah County—213 in Provo City—, both vacant and occupied lacked complete plumbing facilities. This same report noted that in Utah County 1,114 housing units vacant and occupied, lacked complete kitchen —439 in Provo City. If we assume no overlap, this makes 1,693 severely substandard units in Utah County and 652 in Provo City, representing 1.2 and 2 percent of the County and City’s total housing units respectively.

### 2. Describe the jurisdiction’s definition for “substandard condition” and “substandard condition but suitable for rehabilitation”:

#### a. Standard Condition

A dwelling unit which at the minimum meets the corresponding Consortium city’s housing code or a minimum of Section 8 housing quality standards.

#### b. Substandard Condition but suitable for rehabilitation

A dwelling that does not meet the Standard Condition, which may have some of the same issues as a unit in “substandard condition” and the cost to rehabilitate the dwelling, does not exceed 75% of the estimated cost of new construction. If rehabilitation costs are expected to exceed 50% of the estimated cost of new construction the viability and feasibility of the project must be examined.

#### c. Substandard Condition

A dwelling unit that does not meet the housing code of the corresponding Consortium city or a minimum of Section 8 housing quality standards. A substandard building is unfit for human habitation and therefore constitutes an imminent threat to health, safety or welfare of the building’s occupants or neighboring community. The cost of rehabilitation of a substandard unit should not exceed 75% of the estimated cost of new construction.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	24,009	29%	17,923	44%
With two selected Conditions	844	1%	1,950	5%
With three selected Conditions	42	0%	224	1%
With four selected Conditions	0	0%	20	0%
No selected Conditions	58,541	70%	20,287	50%
<b>Total</b>	<b>83,436</b>	<b>100%</b>	<b>40,404</b>	<b>100%</b>

**Table 40 - Condition of Units**

Data Source: 2007-2011 ACS Data

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	25,014	30%	7,307	18%
1980-1999	28,216	34%	12,828	32%
1950-1979	22,708	27%	15,431	38%
Before 1950	7,498	9%	4,838	12%
<b>Total</b>	<b>83,436</b>	<b>100%</b>	<b>40,404</b>	<b>100%</b>

**Table 41 - Year Unit Built**

Data Source: 2007-2011 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	30,206	36%	20,269	50%
Housing Units build before 1980 with children present	20,785	25%	6,232	15%

**Table 42 - Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 43 - Vacant Units**

Data Source: 2007-2011 ACS 5-Year Estimates

### **3. Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing**

With the prevalence of the aging housing stock in the County families would need to spend more money toward the maintenance of their older homes. Family income increases often prompt families to move to higher income areas rather than repair their existing home. This migration leaves concentrations of lower income families in areas with older housing stock. It's not infrequent that minorities occupy these older homes and due to economic circumstances find it culturally appropriate to join with two or three families to make their housing affordable which causes overcrowding issues in these neighborhoods.

### **4. Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards.**

**91.205(e), 91.405**

Residential units build prior to 1978 are those considered to be at most risk for containing lead-based paint (LBP) as the use of LBP was prohibited in residential units after 1978. Units built prior to 1980 must be used as a baseline for units containing LBP due to data constraints. The 2007-20011 CHAS reports that approximately 36% of owner occupied units and 50% of renter occupied units were built prior to 1980. This means that up to 34% of Utah County's housing stock is at risk of exposure to LBP.

- According to "The Prevalence of Lead Based Paint Hazards in US Housing," a study conducted by Jacobs et. Al. in 2002, low- to moderate-income households are generally twice as likely as higher income households to live in dwellings with lead hazards.
- Approximately 38 percent of households in Utah County have incomes 0-80% of AMI. Of Utah County's 47,030 low- to moderate-income households, about 21,165 live in dwellings with LBP hazards.

## MA-25 Public and Assisted Housing – 91.410, 91.210(b)

### 1. Introduction

Provo City and other Consortium cities partner with Provo City Housing Authority (PCHA) and the Housing Authority of Utah County (HAUC) to help meet the housing needs of low- and moderate- income individuals and families in Utah County. These housing authorities provide long-term rental housing and rental assistance through Low Income Public Housing (LIPH) and Housing Choice Vouchers (Section 8). In addition, the housing authorities as well as privately owned entities provide additional subsidizing housing opportunities through affordable housing and supportive housing.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			393	1,913			0	67	140
# of accessible units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 44 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### 2. Describe the supply of public housing developments

HAUC currently has 117, 2-5 bedroom units scattered throughout the County in Lindon, Orem, Springville, Spanish Fork and Spring Lake. Complexes range from 2-13 units. HAUC also has 28 units of senior housing available in American Fork and Orem. Waiting list demands far exceeds the available inventory.

PCHA's new supply of public housing developments is primarily LIHTC structured developments. PCHA is adding 42 one bedroom units for a LIHTC senior's development in 2015 and anticipates developing another 40-50 unit LIHTC development for families in the next couple of years. There is a considerable demand for one-bedroom units.

**3. Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

Of HAUC's 117 family units, seven buildings were constructed in the 1970's; 17 constructed in the 1980's; 19 buildings in the mid 1990's; five in 2000-2004. Of its two senior complexes, four buildings were constructed in 2000 and three buildings were constructed 2011.

Overall the structures are in a safe and sound condition, window and roofing needs were addressed around 2008. Blinds and floor coverings are typically replaced at move-out when needed, life-span for floor coverings is about three to five years. Cabinets, doors, light fixtures and bathtubs/surrounds are in need of updating in the older properties at this time. Some paint on aluminum siding is starting to peel, needing to be replaced. Some sheds also need to be replaced. All furnaces are 90+ efficient.

PCHA currently has 248 public units which are approximately 30-40 years old. All units are inspected by staff regularly and well maintained. PCHA replaced approximately 35 roofs representing approximately 40% of the units. In addition PCHA replaced nearly 60 units with new furnaces. PCHA anticipates by 2016 most of the public units will have a new roof and furnace.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 45 - Public Housing Condition**

**4. Describe the restoration and revitalization needs of public housing units in the jurisdiction**

HAUC is currently reviewing restoration and revitalization needs of their owned-housing. Through the conversion of our public housing units, some funding is available for capital improvements.

Units for PCHA in the next 10-15 years will likely need some attention related to plumbing and other core elements of the buildings. The buildings are well maintained so as to achieve the maximum longevity from building systems.

**5. Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing**

Regular inspections are conducted on HAUC-owned property, including frequent drive-bys. Any immediate concerns are quickly addressed, client education is provided as needed. Monthly newsletters are distributed to all households with information on energy conservation, housekeeping hints, pest abatement, safety tips, educational resources and information about other services and events available in the community. Regular involvement with law enforcement ensures neighborhoods are safe and to deter criminal elements

PCHA is trying to be the best landlord a tenant could have. PCHA is replacing most furnaces with 95+ efficiency models in the public units to reduce carbon monoxide exposure due to a failed combustion chamber (thus providing more peace of mind for the tenant) and facilitate lower natural gas utility bills. In addition, roofs are being replaced. The replacement is scheduled during warmer months to eliminate leaks, mold and inconvenience in advance of wetter winter months. Many of the homes/buildings windows were replaced with double pane Low E argon windows. Upgraded windows increase the comfort level of the unit in terms of maintaining temperature and reduced noise transfer into the unit. Both the furnace and window replacements qualify for rebates from utility providers. Moving forward PCHA is designing new senior units with covered parking and storm water run-off away from parking and walking areas to prevent slip/fall during the

thaw/freeze cycles. Further PCHA is designing multiple units per parcel to provide an increased social element for residents along with more secure buildings (locked exterior doors and security cameras).

## MA-30 Homeless Facilities and Services – 91.410, 91.210(c)

### 1. Introduction

Consortium’s homeless facilities inventory is made up of various resources which are coordinated through the Mountainland Continuum of Care CoC. The CoC is a cooperative organization of service providers, governmental agencies, and other interested parties which together form a Committee. The Committee collaborates in identifying the needs of homeless individuals, works to determine appropriate programs and services necessary to meet those needs with the desired outcome of moving homeless individuals and families to a state of self-sufficiency.

The Mountainland Continuum of Care’s vision is to end homelessness by providing decent safe and affordable housing and effective support services to homeless, chronic homeless, and near homeless families and individuals including

- Initial Stabilization
- Transitional Housing
- Permanent Housing
- Access to Mainstream Resources/Services
- Independence from Governmental Assistance

### 2. Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	36		49	73	
Households with Only Adults	44		4	115	
Chronically Homeless Households					
Veterans	0		2		
Unaccompanied Youth	15				

**Table 46 - Facilities and Housing Targeted to Homeless Households**

**3. Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Mainstream services are essential in moving individuals and families out of homelessness. A variety of mainstream services are available such as Medicaid, Supplemental Security Income (SSI), Social Security Disability Insurance (SSDI), Supplemental Nutrition Assistance Program (SNAP—formerly Food Stamps), Women-Infants-Children (WIC), Federal/State Unemployment, Public Housing, Section 8 (Housing Choice Vouchers), Temporary Assistance for Needy Families (TANF) and State Children’s Insurance Program (SCHIP or CHIP). Homeless persons must qualify based on their income, disability status, and family composition. Homeless service providers provide assistance with or refer clients to mainstream services based on their needs. Many of these service providers offer on-site assistance to their clientele to access/apply for state/partner agency-run administered programs.

The Projects for Assistance in Transition from Homelessness (PATH—administered by Utah State) provides funds to agencies for the purpose of outreach and providing mental health services to homeless persons with mental illness. A number of mental health services may be provided, including screening and diagnosis, community mental health, case management, alcohol and drug treatment, habilitation and rehabilitation, supportive and supervisory services in residential settings, and referral to other services such as health care.

The Mountainland Continuum of Care seeks to assist individuals with housing and effective support services to homeless, chronic homeless and near-homeless families and individuals.

**4. List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Serviced by the CoC agency partners, there are domestic violence shelters, motel voucher programs, transitional housing programs, supportive housing programs and homeless prevention/rapid re-housing programs, all running at full capacity.

Transitional Housing programs are designed to provide a structured stay combined with services and case management. As part of a system wide housing-first approach

providers look for ways to shift resources to rapid re-housing and permanent supportive housing.

Permanent Supportive Housing provides housing and services designed to allow formerly homeless persons to increase their stability and skillset. It is targeted towards people who face barriers to permanent housing, such as a serious mental illness, substance abuse disorder, or chronic medical problems. National research shows that permanent supportive housing is a cost effective intervention for the chronically homeless population.

Homeless Prevention programs seek to keep those facing an eviction housed. This is important in order to keep individuals and families from becoming homeless in the first place. Once households have an eviction on their record, it becomes more difficult for them to find a landlord willing to rent to them. Homeless prevention also helps households avoid the potential trauma and upheaval associated with an episode of homelessness. As with other types of prevention programs, there is some concern that funds could be spent on those who would never have become homeless, with or without prevention assistance. In order to use prevention funds most efficiently, it is important that they are targeted towards households with the greatest need, who would actually become homeless without prevention assistance.

Rapid Re-Housing focuses on quickly moving households out of homelessness and into permanent housing in the private market. It often involves services to help the household search for and locate affordable housing, and a short- to medium-term rental voucher to help stabilize the household. HUD has recently emphasized rapid re-housing as an effective practice in reducing homelessness among families.

The common barriers faced in implementing rapid re-housing are: (1) lack of affordable housing, (2) lack of landlords willing to accept clients assisted with temporary subsidized rent.

## MA-35 Special Needs Facilities and Services – 91.410, 91.210(d)

### 1. Introduction

This section describes, to the extent information is available, facilities and services that assist persons who are not homeless but require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

### 2. Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Each of the identified special needs populations have both housing and service needs, all are important and should be addressed. Difficult decisions need to be made to direct available resources to capable partners. The Consortium will continue to make a good faith effort to address this need through housing and service projects in the 2015-2019 cycle.

As described in prior sections of this document, the elderly experience housing cost burdens.

Both the Housing Authority of Utah County and Provo City Housing Authority work closely with Wasatch Mental Health to fill and provide case management for the homeless/disabled units.

Wasatch Mental Health (WMH) provides mental health care for individuals in Utah County offering programs and services for children, teens and adults. WMH's comprehensive mental health center in Provo offers inpatient, residential, day treatment, case management, outpatient, 24-hour crisis line, outreach, follow-up, referral screening, consultation, education, and prevention.

### 3. Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Although there is not a current program in place, HAUC has partnered with various agencies to ensure clients are able to be linked with necessary supportive services in order for them to remain as residents and be able to live independently.

PCHA works closely with other community members such as Wasatch Mental Health, Food and Care Coalition and others

Within the CoC there is a Discharge Planning Committee working closely with partner agencies and hospitals to make sure that social workers have appropriate discharge protocols and are not routinely discharging individuals to the streets.

**4. Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Elders, frail elders, persons with disabilities

Mountainland Association of Governments (MAG) manages the department of Aging and Family Services which is dedicated to serving seniors and their families in their geographic area which includes Utah County. MAG receives federal, state and local funding to plan advocate and provide services to the elderly assisted in part through CDBG dollars from Utah County. MAG offers the following services:

- Meals on Wheels
- Assistance at Home
- Caregiving
- Option Counseling (Long-term Care & Veteran's Benefits)
- Senior Centers
- H.E.A.T
- Nursing Homes/Resident Rights
- Medicare/Medicaid Insurance Counseling
- Retired and Senior Volunteer Program
- Transportation
- Grandparents Raising Children
- Legal Services
- Title XX (Social Services Block Grant)

Recreation and Habilitation Services (RAH) provides services and support to people with disabilities by helping participants develop greater independence, social awareness, confidence and social well-being to help them become fully participating members of their community. Assisted with CDBG dollars from Provo, Orem and Utah County they assist individuals with:

- Friends Network
- Educational Classes and Programs
- Recreation/Socialization/Leisure Skills Program
- Athletic Training & Integrated Sports Programs
- Opportunities for Independence and Connections to Community Resources

- Transportation Services
- Respite and Support to Families and Caregivers
- Personal Support and Referral Services, and more

#### Persons with Substance Use Disorders

The Department of Drug and Alcohol Prevention and Treatment is the Local Substance Abuse Authority for Utah County. The department is responsible for prevention, treatment, and early intervention programs for both youth and adult citizens in the County. A variety of treatment programs and services are offered directly by the Department and through substance abuse agencies in the community, including Drug Court programs.

Prevention Services for youth are provided through contracts with Alpine, Provo, and Nebo school districts, and prevention services for young adults are provided at Utah Valley University. The department maintains a community resource library complete with pamphlets and other resource materials. Pamphlets, informative brochures and other resource materials are available to the public at no cost. The Prevention program also has speakers available to talk to community groups on a variety of substance abuse related topics.

House of Hope administers a women and children's program to provide safe and confidential treatment services for women, pregnant women, women who are trying to reunite with their child(ren) and mothers with drug and alcohol dependence and other co-occurring issues. The agency receive financial support through Provo, Orem and Utah County's CDBG programs to provide the following services:

- Group, individual and family counseling
- Substance abuse education
- Parenting skills classes
- Parent-child assessments
- Relapse prevention
- Anger and stress management
- Case management
- Family involvement
- Social, healthy living activities
- Drug and alcohol testing
- Referral to AA, NA, and CA groups
- Aftercare and recovery support services
- Therapeutic day treatment services for children six months to eight years of age

#### Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

There are several resources to provide services to victims of domestic violence, sex assault, and stalking within Utah County. The Utah County Victims Assistance Program assists families in breaking the cycle of violence and becoming independent and abuse free.

