



2020-2024 Consolidated Plan

July 1, 2020 through June 30, 2024

Including

First Annual Action Plan July 1, 2020 to June 30, 2021

Provo City

Utah Valley HOME Consortium

351 West Center Street

Provo, Utah 84601

<http://www.provo.org/departments/community-development>



EXECUTIVE SUMMARY

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 following CPD programs, which are guided by the Consolidated Plan:

- **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.

The Utah Valley HOME Consortium is an inter-jurisdictional partnership between Lehi City, City of Orem, Provo City, and Utah County. Lehi, Orem and Provo receive their own CDBG entitlement allocations and Utah County is a qualified Urban County also 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, UVHC).

Just as other communities around the country, Provo City and the other members of the Consortium are facing rapidly escalating housing prices which are leaving behind earned wages and creating an increasing demand for affordable housing. This

Consolidated Plan outlines a comprehensive set of policies that respond to the City and Consortium’s challenges by utilizing new and collaborative strategies.

With the high costs of owner-occupied housing, coupled with the demand for rental units by both students and young workforce, the ratio of renter-occupied housing units is high in a handful of Consortium Communities. The 2020-2024 Consolidated Plan encourages investment to increase affordable rental units.

The 2020-2024 Consolidated Plan (Plan, The Plan, 2020 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 2020 ConPlan. Efforts are prioritized to direct the allocation of federal funding to maximize impact within the community.

The 2020 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 2020 ConPlan, covering July 1, 2020 – June 30, 2021.

2. 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.

Housing – Assist in the expansion of housing opportunities, particularly for low- and moderate-income households and encouraging diversification of housing stock.

- Support housing programs that address the needs of updating aging housing stock through emergency, spot and full rehabilitation.
- Support rental assistance programs to special needs populations, including efforts to more rapidly assist families from homelessness into permanent housing.
- Support development of new affordable housing to increase the number, types, affordability, and condition of both rental and homeownership housing.
- Support down payment assistance programs that provide access to home ownership.

Public Services – Support public service agencies that assist low- and moderate-income persons.

- Support organizations that provide services to populations with special needs (e.g. elderly, persons with disabilities, homeless persons, victims of domestic violence, etc.).
- Support organizations that provide healthcare services and health education.
- Support organizations that assist at-risk youth (e.g. after-school programs, recreation programs, mentoring programs, etc.).
- Support organizations that provide education, including job training.
- Support organizations that provide housing services.
- Support organizations that provide services to seniors.

Economic Development

- Support improvement visibility of small business storefronts in the Central Business District.
- Support local small businesses and entrepreneurs by providing mentoring and technical assistance, including support to Microenterprise Development.
- Utilize, when available, Section 108 Loan Guarantees.

Public Facilities

- Support creation and improvement of public and nonprofit neighborhood community facilities and health centers.
- Support creation and improvement of public facilities and improvements (i.e. streets, sidewalks, curb & gutter, and sewer/water improvements.)

3. Evaluation of Past Performance

The CDBG and HOME fund uses are reported in the City's Consolidated Annual Plan Evaluation Reports (CAPERs) which provide a detail of the activities carried out and accomplishments made.

The City recognizes that the evaluation of past performance is critical to ensuring the City and its subrecipients are implementing activities effectively and that those activities align with the needs and goals included in the overall strategies outlined. Performance of programs and systems are evaluated on a regular basis.

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 City solicited involvement from a diverse group of stakeholders and community members during the development of the 2020 ConPlan.

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

5. Summary of Public Comments

A summary of public comments is 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

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	COMMUNITY & NEIGHBORHOOD SERVICES
CDBG Administrator	PROVO	COMMUNITY & NEIGHBORHOOD SERVICES
HOME Administrator	PROVO	COMMUNITY & NEIGHBORHOOD SERVICES
CDBG Administrator	OREM	CITY OF OREM
CDBG Administrator	UTAH COUNTY	MOUNTAINLAND ASSOCIATION OF GOVERNMENTS

Table 1 – Responsible Agencies

2. Narrative

Provo City (City) is the Lead Agency of entitlement programs regulated by the Office of Community Planning and Development (CPD) of the United States Department of Housing and Urban Development. The City's Housing Division in the Department of Community and Neighborhood Services (CNS) is responsible for the administration of CPD-HUD entitlement grants which include the Community Development Block Grant (CDBG), and the HOME Investment Partnerships Program (HOME). The City is also responsible for the preparation of the Consolidated Plan (ConPlan), Annual Action Plans (AAP) and Consolidated Annual Performance Evaluation Reports (CAPER) for Provo City and the Utah Valley HOME Consortium. The City of Orem administers its own CDBG program and Mountainland Association of Governments administers Utah County's CDBG Program.

Consolidated Plan Public Contact Information

Provo City and its CDBG entitlement partners welcomes questions or comments regarding this Consolidated Plan. Please contact the following:

The lead staff for jurisdictions receiving direct CDBG entitlements is:

Orem CDBG – Kena Mathews, Community Services Manager

City of Orem

56 North State Street

Orem, UT 84057

801-229-7023

kjmathews@orem.org

Utah County CDBG – Jessica DeLora, Program Manager

Mountainland Association of Governments

586 East 800 North

Orem, UT 84097

80-229-3831

jdelora@mountainland.org

3. Consolidated Plan Public Contact Information

Dan González, CDBG & HOME Program Administrator

Community & Neighborhood Services

Provo City Corporation

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Provo, UT 84601

801-852-6168

dgonzalez@provo.org

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Provo City, along with City of Orem and MAG, engaged in a collaborative effort to consult with representatives of low-income neighborhoods, non-profit and for-profit housing developers, service providers, lenders, public 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(l)).

A 2020 ConPlan discussion was carried out in the City of Orem Council chambers. A survey was provided, and input was received from over 750 respondents. The survey was made available electronically and published in entitlement recipients’ websites and social media. Additionally, the survey was emailed to current service and housing partner agencies who were asked to answer the survey as well as make it available to clients. Collaboration with service providers and other government agencies provided data used in technical analysis for the 2020 ConPlan.

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 all entitlement recipients are active and involved members. 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.

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.

The Continuum of Care has two representatives who sit on the state allocation committee and make funding recommendations for ESG and other state funds intended for homeless services. Provo, Orem and Utah County CDBG Program Administrators are members of the Continuum's Rank and Review Committee allocating funds to homeless service providers.

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

Table 2 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	Agency/Group/Organization	Rocky Mountain University Foundation
	Agency/Group/Organization Type	Health Agency
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the 2020 ConPlan Discussion. Continue to make available financial support to provide services.
2	Agency/Group/Organization	Fresh Start Ventures
	Agency/Group/Organization Type	Services-Housing Services-Homeless
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
3	Agency/Group/Organization	Center for Women & Children in Crisis
	Agency/Group/Organization Type	Housing Services – Housing Services – Children Services – Victims of Domestic Violence Services – Homeless Services – Education
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All)

		Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
4	Agency/Group/Organization	Community Action Services & Food Bank
	Agency/Group/Organization Type	Services – Housing Services – Children Services - Homeless Services – Education
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
5	Agency/Group/Organization	Community Health Connect
	Agency/Group/Organization Type	Services – Health
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
6	Agency/Group/Organization	Family Support & Treatment Center
	Agency/Group/Organization Type	Services – Children

		Services – Education Services – Victims
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
7	Agency/Group/Organization	Food & Care Coalition
	Agency/Group/Organization Type	Services – Housing Services – Persons with Disabilities Services – Health Services – Homeless Services – Education
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
8	Agency/Group/Organization	Friends of UT County Children’s Justice Ctr.
	Agency/Group/Organization Type	Services – Children Services – Victims
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
9	Agency/Group/Organization	Mountainland Head Start
	Agency/Group/Organization Type	Services – Children Services – Education
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
10	Agency/Group/Organization	Centro Hispano
	Agency/Group/Organization Type	Services – Health Services – Education Services – Employment
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
11	Agency/Group/Organization	Housing Authority of Utah County
	Agency/Group/Organization Type	PHA
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs

		Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
12	Agency/Group/Organization	NeighborWorks Provo
	Agency/Group/Organization Type	Housing Services – Education
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
13	Agency/Group/Organization	Mountainlands Community Health Center
	Agency/Group/Organization Type	Health Agency
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
14	Agency/Group/Organization	Mountainland Continuum Of Care
	Agency/Group/Organization Type	Services – Homeless

	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
15	Agency/Group/Organization	Project Read
	Agency/Group/Organization Type	Services – Elderly Persons Services – Education Services – Employment
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
16	Agency/Group/Organization	Provo City Housing Authority
	Agency/Group/Organization Type	PHA
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.

17	Agency/Group/Organization	Rural Housing Development Corporation
	Agency/Group/Organization Type	Housing
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.
18	Agency/Group/Organization	Wasatch Mental Health
	Agency/Group/Organization Type	Other Government: State Services – Persons with Disabilities
	What Section of the Plan was addressed	Housing Need Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted, and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization responded to the survey and participated in the ConPlan Discussion. Continue to make available financial support to provide services.

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
Analysis of Impediments-2019 Utah Valley	Provo City Corporation	Affirmatively Furthering Fair Housing
Housing Needs Assessment-2019 Utah Valley	Provo City Corporation	Housing Needs
Housing Market Analysis 2019 Utah Valley	Provo City Corporation	Non-Housing Needs
Affordable Housing Report-2019	State of Utah	Housing Affordability
CASFB Community Needs Assessment 2019	Community Action Services and Food Bank	Income, Employment and Housing
The Market Pulse-September 2019	CoreLogic	Housing Market

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(l)).

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.

For the last two years Provo City has joined efforts with City of Orem and Mountainland Association of Governments, which administers Lehi's and Utah County's CDBG programs. A collaborative approach is followed to streamline and reduce administration burdens for entitlement cities, while at the same time simplifying application process and grant administration for subrecipients.

These entitlement cities are also joining efforts to gather regional data and provide wholistic analyses of the regional housing needs, housing market and barriers to affordable housing.

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 City 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, City staff and other entitlement cities in the region 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 preparation for the 2020 ConPlan, the Regional Collaborative group held a public meeting in the City of Orem's Council's chamber to discuss community needs and seek input to prioritize such needs. The discussion was facilitated by Mary De La Mare-Schaefer, Regional General Manager for the Utah Transit Authority. The discussion brought to light several needs and priorities which were then focused through mini-group discussions and organized by the group at-large. Attendees were also 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.

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.		
Public Meeting	City Officials	Municipal Council members and City Administrators	Council members ranked priorities identifying goals and objectives, which will be used to evaluate applications received from agencies seeking funding from HOME and CDBG.		

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 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.	No comments received		

Table 4 – Citizen Participation Outreach

NEEDS ASSESSMENT

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. It considers housing needs in Utah County by consolidating data from local, state, and national sources, creating a picture of current and future housing demand

With a population now exceeding 620,000 Utah County remains the youngest county in the nation. Of the 989 counties with a population greater than 500,000, Utah County has the highest percentage of residents younger than 18 years.¹

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.

¹ Call, M.D. (2019). *Housing Needs Assessment 2019: Utah Valley HOME Consortium*. Richmond, MO: Civicus Consulting Group.

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 2019, a four-person household in the Provo-Orem MSA (Utah County) with an income at 30 percent AMI earned \$23,900 or less.

Very Low-income households: Households earning 31 percent to 50 percent AMI for their household size. In 2019, a four-person household in the Provo-Orem MSA (Utah County) with an income at 50 percent AMI earned a maximum of \$39,800 per year.

Low-income households: Households earning 51 to 60 percent AMI for their household size. In 2019, a four-person household in the Provo-Orem MSA (Utah County) with an income at 60 percent AMI earned a maximum of \$47,760.

Moderate-income households: Households earning 61 to 80 percent AMI for their household size. In 2019, a four-person household in the Provo-Orem MSA (Utah County) with an income at 80 percent AMI earned a maximum of \$63,700.

