



Year Five Annual Action Plan

July 1, 2024, through June 30, 2025

Year five of the 2020-2024 Five-Year Consolidated
Plan
as Amended

City of Provo (City)
Utah Valley HOME Consortium (UVHC)
Provo City Corporation – Development Services
445 West Center
Provo, Utah 84601



AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Provo City and the Utah Valley HOME Consortium Program Year 2023 Annual Action Plan (2024-AAP) is the Fifth Year Action Plan of the 2020-2024 Five-Year Consolidated Plan (ConPlan), as amended.

The Annual Action Plan includes Provo City's application for the federal grants received from the U.S. Department of Housing and Urban Development (HUD) and administered by the Office of Community Planning and Development (CPD), and division of HUD, through which Provo City receives an annual allocation, or formula grant, from the CPD programs:

- **Community Development Block Grant (CDBG)**
The CDBG program's primary objective is to promote the development of viable urban communities by providing decent housing, suitable living environments and expanded economic activities to persons of low and moderate income.
- **Home Investment and Partnerships Program (HOME)**
The primary objective of the HOME program is to create affordable housing for low-income households. Communities often partner with nonprofit and for-profit organizations to fund a wide variety of activities including building, buying and/or rehabilitating affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Provo City has designated its Development Services Department to manage and administer all funding received from HUD.

The Utah Valley HOME Consortium (Consortium) is an inter-jurisdictional partnership between the Cities of Provo, Orem, Lehi, and Utah County, formed to receive HOME Program Funds directly from HUD. The Cities of Orem and Lehi receive their own CDBG entitlement allocation and Utah County, as a qualified Urban County, also receives its own allocation of CDBG funding. All jurisdictions within Utah County, which have signed an Interlocal Agreement to receive CDBG funding through Utah County, are also eligible to benefit from HOME funds. As the designated Lead Entity for the Consortium, Provo City administers the HOME Program.

Regulations in the HOME Program establish that Participating Jurisdictions (PJs) are provided affordable homeownership limits annually by HUD, however the regulations also allow PJs to determine these limits on their own through a local market analysis. The Consortium now conducts such an analysis annually and determines its own affordable homeownership limits. The process and results are outlined in Section AP-90-Program

Specific Requirements of this Action Plan by completing a market analysis ensuring enough recent housing sales are included in the survey.

2. Summarize the objectives and outcomes identified in the Plan

Based on Citizen and City Council 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 down payment assistance programs that provide access to home ownership.
- Support housing programs to 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 assist families more rapidly 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.

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 education, including job training.
- Support organizations that provide services to seniors.
- 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).
- Support organizations that provide housing services.

Economic Opportunities

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

Public Facilities

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

3. Evaluation of past performance

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

At the conclusion of each Program Year, Provo City prepares its Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is then submitted to HUD within 90 days of the end of the Program Year (PY).

While specific accomplishment data for Program Year 2023 (PY2023), fourth year of the 2020-24 ConPlan, are not yet available, we believe the programs and projects carried out have benefited greatly and assisted in meeting community needs as projects are moving forward to provide more affordable housing choices throughout Utah County as well as funding used this Program Year to help make various public services available to low-income individuals and assist those with disabilities.

4. Summary of Citizen Participation Process and Consultation Process

Citizen Participation is an integral part of the ConPlan process, 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 City of Provo and the Consortium. To this end, Provo City solicited involvement from a diverse group of stakeholders and community members during the development of the 2020-2024 ConPlan, as amended. A comprehensive public engagement process included stakeholder meetings, citizen's survey available in both English and Spanish, public hearings, committee meetings, and a public comment period.

Through the AAP planning process, citizen advisory committees met several times to hear presentations, discuss the needs of Provo City, and made recommendations for funding. All public notices for the Annual Action Plan were published in the Daily Herald newspaper and Provo City website.

Funding recommendations by citizen committees will be presented to the Municipal Council in two public hearings conducted on April 30 and June 4, 2024, with recommended
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funding amount available for review by the public, citizens committees and boards, and applicants. Provo City’s Municipal Council adopted the final draft of the 2024-AAP at the public hearing held on June 4, 2024.