The Center for Women and Children in Crisis (CWCIC) provides a local shelter with 25 available beds and eight units for transitional housing, which were largely funded with Consortium's HOME funds. Additionally CWCIC receive CDBG funding from Provo and Orem to provide the following services:

- Basic Shelter Services
  - A safe place for survivors of domestic violence and their children to find food, shelter and support for up to 30 days
  - Case management services to domestic violence survivors including assistance and referrals for housing, legal services, safety planning and employment
  - Weekly Domestic Violence Education Group
  - Weekly Domestic Violence Therapy Group
  - Individual Domestic Violence Therapy
- Children's Program
  - Case management for children of domestic violence victims staying at the shelter
  - Structured activities and safety planning for children
  - Parenting Classes
  - Children's Recreational Therapy Groups
- After Care Program—One year of continued support for victims who have left the shelter including home visits, support and therapy group options and access to food, clothing, home items.
- Transitional Housing—On-site apartment living for domestic violence victims for 6-18 months as they transition to independent living.
- Domestic Violence Outreach Services
  - Individual Domestic Violence Therapy for former shelter residents
  - Community Domestic Violence Education Group—One day a week
- Sexual Assault Services
  - 24-hour crisis counseling and support to victims of rape and sexual assault
  - Knowledgeable, compassionate advocates assist victims at the hospital or police station
  - Crisis counselors 24-hours a day answer questions and provide information to victims about emotional/psychological issues related to sexual assault
  - Weekly sexual assault education group for victims and/or their loved ones.— One day a week
  - Therapy support group for sexual assault victims

- Prevention education programs
  - Educational presentations to junior high and high school classes
  - Educational presentations to colleges, community and professional groups
  - Presentations are on topics of domestic violence and sexual assault such as Cycle of Violence, Impact of Domestic Violence on Children, Unhealthy vs. Healthy Relationships
- Rural Domestic
  - Domestic Violence education and direct services to help serve victims in isolated, rural areas of Utah County
  - Weekly educational/therapy groups for domestic violence victims and significant others in Utah County

Provo Police Department Victims Services’ mission is to provide crisis intervention, emotional support, and critical service referral to aid victims and their children as well as to promote community awareness on victimization issues. A portion of Provo’s CDBG grant is allocated to assist the department in offering the following services to victims:

- Assistance through the criminal justice system
- Information on safety issues
- Assistance in developing a safety plan
- Education on domestic violence issues
- Referrals for long-term counseling
- Information on short-term counseling services and support groups
- Assistance with reparations for medical expenses and loss of wages
- Assistance with shelter referrals
- Assistance with protective orders
- Information on welfare, SNAP, housing and other social services

Family Support and Treatment Center’s mission is strengthening families by preventing harm, providing hope, and healing relationship. Since 1984 the center has supported families through a variety of services, in part assisted by Provo, Orem and Utah County’s CDBG program. The services offered include:

- Crisis Respite Nursery—24-hour respite center and telephone hotline
- Therapy Services—LCSW, CSW, RPT-S therapists provide professional counseling for children, adults and families. Play and sand therapy, along with other experiential modalities according to individual needs. Assessment for autistic diagnosis, mental health assessments for children parent/child relationships
- Prevention and Support Services—Educational presentations to local community groups and schools. Parenting classes and “in-home” coaching, including for nearby

rural communities. Adoption respite services. Other services including support groups and Trauma-Sensitive Initiative.

Utah County Children’s Justice Center is a homelike facility which serves children and families who are experiencing the crisis and chaos that comes with the disclosure of significant physical or sexual abuse of a child. The center is designed to help children feel safe and comfortable so they may begin to deal with the difficult and often frightening issues that surround abuse. The focus and function of the center is to reduce the trauma of the child abuse investigation and help the child feel safe to reveal the truth. The CJC is funded in part by CDBG dollars from Provo, Orem and Utah County’s programs and offers these services to children and their families:

- Investigation of child sexual abuse and serious physical abuse
- Medical forensic exams in consultation with Primary Children’s Medical Center Child Protection Team, provided at the CJC
- Mental health assessment and referrals to community providers for child and family
- Child Victim Treatment Program—Group therapy for children
- Victim/Witness support services
- Crisis intervention and emotional support for child and family
- Tracking and monitoring of case progress through the criminal justice system
- Community Education/Presentations
- Support/Education for non-offending parents
- Professional training on child abuse issues
- Child Mentor Program to provide emotional support for the child and family

Non-homeless special needs housing is also covered through the use of HOME funds. The Housing Authority of Utah County received HOME funds to build the project “Seniors on Main” in Springville. This is a 25 unit complex for Seniors which will go online in the Fall of 2015. The Provo City Housing Authority also received funding to develop the “St. Francis Apartments” project. The 39 unit complex is also targeting senior housing and is anticipated will be completed late Fall 2015.

**5. For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

## MA-40 Barriers to Affordable Housing – 91.410, 91.210(e)

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policy related to the cost of housing and the incentives to develop, maintain, or improve affordable housing varies throughout the County and Consortium cities and is typically affected by local policies. The use of impact fees for new development raises the cost of new housing and increases the value of existing housing, thus generally reducing affordability. Several of the Consortium cities impose impact fees on new residential development in the effort to cover broad-based costs for improvements and public facilities that can (potentially) slow down a boon in new housing starts.

Public policies affect affordable housing in such areas as:

- Siting of Housing
- Land or development cost barriers
- Zoning and land use barriers
- Local residency preferences by Housing Authorities
- NIMBYsm (Not-In-My-Back-Yard)
- Limited availability of housing choice vouchers
- Development and land costs
- Impact fees

The creation and preservation of affordable housing throughout the Consortium is affected by market conditions and public policies. The following may be other barriers to affordable housing in the County.

- **Perception:** Public perception that affordable housing is “bad” for neighborhoods. A holistic community-wide approach is needed to confront stigma
- **Resources:** A lack of resources prevents systematic comprehensive response to affordable housing needs; there is not enough units and/or funds to maintain more units.
- **Income/wealth inequity:** Policies that don’t adequately require assets to be counted in the income calculation, resulting in people qualifying for assistance who may not have as great a need as others with higher incomes but lower assets. There may also be an underserved need in affordable and public housing for middle income families and individuals who do not qualify for public housing but lack the resources to take care of their needs safely.
- **Credit:** Credit report and background checks requirements may prevent people that need housing from being approved.
- **Reporting:** Newly enforced HOME program reporting regulations present difficulties to utilize funds discouraging small, and often effective, projects. The perception is that

the new enforcement on HOME rules and regulations are reactionary and unfairly punitive to highly capable grant recipients that have been in good standing.

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

### 1. Introduction

#### 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	221	58	1%	0%	-1%
Arts, Entertainment, Accommodations	3,246	4,067	11%	9%	-2%
Construction	1,590	2,058	6%	5%	-15%
Education and Health Care Services	6,691	16,782	24%	38%	14%
Finance, Insurance, and Real Estate	1,429	1,667	5%	4%	-1%
Information	1,414	3,789	5%	9%	4%
Manufacturing	2,597	2,310	9%	5%	-4%
Other Services	795	1,053	3%	2%	0%
Professional, Scientific, Management Services	2,633	4,042	9%	9%	0%
Public Administration	0	0	0%	0%	0%
Retail Trade	3,843	4,351	14%	10%	-4%
Transportation and Warehousing	483	155	2%	0%	-1%
Wholesale Trade	1,015	1,522	4%	3%	0%
Total	25,957	41,854	--	--	--

**Table 47 - Business Activity**

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	60,548
Civilian Employed Population 16 years and over	56,356
Unemployment Rate	6.92%
Unemployment Rate for Ages 16-24	16.99%
Unemployment Rate for Ages 25-65	4.44%

**Table 48 - Labor Force**

Data Source: 2007-2011 ACS Data

Occupations by Sector	Number of People
Management, business and financial	14,076
Farming, fisheries and forestry occupations	3,567
Service	6,363
Sales and office	15,875
Construction, extraction, maintenance and repair	3,054
Production, transportation and material moving	2,783

**Table 49 - Occupations by Sector**

Data Source: 2007-2011 ACS Data

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	44,951	86%
30-59 Minutes	5,457	10%
60 or More Minutes	1,624	3%
<b>Total</b>	<b>52,032</b>	<b>100%</b>

**Table 50 - Travel Time**

Data Source: 2007-2011 ACS Data

## 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	2,210	391	721
High school graduate (includes equivalency)	4,334	224	1,416
Some college or Associate's degree	9,755	676	3,446
Bachelor's degree or higher	11,505	409	3,136

**Table 51 - Educational Attainment by Employment Status**

Data Source: 2007-2011 ACS Data

**Educational Attainment by Age**

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	122	362	431	290	147
9th to 12th grade, no diploma	1,460	1,193	612	434	384
High school graduate, GED, or alternative	4,684	2,970	1,089	1,915	1,247
Some college, no degree	29,690	6,020	1,573	2,762	1,821
Associate's degree	3,441	1,830	793	961	263
Bachelor's degree	3,054	6,804	1,652	2,706	1,166
Graduate or professional degree	49	970	920	2,014	1,474

**Table 52 - Educational Attainment by Age**

Data Source: 2007-2011 ACS Data

**Educational Attainment - Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,829
High school graduate (includes equivalency)	21,115
Some college or Associate's degree	20,928
Bachelor's degree	27,473
Graduate or professional degree	59,395

**Table 53 - Median Earnings in the Past 12 Months**

Data Source: 2007-2011 ACS Data

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

The major employment sectors within Utah County are 1) Education and Health Care Services (higher by about 57 percent than Retail trade); 2) Retail trade; 3) Arts, Entertainment, Accommodations; and 4) Professional, Scientific, Management Services, (which represents about 39 percent of the number one sector). The second and third sectors show a negative number in the column for percentage of jobs less percentage of workers—meaning there are more workers than there are jobs available.

Data from the third quarter 2014 reported by the Utah State Department of Workforce Services show that Utah County’s job market had a total of 208,875 jobs, accounting for one in six jobs in the State. The largest employment sectors were: 1) Retail Trade with

25,567 jobs; 2) Health Care with 22,986 jobs and 3) Private Education Services (BYU) with 20,441 jobs.

**3. Describe the workforce and infrastructure needs of the business community.**

Utah County is one of the five top agricultural counties in Utah with \$223 million. The northern part of the County remains robust with regard to the office market and construction activity. This growth is being amplified by rapid growth in the Tech sector. The redevelopment of the University Mall in Orem is one of the most notable projects that will reach completion in 2016.

**4. 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.**

Following the infusion of \$70 million in venture capital funds Qualtrics, a software company located in Provo is expanding its operations by 1,000 jobs over the next few years. Solarwinds will locate in Lehi and over several years will increase employment to 1,000. Solarwinds is also a high tech software company. Xactware, another software company located in Lehi is expanding by over 800 jobs. Xactware is used by the insurance industry. Jive Communications in Orem is expanding by 575 jobs. Jive is a high tech communications company using "The Cloud." Frontier Communications located in Provo is a call service center and is expanding by 550 employees. Orange Soda, an online marketing service in American Fork, has recently expanded by 100 employees.

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

Utah's strong economy is often in the national news due to favorable comparisons with other states across the nation. Provo was ranked second in the nation for being the one of the best performing cities in 2013, according to the Milken Institute. Provo was also ranked #3 on the Best and Worst Places for Business in 2014, the ranking reflecting high job growth at 5.3 percent (2013).

**6. 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.**

Economic vitality depends on an appropriately educated, skilled workforce. An educated and skilled workforce is key to Utah Valley's economy and its success as a

county. Cities within the county collaborate with Utah Division of Workforce Services (DWFS) to ensure the development of locally-driven training and placement programs that offer high-quality education to potential employees and technical assistance to new and established businesses, consistent with their specific needs. DWFS, which administers the Utah Integrated Workforce Plan (Workforce Investment Act/Wagner-Peyser Act Plan). Each year the Utah State Legislature allocates Custom Fit funds to encourage companies to pursue training that will maintain and grow Utah's businesses. The State of Utah has been recognized year after year as having one of the strongest economies in the country and the economic growth is expected to continue.

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

NO

**8. 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.**

N/A

## MA-50 Needs and Market Analysis Discussion

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

The concentration of rental units in a few cities limits the housing opportunities for low-income families and individuals. The neighborhoods where low-income families and individuals concentrate generally contain older housing stock, which are likely to have housing units with multiple housing problems.

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

From 2000 to 2010 much of the increase in the minority population has occurred in Orem and Provo. The change and increased concentration in minority and Hispanic populations in Utah County and municipalities are shown in *Tables 54-57*.

	1990	2000	2010
Total Population	263,590	368,536	515,564
White Alone	249,056	328,797	434,708
Black Alone	359	1,002	2,421
Asian and Pacific Islander	2,804	3,855	6,912
Other Race Alone	—	—	—
Two or More Races	—	—	—
Hispanic Origin	8,488	25,791	55,793
Minority Population	14,534	39,739	81,856
% Hispanic Origin	3.2%	7.0%	10.8%
% Minority Population	5.5%	10.8%	15.9%

**Table 54 Population by Race and Ethnicity in Utah County**

	1990-2000	2000-2010	1990-2000	2000-2010
Total Population	104,946	148,028	39.8%	40.2%
White Alone	79,741	105,911	32.0%	32.2%
Black Alone	643	1,419	179.1%	141.6%
Asian and Pacific Islander	1,051	3,057	37.5%	79.3%
Other Race Alone	—	—		—
Two or More Races	—	—		—
Hispanic Origin	17,303	30,002	203.9%	116.3%
Minority Population	25,205	42,117	173.4%	106.0%

**Table 55 Absolute and Percent Change in Population by Race and Ethnicity- Utah County**

	1990	2000	2010
Total Population	86,835	105,166	112,488
White Alone	79,775	88,311	87,186
Black Alone	220	432	672
Asian and Pacific Islander	2,314	2,776	3,972
Other Race Alone	38	14	194
Two or More Races	—	1,790	2,654
Hispanic Origin	3,623	11,013	17,091
Minority Population	7,060	16,855	25,302
% Hispanic Origin	4.2%	10.5%	22.5%
% Minority Population	8.1%	16.0%	15.2%

**Table 56 Population by Race and Ethnicity in Provo City**

	1990-2000	2000-2010	1990-2000	2000-2010
Total Population	18,331	7,322	21.1%	7.0%
White Alone	8,536	1,125	10.7%	-1.3%
Black Alone	212	240	96.4%	55.6%
Asian and Pacific Islander	462	1,196	20.0%	43.1%
Other Race Alone	—	180	-63.2%	1,285.7%
Two or More Races	—	864	—	48.3%
Hispanic Origin	7,390	6,078	204.0%	55.2%
Minority Population	9,795	8,447	138.7%	50.1%