Middle-income households: Households earning 81 to 120 percent AMI for their household size. In 2019, a four-person household in the Provo-Orem MSA (Utah County) with an income above 80 percent AMI earned \$79,625 annually.

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

1. Summary of Housing Needs

Affordable rental housing continues to be the greatest housing need in Utah County. More than 24,000 renter households are experiencing at least one of four housing problems reported by HUD: incomplete kitchen facilities, incomplete plumbing facilities, overcrowding (more than 1 person per bedroom), and cost burden greater than 30% of their household income. Approximately 14,240 renters are experiencing severe housing problems: incomplete kitchen facilities, incomplete plumbing facilities, overcrowding, and cost burden greater than 50 percent.

The 2019 Analysis of Impediments (AI) identifies six 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.

Between 2010 and 2017, Utah County added 10,561 owner-occupied units, an increase of 11.2 percent. The Consortium cities had approximately 104,700 owner occupied units and 55,000 renter occupied units in 2017. The median sales price of single-family homes in the Consortium was \$315,000. The average rent for a two-bedroom two-bathroom unit was \$1,198. The apartment vacancy rate remained at around 5 percent at year-end in 2017.

Since 2010 renter occupied units have increased at 18.6 from 41,478 to 50,961 at the end of 2017.

From January 2018 through July 2019 building permits were issued for rentals of three or more family unit structures. The majority -53- were for structures of five or more units. A total of 11 building permits for apartment complexes of more than five units were issued in Utah County. These 11 permits were for construction of 850 units, for an average of 77 units per permit. Although this construction is strong, it does not compare to the building frenzy of 2014, when more than 2,000 new units were constructed.

Since 2000, the peak of single-family home building permits issued came in 2006, with 5,421 permits. The slowest year was 2008 with only 842 permits issued, since then more than 53,000 single-family home building permits have been issued. The areas with the greatest growth in the nearly five-year period from January 2015 to July 2019 are Lehi (2,873), Eagle Mountain (2,259), Saratoga Springs (2,130), and Spanish Fork (1,087). The municipality with the greatest percentage of growth in this five-year period is Vineyard, where more than 76 percent of its single-family home building permits issued since 2000 were issued between January 2015 and July 2019.

Single Family Building Permits Issued

	2000- 2015	2015- 2019
Provo	2,388	597
Orem	1,442	371
Lehi	8,266	2,873
Eagle Mountain	4,696	2,259
Saratoga Springs	4,663	2,130

Source: Ivory-Boyer Database, Kem C Gardner Policy Institute, University of Utah. NOTE: Data for 2019 are through July only.

In 2018, there were 9,266 closings on single-family homes in Utah County. From January through July of 2019 there were 5,943. The number of residential home sales has increase every year in the past decade.

Following the 2008-2009 recession, foreclosure sales and real estate owned (REO) sales were at abnormally high levels, jumping from 1.2 percent of all sales in 2008 to 15.2 percent in 2010, 19.4 percent in 2011, and 12.4 percent in 2012. In 2018, these sales represented only 1.9 percent of all closings on single-family detached homes, townhomes, condominiums, and twin homes or duplexes. However in the first half of 2019, foreclosure sales and REO sales are 4.7 percent of all sales.

Continued job growth, low unemployment, low interest rates, rising income, increased net migration and natural population increase will result in continued demand for rental and ownership opportunities.

Utah County's 2018 absolute job growth was second only to Salt Lake County's, with 9,800 jobs created. Experts predict 2019's economy will grow at 3.1 percent, making eight

consecutive years of positive job-growth—the second-longest streak since the 1940s (an 11-year streak occurred from 1988 to 1998).

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 2011-2018 ACS data. Utah County’s population increased 11.9 percent between 2010 and 2015 while it grew 11.2 percent between 2015 and 2018. The Governor’s Office of Management and Budget projects that Utah County’s population will be nearly 1.4 million in 2060. The largest municipalities will be Provo (189,400), Eagle Mountain (152,500), Saratoga Springs (134,000), Lehi (133,800) and Orem (123,600).

Demographics	2010	2015	2018	% Change 2010-2018
Population UT County	486,067	551,957	622,213	21.8%
Provo	110,201	115,345	116,713	5.6%
Households	135,620	148,464	171,117	20.7%
Provo	30,893	32,506	32,912	6.1%
Median Income	\$54,275	\$67,496	\$75,349	27.9%
Provo	\$36,949	\$45,108	\$48,575	23.9%

Table 5 - Housing Needs Assessment Demographics

Data Source

Comments:

U.S. Census Bureau ACS 2011-2018

Utah County will need an additional 11,000 renter occupied units between now and 2024. From 2019 to the end of 2022, 10,900 new single-family homes are needed. Using two sources and methods of projecting housing needs, an additional 11,000 owner-occupied units are needed between now and at the end of 2024.

2. Number of Households Tables

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)				
	2010	2015	2017	2019
Extremely Low Income (0-30%)	\$19,550	\$20,300	\$20,750	\$23,900
Very Low Income (30-50%)	\$32,550	\$33,800	\$34,600	\$39,800
60% Limits (50-60%)	\$39,060	\$40,560	\$41,520	\$47,760
Low Income (60-80%)	\$52,100	\$54,100	\$55,350	\$68,800
Median Income (80-100%)	\$65,100	\$67,600	\$66,200	\$79,625

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 *	14,461	14,925	25,292	16,449	63,705
Small Family Households *	6,614	6,721	10,939	7,108	29,919
Large Family Households *	1,397	2,622	6,576	4,927	18,979
Household contains at least one person 62-74 years of age	1,325	1,671	2,991	2,208	9,996
Household contains at least one-person age 75 or older	1,209	1,970	2,164	1,162	4,121
Households with one or more children 6 years old or younger *	4,024	4,598	9,817	6,014	14,604
* the highest income category for these family types is >80% HAMFI					

Table 7 - Total Households Table

Data Source: 20011-2015 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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	345	224	293	30	892	44	10	79	8	141
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	132	90	179	30	431	10	8	50	42	110
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	962	738	998	227	2,925	104	229	652	327	1,312

	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)	6,830	2,033	299	50	9,212	2,042	1,861	1,421	275	5,599
Housing cost burden greater than 30% of income (and none of the above problems)	597	4,502	3,791	507	9,397	630	1,284	4,798	2,466	9,178
Zero/negative Income (and none of the above problems)	674	0	0	0	674	415	0	0	0	415

Table 8 – Housing Problems Table

Data Source: 2011-2015 CHAS

Table 9 below summarizes households experiencing severe housing problems, broken down by income levels. Households are grouped based on the number of sever 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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	8,272	3,087	1,773	342	13,474	2,197	2,106	2,228	650	7,181
Having none of four housing problems	1,798	6,055	9,909	4,994	22,576	1,096	3,649	11,386	10,466	26,597

	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
Household has negative income, but none of the other housing problems	674	0	0	0	674	415	0	0	0	415

Table 9 – Housing Problems 2

Data Source: 2011-2015 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
NUMBER OF HOUSEHOLDS								
Small Related	4,703	4,260	1,994	10,957	864	1,140	2,759	4,763
Large Related	1,217	1,204	1,104	3,525	510	975	2,283	3,768
Elderly	620	583	405	1,608	1,003	891	927	2,821
Other	2,171	1,290	1,165	4,626	382	302	587	1,271
Total need by income	8,711	7,337	4,668	20,716	2,759	3,308	6,556	12,623

Table 10 – Cost Burden > 30%

Data Source: 2011-2015 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
NUMBER OF HOUSEHOLDS								
Small Related	4,288	937	120	5,345	675	713	536	1,924
Large Related	1,112	273	49	1,434	486	512	315	1,313
Elderly	575	402	154	1,131	668	475	389	1,532
Other	1,898	675	124	2,697	295	245	213	753
Total need by income	7,873	2,287	447	10,607	2,124	1,945	1,453	5,522

Table 11 - Cost Burden > 50%

Data Source: 2011-2015 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
NUMBER OF HOUSEHOLDS										
Single family households	909	638	983	227	2,757	114	232	602	325	1,273
Multiple, unrelated family households	10	35	119	10	174	0	0	87	49	136
Other, non-family households	170	155	75	20	420	0	4	15	0	19
Total need by income	1,089	828	1,177	257	3,351	114	236	704	374	1,428

Table 12 - Crowding Information - 1/2

Data Source: 2011-2015 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 sever 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 in the jurisdiction.

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 specific 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
Jurisdiction as a whole	11,697	1,659	1,089
White	8,830	1,449	748
Black / African American	164	0	30
Asian	258	34	149
American Indian, Alaska Native	180	0	0
Pacific Islander	84	0	4
Hispanic	1,931	137	124

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 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 14,445 households in this category (extremely low-income households 0-30% of AMI). Of these 80.9% have one or more housing problems. There is a disproportionately greater need among extremely low-income American Indian/Alaska Native households where the rate of housing problems is 100%.

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
Jurisdiction as a whole	10,997	3,908	0
White	8,232	3,352	0
Black / African American	35	4	0
Asian	280	53	0
American Indian, Alaska Native	79	0	0
Pacific Islander	40	10	0
Hispanic	2,134	399	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 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 14,905 households in this category (very low-income households at 30-50% of area median income). Of these 73.7% have one or more housing problems. There is a disproportionately greater need among very low-income American Indian/Alaska Native where the rate of housing problems is 100%.

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
Jurisdiction as a whole	12,596	12,691	0
White	10,350	11,060	0
Black / African American	4	75	0
Asian	78	53	0
American Indian, Alaska Native	105	15	0
Pacific Islander	64	100	0
Hispanic	1,803	1,272	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 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 25,287 households in this category (low-income households 50-80% of area median income). Of these 49.8% 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 87.5%.

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
Jurisdiction as a whole	3,971	12,481	0
White	3,281	10,862	0
Black / African American	15	40	0
Asian	25	89	0
American Indian, Alaska Native	15	80	0
Pacific Islander	89	90	0
Hispanic	498	1,214	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 201-2015 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 16,452 households in this category (low-income households 80-100% of area median income). Of these 31.8 percent have one or more housing problems. There is a disproportionately greater need among low-income Pacific Islander households where the rate of housing problems is 49.7%.

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), 14,445 total households:

- 100 percent of American Indian/Alaska Native households (180) have greater need among all extremely low-income households at a rate 19.1 percent greater than the rest of the jurisdiction. American Indian/Alaska Natives make 1.2 percent of all extremely low-income households.

- 95.4 percent of Pacific Islander households (88) have greater housing problems than the jurisdiction in this category by 14.5 percent and represent about 0.6 percent of households in this category.
- There are 88.1 percent of Hispanic households (2,192), who make up about 15.1 percent of all households in this category and have greater housing problems than the jurisdiction by 7.2 percent.
- 84.5 percent of Black/African American (194) households have housing problems, a greater need by 3.6 percent. Black/African Americans make about 1.3 percent of all extremely low-income households in the jurisdiction.

Among the 14,905 Very Low-Income Households (30-50% AMI):

- In this group 100 percent of American Indian/Alaskan (75) households have housing problems at a rate that is 26.3 percent greater than the jurisdiction as a whole. American Indian/Alaskan households make up an estimated 0.5% of all very low-income households with housing problems.
- 89.7 percent of Black/African American (39) households in this group have housing problems at a rate 16% greater than the jurisdiction as a whole. Black/African American households are about 0.2% of all very low-income households with housing problems.
- In this group, approximately 84 percent of Hispanic (2,533) and Asian (333) households have greater housing problems than the jurisdiction by 10.3 percent and represent about 17 percent and 2.2 percent of all low-income households with housing problems, respectively.