**Table 57 Absolute and Percent Change in Population by Race and Ethnicity--Provo City**

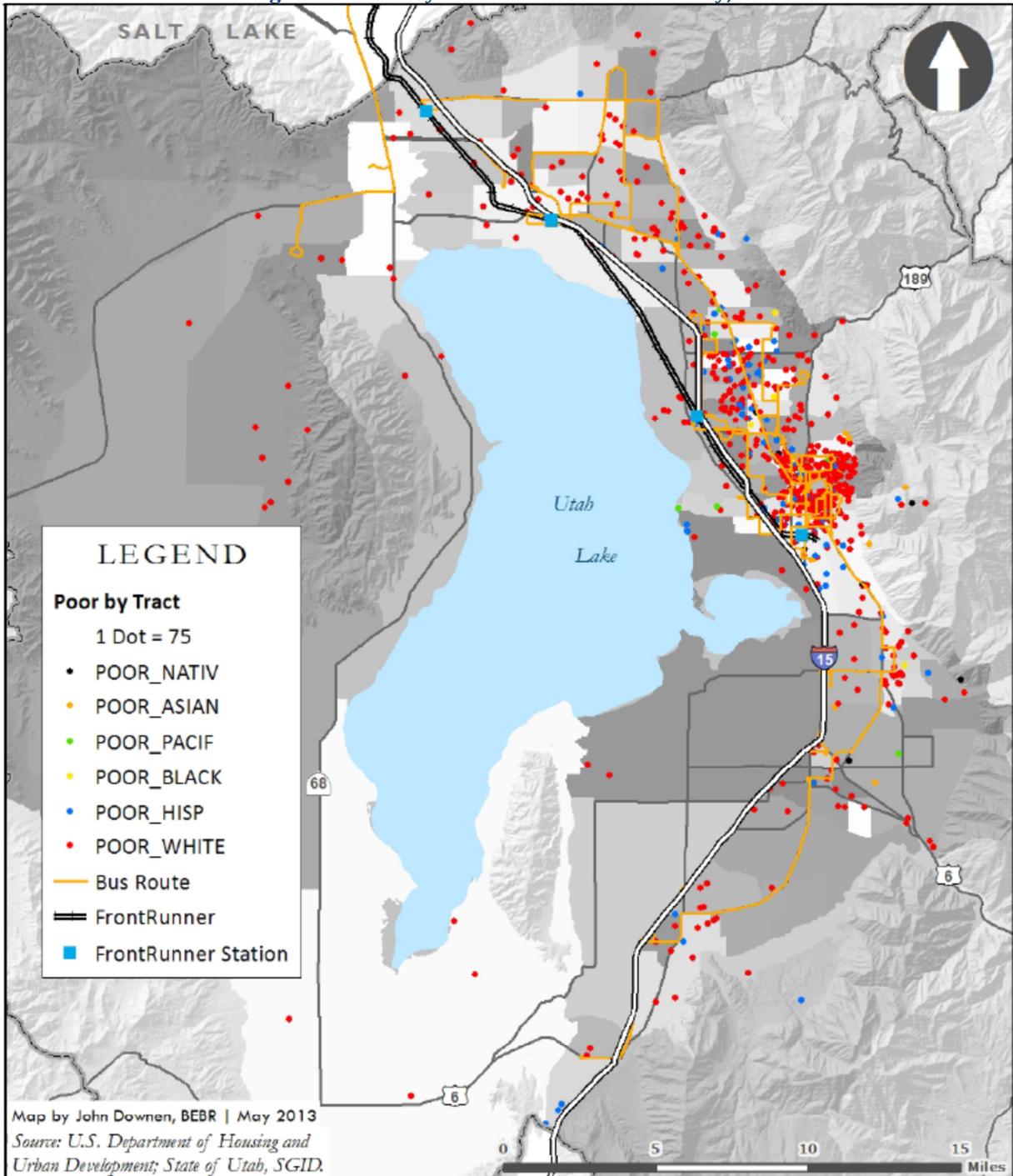
*Figure 15* maps the location and concentration of poor residents living in Utah County in 2010 by race and ethnicity. Not surprisingly, much of the poor population is concentrated in the entitlement cities of Provo and Orem. The densest concentration is in central and eastern Provo. Considering the low prevalence of minority residents in the County (Table 54) a majority of these poor residents are non-Hispanic, white. Some of this may be due to the presence of Brigham Young University being located in the City, where economically some residents may be considered poor, but this is because their income is limited as they are enrolled in the university. Orem also has a large but less dense concentration of poor residents. These residents are more centrally located in the city, and tend to be more ethnically diverse than in Provo, having more concentrations of Hispanic households. There are also some concentrations of poor residents in the south of Springville and north up into American Fork area. However, the poor residents are much sparser and fewer in number the further from Orem and Provo a city is located. The areas to the south and west of the lake are barely home to any poor residents, especially when compared to the east.

Concentrated areas of poverty form due to a multitude of social and economic forces, including the labor market, housing market and neighborhoods preferences. While neighborhoods with high poverty concentrations are often socially and culturally rich,

issues arise when persons living in high-poverty areas do not have the same access to opportunity as people living in high-opportunity neighborhoods.

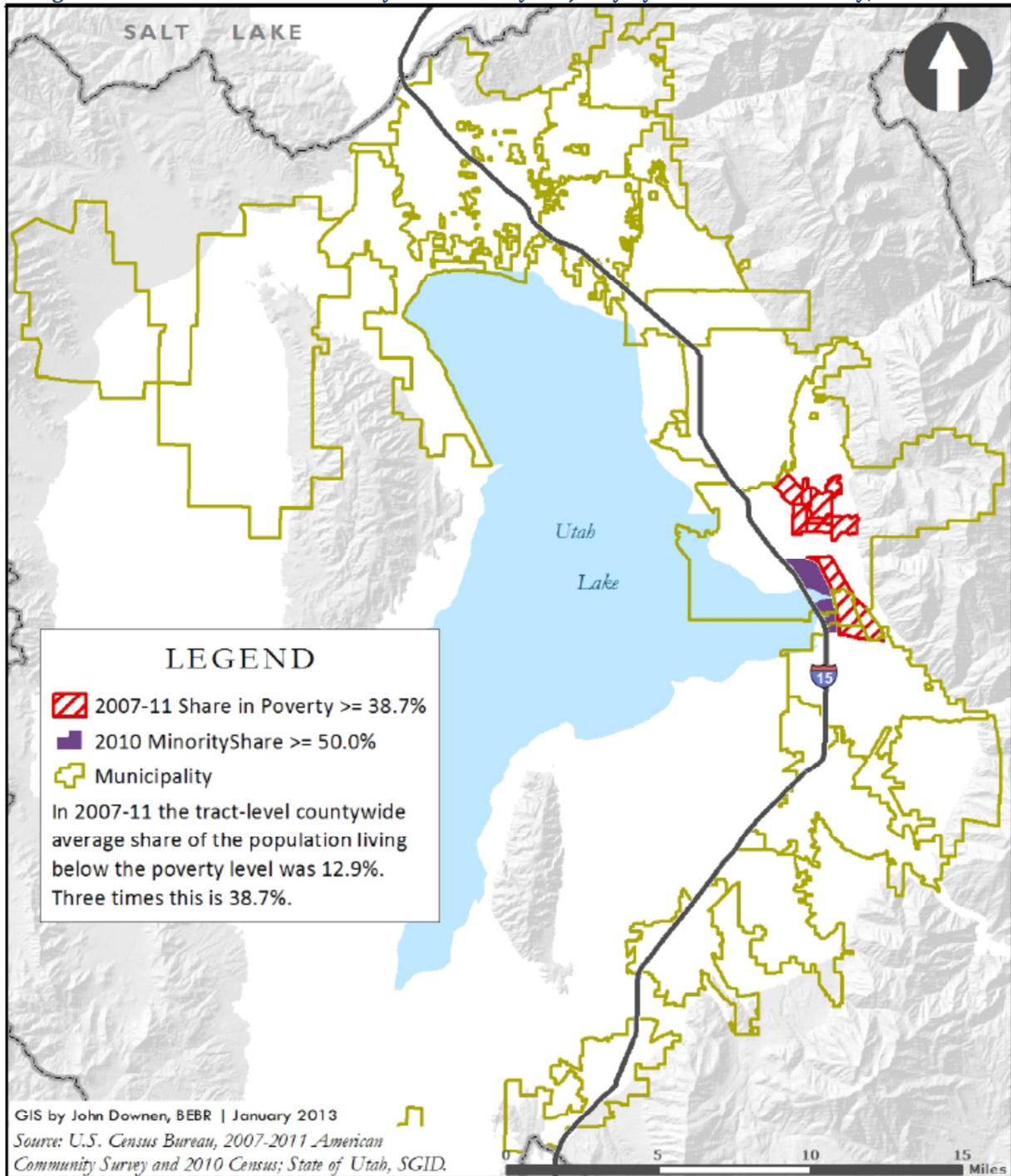
Figure 16, Figure 17, and Figure 18 each show the concentration of poverty in Utah County, estimated from the 2007-2011 American Community Survey, and overlaid with the County tracts with significant minority shares.

**Figure 15: Poor by Census Tract in Utah County, 2010**



Here an area of poverty is concentrated when it has three times the countywide average share of the population living below the countywide poverty line. The countywide average is approximately 12.9 percent, so an area is considered highly concentrated when it has 38.7 percent or more of the population living in poverty

**Figure 16: Concentration of Poverty and Minority-Majority by Tract in Utah County, 2007—2011**



In *Figure 16*, these areas of poverty are overlaid with tracts that have a minority population share of 50 percent or more, or minority-majorities. In Utah County none of these areas overlap, not even in the entitlement cities. However, southern Provo and the very northern portion of Springville, there is a large concentrated area of poverty directly next to an area with a minority majority. This could indicate a potential risk of future racially/ethnically concentrated areas of poverty (RCAP/ECAP). Likewise with the concentrated area of poverty and the minority majority tract lying adjacent to one another, it is likely these are correlated with one another, and even though the minority majority tract is not three times the countywide average rate of poverty, it is likely close. The other tracts with a high prevalence of poverty are all in the center of Provo, east of Interstate 15, but along University Ave., a major north-south running road in the City. Surprisingly, despite Orem's relatively high rate of poverty and concentration of poor residents, no tract in the city has a poverty rate higher than three times the countywide average.

Figure 17: Concentrations of Poverty and Hispanics by Tract in Utah County, 2007-2011

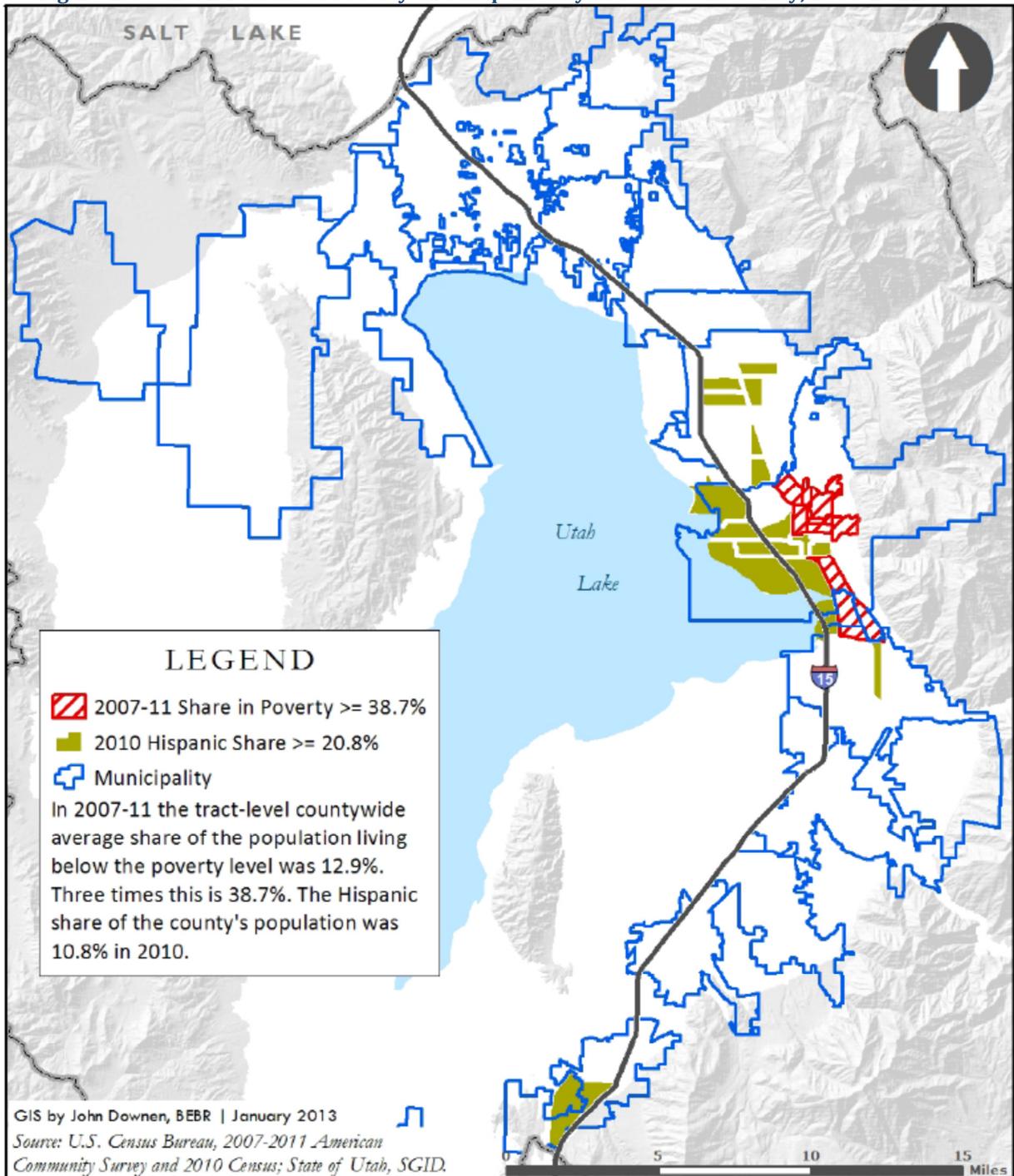
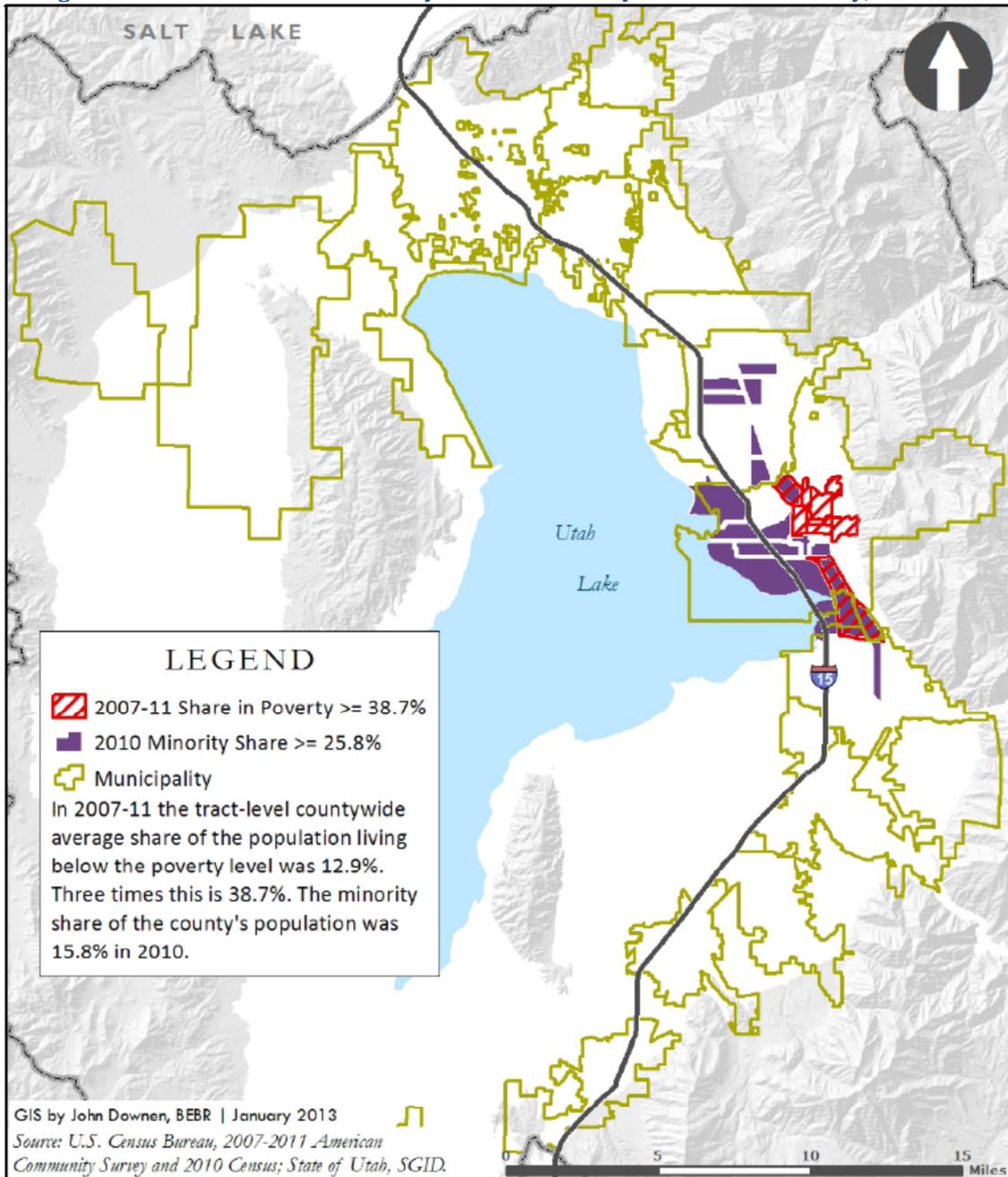


Figure 17 overlays the concentrated areas of poverty with tracts that have Hispanic population share 10 percentage points or higher than the County total of 10.8 percent. Not surprisingly, there are more tracts with a significantly high number of Hispanic residents than tracts with a minority-majority population. A majority of the tracts on the western half of Provo, and along Interstate 15 have high Hispanic populations.