Among the 25,287 Low-Income Households (50-80% AMI):

- 87.5 percent, American Indian/Alaska Native (120) households have housing problems at a rate that is 37.7 percent greater than low-income households as a whole and make up an estimated 0.4 percent of all very low-income households with housing problems.
- In this group 59.5 percent of Asian (131) households have a greater need than the jurisdiction by 9.7 percent and make up an estimated 0.5 percent of all low-income households with housing problems.
- 58.6 percent of Hispanic Households (3,075) have greater housing problems than all low-income households with severe housing problems by 8.8 percent. Hispanic households make an estimated 12.2 percent of all households in this category.

Among Moderate-Income Households (80-100% AMI) 16,452:

- 49.7 percent of Pacific Islander (179) households have housing problems at a rate that is 17.9 percent greater than all moderate-income households in the jurisdiction

as a whole and make up an estimated 1 percent of all low-income households with housing problems.

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 specific racial or ethnic groups. According to HUD's definition, a disproportionately greater need exists when the members or 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.

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
Jurisdiction as a whole	10,469	2,894	1,089
White	7,793	2,498	748
Black / African American	164	0	30
Asian	248	48	149
American Indian, Alaska Native	155	25	0
Pacific Islander	84	0	4
Hispanic	1,831	232	124

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 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%

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
Jurisdiction as a whole	5,193	9,704	0
White	3,833	7,729	0

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
Black / African American	4	34	0
Asian	129	203	0
American Indian, Alaska Native	50	29	0
Pacific Islander	20	24	0
Hispanic	1,049	1,477	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 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%

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
Jurisdiction as a whole	4,001	21,295	0
White	2,965	18,409	0
Black / African American	0	75	0
Asian	19	107	0
American Indian, Alaska Native	65	55	0
Pacific Islander	24	140	0
Hispanic	829	2,261	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 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%

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
Jurisdiction as a whole	992	15,460	0
White	716	13,411	0
Black / African American	15	40	0
Asian	20	94	0

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
American Indian, Alaska Native	0	95	0
Pacific Islander	40	140	0
Hispanic	194	1,523	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 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), 14,452 total households:

Table 18 above shows that among extremely low-income households (0-30% AMI) in the Consortium, 72.4 percent have one or more severe housing problems. There is a disproportionately greater need among extremely low-income Pacific Islander households at 95.4 percent or 23 percent greater than the jurisdiction. Pacific Islander households make up about 0.6 percent of all households in this category.

86.1 percent of American Indian/Alaska Native households also experience severe housing problems, 13.1 percent greater than the jurisdiction. With 180 households they make up about 1.2 percent of all households.

Black/African American households also experience a disproportionately greater need as 84.5 percent of households have one or more of the four housing problems at 12.1 percent greater than the jurisdiction as a whole. Black/African American households within the 0-30% AMI range is estimated at 194 households and make up about 1.3% of all extremely low-income households with severe housing problems.

2,187 Hispanic households, or 83.7% experience severe housing problems at 11.3 percent greater than the jurisdiction in this category.

There also exists a disproportionately greater need among extremely low-income American Indian/Alaska Native (180), Hispanic (2,187), and Black/African American (95) households with 86.1 percent, 83 percent, and 84.5% respectively which is 13.7%, 11.3%, and 12.1 percent greater than the jurisdiction as a whole.

Among the 14,897 Very Low-Income Households (30-50% AMI):

Table 19 above shows that among very low-income households (30-50% AMI) in the Consortium, 53.5 % have one or more severe housing problems. There is a disproportionately greater need among very low-income American Indian/Alaska Native households (79) at 63.2%, which is 9.7% greater than the jurisdiction as a whole.

Among the 25,296 Low-Income Households (50-80% AMI):

Table 20 above shows that among low-income households (50-80% AMI) in the Consortium, 18.8% 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 54.16%, which is 35.36% 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 120 households. American Indian/Alaska Native households make up 0.4% of all low-income households with severe housing problems.

The need for Hispanic households is 26.8 percent or 8% greater than the jurisdiction as a whole. Hispanic households make up an approximate 12.2% of all low-income households with severe housing problems.

Among Moderate-Income Households (80-100% AMI) 16,452:

Table 21 above shows that among moderate-income households (80-100% AMI) in the Consortium, 6 % have one or more severe housing problems. There is a disproportionately greater need among moderate-income Black/African American households (55) as 27.2 percent, or 21.2 percent higher than all other households in this category, have one or more of the four housing problems. Hispanic households (319). This segment of the population makes up 0.3% of the population. 22.2% of Pacific Islander households (40/180) have severe housing problems. They make up 1.0% of all households in this category. Asian households (114) make up 0.6% of the population, yet 17.5% of these households have severe housing problems at 11.5% higher rate than all other households in this category.

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	Cost Burden ≤30%	Cost Burden 30-50%	Severe Cost Burden >50%	No / negative income (not computed)
Jurisdiction as a whole	93,037	23,826	16,750	1,191
White	82,369	19,496	13,319	813
Black / African American	304	45	158	50
Asian	987	268	374	153
American Indian, Alaska Native	247	178	205	0
Pacific Islander	599	139	84	4
Hispanic	7,442	3,355	2,296	134

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

	%HH w/Cost Burden	% Diff. compared to Whole Jurisdiction	%HH w/ Severe Cost Burden	% Diff. compared to Whole Jurisdiction
Jurisdiction as a whole	29.7%		25.9%	
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%
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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.

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.

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.

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

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.

Totals in Use

	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	248	1,920	26	1,751	2	65	128

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)

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				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	48	5	21	0	22
# of Elderly Program Participants (>62)	0	0	117	283	16	222	0	0
# of Disabled Families	0	0	11	743	15	536	2	1
# of Families requesting accessibility features	0	0	1	30	0	30	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	9	65	1	74	0	0

Table 26 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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.

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	224	1,009	24	1,802	0	0	86
Black/African American	0	0	9	26	1	40	0	1	1

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	3	9	0	19	0	0	0
American Indian/Alaska Native	0	0	3	20	0	29	0	0	2
Pacific Islander	0	0	7	23	0	36	0	0	0
Other	0	0	2	0	0	11	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)

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.

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	80	106	2	281	0	1	3
Not Hispanic	0	0	168	981	23	1,691	0	23	86
*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)

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

PCHA currently has the following accessible units:

- Valley Villa, senior housing – 6 ADA units
- Mountain View, senior housing – 3 ADA units
- Scattered Site family units – 7 ADA units (1, 2-bedroom; 5, 3-bedroom; and 1, 4-bedroom)

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.

What are the number and type of families on the waiting lists for public housing tenants and applicants on the waiting list for accessible units:

HAUC currently has 3,884 applicants on our Housing Choice Voucher Wait List. Of those, 2,793 (72%) are considered extremely low income and 859 (22%) are very low income. We have 2,157 applicants that have minor children, and 1,051 applicants that are elderly or disabled. The current average wait time is >12 months. Additionally, HAUC has 582 seniors that have applied to live specifically in our 93 senior units. Wait times for senior apartments exceed 2 years.

HAUC also has 325 families who have applied to live in one of our 108 family units, with the majority needing 2 or 3 bedrooms. Average wait time exceeds 1 year.

On PCHA's public housing list there are 133 individuals and 6 families with a family member that requires an accessible unit. PCHA does not have accessible units available

very often but when an accessible unit becomes available, we make every effort to fill that unit with a tenant that needs the special features of that unit.

PCHA's waiting lists are outlined below:

- Public Housing
 - One bedroom 399
 - Two bedroom 58
 - Three bedroom 21
 - Four bedroom 27

- Housing Choice Vouchers
 - Zero bedroom/efficiency 659 (including 31 disabled, mostly seniors)
 - One bedroom 1,450 (including 280 disabled, mostly seniors)
 - Two bedroom 808 (including 20 disabled)
 - Three bedroom 452 (including 4 disabled)
 - Four bedroom 149 (including 2 disabled)

Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Through normal attrition, HAUC issued 348 vouchers during 2019. Of those, 270 (77%) lost the opportunity to participate in the program because they could not find an affordable unit in the community within the allowed 120 days. The most immediate need for Housing Choice Voucher holders is simply affordable housing units throughout our community. For clients to be successful in maintaining housing for their family, these units need to be in various locations that support the needs of each individual family. Some want to remain in neighborhoods where their life-long support systems are located (family, church, close friends). Others need to be close to transportation or other community services. Some want to be close to their employment, reducing the time they are away from their family. The lack of inventory in our community forces clients to live where they can find an available apartment, not necessarily where their family will be most successful.

PCHA finds that the most immediate need is for zero, one, and two-bedroom units scattered throughout the county. There are many individuals and families on our

waiting lists that need one- and two-bedroom units but the bigger problem is the lack of affordable and available units.

How do these needs compare to the housing needs of the population-at-large?

Utah County has a critical inventory shortage of dwelling units at this time. According to the 2019 Housing Needs Assessment for the Utah Valley Consortium, Utah County needs at least 11,000 new renter-occupied units, and 11,000 new owner-occupied units by the end of 2024. Because of the limited supply of available units in the community, landlords can ask for increased rent amounts and have waiting lists of applicants who are willing and able to pay for these high rates. Utah County is home to 2 large universities, with limited housing designated for students. This population is also competing for the limited number of vacant units. More and more families are forced to double up, which creates a precarious situation. Victims of domestic violence are unable to leave their perpetrators because of limited housing options. Disabled individuals are being victimized, and seniors are being forced to choose between food, medication, or rent payments.

The largest percentages on PCHA's waiting list and currently in our units are individuals (senior and/or disabled) and single mothers with children. These percentages are much greater than the population-at-large.

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, 2019 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)

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)

Race:	Sheltered:	Unsheltered (optional)
White	154	36
Black or African American	6	1
Asian	1	0
American Indian or Alaska Native	4	1
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
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 2020. 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

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.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	91,240	65%
1-unit, attached structure	13,462	10%
2-4 units	15,056	11%
5-19 units	12,573	9%
20 or more units	6,214	4%
Mobile Home, boat, RV, van, etc.	2,875	2%
Total	141,420	100%

Table 30 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS Data

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	146	0%	838	2%
1 bedroom	420	0%	6,008	13%
2 bedrooms	6,953	8%	17,331	37%
3 or more bedrooms	80,257	91%	22,852	49%
Total	87,776	99%	47,025	101%

Table 31 – Unit Size by Tenure

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.

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.

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

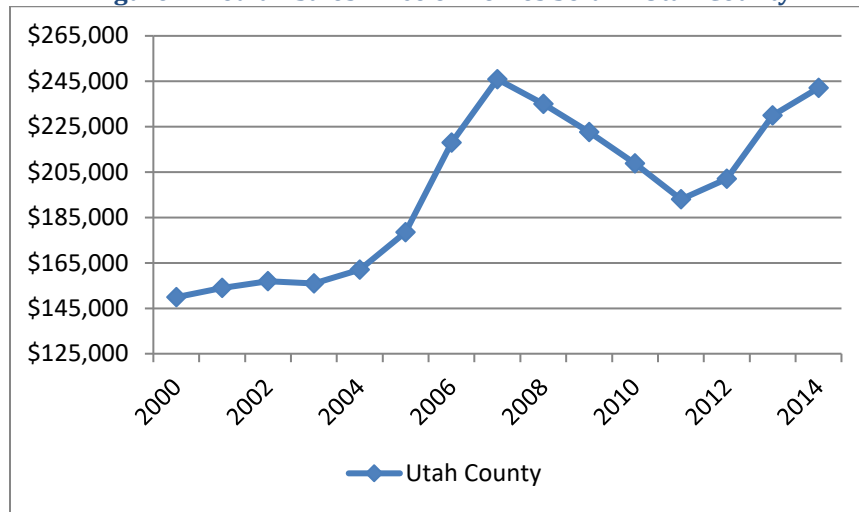
Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

	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 1 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*.

	Peak 2007	Through 2012	Present 2014
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	7,410	15.8%
\$500-999	27,360	58.2%
\$1,000-1,499	9,940	21.1%
\$1,500-1,999	1,594	3.4%
\$2,000 or more	695	1.5%
Total	40,404	100.0%

Table 36 - Rent Paid

Data Source: 2011-2015 ACS Data

3. Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,277	No Data
50% HAMFI	9,498	2,187
80% HAMFI	29,377	14,857
100% HAMFI	No Data	27,915
Total	41,152	44,959

Table 37 – Housing Affordability

Data Source: 2011-2015 CHAS

4. Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	654	751	862	1,246	1,514
High HOME Rent	654	751	862	1,246	1,444
Low HOME Rent	654	746	862	1,035	1,155

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

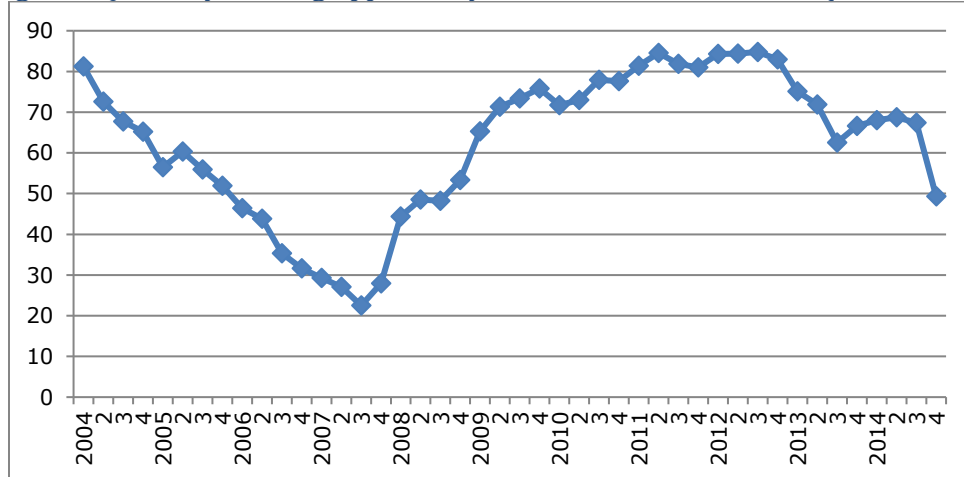
rental housing in Provo is for the extremely low income household =<30 percent of AMI. For these households, which account for 15 percent of all households in the City, the need exceeds supply of units by about 40 percent. In Orem the need for rental units that are affordable to extremely low income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

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 *Figure14* 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 2 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	20,077	23%	20,844	44%
With two selected Conditions	739	1%	2,528	5%
With three selected Conditions	29	0%	259	1%
With four selected Conditions	0	0%	20	0%
No selected Conditions	66,940	76%	23,09	50%
Total	87,785	100%	47,040	100%

Table 40 - Condition of Units

Data Source: 2011-2015 ACS Data

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	31,035	35%	10,760	23%
1980-1999	26,685	30%	15,344	33%
1950-1979	22,725	26%	15,740	33%
Before 1950	7,336	8%	5,181	11%
Total	87,781	99%	47,025	100%

Table 41 - Year Unit Built

Data Source: 2011-2015 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	30,061	34%	20,921	44%
Housing Units build before 1980 with children present	28,441	32%	20,468	44%

Table 42 - Risk of Lead-Based Paint

Data Source: 2011-2015 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: 2011-2015 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	0	0	0	1,087	25	1,062	0	65	128
# 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

The Housing Authority of Utah County sold its public housing units in 2009 and is now considered a Housing Choice Voucher only program. We still own properties under various partnerships however, most of these properties have Housing Choice Voucher clients living in them that receive rental subsidy. We own 212 units scattered throughout Utah County in American Fork, Lindon, Orem, Springville, Spanish Fork, Payson and Spring Lake. We are actively looking for additional units to purchase, or opportunities to develop additional affordable 1- and 2-bedroom units for seniors or other special-needs populations.

PCHA has owned 248 public housing units since 1985 when the population of Provo was approximately 80,000. Provo's population has increased over 45% to 116,702 and we have not added any public housing. There is a severe shortage of one- and two-bedroom units. PCHA has 248 public housing units consisting of two mid-rise senior buildings with 108 one-bedroom units and 140 scattered site units broken down as follows: 5 one-bedroom units, 35 two-bedroom units, 76 three-bedroom units, and 24 four-bedroom units. The physical condition of all the units is slightly above average.

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:

All HAUC's properties are in good condition and structurally sound. They easily pass an annual Housing Quality Standards inspection. However, they are showing signs of wear and could use some upgrades. Of the 212 units owned by the Authority, 77 have been built within the last 10 years. Fifty-six units were built in the 1990's, 16 units in the year 2000, with the remaining 63 units built in the 1970's and 1980's. Throughout the years capital improvements have been made to the roofing, siding, windows and HVAC systems. Flooring is replaced as needed at unit turnover. We inspect properties on an annual basis and prioritize any immediate needed capital improvements. During 2020 we will be conducting a thorough physical needs assessment of all our properties to determine necessary replacements, upgrades, Section 504 compliance, energy efficiency, playground upgrades, and curb appeal measures for the immediate future, and short-term and long-term planning forecasts.

There is currently a \$6 million backlog of work that could be done if the money was available, but PCHA only receives between \$350,000 and \$500,000 per year. The biggest issue is the age and condition of our largest senior building, Valley Villa, a 78-unit building built in the late 1970's. This building will need a major rehabilitation or replacement soon which is projected to cost \$16 - 19 million alone.

Public Housing Condition

Public Housing Development	Average Inspection Score
Provo City Housing Authority	90 – High Performance

Table 45 - Public Housing Condition

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

HAUC’s units blend in with each existing neighborhood. We do not have any critical revitalization needs at this time. Each year we hold a Yard Beautification Contest. Residents can be reimbursed up to \$25 for plant purchases. We have 3 monthly winners during the season. Residents take increased pride in their yards, maintenance costs have decreased, and neighborhoods are beautified.

PCHA has a \$6 million backlog of deferred maintenance.

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

The Housing Authority of Utah County continues to promote the Family Self-Sufficiency (FSS) program to all clients. Once enrolled in this program, the clients work closely with a caseworker to identify barriers and locate community resources to assist each household in achieving self-sufficiency.

Resident concerns are addressed in a timely manner. We will be generating client satisfaction surveys to learn from those we serve. These comments will be reviewed and appropriate measures taken to ensure all of our clients are receiving prompt and efficient service.

HAUC staff meets every other week with Orem’s Neighborhood Preservation Unit to ensure neighborhoods are safe and to deter criminal elements. The Authority will be working with other communities to replicate this successful collaboration between the Public Housing Authority and local law enforcement.

HAUC also provides numerous brochures to clients and applicants about various services available in the community. Brochures are available in our lobby, as well as provided as an additional page in our regular mailings.

PCHA maintains all of its units with the safety and health of our tenants in mind. We prioritize the interior of the units over the outside of the units and maintain what our funding will allow us to. All major systems such as roofs, windows, doors, and heating and air conditioning are in good condition. Many of our units are in need of kitchen and bathroom rehabilitation but we do not have the funds to do that work.

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)	50	0	26	66	
Households with Only Adults	44	0	38	82	
Chronically Homeless Households	N/A	0	N/A	114	
Veterans	N/A	0	N/A	14	
Unaccompanied Youth	12	9	0	0	

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 assist 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 2020-2021 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 receives 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

Provo City Housing Authority, through its nonprofit Utah Regional Housing has a 74 unit project that will be built in downtown Provo. 44 of these units are slated for seniors while the other 30 will be set-aside for special needs populations.

- 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:

- Supply of rental units for large families
- Limited land for development
- Construction costs
- Zoning
- Hispanic and other minority mortgage application denial rates
- Continued high rents and sales prices

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 do not 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	218	59	1	0%	-1%
Arts, Entertainment, Accommodations	3,937	4,863	12%	10%	-2%
Construction	2,695	3,176	8%	6%	-2%
Education and Health Care Services	7,485	18,351	22%	37%	15%
Finance, Insurance, and Real Estate	1,599	1,591	5%	3%	-2%
Information	1,962	3,792	6%	8%	2%
Manufacturing	2,831	2,144	8%	4%	-4%
Other Services	897	1,080	3%	2%	0%
Professional, Scientific, Management Services	3,379	4,680	10%	9%	-1%
Public Administration	0	0	0%	0%	0%
Retail Trade	4,413	4,207	13%	8%	-5%
Transportation and Warehousing	572	239	2%	0%	-1%
Wholesale Trade	1,244	1,931	4%	4%	0%
Total	31,232	46,113	--	--	--

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	63,329
Civilian Employed Population 16 years and over	59,320
Unemployment Rate	6.35%
Unemployment Rate for Ages 16-24	21.26%
Unemployment Rate for Ages 25-65	4.28%

Table 48 - Labor Force

Data Source: 2011-2015 ACS Data

Occupations by Sector	Number of People
Management, business and financial	15,975
Farming, fisheries and forestry occupations	3,905
Service	6,360
Sales and office	15,440
Construction, extraction, maintenance and repair	3,395
Production, transportation and material moving	2,360

Table 49 - Occupations by Sector

Data Source: 2011-2015 ACS Data

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	46,725	85%
30-59 Minutes	5,795	11%
60 or More Minutes	2,400	4%
Total	54,290	100%

Table 50 - Travel Time

Data Source: 2011-2015 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	2,510	300	1,150
High school graduate (includes equivalency)	3,620	260	1,615
Some college or Associate's degree	11,275	690	3,470
Bachelor's degree or higher	12,075	505	3,555

Table 51 - Educational Attainment by Employment Status

Data Source: 2011-2015 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	160	350	670	645	155
9th to 12th grade, no diploma	1,555	1,090	485	715	450
High school graduate, GED, or alternative	5,005	2,365	1,375	1,745	1,165
Some college, no degree	26,035	5,670	2,460	3,490	1,730
Associate's degree	4,140	2,000	605	1,260	285
Bachelor's degree	3,495	6,705	2,205	2,630	1,430
Graduate or professional degree	165	1,365	1,095	2,160	1,652

Table 52 - Educational Attainment by Age

Data Source: 2011-2015 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	20,890
High school graduate (includes equivalency)	23,423
Some college or Associate's degree	21,326
Bachelor's degree	41,351
Graduate or professional degree	60,068

Table 53 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 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.