Some tracts in central and southern Orem also have high concentrations of Hispanic residents, as well as a sliver of a tract in Springville and one tract covering a portion of central Santaquin and some unincorporated area. No other city has any tracts with a significantly higher than average Hispanic resident population. However, despite the number of tracts in Provo and Utah County with significantly high Hispanic share, none overlap the tracts with a significantly high poverty rate. Nonetheless, many of the tracts lie adjacent, and to the west of these areas of high concentration poverty.

**Figure 18: Concentrations of Poverty and Minorities by Tract in Utah County, 2007-2011**



*Figure 18* also overlays the concentrated areas of poverty with tracts that have minority population shares 10 percentage points or higher than the County total of 15.8 percent. These concentrations of minority residents are located almost exclusively in the urban centers of the entitlement cities of Provo and Orem. A majority of the west side of Provo, as well as a few portions of Santaquin and central Orem also have significantly high numbers of minority residents. However, unlike the concentrations of Hispanics and tracts with minority-majority, some of these tracts are also tracts of a concentration of poverty, most specifically the tract in south-central Provo and north-central Provo along the Orem border. Though HUD does not currently define these areas as RCAPs/ECAPs, they are certainly areas at high risk of becoming RCAPs and can be considered areas of concern. Similarly, with the exception of the more northern tracts of minority concentrations, all other tracts with a significant minority population are adjacent to the areas of poverty.

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

In general median sales prices and rents are lower in areas of concentrated poverty than the citywide median.

**4. Are there any community assets in these areas/neighborhoods?**

One of the greatest assets present in these neighborhoods are City parks. Brigham Young University and Utah Valley University are relatively close and accessible. There are a couple community gardens. Access to public transit is also available.

**5. Are there other strategic opportunities in any of these areas?**

In some of the identified neighborhoods exist the possibility to create pocket parks or community gardens. The redevelopment can be undertaken after an outreach and planning process to determine needs and available resources, as well as aligning potential uses with city goals and policies.

# STRATEGIC PLAN

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## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan identifies priority needs and describes strategies that will be undertaken to serve priority needs over a five-year period. The priorities outlined represent the goals, programs and policies designed to address human development needs, economic need and housing needs of the community for the next five years. This plan is also inclusive of the homeless needs and special needs populations looking for ways to reducing the number of poverty level families and individuals. If funding changes during the five-year period of the Plan, Provo City and the Consortium may amend the output goals.

The following Priority Needs have been identified with identified objectives in each one of them:

#### Decent Housing

- DH-1 Improve and maintain neighborhood integrity through repair and rehabilitation of housing stock.
- DH-2 Increase the supply, affordability, and condition of rental housing in the community.
- DH-3 Provide down payment and closing cost assistance to increase low-income person's access to home ownership.
- DH-4 Support programs that work to educate low-income households concerning home ownership.
- DH-5 Support efforts to more rapidly assist families from homelessness into permanent or transitional housing.
- DH-6 Increase the supply and affordability of homeownership housing in the community

#### Suitable Living Environments

- SLE-1 Undertake infrastructure projects in low-income neighborhoods (e.g. playground equipment, lighting, street enhancements, accessibility access, etc.).
- SLE-2 Provide funding for organizations that assist Provo residents to improve job skills.
- SLE-3 Assist in providing services to low-income families with at-risk youth (e.g. after-school programs, recreation programs, mentoring programs, etc.).
- SLE-4 Provide or upgrade neighborhood facilities (e.g. parks, community centers, etc.).

- SLE-5 Provide support services to population with special needs (e.g. elderly, persons with disabilities, homeless persons, victims of domestic violence, etc.).
- SLE-6 Assist agencies that provide meals to very-low- and low-income individuals.
- SLE-7 Provide funding to social service organizations for rehabilitation of their own buildings.
- SLE-8 Provide assistance to agencies that provide healthcare services and health education to Provo residents.

#### Economic Opportunities

- EO-1 Provide job creation and retention through small business assistance.
- EO-2 Provide technical assistance in recruiting business to vacant buildings in the Central Business District.
- EO-3 Assist local businesses and entrepreneurs by providing mentoring and technical assistance.
- EO-4 Provide job creation and eliminate blighting influences on storefronts in the Central Business District.
- EO-5 Increase economic opportunities to minority- and women-owned businesses.

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

### **Geographic Area**

#### **General Allocation Priorities**

No specific geographic areas have been selected for specific allocation. Programs and project funded with CDBG will benefit citizens within Provo City and HOME funds will benefit citizens within the jurisdictions of Consortium members.

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

### Priority Needs

1	<b>Priority Need</b>	Decent Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Mentally Ill Individuals Veterans Victims of Domestic Violence Elderly
	<b>Geographic Areas Affected</b>	Citywide-Provo City (CDBG) Consortium-wide (HOME)
	<b>Associated Goals</b>	Rehabilitate Owner Occupied Housing Build New Rental Housing Provide Down Payment Assistance to Homebuyers Provide Tenant-Based Rental
	<b>Description</b>	Provo City and Consortium cities fund affordable housing programs/projects through CDBG and HOME Programs.
	<b>Basis for Relative Priority</b>	Priority is assigned based on the level of need that is demonstrated by the data that collected for the preparation of the ConPlan.
2	<b>Priority Need Name</b>	Suitable Living Environment
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS 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 Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide-Provo City (CDBG)
	<b>Associated Goals</b>	Public Facilities Provide Access to Human and Medical Services Opportunities for Special Needs Populations Assist agencies that provide meals Rehabilitation of Human Services Organizations Facilities Assist agencies that provide healthcare and health education
	<b>Description</b>	Provo City will fund activities that contribute to the creation of suitable living environments through the CDBG Program
	<b>Basis for Relative Priority</b>	Priority is assigned based on the level of need that is demonstrated by the data that collected for the preparation of the ConPlan.
3	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS 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 Victims of Domestic Violence
<b>Geographic Areas Affected</b>	Citywide-Provo City (CDBG)
<b>Associated Goals</b>	Small Business Assistance Job Creation through ED Assistance and Job Training Elimination of Blighting Influences Increase Opportunities to minority- and women-owned businesses
<b>Description</b>	Support Central Business District, provide financial and technical assistance to small businesses, job creation and elimination of blighting influences, increase opportunities to minority- and women-owned businesses
<b>Basis for Relative Priority</b>	Priority is assigned based on the level of need that is demonstrated by the data that collected for the preparation of the ConPlan.

**Table 58 – Priority Needs Summary**

## SP-30 Influence of Market Conditions – 91.415, 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The Consortium will use TBRA funds to assist individuals recently released from Utah County Jail who would otherwise be classified as homeless upon release.
New Unit Production	New units of rental housing will be constructed in markets with a significant number of low-income renters and insufficient inventory of affordable housing stock. New homebuyer occupied units will be produced in the markets that prove the need at the time of funding.
Rehabilitation	Rehabilitation will be used in markets where there are significant numbers of low-income households requiring owner occupied assistance and an adequate stock of housing units which could be rehabilitated into decent, safe and sanitary housing.
Acquisition, including preservation	Funds will be made available to low-income individuals to assist with down payment assistance.

**Table 59 – Influence of Market Conditions**

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

### Introduction

Federal funds are received annually by entitlement formula.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Description
			Annual Allocation	Program Income	Prior Year Resource	Total		
CDBG	Public Federal	Acquisition Admin and Planning Economic Development Housing Land Acquisition Public Improvements Public Services	\$1,280,686	\$125,365	\$76,076	\$1,482,127	\$5,122,800	Funds will leverage other public investment through infrastructure projects. Expected amount available assumes similar annual entitlement allocation and similar CDBG Program Income each year.
HOME	Public Federal	Acquisition Homebuyer Assistance Homeowner rehab Multifamily rental new construction New construction for ownership TBRA	\$1,009,116	\$484,723	\$108,648	\$1,602,487	\$4,036,480	These funds will be distributed throughout the Consortium to support housing needs of low income residents

Table 60-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**

CDBG and HOME funds are used to leverage other public and private funds. The jurisdiction's Public Housing Authorities leverage state and private dollars by procuring Low Income Housing Tax Credits for their projects. Nonprofit housing developers use private funding and donations for their new construction homebuyer projects.

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

Not applicable

## 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
Provo City (RDA)	Government	Planning	Jurisdiction
Orem City	Government	Planning	Jurisdiction
Utah County	Government	Planning	Jurisdiction
Mountainland CoC	Nonprofit	Homelessness	Region
Housing Authority of UC	PHA	Public Housing	Jurisdiction
PC Housing Authority	PHA	Public Housing	Jurisdiction
Rural Housing Dev. Corp.	CHDO	AH Ownership	Jurisdiction
Habitat for Humanity	CHDO	AH Ownership	Jurisdiction
Community Action-SFB	Nonprofit	Public Services	Jurisdiction

**Table 61 - Institutional Delivery Structure**

### 1. Assess of Strengths and Gaps in the Institutional Delivery System

The Consortium works closely with public and private partners to maximize program delivery and to leverage other funds such as, public housing resources, low income housing tax credits, private funds and local jurisdiction resources.

Financial resources limit the amount of services provided to the community. Many service providers have long waiting lists.

### 2. 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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	

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

**Table 62 - Homeless Prevention Services Summary**

**3. 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)**

Services targeted to persons experiencing homelessness are delivered by homeless service agencies in the County. These agencies participate in the Mountainland Continuum of Care, which coordinates service provision and standards.

Available resources are utilized to assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, counseling, supervision, case management, and other services essential for achieving independent living), mainstream services, etc.

**4. 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**

Coordination of services through the Continuum of Care, which meets monthly to discuss needs and coordinate resources among the many providers is a major strength. Most, if not all, service providers utilize the Homeless Management Information System (HMIS) which is managed by the State of Utah. Through HMIS service providers are able to view other services access by their clients and coordinate on a client-by-client basis.

**5. 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**

The Mountainland Continuum of Care takes the lead to coordinate efforts among service providers. This CoC also fully participates in statewide coordination with other Continua of Care in the State. Consortium executive staff actively participates by attending meetings regularly to stay connected to the community's needs and offer information and support.

## SP-45 Goals Summary – 91.415, 91.215(a)(4)

### 1. Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner/Homebuyer Affordability	2015	2019	Affordable Housing		Decent Housing	CDBG: \$1,771,210 HOME: \$4,104,000	Homeowner Housing Added Homeowner Housing Rehabed Down Payment Assistance
2	Rental Housing Affordability	2015	2019	Affordable Housing		Decent Housing	CDBG: \$0.00 HOME: \$3,688,575	Rental Units Constructed Rental Units Rehabilitated Tenant-Based Rental Assist.
3	Public Facilities	2015	2019	Non-Housing Community Development		Suitable Living Environments	CDBG: \$2,868,405 HOME: \$0.00	Public Fac. Infrastructure Public Fac. Activities Housing Benefit
4	Public Services	2015	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development		Suitable Living Environments	CDBG: \$960,515 HOME: \$0.00	Public Service activities other than Low/Moderate Income Housing Benefit  Public Service activities for Low/Moderate Income Housing Benefit
5	Stimulate Economic Growth	2015	2019	Non-Housing Community Development		Economic Opportunity	CDBG: \$529,600 HOME: \$0.00	Jobs Created/Retained Businesses Assisted Buildings Demolished

**Table 63 – Goals Summary**

## 2. Goal Descriptions

1	<b>Goal Name</b>	<b>Homeowner/Homebuyer Affordability</b>
	<b>Goal Description</b>	<p>Provo City and the Consortium will provide funding to:</p> <ul style="list-style-type: none"> <li>• Improve and maintain neighborhood integrity through repair and rehabilitation of housing stock</li> <li>• Provide down payment and closing cost assistance to increase low-income persons' access to homeownership</li> <li>• Support programs that work to educate low-income households concerning home ownership</li> <li>• Increase the supply and affordability of homeowner housing in the community</li> </ul>
2	<b>Goal Name</b>	<b>Rental Housing Affordability</b>
	<b>Goal Description</b>	<p>Provo City will fund programs/projects that:</p> <ul style="list-style-type: none"> <li>• Increase the supply, affordability and condition of rental housing in the community</li> <li>• Assist low-income individuals with rent payments and rent &amp; utility deposits</li> </ul>
3	<b>Goal Name</b>	<b>Public Facilities</b>
	<b>Goal Description</b>	<p>Provo City and Consortium Cities will fund programs and projects that:</p> <ul style="list-style-type: none"> <li>• Undertake creation or improvement of infrastructure in low-income neighborhoods (e.g. playground equipment, lighting, street enhancements, ADA accessibility)</li> <li>• Provide or upgrade neighborhood facilities (e.g. parks, community centers, etc.)</li> </ul>

<b>4</b>	<b>Goal Name</b>	<b>Public Services</b>
	<b>Goal Description</b>	Provo City will fund programs/projects that: <ul style="list-style-type: none"> <li>• Organizations that assist low-income individuals to improve job skills</li> <li>• Provide services to low-income families with at-risk youth (e.g. after school programs, recreation programs, mentoring programs)</li> <li>• Provide support services to population with special needs (e.g. elderly, persons with disabilities, homeless persons, victims of domestic violence, etc.)</li> <li>• Agencies that provide meals to very low- and low-income individuals.</li> <li>• Rehabilitate social service organizations facilities</li> <li>• Provide healthcare services and health education to low-income individuals</li> </ul>
<b>5</b>	<b>Goal Name</b>	<b>Stimulate Economic Growth</b>
	<b>Goal Description</b>	Provo City will fund programs/projects that: <ul style="list-style-type: none"> <li>• Provide job creation and retention through small business assistance</li> <li>• Provide technical assistance in recruiting business to vacant buildings in the Central Business District</li> <li>• Assist local businesses and entrepreneurs by providing mentoring and technical assistance</li> <li>• Provide job creation and eliminate blighting influences on storefronts in the Central Business District</li> </ul>

**3. 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)**

It is anticipated that HOME funds will provide assistance to approximately 250 housing units over the course of the Consolidated Plan. This includes tenant-based rental assistance, Downpayment assistance, housing rehabilitation and newly constructed housing (both rental and for homeownership).

## **SP-50 Public Housing Accessibility and Involvement – 9.415, 91.215(c)**

### **1. Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Neither one of the local housing authorities are under a Voluntary Compliance Agreement requiring the need to increase the number of accessible units. However, both housing authorities are pro-active about the needs of the citizens.

Housing Authority of Utah County (HAUC) has 17 ADA units in current inventory and is building 31 units ADA accessible units in Springville. Plans are underway to develop 26-40 units of ADA accessible units in American Fork during 2016.

Provo City Housing Authority (PCHA) is currently review the need to increase their ADA units.

### **2. Activities to Increase Resident Involvements**

HAUC encourages resident feedback about current unit, neighborhood concerns and overall satisfaction with services received. HAUC has an annual yard beautification contest where residents take pride and experience satisfaction in improving the property, neighborhoods are beautified and maintenance costs have decreased as client efforts have increased.

In some of the tax credit properties where there are multiple units within a building, PCHA will coordinate a Christmas or July 4<sup>th</sup> holiday lunch party for the enjoyment of residents. PCHA recently coordinated with GOOGLE fiber and BYU students to provide computer classes to teach computer skills to many of the seniors thus allowing more/better computer access for seniors. A computer lab was also established in a senior building for residents who don't have access to a personal computer

### **3. Is the public housing agency designated as troubled under 24 CFR part 902?**

Neither the Housing Authority of Utah County nor Provo City Housing Authority are designated as troubled under 24 CFR part 902.

### **4. Plan to remove the 'troubled' designation**

N/A

## SP-55 Barriers to affordable housing – 91.415, 91.215(h)

### 1. Barriers to Affordable Housing

As discussed in section MA-40, the most critical public policy barriers (direct and indirect) to the production and preservation of affordable housing include the following:

- Siting of Housing
- Land or development cost barriers
- Zoning and land use barriers
- Local residency preferences by Housing Authorities
- NIMBYsm (Not-In-My-Back-Yard)
- Limited availability of housing choice vouchers
- Development and land costs
- Impact fees

While every Consortium city has developed a housing element to their General Plan, often based on the housing needs assessment required by Utah's affordable housing legislation HB 295, very few of the plans address the most fundamental approach to improve housing opportunities for protected classes; the addition of high density, affordable rental housing. Current and projected affordable rental housing needs for the very low- and extremely low-income households are not specified in most of the housing plans, nor is a strategy to increase affordable rental housing discussed.

### 2. Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Affordable housing plans should address ways a city can increase its affordable rental housing inventory to mitigate impediments, and begin the process to remove barriers to affordable housing. Discussion of approaches to development such as public-private partnerships, inclusionary zoning, density bonuses, accessory units, TODs/affordable housing, etc. Provo with its substantial inventory of affordable housing is quite unique among cities along the Wasatch Front and of course this characteristic should be part of the assessment of affordable housing.

Using data from the commissioned Analysis Impediments to assist in the creation of the Consolidated Plan and from the Utah County Regional Analysis of Impediments to Fair Housing Choice along with the Utah County: Fair Housing Equity Assessment all produced in great part by James Woods and the Bureau of Economic and Business Research, the RDA identified impediments to fair housing choice for protected classes as well as identified policies and practices that worsen or lessen the impediments to fair housing choice of which affordable housing needs are included. From these documents

strategies and action plans can be considered to remove and/or ameliorate barriers to affordable housing. Some of the Action Items that Consortium cities could include in this process are:

- Review local affordable housing plans and update them considering the findings in the documents mentioned above
- Reevaluate zoning ordinances to explore new ways to encourage the creation of affordable housing in their jurisdiction
- Work towards providing additional housing options, and when possible develop new quality housing to provide more price diversity and desegregate the concentration of poverty
- Strengthen partnerships with local lenders and encourage lenders to offer homebuyer education incentives to purchase homes in Consortium cities
- Develop and implement Language Assistance Plans by CDBG entitlement cities and the Urban County
- Provide citizens with consistent translation services
- Establish a centralized list of resources for assisting Limited English Proficient (LEP) individuals.
- Translate the entitlement cities Fair Housing webpages and vital program documents in Spanish; and print and make available informational pamphlets and Fair Housing brochures
- Coordinate with the Disability Law Center to track Fair Housing complaints or legal actions for the County and work toward establishing a centralized administration of Fair Housing infrastructure
- Be active participants in the Regional Analysis Impediment to Fair Housing Choice
- Continue targeting resources to improving the condition of housing in targeted neighborhoods for revitalization

## SP-60 Homelessness Strategy – 91.415, 91.215(d)

Describe how the jurisdiction’s strategic plan goals contribute to:

### 1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Consortium cities join the Mountainland Continuum of Care (CoC) in its vision to have a community where everyone has access to decent, safe, affordable housing and the available support to sustain it. In the short-term, Consortium cities will continue to provide collaborative services to the homeless population through coordination with the CoC.

The Consortium adopts the guiding principles and goals established by the CoC Executive Committee:

#### Guiding Principles:

- Our purpose is to help our clients
- The problem is complex, and the best solutions will have input from many different sectors
- All partner agencies should work to pursue the common goals of the Continuum of Care
- All agencies should understand their role in the Continuum and fulfill their responsibilities in a timely manner
- All agencies should efficiently and effectively use the same tools and systems to assess and house individuals
- While often the same solution will work for many clients, each client is unique with an individual story. Our solutions will be client centered and empower clients to direct and participate in their aid.

Not every homeless individual is alike and because of that, there is no one-size-fits-all solution. There are groups of chronic individuals, veterans, families, women with children, youth and homeless-by-choice in our community. Each of these groups has different needs and each stage of homelessness must also be considered. The four stages of homelessness are prevention (keeping people from dropping into homelessness with jobs and affordable housing), homelessness (helping with daily needs—lockers, showers, etc.), transcending homelessness (finding housing, employment), preventing recurrence (offering supportive services to housing). If the four stages are not considered for each group, efforts will eventually be unsuccessful.

Personalized one-on-one outreach to homeless individuals providing information about the specific services that individual needs (e.g. housing, mental health treatment, a hot

meal) is the most effective outreach approach. There are a number of outreach efforts to connect homeless individuals with needed services, but that the various entities providing outreach can collaborate more effectively to track homeless individuals and coordinate services.

## **2. Addressing the emergency and transitional housing needs of homeless persons**

Starting with the *Ten-Year Plan to End Chronic Homelessness*, most efforts to deal with homelessness in Utah rely on the Housing First model. The premise of Housing First is that once homeless individuals have housing, they are more likely to seek and continue receiving services and can search for employment. As successful as this model may be, the type of housing required for different homeless sub-populations can be highly varied. The homeless housing market could benefit from additional permanent housing, transitional housing, and housing located near services.

As homeless individuals wait for housing, there are an inadequate number of places or facilities for homeless people to go during the day, and essential services for the activities of daily living are inadequate. Needed daytime facilities and services include bathrooms, laundry, mail receipt, and indoor area to pass the time, and safe storage for their belongings.

### The CoC Goals and Objectives:

- Help homeless populations acquire permanent housing (housing with no definitive end date).
  - Coordinate with all agencies who serve homeless populations in the CoC monthly meetings and sub-committee meetings
    - Identify and recruit agencies that work with homeless populations
    - Coordinate the use of housing resources
    - Coordinate the use of monetary, physical and human resources
  - Create and implement a system to prioritize the most vulnerable populations and place them in available housing first.
- Improve newly housed and homeless people's ability to maintain housing.
  - Offer educational opportunities
    - Support and coordinate educational efforts across agencies for homeless and newly housed people
    - Offer educational opportunities to case managers and other who work with these populations to improve their capacity to serve.
  - Support and coordinate efforts to provide on-going, consistent case management for homeless and newly housed people
  - Support and coordinate efforts to help homeless and newly housed people increase their financial resources

- Help coordinate efforts to increase the income of homeless and newly housed people
- Help coordinate agencies' efforts to acquire benefits for homeless and newly housed people
- Improve capacity to house homeless people
  - Coordinate between agencies to effectively and efficiently use current housing resources
  - Coordinate and support efforts in each community to create new housing inventory
  - Obtain diverse funding in local communities to improve the ability of the local agencies to provide housing and services.
- Prevent Homelessness using new and existing methods of aid
  - Encourage and support the use of available funds and programs to reduce individual and family homelessness through preventions
  - Research and coordinate new methods of prevention and their adaptation to our communities
  - Obtain and diversify funding to maintain current programs and fund pilot programs

**3. Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.**

The Consortium cities work with the CoC and its partner agencies to prevent and divert individuals and families from experiencing homelessness. Community Action Services and Food Bank receive assistance from Provo, Orem and Utah County's Community Development Block Grants to assist in their efforts to service extremely and very low-income individuals and families avoid becoming homeless.

## **SP-65 Lead based paint Hazards – 91.415, 91.215(i)**

### **1. Actions to address LBP hazards and increase access to housing without LBP hazards**

For all activities for Downpayment assistance, owner-occupied rehabilitation, purchase/rehabilitation/resale and multi-family rehabilitation involving structures built before 1978, the premises are inspected and tested for lead-based paint. Where LBP is identified, appropriate steps are taken to safely renovate, repair and paint or abate the potential hazard.

Given the high percentage of housing stock built before 1978 continued efforts for outreach and education most continue. Housing rehabilitation programs are in compliance with HUD's rules concerning identification and treatment of lead hazards.

### **2. How are the actions listed above related to the extent of lead poisoning and hazards?**

Interim lead-based paint control methods include: paint stabilization, friction and impact surface treatments, dust controls and soil treatments.

Through our housing programs and outreach efforts we hope to increase awareness in ultimately affect a reduction in the number of children testing positive for elevated blood-lead levels.

### **3. How are the actions listed above integrated into housing policies and procedures?**

Housing assisted with CDBG or HOME funds through emergency repair, owner-occupied rehabilitation, purchase/resale/rehabilitation, tenant-based rental assistance or down payment assistance programs documents all chipping, peeling, flaking, and/or chalking paint in the housing inspection as a hazard. All rehabilitation or repair conducted in pre-1978 housing stock use lead-safe work practices, unless the paint is inspected and tested negative. Inspectors in these housing programs maintain their certification in lead-safe practices. Contractors must be trained as lead-safe renovator and provide copy of their training certificate to program administrators. After the work is completed, a lead clearance is conducted by a certified inspector to ensure the property is safe.

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

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

The limited incomes of many residents in Provo City and other Consortium cities have left them with insufficient means to meet an adequate standard of living. In a strategic effort to reduce the number of households living in poverty and prevent households at risk of 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 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 collaborating 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, lenders 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.

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

The social service delivery strategy provides focus on program that support education, counseling, prevention programs, case management and other capacity building functions. Provo City and Consortium cities seek to reduce the number of poverty-level

families by supporting social service development programs that facilitate the creation or retention of job opportunities.

The continued funding of housing rehabilitation, construction, and down payment assistance for affordable housing provides families and individuals in poverty an opportunity to obtain a safe, decent, and affordable place to live.

## 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**

Provo City Corporation (City) is the recipient of HUD’s Community Development Block Grant (CDBG) as an entitlement city and the HOME Investment and Partnerships Program (HOME) as Lead Entity of the Utah Valley HOME Consortium. The City has designated its Redevelopment Agency (RDA) to administer these and other grants received by the City.

To ensure compliance from the start of a project/program, the RDA uses the application process to start the monitoring process of all agencies. Each application goes through a review process conducted to ensure that each applicant meets a national objective and that the organizational goals are in line with the goals identified in the Consolidated Plan. Once the application pass the initial review, each application is then evaluated through a public process with the final decision for funding decided by elected officials. The next step is drawing a contract identifying regulations, scope of work, budgets and all other federal and local requirements of the particular program.

### Desk Review

The RDA administers and operates all CDBG and HOME grants on a reimbursement basis. This ensures that desk reviews, which is an important part of monitoring, can be completed by the Program Administrators before Federal funds are used for any program/project.

A desk review will be completed every time a reimbursement request needs to be processed, generally every month, but sometimes quarterly. Program Administrators can then verify that all requirements of the contract are actively being met prior to disbursement of any funds or drawing funds from HUD’s Integrated Disbursement and Information System (IDIS). The IDIS system also helps assist with program/project eligibility requirements, track spending rates and report performance measurements.

Trust Deeds and/or Restrictive Covenants are recorded on all properties using HOME funds to ensure the property will be used for the correct affordability period required and determined by the amount of HOME funds used.

### Annual On-Site Monitoring

Contracts with all CDBG Subrecipients and HOME Contractors/Developers establish an on-site annual monitoring per fiscal year. These visits provide an opportunity for RDA staff member to ensure that Subrecipients understand their responsibilities and are in compliance with all Federal regulations and are actively working to achieve the objectives

outlined in their contract and the ConPlan. The RDA completes a Risk Analysis which together with other reporting mechanisms determines which agencies would benefit from a technical training session. Technical assistance is also available at any time when requested by a Subrecipient, Contractor or Developer.

### Section 3 and Minority- and Women-Owned Businesses

Section 3 policies require that employment opportunities created in conjunctions with HUD funded projects are extended to low- and very low-income residents of the area where the project is being implemented. In essence, Section 3 eligible residents are to be extended preference in new hiring situations which result from HUD-sourced public construction funds. The RDA encourages businesses to hire from Section 3 pools, and to apply for official Section 3 Business designation. These Section 3 Businesses must meet self-certified application requirements on the State of Utah's Section 3 registry. The RDA also encourages partnerships for outreach, training, and hiring with local workforce agencies.

Following Provo City policies, the RDA purchases the highest quality supplies, equipment, construction and services at the lowest possible prices. The purchases of these goods and any contracts on projects funded by the U.S. Department of Housing and Urban Development (HUD) are administered without discrimination on the basis of race, color, religion, sex, age, or national origin.

Grant Administrators for CDBG and HOME evaluate program performance for compliance with grant fiscal and program requirements. Their responsibilities include: accurate and timely submission of required federal reports (including HUD 60002 Section 3 Annual Summary Report; HUD 4710 Labor Standards Enforcement Report and HUD 2516 Contract and Subcontract Activity Report); IDIS reporting, monitor and approve program expenditures, monitor CDBG and HOME administration expenditures to ensure they are within HUD limits; monitor low- and moderate-income public benefit limits to ensure at least 70 percent of CDBG activities benefit low- and moderate- income persons for the certification period and monitor periods of affordability for HOME funded activities.

The RDA submits to Provo City's audit and quality control procedures outlined by Government Auditing and Reporting Standards and by Utah State code. The RDA is audited annually for review of financial and reporting activities, including a "Single Audit" review of federal grants.

# YEAR ONE ACTION PLAN 2015-2016

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

### 1. Introduction

The following table summarizes the anticipated resources.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Description
			Annual Allocation	Program Income	Prior Year Resource	Total		
CDBG	Public Federal	Acquisition Admin and Planning Economic Development Housing Land Acquisition Public Improvements Public Services	\$1,280,686	\$125,365	\$76,076	\$1,482,127	\$5,122,800	Funds will leverage other public investment through infrastructure projects. Expected amount available assumes similar annual entitlement allocation and similar CDBG Program Income each year.
HOME	Public Federal	Acquisition Homebuyer Assistance Homeowner rehab Multifamily rental new construction New construction for ownership TBRA	\$1,009,116	\$484,723	\$108,648	\$1,602,487	\$4,036,480	These funds will be distributed throughout the Consortium to support housing needs of low income residents

Table 64 - Expected Resources – Priority Table

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

Provo City's Public Facilities and Parks projects use CDBG funding as gap financing allowing to leverage other sources of funds.

HOME funding is also used to leverage private funding, frequently in addition to the 25 percent Match required by the program. Match is met through a combination of private financing, cash contributions, donated material, services, and labor.