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

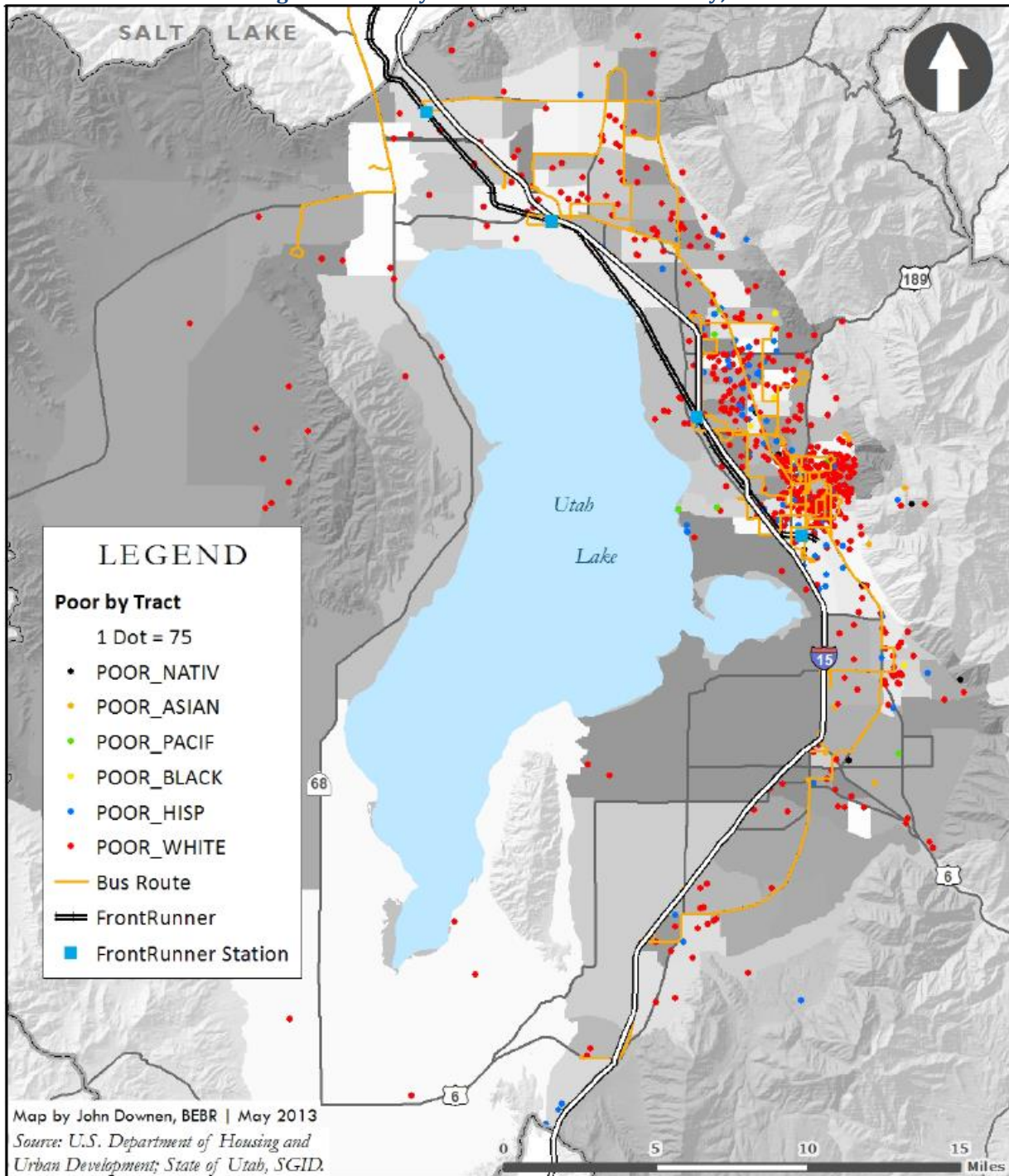
Figure 15 maps the location and concentration of poor residents living in Utah County in 2010 by race and ethnicity. Not surprisingly, much of the poor population is concentrated in the entitlement cities of Provo and Orem. The densest concentration is in central and eastern Provo. Considering the low 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.

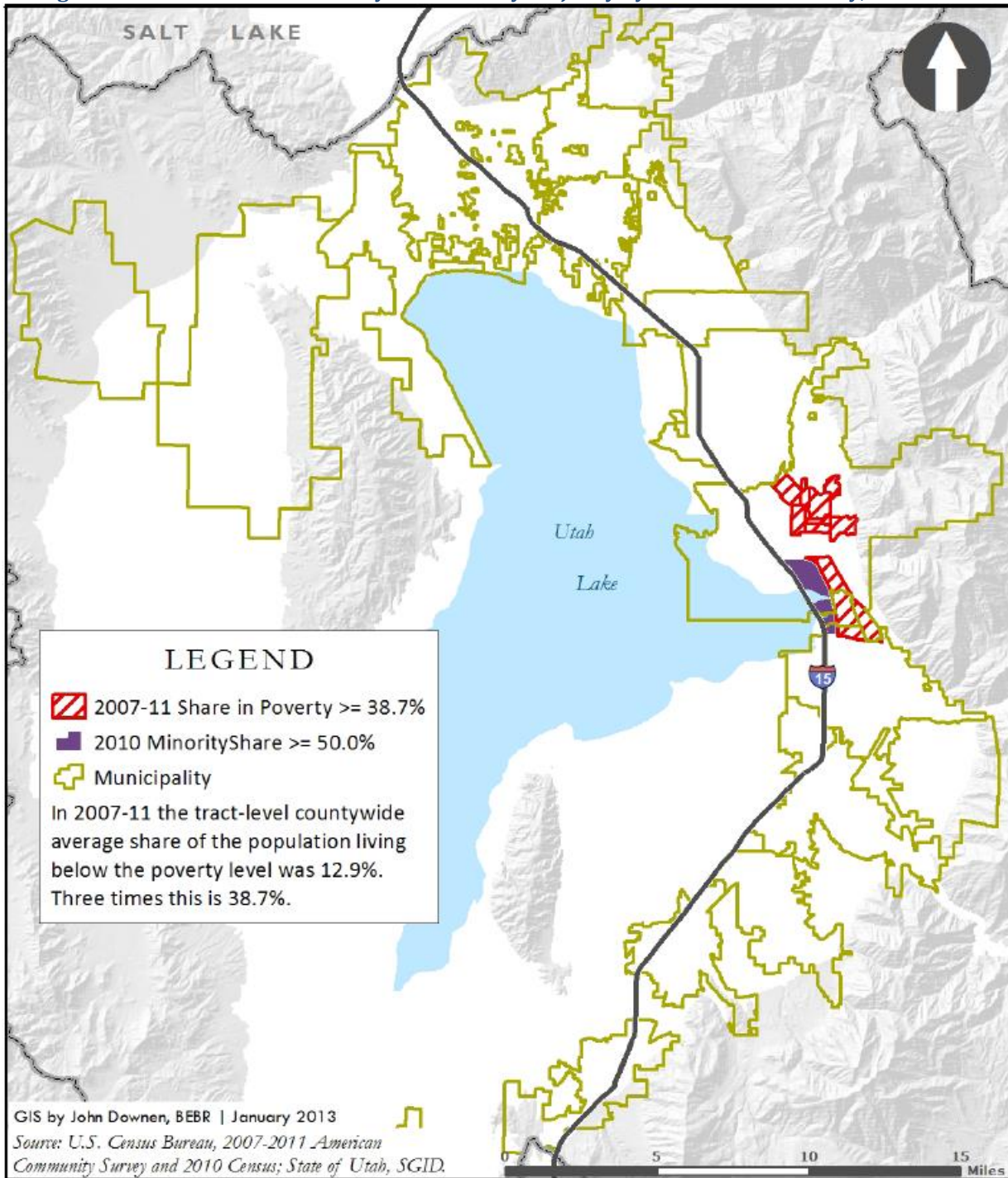
Figure 16, Figure 17, and Figure 18 each show the concentration of poverty in Utah County, estimated from the 2007-2011 American Community Survey, and overlaid with the County tracts with significant minority shares.

Figure 3: 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 4: 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 5: Concentrations of Poverty and Hispanics by Tract in Utah County, 2007-2011

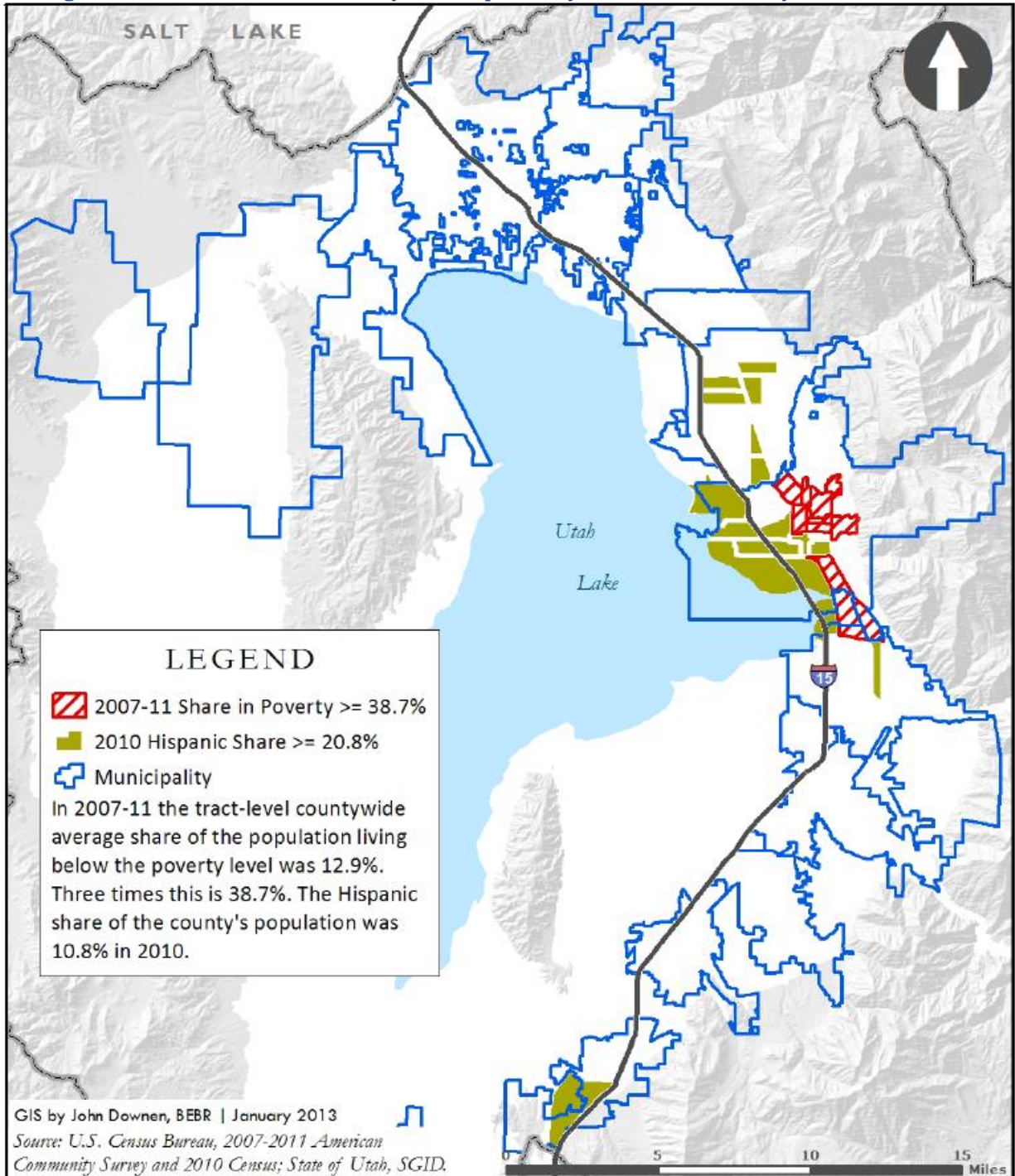


Figure 17 overlays the concentrated areas of poverty with tracts that have Hispanic population share 10 percentage points or higher than the County total of 10.8 percent. Not surprisingly, there are more tracts with a significantly high number of Hispanic residents than tracts with a minority-majority 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 6: Concentrations of Poverty and Minorities by Tract in Utah County, 2007-2011