**3. If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

N/A

# ANNUAL GOALS AND OBJECTIVES

## AP-20 Annual Goals and Objective – 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	Homeowner/Homebuyer	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$320,432 HOME: \$853,950	Homeowner Housing Constructed: <b>8</b> Homeowner Housing-Rehabilitated: <b>29</b> Direct Financial Assistance to Homebuyers: <b>37</b>
2	Rental Housing	2015	2019	Affordable Housing		Affordable Housing	HOME: \$647,625	Rental Units Constructed: <b>15</b> Rental Units Rehabilitated Tenant-Based Rental Assistance: <b>20</b>
3	Public Facilities	2015	2019	Non-Housing Community Development		Suitable Living Environments	CDBG: \$573,680	Public Facility or Infrastructures Activities: <b>4</b>
4	Public Services	2015	2019	Homelessness Non-Homeless Special Needs		Suitable Living Environments	CDBG: \$192,103	Public Service Activities: <b>165</b>
5	Stimulate Economic Growth	2015	2019	Non-Housing Community Development		Economic Development	CDBG: \$105,935	Jobs Created/Retained Businesses Assisted: <b>7</b>

Table 65 – Goals Summary

## Projects

### AP-35 Projects – 91.420, 91.220(d)

#### Introduction

**Table 66 Project Information**

<b>Project Name:</b>	<b>CDBG Administration</b>		
Description:	Manage and monitor the CDBG grant		
Address:	351 West Center, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	1
HUD Matrix Code	21A General Program Administration 570.206		
Priority Need	Planning/Administration		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$256,137.00		
Proposed Accomplishment:	Number:		Type:

<b>Project Name:</b>	<b>CDBG: Affiliated Family Treatment Center</b>		
Description:	Funding will be used to provide therapy for victims of neglect and abuse.		
Address:	313 East 1200 South, Suite 104, Orem, UT 84058		
Expected Completion:	6/30/2016	IDIS Project#	2
HUD Matrix Code	05G Battered and Abused Spouses 570.201(e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$16,705.00		
Proposed Accomplishment:	Number: 5		Type: People

<b>Project Name:</b>	<b>CDBG: Center for Women and Children in Crisis</b>		
Description:	Funds will be used to provide on-going staff to sustain emergency sheltering and crisis intervention for victims of domestic violence		
Address:	Shelter address is not available for public knowledge		
Expected Completion:	6/30/2016	IDIS Project#	3
HUD Matrix Code	05G Battered and Abused Spouses 570.201(e)		
Priority Need			
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$27,841.00		
Proposed Accomplishment:	Number: 30		Type: People

<b>Project Name:</b>	<b>CDBG: Community Action Services: Circles Initiative</b>		
Description:	Funds will be used to assist low-income individuals build sustainable prosperity and avoid poverty		
Address:	815 South Freedom Boulevard, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	4
HUD Matrix Code	05 Public Services (General) 570.201(e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$7,795.00		
Proposed Accomplishment:	Number: 5		Type: People

<b>Project Name:</b>	<b>CDBG: Community Action Services: Food Bank</b>		
Description:	Funds will be used for program delivery costs associated with providing first-time homebuyer, mortgage default and predatory counseling		
Address:	815 South Freedom Boulevard, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	5
HUD Matrix Code	05 Public Services (General) 570.201(e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$12,250.00		
Proposed Accomplishment:	Number: 10		Type: People

<b>Project Name:</b>	<b>CDBG: Community Health Connect</b>		
Description:	Funds will be used to improve dental and medical care for LMI uninsured Provo residents		
Address:	589 South State, Provo, UT 84606		
Expected Completion:	6/30/2016	IDIS Project#	6
HUD Matrix Code	05M Health Services 570.201(e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$10,023.00		
Proposed Accomplishment:	Number: 12		Type: People

<b>Project Name:</b>	<b>CDBG: Family Support and Treatment</b>		
Description:	Funds will be used to provide therapy and intervention for children and families who are Provo residents and victims of domestic violence, abuse and/or neglect.		
Address:	1255 North 1200 West, Orem, UT 84057		
Expected Completion:	6/30/2016	IDIS Project#	7
HUD Matrix Code	05N Abused and Neglected Children 570.201(e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$22,273.00		
Proposed Accomplishment:	Number: 20		Type: People

<b>Project Name:</b>	<b>CDBG: Friends of the Coalition</b>		
Description:	Funds will be used for costs associated with providing meals to homeless and LMI persons		
Address:	299 East 900 South, Provo, UT 84606		
Expected Completion:	6/30/2016	IDIS Project#	8
HUD Matrix Code	05N Public Services (General) 570.201(e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$11,136.00		
Proposed Accomplishment:	Number: 8		Type: People

<b>Project Name:</b>	<b>CDBG: House Of Hope</b>		
Description:	Funds will be used for eligible costs associated with the delivery of a children's program supervisor to oversee and direct the therapeutic child program, parent-child counseling, parenting classes, supervise staff, counselors, and therapists that work with children whose mothers are receiving substance-abuse treatment at the facility.		
Address:	1726 Buckley Lane, Provo, Utah 84606		
Expected Completion:	6/30/2016	IDIS Project#	9
HUD Matrix Code	05D Youth Services 570.201(e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$11,136.00		
Proposed Accomplishment:	Number: 10		Type: People

<b>Project Name:</b>	<b>CDBG: Mountainland Community Health Center</b>		
Description:	Funds will be used to provide discounted medical and dental care to LIM Provo residents.		
Address:	589 South State, Provo, UT 84606		
Expected Completion:	6/30/2016	IDIS Project#	10
HUD Matrix Code	05M Health Services 570.201(e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$15,034.00		
Proposed Accomplishment:	Number: 15		Type: People

<b>Project Name:</b>	<b>CDBG: People Helping People</b>		
Description:	Funds will be used to teach low-income women to become gainfully employed and remain successfully employed.		
Address:	723 South 1200 West, Orem, UT 84058		
Expected Completion:	6/30/2016	IDIS Project#	11
HUD Matrix Code	05H Employment Training 570.201(e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$7,795.00		
Proposed Accomplishment:	Number: 5		Type: People

<b>Project Name:</b>	<b>CDBG: Project Read</b>		
Description:	Funds will be used to create a tutor lab. The lab will teach life skills (i.e. time management, basic computer skills, study organization, job skills, interviewing, writing resumes, etc.		
Address:	550 North University Avenue, Suite 215, Provo, UT 84606		
Expected Completion:	6/30/2016	IDIS Project#	12
HUD Matrix Code	05H Employment Training 570.201(e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$4,455.00		
Proposed Accomplishment:	Number: 10		Type: People

<b>Project Name:</b>	<b>CDBG: Provo City Police Victim Services</b>		
Description:	Funds will be used for program delivery for services offered to victim of domestic violence or abuse.		
Address:	351 West Center, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	13
HUD Matrix Code	05G Battered and Abused Spouses		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$21,410.00		
Proposed Accomplishment:	Number: 10		Type: People

<b>Project Name:</b>	<b>CDBG: Recreation and Habilitation Services (RAH)</b>		
Description:	Funds will be used to provide educational and recreational opportunities to persons with disabilities to improve the lives of disabled individuals through the PEOPLE (People Enhancing Other People's Lives Experience) Program.		
Address:	815 North 800 West, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	14
HUD Matrix Code	05B Handicapped Services 570.201(e)		
Priority Need	Public Services		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$24,250.00		
Proposed Accomplishment:	Number: 25		Type: People

<b>Project Name:</b>	<b>CDBG: Targeted Neighborhoods</b>		
Description:	Funds will be used to provide Paint-Your-Heart-Out and Neighborhood campaigns in LMI neighborhoods		
Address:	351 West Center, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	15
HUD Matrix Code	06 Interim Assistance 570.201(e)		
Priority Need	Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$56,400.00		
Proposed Accomplishment:	Number: 20		Type: Households

<b>Project Name:</b>	<b>CDBG: Commercial Façade Renovation and Rehabilitation</b>		
Description:	Funds will be used to provide grants for commercial façade renovation and program delivery		
Address:	351 West Center, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	16
HUD Matrix Code	17C CI Building Acquisition, Construction, Rehabilitation 570.203(a)		
Priority Need	Economic Development		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$61,121.00		
Proposed Accomplishment:	Number: 3		Type: Businesses

<b>Project Name:</b>	<b>CDBG: Spring Creek Park</b>		
Description:	Funding will be used for acquisition, design and construction of a park in the Spring Creek neighborhood. Park will have soccer fields, pavilion, and a recreational area for children.		
Address:	Census Tract 24		
Expected Completion:	6/30/2016	IDIS Project#	17
HUD Matrix Code	03F Parks, Recreational Facilities 570.201(c)		
Priority Need	Public Facilities		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$279,833.00		
Proposed Accomplishment:	Number: 1		Type: Public Facilities

<b>Project Name:</b>	<b>CDBG: Habitat for Humanity—Critical Repair Loans/Grants</b>		
Description:	Funds will be used to provide zero (0%) loans and grants to low-income homeowners in Provo. Special emphasis given to families living in CDBG eligible neighborhoods, seniors, veterans, and people with disabilities to repair critical damage to a home or eliminate hazards to health, safety and/or sanitation and accessibility improvements.		
Address:	340 South Orem Boulevard, Orem, UT 84058		
Expected Completion:	6/30/2016	IDIS Project#	18
HUD Matrix Code	14A Rehabilitation; single-unit residential 570.202		
Priority Need	Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$16,920.00		
Proposed Accomplishment:	Number: 3		Type: Housing Units

<b>Project Name:</b>	<b>CDBG: Small Business Loans</b>		
Description:	Funds will be used to provide small business loans		
Address:	351 West Center, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	19
HUD Matrix Code	18A ED Direct Financial Assistance to For-Profits 570.203 (b)		
Priority Need	Economic Development		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input checked="" type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$44,813.61		
Proposed Accomplishment:	Number: 4		Type: Businesses

<b>Project Name:</b>	<b>CDBG: Down Payment Assistance Program</b>		
Description:	Funds will be used to provide down payment assistance loans and/or pay for program delivery costs to operate the activity.		
Address:	351 West Center Street, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	20
HUD Matrix Code	13 Direct Homeownership Assistance 580.201(n)		
Priority Need	Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$224,552.28		
Proposed Accomplishment:	Number: 15		Type: Housing Units

<b>Project Name:</b>	<b>CDBG: Kiwanis Park</b>		
Description:	Funds will be used for the design and construction of a play area for children ages 3-10 years old.		
Address:	100 North 1100 East, Provo, UT, 84601		
Expected Completion:	6/30/2016	IDIS Project#	21
HUD Matrix Code	03F Parks, Recreational Facilities		
Priority Need	Public Facilities		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$80,000.00		
Proposed Accomplishment:	Number: 1		Type: Public Facilities

<b>Project Name:</b>	<b>CDBG: Exchange Park</b>		
Description:	Funds will be used for the design and construction of an area for RAH program activities.		
Address:	980 North 700 West, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	22
HUD Matrix Code	03F Parks, Recreational Facilities		
Priority Need	Public Facilities		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$30,500.00		
Proposed Accomplishment:	Number: 1		Type: Public Facilities

<b>Project Name:</b>	<b>CDBG: Egress Window Program</b>		
Description:	Funds will be used to provide egress windows for low-moderate income home owners of single-family residential properties within Provo City		
Address:	351 West Center Street, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	23
HUD Matrix Code	14A Rehab: Single-unit Residential		
Priority Need	Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$22,560.00		
Proposed Accomplishment:	Number: 4		Type: Housing Units

<b>Project Name:</b>	<b>CDBG: Emergency Repair Program</b>		
Description:	Funds will be used for emergency repairs for low-income seniors and active military families who are homeowners of properties in Provo City.		
Address:	351 West Center Street, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	24
HUD Matrix Code	14A Rehab: Single-unit Residential		
Priority Need	Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$33,840.00		
Proposed Accomplishment:	Number: 7		Type: Housing Units

<b>Project Name:</b>	<b>CDBG: 400 East and Bike Path (200 E)</b>		
Description:	Funds will be used for street and sidewalk upgrades		
Address:	Maser Neighborhood		
Expected Completion:	6/30/2016	IDIS Project#	25
HUD Matrix Code	03K Street Improvements		
Priority Need	Public Facilities		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
Funding Source:	CDBG <input checked="" type="checkbox"/>	HOME <input type="checkbox"/>	
Amount:	\$183,347.65		
Proposed Accomplishment:	Number: 1		Type: Public Facilities

<b>Project Name:</b>	<b>HOME: Administration—Utah Valley HOME Consortium</b>		
Description:	Funds will be used to cover administration costs to administer the HOME program and activities for the Utah Valley HOME Consortium.		
Address:	351 West Center Street, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	26
HUD Matrix Code	19A HOME Admin/Planning Costs of PJ (not part of 5%Ad)		
Priority Need	Planning/Administration		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input type="checkbox"/>	HOME <input checked="" type="checkbox"/>	
Amount:	\$53,484.00		
Proposed Accomplishment:	Number:		Type:

<b>Project Name:</b>	<b>HOME: Administration—Provo City</b>		
Description:	Funds will be used to cover administration costs to administer the HOME program and activities for Provo City.		
Address:	351 West Center Street, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	27
HUD Matrix Code	19A HOME Admin/Planning Costs of PJ (not part of 5%Ad)		
Priority Need	Planning/Administration		
Objective:	Decent Housing <input type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input type="checkbox"/>	HOME <input checked="" type="checkbox"/>	
Amount:	\$47,428.00		
Proposed Accomplishment:	Number:		Type:

<b>Project Name:</b>	<b>HOME: Re-Entry Assistance Program (ReAP)—TBRA</b>		
Description:	Funds will be allocated to Golden Spike Outreach to provide tenant-based rental assistance for ReAP to qualified beneficiaries with Consortium boundaries.		
Address:	1537 West Saxon Circle, Springville, UT 84663		
Expected Completion:	6/30/2016	IDIS Project#	28
HUD Matrix Code	31F Tenant Based Rental Assistance		
Priority Need	Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input type="checkbox"/>	HOME <input checked="" type="checkbox"/>	
Amount:	\$70,000.00		
Proposed Accomplishment:	Number: 20		Type: People

<b>Project Name:</b>	<b>HOME: Loan-To-Own Down Payment Assistance Program-UVHC</b>		
Description:	Funds will be used to provide DPA to eligible beneficiaries within Consortium boundaries, and to administer the LTO Program.		
Address:	351 West Center Street, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	29
HUD Matrix Code	13 Direct Homeownership Assistance 570.201(n)		
Priority Need	Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input type="checkbox"/>	HOME <input checked="" type="checkbox"/>	
Amount:	\$240,000.00		
Proposed Accomplishment:	Number: 22		Type: Housing Units

<b>Project Name:</b>	<b>HOME-CHDO: Habitat for Humanity of Utah County (HFHUC)</b>		
Description:	Funds will be allocated to HFHUC for the construction of new affordable housing in conjunction with the Provo City Housing Authority-sponsored CROWN Program at approximately 500 West 500 South, Provo, UT.		
Address:	340 South Orem Boulevard, Orem, UT 84058		
Expected Completion:	6/30/2016	IDIS Project#	30
HUD Matrix Code	12 Construction of Housing 570.201(m)		
Priority Need	Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input type="checkbox"/>	HOME <input checked="" type="checkbox"/>	
Amount:	\$50,456.00		
Proposed Accomplishment:	Number: 1		Type: Housing Units

<b>Project Name:</b>	<b>HOME: Habitat for Humanity of Utah County (HFHUC)</b>		
Description:	Funds will be allocated to HFHUC for the construction of new affordable housing in conjunction with the Provo City Housing Authority-sponsored CROWN Program at approximately 500 West 500 South, Provo, UT		
Address:	340 South Orem Boulevard, Orem, UT 84058		
Expected Completion:	6/30/2016	IDIS Project#	31
HUD Matrix Code	12 Construction of Housing 570.201(m)		
Priority Need	Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input type="checkbox"/>	HOME <input checked="" type="checkbox"/>	
Amount:	\$164,544		
Proposed Accomplishment:	Number: 1		Type:

<b>Project Name:</b>	<b>HOME-CHDO: Rural Housing Development Corp. (RHDC)</b>		
Description:	Funds will be allocated to RHDC for the purchase and improvement of lots sold to families qualified for the Mutual-Self-Help Program for the construction of new affordable housing.		
Address:	709 North 189 West, #39, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	32
HUD Matrix Code	01 Acquisition of Real Property 570.201(a)		
Priority Need	Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input type="checkbox"/>	HOME <input checked="" type="checkbox"/>	
Amount:	\$50,456.00		
Proposed Accomplishment:	Number: 1		Type: Housing Units

<b>Project Name:</b>	<b>HOME: Rural Housing Development Corp. (RHDC)</b>		
Description:	Funds will be allocated to RHDC for the purchase and improvement of lots sold to families qualified for the Mutual-Self-Help Program for the construction of new affordable housing.		
Address:	709 North 189 West, #39, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	33
HUD Matrix Code	01 Acquisition of Real Property 570.201(a)		
Priority Need	Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input type="checkbox"/>	HOME <input checked="" type="checkbox"/>	
Amount:	\$258,494.00		
Proposed Accomplishment:	Number: 5		Type: Housing Units

<b>Project Name:</b>	<b>HOME: Housing Authority of Utah County (HAUC)</b>		
Description:	Funds will be allocated to HAUC for the construction of new rental housing in American Fork—Pacific Dr. Project.		
Address:	240 East Center Street, Provo, UT 84606		
Expected Completion:	6/30/2016	IDIS Project#	34
HUD Matrix Code	12 Construction of Housing 570.201(m)		
Priority Need	Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input type="checkbox"/>	HOME <input checked="" type="checkbox"/>	
Amount:	\$577,625.00		
Proposed Accomplishment:	Number: 15		Type: Housing Units

<b>Project Name:</b>	<b>HOME-CHDO: Neighborworks Provo</b>		
Description:	Funds will be allocated to NeighborWorks Provo to Purchase, rehabilitate and resale existing housing units in Provo City.		
Address:	39 West 300 North, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	35
HUD Matrix Code	14A Rehabilitation; single-unit residential 570.202		
Priority Need	Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input type="checkbox"/>	HOME <input checked="" type="checkbox"/>	
Amount:	\$50,456		
Proposed Accomplishment:	Number: 1		Type: Housing Units

<b>Project Name:</b>	<b>HOME: Neighborworks Provo</b>		
Description:	Funds will be allocated to NeighborWorks Provo to Purchase, rehabilitate and resale existing housing units in Provo City.		
Address:	39 West 300 North, Provo, UT 84601		
Expected Completion:	6/30/2016	IDIS Project#	36
HUD Matrix Code	14A Rehabilitation; single-unit residential 570.202		
Priority Need	Affordable Housing		
Objective:	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Specific Objective:	Increase the supply of affordable housing; Increase the quality of affordable housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range and related services for persons with special needs.		
Outcome:	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
Funding Source:	CDBG <input type="checkbox"/>	HOME <input checked="" type="checkbox"/>	
Amount:	\$39,544.00		
Proposed Accomplishment:	Number: 1		Type: Housing Units

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

As entitlement funding decreased considerably over the past decade, the RDA is taking a strategic approach to direct funding. Priorities include expanding affordable housing opportunities throughout the Consortium, providing critical services for the most vulnerable residents, expanding self-sufficiency for at-risk populations, and improving neighborhood conditions in concentrated areas of poverty.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG: Manage and Monitor CDBG Grant
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner/Homebuyer Affordability Rental Housing Affordability Public Facilities Public Services Stimulate Economic Growth
	<b>Needs Addressed</b>	Affordable Housing Suitable Living Environments Economic Development Public Services Public Facilities
	<b>Funding</b>	CDBG: \$256,137
	<b>Description</b>	CDBG Administration budgets are determined by 20% of the Entitlement. Redevelopment Agency staff personnel and overhead costs to administer the CDBG and HOME programs.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funds will be used for the administration of CDBG and HOME programs
	<b>Location Description</b>	
	<b>Planned Activities</b>	
2	<b>Project Name</b>	CDBG: Affiliated Family Treatment Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Suitable Living Environments Public Services
	<b>Funding</b>	CDBG: \$16,705
	<b>Description</b>	Funds will be used to provide therapy for victims of neglect and abuse
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It's anticipated that the center will assist a minimum of five individuals.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>3</b>	<b>Project Name</b>	CDBG: Center for Women and Children in Crisis
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Suitable Living Environments Public Services
	<b>Funding</b>	CDBG: \$27,841
	<b>Description</b>	Funds will be used to provide on-going staff support to sustain emergency sheltering and crisis intervention for victims of domestic violence.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Center plans to assist about 30 individuals
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to provide on-going staff support to sustain emergency sheltering and crisis intervention for victims of domestic violence.
<b>4</b>	<b>Project Name</b>	CDBG: Community Action Services-Circles Initiative
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Suitable Living Environments Public Services
	<b>Funding</b>	CDBG: \$7,795
	<b>Description</b>	Funds will be used to support the Circles Initiative which provides mentoring, peer to peer, learning, grassroots leadership, goal setting, financial literacy, access to resources and job coaching to individuals and families living in poverty.

	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It's anticipated to assist about five individuals.
	<b>Location Description</b>	Funds will be used to support the Circles Initiative which provides mentoring, peer to peer, learning, grassroots leadership, goal setting, financial literacy, access to resources and job coaching to individuals and families living in poverty.
	<b>Planned Activities</b>	
5	<b>Project Name</b>	CDBG: Community Action Services: Counseling
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Suitable Living Environments Public Services
	<b>Funding</b>	CDBG: \$12,250
	<b>Description</b>	Funds will be used for program delivery costs associated with providing first-time homebuyer, mortgage default, and predatory lending counseling.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>Planned Activities</b>	Funds will be used for program delivery costs associated with providing first-time homebuyer, mortgage default, and predatory lending counseling.	
6	<b>Project Name</b>	CDBG: Community Health Connect
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Suitable Living Environments Public Services
	<b>Funding</b>	CDBG: \$10,023

	<b>Description</b>	Funds will be used to improve dental and medical care access for LMI uninsured Provo residents.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to improve dental and medical care access for LMI uninsured Provo residents.
<b>7</b>	<b>Project Name</b>	CDBG: Family Support and Treatment Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Suitable Living Environments Public Services
	<b>Funding</b>	CDBG: \$22,273
	<b>Description</b>	Funds will be used to provide therapy and intervention for children and families who are victims of domestic violence, abuse and/or neglect.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to provide therapy and intervention for children and families who are victims of domestic violence, abuse and/or neglect.
<b>8</b>	<b>Project Name</b>	CDBG: Friends of the Coalition
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Suitable Living Environments Public Services
	<b>Funding</b>	CDBG: \$11,136
	<b>Description</b>	Funds will be used for costs associated with providing meals to homeless and LMI persons.

	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used for costs associated with providing meals to homeless and LMI persons.
9	<b>Project Name</b>	CDBG: House of Hope
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Suitable Living Environments Public Services
	<b>Funding</b>	CDBG: \$11,136
	<b>Description</b>	Funds will be used for eligible costs associated with the delivery of a children's program supervisor to oversee and direct the therapeutic child program, parent-child counseling, parenting classes, supervise staff, counselors and therapists that work with children whose mothers are receiving substance use disorder treatment at the facility.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used for eligible costs associated with the delivery of a children's program supervisor to oversee and direct the therapeutic child program, parent-child counseling, parenting classes, supervise staff, counselors and therapists that work with children whose mothers are receiving substance use disorder treatment at the facility.
10	<b>Project Name</b>	CDBG: Mountainland Community Health Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Suitable Living Environments Public Services

	<b>Funding</b>	CDBG: \$15,034
	<b>Description</b>	Funds will be used to provide discounted medical and dental care to LMI residents.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to provide discounted medical and dental care to LMI residents.
<b>11</b>	<b>Project Name</b>	CDBG: People Helping People
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Suitable Living Environments Public Services
	<b>Funding</b>	CDBG: \$7,795
	<b>Description</b>	Funds will be used to teach low-income women to become gainfully employed and remain successfully employed.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to teach low-income women to become gainfully employed and remain successfully employed.
<b>12</b>	<b>Project Name</b>	CDBG: Project Read
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Suitable Living Environments Public Services
	<b>Funding</b>	CDBG: \$4,455

	<b>Description</b>	Funds will be used to create a tutor lab to teach life skills to LMI individuals. I.e. time management, basic computer skills, study organization, job skills, interviewing, writing resumes, etc.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funds will be used to create a tutor lab to teach life skills to LMI individuals. I.e. time management, basic computer skills, study organization, job skills, interviewing, writing resumes, etc.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to create a tutor lab to teach life skills to LMI individuals. I.e. time management, basic computer skills, study organization, job skills, interviewing, writing resumes, etc.
<b>13</b>	<b>Project Name</b>	CDBG: Provo City Police Victim Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Suitable Living Environments Public Services
	<b>Funding</b>	CDBG: \$21,410
	<b>Description</b>	Funds will be used for program delivery for services offered to victims of domestic violence and/or abuse.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used for program delivery for services offered to victims of domestic violence and/or abuse.
<b>14</b>	<b>Project Name</b>	CDBG: Recreation and Habilitation Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Suitable Living Environments Public Services
	<b>Funding</b>	CDBG: \$24,250

	<b>Description</b>	Funds will be used to provide educational and recreational opportunities to persons with disabilities to improve the lives of disabled individuals through the PEOPLE (People Enhancing Other People's Lives Experience) Program.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to provide educational and recreational opportunities to persons with disabilities to improve the lives of disabled individuals through the PEOPLE (People Enhancing Other People's Lives Experience) Program.
15	<b>Project Name</b>	CDBG: Neighborhood Beautification
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner/Homebuyer Affordability
	<b>Needs Addressed</b>	Affordable Housing Suitable Living Environments
	<b>Funding</b>	CDBG: \$56,400
	<b>Description</b>	Funds will be used to provide Paint-Your-Heart-Out and Neighborhood campaigns in LMI neighborhoods.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to provide Paint-Your-Heart-Out and Neighborhood campaigns in LMI neighborhoods.
16	<b>Project Name</b>	CDBG: Commercial Facade Renovation and Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Stimulate Economic Growth
	<b>Needs Addressed</b>	Economic Development

	<b>Funding</b>	CDBG: \$61,121
	<b>Description</b>	Funds will be used to provide grants for commercial facade renovation and program delivery.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to provide grants for commercial façade renovation and program delivery.
17	<b>Project Name</b>	CDBG: Spring Creek Park
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$279,833
	<b>Description</b>	Funds will be used for acquisition, design and construction of a park in the Spring Creek neighborhood. Park will have soccer fields, pavilion, and recreational area for children.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used for acquisition, design and construction of a park in the Spring Creek neighborhood. Park will have soccer fields, pavilion, and recreational area for children.
18	<b>Project Name</b>	CDBG: Habitat for Humanity-Critical Repair Loans/Grants
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner/Homebuyer Affordability
	<b>Needs Addressed</b>	Affordable Housing Suitable Living Environments
	<b>Funding</b>	CDBG: \$16,920

	<b>Description</b>	Funds will be used to provide zero percent (0%) loans and/or grants to low-income homeowners in Provo. Priority given to families living in CDBG eligible neighborhoods, senior citizens, veterans, and people with disabilities to repair critical damage to a home or eliminate hazards to health, safety and/or sanitation and accessibility improvements.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to provide zero percent (0%) loans and/or grants to low-income homeowners in Provo. Priority given to families living in CDBG eligible neighborhoods, senior citizens, veterans, and people with disabilities to repair critical damage to a home or eliminate hazards to health, safety and/or sanitation and accessibility improvements.
<b>19</b>	<b>Project Name</b>	CDBG: Small Business Loans
	<b>Target Area</b>	
	<b>Goals Supported</b>	Stimulate Economic Growth
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$44,814
	<b>Description</b>	Funds will be used to provide small business loans and program delivery to evaluate and administer.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to provide small business loans and program delivery to evaluate and administer.
<b>20</b>	<b>Project Name</b>	CDBG: Down Payment Assistance Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner/Homebuyer Affordability
	<b>Needs Addressed</b>	Affordable Housing

	<b>Funding</b>	CDBG: \$224,552
	<b>Description</b>	Funds will be used to provide down payment assistance loans and program delivery for costs associated with its administration.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to provide down payment assistance loans and program delivery for costs associated with its administration.
<b>21</b>	<b>Project Name</b>	CDBG: Kiwanis Park
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	Funds will be used for the design and construction of a play area for children ages 3-10 years old.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used for the design and construction of a play area for children ages 3-10 years old.
<b>22</b>	<b>Project Name</b>	CDBG: Exchange Park
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$30,500
	<b>Description</b>	Funds will be used for the design and construction of a recreational area to service disabled individuals receiving services from Recreation and Habilitation Services.

	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used for the design and construction of a recreational area to service disabled individuals receiving services from Recreation and Habilitation Services.
<b>23</b>	<b>Project Name</b>	CDBG: Egress Window Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner/Homebuyer Affordability
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$22,560
	<b>Description</b>	Funds will be used to provide assistance to install egress windows for low-income moderate income homeowners of single-family residential properties in Provo City.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to provide assistance to install egress windows for low-income moderate income homeowners of single-family residential properties in Provo City.
<b>24</b>	<b>Project Name</b>	CDBG: Emergency Repair Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner/Homebuyer Affordability
	<b>Needs Addressed</b>	Affordable Housing Suitable Living Environments
	<b>Funding</b>	CDBG: \$33,840

	<b>Description</b>	Funds will be used for emergency repairs for low-income-homeowner senior citizens and active military families who need financial assistance to address imminent issues affecting health and safety.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used for emergency repairs for low-income-homeowner senior citizens and active military families who need financial assistance to address imminent issues affecting health and safety.
<b>25</b>	<b>Project Name</b>	CDBG: 400 East-Sidewalk and 200 East-Bike Path
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Suitable Living Environments Public Facilities
	<b>Funding</b>	CDBG: \$183,348
	<b>Description</b>	Funds will be used for street and sidewalk improvements.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used for street and sidewalk improvements.
<b>26</b>	<b>Project Name</b>	HOME: Administration-Utah Valley HOME Consortium
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner/Homebuyer Affordability Rental Housing Affordability
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$53,484
	<b>Description</b>	Funds will be used to pay for administration costs to administer the HOME program and activities for the Utah Valley HOME Consortium.