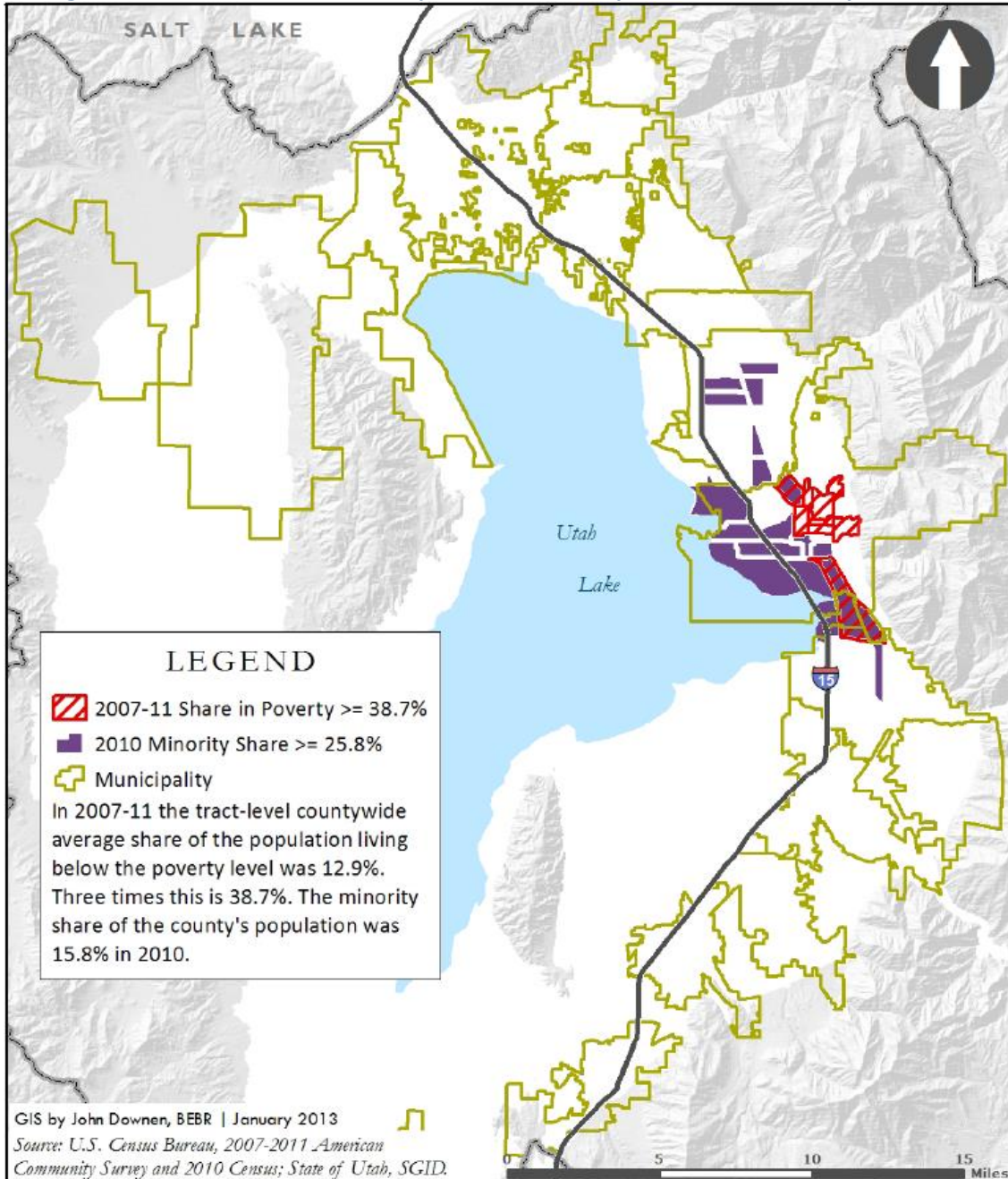


Figure 18 also overlays the concentrated areas of poverty with tracts that have minority population shares 10 percentage points or higher than the County total of 15.8 percent. These concentrations of minority residents are located almost exclusively in the urban centers of the entitlement cities of 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.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households – 91.210(a)(4), 91.310(a)(2)

1. Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

In Utah County, broadband use is more common than not. In fact, Provo is one of only a dozen or so cities in the country in which Google Fiber can be found; Provo was the third city for Google Fiber anywhere in the country, with installation beginning in 2013. Additional broadband fiber networks have been installed since then.

About 85.2 percent of households in Utah County have a computer and broadband subscription. Only about 10.8 percent of households have a computer but no Internet subscription.

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

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

- 1. Describe the jurisdiction’s increased natural hazard risks associated with climate change.**
- 2. Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

STRATEGIC PLAN

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:

Housing – Assist in the expansion of housing opportunities, particularly for low- and moderate-income households and encouraging diversification of housing stock.

- Support housing programs that address the needs of updating aging housing stock through emergency, spot and full rehabilitation.
- Support rental assistance programs to special needs populations, including efforts to more rapidly assist families from homelessness into permanent housing.
- Support development of new affordable housing to increase the number, types, affordability, and condition of both rental and homeownership housing.
- Support down payment assistance programs that provide access to home ownership.

Public Services – Support public service agencies that assist low- and moderate-income persons.

- Support organizations that provide services to populations with special needs (e.g. elderly, persons with disabilities, homeless persons, victims of domestic violence, etc.).
- Support organizations that provide healthcare services and health education.
- Support organizations that assist at-risk youth (e.g. after-school programs, recreation programs, mentoring programs, etc.).
- Support organizations that provide education, including job training.
- Support organizations that provide housing services.
- Support organizations that provide services to seniors.

Economic Development

- Support improvement visibility of small business storefronts in the Central Business District.
- Support local small businesses and entrepreneurs by providing mentoring and technical assistance, including support to Microenterprise Development.
- Utilize, when available, Section 108 Loan Guarantees.

Public Facilities – Support public facilities in low-income neighborhoods.

- Support creation and improvement of public and nonprofit neighborhood facilities and health centers (i.e. playground equipment, parks, community centers, etc.).
- Support creation and improvement of public facilities and improvements (i.e. streets, sidewalks, curb & gutter, and sewer/water improvements.)

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

	Population	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
	Geographic Areas Affected	Citywide-Provo City (CDBG)
	Associated Goals	Public Services 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
	Description	Provo City will fund activities that contribute to the creation of suitable living environments through the CDBG Program
	Basis for Relative Priority	Priority is assigned based on the level of need that is demonstrated by the data that collected for the preparation of the ConPlan.
3	Priority Need Name	Economic Development
	Priority Level	Low

	Population	Extremely Low Low Middle Large Families Families with Children Elderly Public Housing Residents Individuals Veterans Persons with HIV/AIDS Victims of Domestic Violence 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
	Geographic Areas Affected	Citywide-Provo City (CDBG)
	Associated Goals	Business Rehabilitation Small Business Assistance 108 Lon
	Description	Provide assistance to small businesses, job creation through façade rehabilitation.
	Basis for Relative Priority	Priority is assigned based on the level of need that is demonstrated by the data that collected for the preparation of the ConPlan.
4	Priority Need Name	Public Facilities
	Priority Level	High

Population	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
Geographic Areas Affected	Citywide-Provo City (CDBG)
Associated Goals	Public Facilities Public Infrastructure
Description	Support creation and improvement of public facilities and infrastructure
Basis for Relative Priority	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

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Consortium will use TBRA funds to assist individuals who are victims of domestic violence.
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)

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 Homeowner Rehabilitation Land Acquisition Public Improvements Public Services	\$1,268,127	\$596,882	\$154,502	\$2,019,511	\$5,072,500	Amount for remainder of ConPlan is estimated as four times the Year 1 allocation.
HOME	Public Federal	Acquisition Homebuyer Assistance Homeowner rehab Multifamily rental new construction New construction for ownership TBRA	\$1,409,913	\$925,976	\$0	\$2,410,253	\$5,639,650	Amount for remainder of ConPlan is estimated as four times the Year 1 allocation. Program Income is typically generated from housing loan repayments

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 publicly 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	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
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
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	Homeownership	2020	2024	Affordable Housing	City/ Consortium Wide	Housing	CDBG: \$875,000 HOME: \$5,875,000	Homeowner Housing Added 20 Homeowner Housing Rehabilitated 40 Direct Financial Assistance 150
2	Rental Housing	2020	2024	Affordable Housing	City/ Consortium Wide	Housing	CDBG: \$0.00 HOME: \$1,600,000	Rental Units Constructed 85 Tenant-Based Rental Assist. 15
3	Public Facilities	2020	2024	Non-Housing Community Development	City Wide	Public Facilities	CDBG: \$3,400,000 HOME: \$0.00	Public Fac. Infrastructure 27,750 Public Fac. Activities 52,500
4	Public Services	2020	2024	Homeless Non-Homeless Special Needs	City Wide	Public Services	CDBG: \$950,000 HOME: \$0.00	Public Service activities other than Low/Moderate Income Housing Benefit 50,315
5	Economic Development	2020	2024	Non-Housing Community Development	City Wide	Economic Development	CDBG: \$1,125,000 HOME: \$0.00	Business Assisted 10 Façade Treatment 15 Jobs Created 20
6	Administration	2020	2024	Administration	City/ Consortium Wide		CDBG: \$1,268,125 HOME: \$704,960	

Table 63 – Goals Summary

2. Goal Descriptions

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

4	Goal Name	Public Services
	Goal Description	<p>Provo City will fund programs/projects that:</p> <ul style="list-style-type: none"> • Organizations that assist low-income individuals to improve job skills • Provide services to low-income families with at-risk youth (e.g. after school programs, recreation programs, mentoring programs) • Provide support services to population with special needs (e.g. elderly, persons with disabilities, homeless persons, victims of domestic violence, etc.) • Agencies that provide meals to very low- and low-income individuals. • Provide healthcare services and health education to low-income individuals
5	Goal Name	Economic Development
	Goal Description	<p>Provo City will fund programs/projects that:</p> <ul style="list-style-type: none"> • Support improvement visibility of small business storefronts in the Central Business District. • Support local small businesses and entrepreneurs by providing mentoring and technical assistance, including support to Microenterprise Development. • Utilize, when available, Section 108 Loan Guarantees.
6	Goal Name	Administration
	Goal Description	<p>Provo City will fund programs/projects that:</p> <ul style="list-style-type: none"> • Support the administration, coordination, and management of CDBG & HOME Programs.

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)

Through the 2020ConPlan it is anticipated that CDBG & HOME funds will provide affordable housing and housing subsidy assistance to:

- Housing Rehabilitation: 40 households
- Direct Financial Assistance: 150 households
- Tenant Based Rental Assistance/Rapid Re-housing: 15 households

SP-50 Public Housing Accessibility and Involvement – 91.415, 91.215(c)

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

The Housing Authority of Utah County recently underwent a Section 504 review with HUD. We are in the process of finalizing a Voluntary Compliance Agreement. Part of that agreement includes a thorough review of all our properties to ensure 5% of each project include an accessible unit, and 2% of each project includes a hearing/visual impaired accessible unit.

2. Activities to Increase Resident Involvements

HAUC has recently moved its offices to a larger facility that has space for staff and other agencies to conduct periodic workshops for client education. We will be conducting periodic client satisfaction surveys.

PCHA manages a family self-sufficiency program under our Housing Choice Voucher program.

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:

- Supply of rental units for large families
- Limited land for development
- Construction costs
- Zoning
- Hispanic and other minority mortgage application denial rates
- Continue high rents and sales price

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 City 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

Provo City and Consortium members will continue to partner with the Mountainland Continuum of Care (CoC) and its partner agencies and provide CDBG funding to support the efforts reaching out to unsheltered individuals to assess their needs.

The Consortium cities join the 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. The Point in Time count, and Watch Program, are among the outreach efforts to connect homeless individuals with needed services, entities such as Community Action Services & Food Bank and Food and Care Coalition providing outreach and look for ways to collaborate more effectively to track homeless individuals and coordinate services.

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

Provo City and Consortium members award their funding to agencies such as Community Action Services and Food Bank, Wasatch Mental Health and the Food and Care Coalition that use the funding to provide motel vouchers, access to safe facilities, case management, etc.

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. 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, City of Orem, and Utah County—through Mountainland Association of Governments—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 individuals

- Introduce new S+C projects to provide housing and support services for chronic homeless
- Build permanent supportive housing for homeless mentally ill individuals
- Fully utilize Olene Walker Housing Trust Fund through the 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 sites
- Develop resources to expand care clinics

Other goals to eliminate homelessness are being addressed through participation in the CoC. Goals are crafted to reduce homelessness in the larger service area of which Provo and Consortium members are part. The Homeless Management Information System (HMIS) helps better track individuals and agencies create reports to help identify in which stage they are and how to best serve them.

4. 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.

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.

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, 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.

To ensure compliance from the start of a project/program, the City 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 City 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 City 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 City 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 City 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 City also encourages partnerships for outreach, training, and hiring with local workforce agencies.

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

YEAR ONE ACTION PLAN 2020-2021

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 Homeowner Rehabilitation Land Acquisition Public Improvements Public Services	\$1,268,127	\$596,882	\$154,502	\$2,019,511	\$5,072,500	Amount for remainder of ConPlan is estimated as four times the Year 1 allocation.
HOME	Public Federal	Acquisition Homebuyer Assistance Homeowner rehab Multifamily rental new construction New construction for ownership TBRA	\$1,409,913	\$925,976	\$0	\$2,410,253	\$5,639,650	Amount for remainder of ConPlan is estimated as four times the Year 1 allocation. Program Income is typically generated from housing loan repayments

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 publicly 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(3)&I

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner/Homebuyer Affordability	2020	2021	Affordable Housing	City/ Consortium Wide	Housing	CDBG: \$402,436 HOME: \$830,000	Homeowner Housing Added 2 Homeowner Housing Rehabilitated 18 Direct Financial Assistance 40
2	Rental Housing Affordability	2020	2021	Affordable Housing	City/ Consortium Wide	Housing	CDBG: \$0.00 HOME: \$1,439,340	Rental Units Constructed 78 Tenant-Based Rental Assist.
3	Public Facilities	2020	2021	Non-Housing Community Development	City Wide	Public Facilities	CDBG: \$684,547 HOME: \$0.00	Public Fac. Infrastructure 4,475 Public Fac. Activities 10,241
4	Public Services	2020	2021	Homeless Non-Homeless Special Needs	City Wide	Public Services	CDBG: \$190,219 HOME: \$0.00	Public Service activities other than Low/Moderate Income Housing Benefit 10,063
5	Economic Development	2020	2021	Non-Housing Community Development	City Wide	Economic Development	CDBG: \$488,683 HOME: \$0.00	Façade Treatment 4
6	Administration	2020	2021	Non-Housing Community Development	City Wide		CDBG: \$253,625 HOME: \$140,913	

Table 65 - Goals Summary

Projects

AP-35 Projects – 91.420, 91.220(d)

Introduction

#	Project Name
1	CDBG: Administration
2	CDBG: 108 Loan Repayment
3	CDBG: Carson Townhomes – Homeownership Rehabilitation
4	CDBG: Business Façade Rehabilitation
5	CDBG: Egress Window – Homeowner Rehabilitation
6	CDBG: Emergency Repair – Homeowner Rehabilitation
7	CDBG: Boys & Girls
8	CDBG: Community Action Services & Food Bank – Food Bank
9	CDBG: Community Action Services & Food Bank – Food Bank
10	CDBG: Community Health Connect
11	CDBG: Friends of the Coalition
12	CDBG: Friends of Utah County Children’s Justice Center
13	CDBG: Mountainlands Community Health Center
14	CDBG: Provo Police -Victim Services
15	CDBG: Project Read
16	CDBG: Share a Smile
17	CDBG: Teens Act
18	CDBG: 100 West Pedestrian Bridge – Public Infrastructure
19	CDBG: United Way, Community Services Building – Public Facilities
20	CDBG: Wasatch Mental Health, Receiving Center – Public Facilities
21	HOME: Administration
22	HOME: 85 North Provo – Rental New Construction, Utah Regional
23	HOME: Country Estates, Orem – Homeownership New Construction,
24	HOME: Home Purchase Plus – Down Payment Assistance, Provo City
25	HOME: Loan to Own – Down Payment Assistance, Consortium
26	HOME: Senior Rental Housing – Rental New Construction,
27	CDBG: Code Enforcement Officer

AP-38 Project Summary

Project Summary Information

Table 66 Project Information

1	Project Name	CDBG: Administration		
	Target Area	Serving Provo City Residents		
	Goals Supported	Homeownership Rental Housing Public Facilities Public Services Economic Development		
	Needs Addressed	Housing Economic Development Public Facilities Public Services		
	Funding	CDBG: \$253,625		
	Description	CDBG Administration budgets are determined by 20% of the Entitlement. Redevelopment Agency staff personnel and overhead costs to administer the CDBG and HOME programs.		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities			
	Location Description	351 West Center Street, Provo, UT, 84601		
	Planned Activities	Manage and Monitor CDBG and HOME Programs		
	Matrix Code	21A General Program Administration		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
2	Project Name	CDBG: Section 108 Loan Repayment		
	Target Area	Provo City		

	Goals Supported	Economic Development		
	Needs Addressed	Economic Development		
	Funding	CDBG: \$382,683		
	Description	Funds will be used to repay the Section 108 loan that was used to cover costs associated with building/updating infrastructure at the Provo City Airport		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities			
	Location Description	3421 Mike Jensen Parkway Provo, UT 84601		
	Planned Activities	Payment of Principal and Interest		
	Matrix Code	19F Planned Repayment of Section 108 Loans 24A Payment of Interest on Section 108 Loans		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
3	Project Name	CDBG: Boys and Girls Clubs of Utah County		
	Target Area	Serving Provo Residents		
	Goals Supported	Public Facilities		
	Needs Addressed	Public Services		
	Funding	CDBG: \$26,700		
	Description	Mentoring to low-income at-risk youth		
	Target Date	6/30/2021		
Estimate the number and type of families that will benefit from the proposed activities	Even though the facility and residents are presumed eligible, a minimum of 70 individuals will be reported.			

	Location Description	1841 North 1120 West Provo, UT 84606		
	Planned Activities	Reading and Math support		
	Matrix Code	05D Youth Services		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
4	Project Name	CDBG: Community Action and Food Bank Services— Circles Program		
	Target Area	Serving Provo City Residents		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: \$10,300		
	Description	Participants (Circle leaders) establish goals and plans and learn new tools, assisted by Allies, to secure and sustain better jobs		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities	The Center anticipates it will assist about 55 heads of household.		
	Location Description	815 South Freedom Blvd. Provo, UT 84601		
	Planned Activities	Partial payment of salaries for Job Coach and an Assistant		
	Matrix	05Z Other Public Services Not Listed		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
5	Project Name	CDBG: Community Action and Food Bank Services— Housing Assistance		
	Target Area	Serving Provo City Residents		
	Goals Supported	Public Services		

	Needs Addressed	Public Services		
	Funding	CDBG: \$5,000		
	Description	Funds will be used to provide case management to assist families in acquiring and maintaining affordable housing.		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities	130 families		
	Location Description	815 South Freedom Blvd. Provo, UT 84601		
	Planned Activities	Partial payment of salaries for Case Managers		
	Matrix	05X Housing Information & Referral Services		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
6	Project Name	CDBG: Community Health Connect-Provider Network		
	Target Area	Serving Provo Residents		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: \$11,000		
	Description	Funds used to assist and provide access to specialty medical and dental care.		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities	300 individuals		
	Location Description	591 South State Street, Provo, Utah, 84606		
Planned Activities	Consultations to get access to medical and dental services.			

	Matrix	050 Mental Health Services		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
7	Project Name	CDBG: Friends of Utah County Children's Justice Center		
	Target Area	Serving Provo Residents		
	Goals Supported	Public Services		
	Needs Addressed	Suitable Living Environments, Public Services		
	Funding	CDBG: \$16,215		
	Description	Funds will be used to assist and provide therapy to children who are victims of abuse.		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities	The Center will report a minimum of 150 abused children receiving services and treatment		
	Location Description	315 South 100 East, Provo, Utah, 84606		
	Planned Activities	Therapy and intervention services.		
	Matrix	05N Abused and Neglected Children		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
8	Project Name	CDBG: Friends of the Coalition		
	Target Area	Serving Provo Residents		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: \$20,000		
	Description	Funds will be used for costs associated with providing meals to homeless persons.		
	Target Date	6/30/2021		

	Estimate the number and type of families that will benefit from the proposed activities	Homeless persons are included in the definition of presumed eligibility; however, the agency will provide reports for a minimum of 2100 persons served.		
	Location Description	299 East 900 South, Provo, UT 84606		
	Planned Activities	Meals to homeless persons.		
	Matrix	05Z Other Public Services Not Listed		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
9	Project Name	CDBG: Mountainlands Community Health Center		
	Target Area	Public Services		
	Goals Supported	Public Services		
	Needs Addressed	Suitable Living Environments, Public Services		
	Funding	CDBG: \$36,754		
	Description	Funds will be used to provide quality primary discounted medical, dental, pharmacy, and mental health care to LMI Provo residents.		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities	This funding is expected to serve 5,735 Provo residents		
	Location Description	589 South State St. Provo, Utah, 84606		
	Planned Activities	Medical, dental, pharmacy, and mental health care.		
	Matrix	05M Health Services		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>

10	Project Name	CDBG: Project Read		
	Target Area	Public Services		
	Goals Supported	Public Services		
	Needs Addressed	Suitable Living Environments, Public Services		
	Funding	CDBG: \$15,498		
	Description	Help adults achieve self-sufficiency by helping them acquire literacy and life skills.		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities	50 low-income Provo residents		
	Location Description	550 North University Ave #215, Provo, UT 84601		
	Planned Activities	Literacy Lab, digital literacy/technology, health literacy and education, writing labs		
	Matrix	05H Employment Training		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Outcome	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>	
11	Project Name	CDBG: Provo Police -Victim's Services		
	Target Area	Public Services		
	Goals Supported	Public Services		
	Needs Addressed	Suitable Living Environments, Public Services		
	Funding	CDBG: \$30,000		
	Description	Funds will be used for program delivery of services offered to victims of domestic violence and/or abuse		
	Target Date	6/30/2021		

	Estimate the number and type of families that will benefit from the proposed activities	The organization anticipates serving at least 1,200 Provo residents.		
	Location Description	48 South 300 West Provo, UT 84601		
	Planned Activities	Referrals to resources, court counseling, assistance in interviews with responding officers, emergency sheltering placement		
	Matrix	05G Services for victims of domestic violence, dating violence sexual assault or stalking.		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
12	Project Name	CDBG: Share a Smile		
	Target Area	Serving Provo City Residents		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: \$8,750		
	Description	Funds used to provide dental care		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities	Assistance provided to 250 individuals		
	Location Description	777 North 500 East Provo, UT 84601		
	Planned Activities	Dental services		
	Matrix	05M Health Services		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Outcome	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>	

13	Project Name	CDBG: Teens Act		
	Target Area	Serving Provo City Residents		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: \$10,000		
	Description	Teens Act College and Career Readiness Program assists at-risk youth by providing services to help students stay on track for high school graduation and advancement to college.		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities	20 students will be served		
	Location Description	High schools in Provo City		
	Planned Activities	Salaries for Job Coach, Mentors and Volunteers		
	Matrix	05D Youth Services		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Outcome	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>	
14	Project Name	CDBG: Carson Townhomes URA Community Land Trust		
	Target Area	Provo City		
	Goals Supported	Housing		
	Needs Addressed	Homeownership		
	Funding	CDBG: \$275,000		
	Description	Funds used for the rehabilitation of 5 townhomes in Provo City		
	Target Date	12/31/2021		

	Estimate the number and type of families that will benefit from the proposed activities	5 homeowner housing units added		
	Location Description	33 East 300 South Provo, UT 84601		
	Planned Activities	Windows, Kitchen upgrades, flooring, etc.		
	Matrix	14A Rehabilitation; Single-Unit Residential		
	Objective	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
15	Project Name	CDBG: Downtown Redevelopment Improvement Program (DRIP)		
	Target Area	Downtown Provo		
	Goals Supported	Economic Development		
	Needs Addressed	Economic Development		
	Funding	CDBG: \$100,000 – Façade renovations CDBG: \$ 6,000 – Program Delivery		
	Description	Funds will be used to provide matching grants for commercial façade renovation and program delivery, leading to job creation for LMI.		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities	Four facades will be renovated		
	Location Description	Downtown Provo locations in the five planning districts identified in the Provo Master Plan.		
	Planned Activities	Façade renovation and rehabilitation		
	Matrix	14E Rehabilitation; Publicly or Privately Owned Commercial		
Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input checked="" type="checkbox"/>	