	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to pay for administration costs to administer the HOME program and activities for the Utah Valley HOME Consortium.
<b>27</b>	<b>Project Name</b>	HOME: Administration-Provo City
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner/Homebuyer Affordability Rental Housing Affordability
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$47,428
	<b>Description</b>	Funds will be used to cover administration costs to administer the HOME program and activities for Provo City.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to cover administration costs to administer the HOME program and activities for Provo City.
<b>28</b>	<b>Project Name</b>	HOME: Re-Entry Assistance Program-TBRA
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Housing Affordability
	<b>Needs Addressed</b>	Affordable Housing Suitable Living Environments
	<b>Funding</b>	HOME: \$70,000
	<b>Description</b>	Funds will be used to provide Tenant-Based-Rental-Assistance, facilitated through Golden Spike Outreach, for qualified beneficiaries living within Consortium boundaries.
	<b>Target Date</b>	6/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used to provide Tenant-Based-Rental-Assistance, facilitated through Golden Spike Outreach, for qualified beneficiaries living within Consortium boundaries.
<b>29</b>	<b>Project Name</b>	HOME: Loan-To-Own Down Payment Assistance Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner/Homebuyer Affordability
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$240,000
	<b>Description</b>	Funds will be allocated to the RDA of Provo to assist eligible families living within Consortium boundaries with downpayment assistance and closing costs loans.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be allocated to the RDA of Provo to assist eligible families living within Consortium boundaries with downpayment assistance and closing costs loans.
<b>30</b>	<b>Project Name</b>	HOME: Habitat for Humanity of Utah County
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner/Homebuyer Affordability
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$215,000
	<b>Description</b>	Funds will be used for land acquisition and development of the property located at about 558 East 300 South in Provo to construct three new HOME units.
	<b>Target Date</b>	12/31/2018

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used for land acquisition and development of the property located at about 558 East 300 South in Provo to construct three new HOME units.
<b>31</b>	<b>Project Name</b>	HOME: Rural Housing Development Corporation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner/Homebuyer Affordability
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$308,950
	<b>Description</b>	Funds will be used the build up to 10 new HOME-assisted single-family units in Payson.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds will be used the build up to 10 new HOME-assisted single-family units in Payson.
<b>32</b>	<b>Project Name</b>	HOME: HAUC-Pacific Dr. Rental Housing Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rental Housing Affordability
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$577,625
	<b>Description</b>	Funds will be used to build new rental housing with up to 26 one-bedroom units for the elderly at or about 492 Pacific Drive, American Fork, UT
	<b>Target Date</b>	12/30/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Funds will be used to build new rental housing with up to 26 one-bedroom units for the elderly at or about 492 Pacific Drive, American Fork, UT
	<b>Planned Activities</b>	
<b>33</b>	<b>Project Name</b>	HOME: NeighborWorks Provo-Purchase/Rehab/Resale
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeowner/Homebuyer Affordability
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$90,000
	<b>Description</b>	Funds will be used to locate and purchase an existing single-family property that will then be rehabilitated and sold to an eligible and qualified family.
	<b>Target Date</b>	6/30/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
<b>Planned Activities</b>	Funds will be used to locate and purchase an existing single-family property that will then be rehabilitated and sold to an eligible and qualified family.	

## 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

At this time neither Provo City nor the Consortium is establishing specific geographic areas of service

### Geographic Distribution

Target Area	Percentage of Funds

Table 67 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

N/A

# AFFORDABLE HOUSING

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## AP-55 Affordable Housing - 91.420, 91.220(g)

### 1. Introduction

Goals for program year affordable housing outcomes are indicated below.

One Year Goals for the Number of Households to be Supported	
Homeless	15
Non-Homeless	155
Special-Needs	20
Total	190

Table 68 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	7
Rehab of Existing Units	10
Acquisition of Existing Units	45
Total	77

Table 69 - One Year Goals for Affordable Housing by Support Type

### 2. Discussion

Housing activities will be supported through both CDBG and HOME and will provide subsidies for individuals and families ranging from 0% to 80% AMI. Activities will include tenant-based rental assistance, homeowner housing rehabilitation, and direct financial assistance for eligible homebuyers.

## AP-60 Public Housing – 91.420, 91.220(h)

### 1. Introduction

The Housing Authority of Utah County and Provo City Housing Authority are responsible for managing the public housing inventory, developing new affordable housing units and administering the Section 8 voucher programs for Utah County and Provo City, respectively. They strive to provide affordable housing opportunities throughout their jurisdictions by developing new or rehabilitating existing housing that is safe, decent, sanitary and affordable—a place where an individual’s income level or background cannot be identified by the neighborhood or housing in which they live.

### 2. Actions planned during the next year to address the needs to public housing

The Housing Authority of Utah County’s construction for 31 units of senior housing in Springville is underway. HAUC plans to develop 26-40 units of senior housing in American Fork during 2016, pending funding. HAUC is actively looking for to develop/purchase additional 2 bedroom units throughout the county.

Provo City Housing Authority plans to look at additional LITHC developments and continue to actively provide property management to existing units keeping them well maintained

### 3. Actions to encourage public housing residents to become more involved in management and participate in homeownership

HAUC residents are invited to participate each year in a Resident Advisory Board where proposed policies are reviewed prior to implementation. HAUC has a resident currently serving on our Board of Commissioners. HAUC promotes self-sufficiency to all residents, to the extent they are able to achieve. Clients are referred to various agencies who provide budgeting, home ownership and financial counseling. Clients are often notified about various home ownership opportunities available

PCHA has a few CROWN developments which allow the resident to purchase their unit after 15 years at a price well below market value. PCHA just sold 6 CROWN units some of which were to the original tenants (lived there for 15 years). PCHA coordinates a home owner class for residents as well

### 4. If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Neither the Housing Authority of Utah County nor Provo City Housing Authority are designated as troubled

## AP-65 Homeless and Other Special Needs Activities – 91.420, 91.220(i)

### 1. Introduction

The Consortium, through the Mountainland Continuum of Care, works with a number of homeless services agencies to reduce the number persons experiencing homelessness, reduce the length of time individuals experience homelessness, increase successful transitions out of homelessness and reduce the instances of return to homelessness.

Representatives from Provo City and Consortium cities participate in the CoC executive specifically so the CoC's priorities are considered during funding allocations.

The Mountainland Continuum of Care contracts with the State of Utah to administer HMIS. All service agencies in the region and the rest of the state are under a uniform data standard for HUD reporting and local ESG funders. All ESG funded organizations participate in HIMS, which is supported by Client Track.

The Mountainland Continuum of Care conducts an annual Point-In-Time count at the end of January to count sheltered (emergency sheltered and transitional housing) and unsheltered homeless individuals. Unsheltered homeless individuals are counted by canvassing volunteers. The volunteers use the Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-SPDAT) to interview and try to connect unsheltered homeless individuals into services.

### 2. Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

#### a. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Provo City and Consortium cities will continue to partner with the Mountainland Continuum of Care and its partner agencies, and providing CDBG funding to support the efforts to reaching out to unsheltered individuals to assess their needs.

#### b. Addressing the emergency shelter and transitional housing needs of homeless persons

Neither Provo City nor Consortium cities have direct access to Emergency Solutions Grant (ESG) funding. However, State of Utah allocations are awarded to Community Action Services and Food Bank and the Food and Care Coalition. These agencies use the funding to support their services such as: providing motel vouchers, access to safe facilities, case management, etc.

#### c. Helping homeless persons (especially chronically homeless individuals and

**families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Provo City, the City of Orem, and Mountainland Associated Government (MAG, CDBG Administrator for Utah County) are active participants in the Task Force to End Chronic Homelessness, which have set the following goals:

- Renew Shelter Plus Care (S+C) projects currently in place for homeless mentally ill
- Introduce new S+C projects to provide housing and support services for chronic homeless
- Build permanent supportive housing for homeless mentally ill
- Fully utilize Olene Walker Housing Trust Fund through State of Utah to fund housing for chronically homeless and increase levels of funding
- Hold Chronic Homeless Task Force meetings to develop further goals
- Continue to hold Discharge Planning meetings
- Increase outreach and support services to chronic homeless by acquiring additional funding'
- Train homeless service providers quarterly regarding access to mainstream resources
- Assess and address client pathway barriers
- Assess problems and possible solutions to the problem of chronic homeless persons acquiring needed personal identification to access mainstream resources
- Continue to support efforts to assist young adult homeless people with substance abuse and mental health problems
- Provide counseling at main chronic homeless provider site
- Develop resources to expand care clinics

Other goals to eliminate homelessness are being addressed through participation in the Mountainland Continuum of Care. Goals are crafted to reduce homelessness in the larger service area of which Provo and Consortium cities are a part.

**d. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such**

**as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

A Discharge Planning Committee meets regularly addressing the following issues:

*Foster Care Discharge*—As a result of the Initiative on Utah Children in Foster Care and the Transitions to Adult Living support Network Plan formed within the Department of Human Services, including the Divisions of Child and Family Services (DCFS), Juvenile Justice Services (JJS), Services for People with Disabilities (DSPD), and the Department of Workforce Services (DWS), young people transitioning into adulthood are increasingly living in safe, stable and affordable housing in their communities. Case management is a key component to success during the transition; community partners are assisting the youth as they learn and grow in their new environments. Wasatch Mental Health Vantage Point Youth Services plays a key local role in assisting youth in making the transition to independence.

*Health Care Discharge*—The Mountainland Continuum of Care has a Discharge Planning Committee whose goal is to ensure that no one is discharged from a medical facility to the streets. The persons on this committee who are developing the final protocol for health care discharge are: homeless service providers, housing providers, emergency room case workers, hospital social workers and representation from the largest local health care system, Intermountain Healthcare.

*Mental Health Discharge*—The State of Utah has developed protocol and has completed a survey and analysis of homelessness. Within the Public Mental Health System, we are currently in development stages to plan the capacity to ensure that all mentally ill homeless individuals discharged from public institutions will have access to affordable housing and supportive services. State Human Services Discharge Planning Committee has developed a plan specific to mental health and substance abuse, and continues to work with the State Homeless Coordinating Committee to identify and create additional low-income permanent housing for the chronically homeless and develop a process for rapid re-housing of the temporarily homeless.

*Correction Discharge*—In addition to private organizations such as Prisoner Information Network (PIN) and the Harm Reduction Project, which provide prisoners being discharged with information and services as they leave the state prison, State Corrections has developed a program inmates are able to access before their release. The Women's Correctional Facility has developed the Your Parole Requires Extensive Preparation (YPREP) office which is opened to women prior to

their release and offers much information on successful living outside the facility. The YPREP office is currently in the process of assessing the housing needs of the female population. The information gathered will result in a strategically targeted effort to meet those needs for the women prior to release from incarceration. Each month community members meet for the Women's Summit and Men's Summit meetings. The summit meetings are used to identify and develop resources needed for successful transition.

### **3. Discussion**

While the Provo City and Consortium cities do not fund services that directly affect homelessness, it is their intent to support agencies with programs that assist the homeless and help people that are vulnerable to becoming homeless. We also continue to work with other organizations, including those that serve and coordinate with Mountainland Continuum of Care to influence policy to help prevent homelessness in the future.

## AP-75 Barriers to affordable housing – 91.420, 91.220(j)

### 1. Introduction

As discussed in sections MA-40 and SP-55, the most critical public policy barriers (direct and indirect) to the production and preservation of affordable housing include the following:

2. Siting of Housing
3. Land or development cost barriers
4. Zoning and land use barriers
5. Local residency preferences by Housing Authorities
6. NIMBYsm (Not-In-My-Back-Yard)
7. Limited availability of housing choice vouchers
8. Development and land costs
9. Impact fees

### 2. **Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies, affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

The RDA cities will initiate the process of coordination with Consortium cities to review the barriers and establish strategies and action plans to address them.

## **AP-85 Other Actions – 91.420, 91.220(k)**

### **1. Introduction**

Provo City and Consortium cities will engage in a variety of activities intended to further local housing and community development goals.

### **2. Actions planned to address obstacles to meeting underserved needs**

Provo City and Consortium cities will continue to collaborate and partner with a wide network of housing and human services providers, government officials, business leaders, and citizens to identify areas of need in the community. A coordinated effort will be made to continually improve service delivery systems, reduce duplicative services and to create a process that is flexible enough to meet new needs as they develop.

### **3. Actions planned to foster and maintain affordable housing**

Provo City and Consortium cities will continue to operate single-family rehabilitation programs. Other planned actions that will foster affordable housing include homebuyer and rental projects. To further enhance low- to moderate-income neighborhoods, street improvements are also planned.

### **4. Actions planned to reduce lead-based paint hazards**

Lead risk assessments will be completed for all housing units receiving assistance through the housing rehabilitation programs. When conditions are found which indicate a potential lead-based paint hazard, appropriate remedial action will be included as part of the proposed work. All lead work will be conducted in accordance with federal regulations and performed by appropriate certified and/or licensed contractor

### **5. Actions planned to reduce the number of poverty-level families**

Provo City and Consortium cities have well-established service networks to provide services to impoverished people. These include:

- County Health Program to provide medical coverage for those who need it.
- The City and the Consortium address other critical needs by supporting coordinating and referring families and individuals to resources such as:
  - Circles initiative, which helps individuals living in generational poverty recognize and overcome their barriers to self-reliance, sponsored by Community Action Services and Food Bank (CASFB);
  - Bridges Out Poverty Training, conducted by CASFB

- Community garden, community kitchen, food bank, family development programs, home buyer and mortgage counseling through CASFB;
- Weatherization and energy conservation programs available from the Housing Authority of Utah County;
- Down payment assistance through the RDA;
- Partner nonprofit agencies that provide medical services to extremely and very low-income families and individuals

## **6. Actions planned to develop institutional structure**

The RDA will continue to coordinate activities and foster relationships in the community among public and non-governmental entities. With diminished revenues, lost resources must be offset. The following are considered for the coming year:

### Management Capacity

- Develop additional cost-effective ways to provide affordable housing. Provo City and Consortium cities will continue to seek additional ways to share resources and costs to maintain an acceptable level of program and management capacity
- Identify service gaps and improve efficiency and effectiveness in their delivery. Provo City and Consortium cities will enhance program design and delivery. This is a continuing process and, although, no specific actions have been identified for implementation during the 2015-2016 program, measures will be taken.

### Expanding the Network of Partners

Provo City and Consortium cities will continue efforts to strengthen existing and establish new relationships with service providers to expand and strengthen services in the community.

### Subrecipient Monitoring

The RDA will continue to monitor and assist Subrecipients and Community Housing Development Organizations (CHDOs). Monitoring will be performed through risk assessment and Technical Assistance will be provided on the degree of need.

## **7. Actions planned to enhance coordination between public and private housing and social service agencies**

Provo City and Consortium will enhance coordination with service providers and housing providers through coordination meetings, participating in community-wide-committees, and engaging local experts recommend and provide programs for their target populations. A major tool for this coordination is through the collaborative relationship with the Mountainland Continuum of Care.

# PROGRAM SPECIFIC REQUIREMENTS

## AP-90 Program Specific Requirements – 91.420, 91.220(I)(1,2,4)

### Introduction

In this section the RDA addresses various program specific requirements and how it complies with federal regulations specific to the grants received. This section provides a calculation of total CDBG Program Income. The guidelines established to comply with statutory requirements of the HOME Program are also included.

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(I)(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	\$125,365.00
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	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
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.	\$0.00
5. The amount of income from float-funded activities	\$0.00
	<b>\$125,365.00</b>

### Other CDBG Requirements

1. The amount of urgent need activities	\$0.00
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.	85.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The Utah Valley HOME Consortium utilizes only forms of investment as outlined in Section 92.205

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The following provisions will apply to Subrecipients, Contractors and Developers (including CHDOs) or other entities that will provide homebuyer assistance with HOME funds provided through the Utah Valley HOME Consortium.

- The length of the affordability period will be as established by the HOME Program statute depending on the amount of funding received for the project.
- The chosen method is Recapture
- The Utah Valley HOME Consortium will require full payment of the assistance provided to the homebuyer if the assisted HOME unit is sold during the affordability period. However, if there are no net proceeds or insufficient proceeds to recapture the full amount of the HOME investment due, the amount subject to recapture will be limited to what is available from the net proceeds. Net proceeds are defined as the sales price minus superior non-HOME loan repayments and closing costs, excluding realtor commissions.
- Written agreements will reflect this requirement
- Affordability provision will be enforced through a recorded Deed of Trust

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The description of the guidelines for homebuyer activities (Question #2 in this section) apply here as well. Please refer to the response to question AP-90 #2.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The Consortium has no plans to exercise this section of the HOME statute during this five-year period.

## **Appendix - Alternate/Local Data Sources**