	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
16	Project Name	CDBG: Emergency Home Repair		
	Target Area	City of Provo		
	Goals Supported	Homeownership		
	Needs Addressed	Housing		
	Funding	CDBG: \$28,436 – Emergency Repairs costs CDBG: \$ 8,000 – Program Delivery		
	Description	Funds will be used to help elderly (60+), disabled and active military low-income individuals and households with emergency repairs to their home.		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3 low-income households will benefit from this funding		
	Location Description	Eligible single-family properties in Provo City.		
	Planned Activities	Rehabilitation of heating/air conditioning, water, electrical, plumbing systems; roof leaks; sewer. May include other repairs to ensure a healthy/sanitary living environment.		
	Matrix	14A Rehabilitation: Single-Unit Residential		
	Objective	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
17	Project Name	CDBG: Egress Windows		
	Target Area	Provo City		
	Goals Supported	Homeownership		
	Needs Addressed	Housing		
	Funding	CDBG: \$50,000 – Egress Windows CDBG: \$9,000 – Program Delivery		

	Description	Funding will be used to assist low-income homeowners needing to bring bedroom windows up to code.		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities	8 low-income households		
	Location Description	Eligible single-family properties in Provo City.		
	Planned Activities	Installation of Egress Windows		
	Matrix	14A Rehabilitation: Single-Unit Residential		
	Objective	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
18	Project Name	CDBG: Provo Public Works-100 West Pedestrian Bridge		
	Target Area	South of Provo (Blocks 24 & 28)		
	Goals Supported	Public Facilities		
	Needs Addressed	Public Facilities		
	Funding	CDBG: \$416,850		
	Description	A pedestrian bridge at 100 West separating the Provo Intermodal Center and downtown Provo		
	Target Date	9/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities	4,475 (Census Tracts 18.01, 18.02, 19, 20)		
	Location Description	100 West 600 S Provo		
	Planned Activities	Construction of pedestrian bridge.		
Matrix	03K Street Improvements			

	Objective	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
19	Project Name	CDBG: United Way—Community Services Building, Capital Improvements		
	Target Area	Serving Provo City Residents		
	Goals Supported	Public Facilities		
	Needs Addressed	Public Facilities		
	*Funding	CDBG: \$94,918		
	Description	Funds will be used to rehabilitate a community services facility housing a food bank, Utah Valley paratransit, and others		
	Target Date	12/31/2021		
	Estimate the number and type of families that will benefit from the proposed activities	221 LMI Provo residents will be assisted		
	Location Description	815 South 200 West Provo, Utah, 84601		
	Planned Activities	New roof, HVAC units' replacement, safety and security updates, energy improvements		
	Matrix	03Z Public Improvements Not Listed		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
20	Project Name	CDBG: Wasatch Mental Health – Receiving Center, Capital Project		
	Target Area	Serving Provo City Residents		
	Goals Supported	Public Facilities		
	Needs Addressed	Public Facilities		
	Funding	CDBG: \$89,629		

	Description	Funds used to rehabilitate a receiving center for people with a serious mental illness or substance abuse		
	Target Date	12/31/2021		
	Estimate the number and type of families that will benefit from the proposed activities	8,378 LMI Provo residents will be assisted		
	Location Description	1165 East 300 North Provo Utah, 84606		
	Planned Activities	Rehabilitation of health facility		
	Matrix	03P Health Facilities		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
21	Project Name	HOME: Administration		
	Target Area			
	Goals Supported	Homeownership Rental Housing		
	Needs Addressed	Housing		
	Funding	HOME: \$140,913		
	Description	Funds will be used to pay for administration costs of the activities for the Utah Valley HOME Consortium.		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities			
	Location Description	351 West Center Street Provo, Utah 84601		
	Planned Activities	Administration and planning		
Matrix	21A General Program Administration			

	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
22	Project Name	HOME: 85 North - New Rental Housing		
	Target Area	Consortium wide		
	Goals Supported	Rental Housing		
	Needs Addressed	Housing		
	Funding	HOME: \$1,039,340		
	Description	Funds used to assist in the construction of rental housing.		
	Target Date	12/31/2022		
	Estimate the number and type of families that will benefit from the proposed activities	74 new rental housing units for seniors and special needs populations.		
	Location Description	85 North 100 East Provo, UT 84606		
	Planned Activities	new construction of rental housing.		
	Matrix			
		Objective	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
23	Project Name	HOME: Habitat for Humanity - Country Estates		
	Target Area	Consortium wide		
	Goals Supported	Homeownership		
	Needs Addressed	Housing		
	Funding	HOME: \$130,000		
	Description	Funds used to build 2 housing units		
	Target Date	12/31/2021		

	Estimate the number and type of families that will benefit from the proposed activities	2 homeowner housing units added.		
	Location Description	613 South Geneva Rd, Orem Utah, 84058		
	Planned Activities	Land acquisition, lot improvements and new construction of single-family housing.		
	Matrix			
	Objective	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
24	Project Name	HOME: Home Purchase Plus		
	Target Area	Provo City		
	Goals Supported	Homeownership		
	Needs Addressed	Housing		
	Funding	HOME: \$300,000 CDBG: \$ 12,000		
	Description	HOME funds to provide down payment assistance and closing costs loans to eligible low-income households. Up to \$12,000 in CDBG funds will be used for Program Delivery		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities	Up to 15 low-income families.		
	Location Description	Throughout Provo City		
Planned Activities	Down payment assistance and closing costs loans. Program Delivery			

	Matrix	13B Homeownership Assistance – excluding Housing Counseling		
	Objective	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
25	Project Name	HOME: Loan-To-Own Down Payment Assistance Program		
	Target Area	Consortium wide		
	Goals Supported	Homeownership		
	Needs Addressed	Housing		
	Funding	HOME: \$400,000 CDBG: \$ 20,000		
	Description	HOME funds to provide down payment assistance and closing costs loans to eligible low-income households. Up to \$20,000 in CDBG funds will be used for Program Delivery		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities	Up to 25 low-income families.		
	Location Description	Within Consortium cities excluding Provo City.		
	Planned Activities	Down payment assistance and closing costs loans. Program Delivery		
	Matrix	13B Homeownership Assistance – excluding Housing Counseling		
	Objective	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
26	Project Name	HOME: NeighborWorks Provo – New Senior Rental Housing		
	Target Area	City of Orem		

	Goals Supported	Rental Housing		
	Needs Addressed	Housing		
	Funding	HOME: \$400,000		
	Description	Funds will be used to purchase and improve land in Orem, UT develop a 4-Plex to rent to seniors.		
	Target Date	12/31/2022		
	Estimate the number and type of families that will benefit from the proposed activities	4 Rental Units Constructed		
	Location Description	672 East 1700 South, Orem UT, 84058		
	Planned Activities	Land acquisition, lot improvements and new construction of senior rental housing.		
	Matrix			
	Objective	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>	
27	Project Name	CDBG: Code Enforcement Officer		
	Target Area	Joaquin, Maeser, other Downtown Neighborhoods		
	Goals Supported	Economic Development		
	Needs Addressed	Economic Development		
	Funding	HOME: \$83,150		
	Description	Funds will be used to cover salary and overhead costs for a Code Enforcement Officer		
	Target Date	6/30/2021		
	Estimate the number and type of families that will benefit from the proposed activities	20 Housing Units		

	Location Description	351 West Center Street Provo, UT 84601		
	Planned Activities	Property inspections and follow-up actions (such as legal proceedings) directly related to the enforcement of local codes.		
	Matrix	15		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input checked="" type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>

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

As entitlement funding decreased considerably over the past several years, the City 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-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

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	5
Non-Homeless	103
Special-Needs	30
Total	138

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	5
The Production of New Units	80
Rehab of Existing Units	13
Acquisition of Existing Units	40
Total	138

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, construction of homeownership and rental housing and direct financial assistance for eligible homebuyers.

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

1. Introduction

The Housing Authority of Utah County (HAUC) and Provo City Housing Authority (PCHA) are responsible for managing the public housing inventory, assist in developing new affordable housing units and administering the Housing Choice 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

HAUC has joined forces with Salt Lake Chamber to educate local city councils about the need for affordable housing opportunities in their planning processes. We will continue to be an advocate of affordable housing for the low-income individuals and families in our community. We will be participating in the Mountainland Continuum of Care’s efforts to create a portfolio of affordable housing projects throughout our community, and conduct tours for elected officials to view the various housing types in our community.

PCHA’s Board of Commissioners has approved the Voluntary Repositioning of our public housing units. Under Voluntary Repositioning, all of the public housing units will be transferred to our sister nonprofits, Utah Regional Housing Corporation and Utah Community Land Trust within the next two years. When the transfer of assets occurs, all tenants will receive Tenant Protection Vouchers and PCHA will become a “voucher only” agency. Placing the current public housing stock into the nonprofits will significantly increase the amount of money available to invest in the properties and will increase assisted housing in Utah County.

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

HAUC encourages all residents to report any concerns so they can be addressed in a timely manner. Physical needs to the property are prioritized and resolved as needed. We are completing a thorough review of our Admissions and Occupancy Policy this year and will be reaching out to residents for further feedback and ideas. We actively market the Home Ownership Counseling workshop provided by Community Action Services & Food Bank and refer clients to the Self-Help Home program.

PCHA has a few CROWN developments which allow the resident to purchase their unit

after 15 years at a price well below market value. Additionally, through its non-profit, Utah Regional Housing, a community land trust program was initiated in 2019. The first units will come online for purchase in 2020.

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:

1. Supply of rental units for large families
2. Limited land for development
3. Construction costs
4. Zoning
5. Hispanic and other minority mortgage application denial rates
6. Continued high rents and sales prices

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 City 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 City
- Partner nonprofit agencies that provide medical services to extremely and very low-income families and individuals

6. Actions planned to develop institutional structure

The City 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 2020-2021 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 City 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 City 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	\$153,632.00
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
	\$153,632.00

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. 2020, 2021, 2022	70.00%

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.

5. A description of the determination of the 95 percent median area purchase price limit for affordable homeownership established by the Jurisdiction. See 24 CFR

92.254(a)(2)(iii):

The current local market in Utah County shows that the affordable homeownership limits provided by HUD (\$314,000 for a 1-unit structure) are discordant.

Regulations require that:

- A) The 95 percent of median area purchase price must be established in accordance with a market analysis that ensures a sufficient number of recent housing sales is included in the survey.
- B) Sales must cover the requisite number of months based on volume: For 500 or more sales per month a one-month reporting period; for 250 through 499 sales per month, a 2-month reporting period; for less than 250 sales per month, at least a 3-month reporting period. The data must be in ascending order of sales price.
- C) The address of the listed properties must include the location within the Participating Jurisdiction. Lot, square, and subdivision data may be substituted for the street address.
- D) The housing sales data must reflect all, or nearly all, of the one-family house sales in the entire Participating Jurisdiction.
- E) To determine the median, take the middle sale on the list if an odd number of sales, and if an even number, take the higher of the middle numbers and consider it the median. After identifying the median sales price, the amount should be multiplied by 0.95 to determine the 95 percent of the median area purchase price.

Following the requirements above PJ staff gathered and analyzed data of all single-family housing sales in Utah County for the months of January and February of 2020. A total of 845 single-family homes sales were identified. The average price amongst all sales is \$428,994. Following the instructions of paragraph E) above, the median price is: \$377,200 and therefore the 95% of median is \$358,340.

Appendix – Public Comment

No public comments were received