5. Summary of public comments

*Once received, public comments will be included in this section as well as Action Plan Appendices.

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

*Any public comments received are included in the AAP appendices.

7. Summary

The Annual Action Plan provides for the allocation of CDBG and HOME funds for the Program Year 2024 (PY2024) and the reprogramming of existing funds. It also reflects the coordinated efforts of local governments and citizens, as well as the wide networks of housing and human service providers in Utah County.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency	PROVO CITY	DEVELOPMENT SERVICES
CDBG Administrator	PROVO CITY	DEVELOPMENT SERVICES
HOME Administrator	PROVO CITY	DEVELOPMENT SERVICES
CDBG Administrator	OREM CITY	MOUNTAINLAND ASSOCIATION OF GOVERNMENTS
CDBG Administrator	LEHI CITY	MOUNTAINLAND ASSOCIATION OF GOVERNMENTS
CDBG Administrator	UTAH COUNTY	MOUNTAINLAND ASSOCIATION OF GOVERNMENTS

Table 1 - Responsible Agencies

Narrative

Provo 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 (HUD). Provo City's Community Programs Division in the Development Services Department is responsible for the administration of CPD-HUD entitlement grants. These entitlement grants include the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME). Provo City is also responsible for the preparation of the Consolidated Plan (ConPlan), Annual Action Plans (AAP), and Consolidated Annual Performance and Evaluation Reports (CAPER) for Provo City and the Utah Valley HOME Consortium. Mountainland Association of Governments administers the Cities of Orem and Lehi, and Utah County's CDBG Programs.

Consolidated Plan Public Contact Information

Provo City and its CDBG entitlement partners welcome questions and/or comments regarding this Annual Action Plan update. Please contact the following:

Provo City CDBG & Utah Valley HOME Consortium

Melissa McNalley, Community Grants Administrator
Development Services, Provo City
445 West Center Street
Provo, UT 84601
801-852-6164
mmcnalley@provo.org

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Cities of Orem and Lehi and Utah County CDBG

Debby Lauret

Community and Economic Development Program Manager, Mountainland Association of Governments

586 E 800 N

Orem, UT 84057

801-319-8655

dlauret@mountainland.org

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

Introduction

Provo City, along with the Mountainland Association of Governments, engaged in a collaborative effort to consult with City departments, representatives of low-income neighborhoods, non-profit and for-profit housing developers, service providers, lenders, public service agencies, homeless service providers, community stakeholders, community partners, and beneficiaries of entitlement programs to inform and develop the priorities and strategies contained within the ConPlan and subsequent annual action plans.

1. 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)).

In preparing the Program Year 2024 Annual Action Plan, Provo City held consultations with various organizations that provide services throughout Utah County, including local leaders, housing providers, and service providers.

Provo City also participates in regular meetings with other CDBG grantees in Utah County to streamline and simplify the process for new and renewing applicants.

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

The vision of the Mountainland Region Continuum of Care (CoC) is to provide decent, safe, and affordable housing and effective support services to homeless, chronic homeless families and individuals including: Initial stabilization, transitional housing, permanent housing, access to mainstream resources and independence from governmental assistance. United Way of Utah County (United Way) leads the CoC, of which Provo City is a member, represented by several City departments including Fire, Police, and Development Services among them. 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 does annually, the CoC led the efforts for the point in time count, in which volunteers participated in an outreach to find homeless individuals. The event was advertised in the local paper.

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

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

3. Agencies, groups, organizations and others who participated in the process and consultations

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
1			
Rocky Mountain University of Health Professionals	Health Agency	Non-Homeless Special Needs	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services.
2			
The Refuge	Housing Services – Children Services – Victims of Domestic Violence Services – Homeless Services – Education	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services.
3			
Community Action Services & Food Bank	Services – Housing Services – Children Services – Homeless Services – Education	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services.
4			

Community Health Connect	Services – Health	Housing Needs Assessment Public Housing Needs Homeless Needs (all) Non-Homeless special Needs Market Analysis	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services.
5			
Family Support & Treatment Center	Services – Children Services – Education Services – Victims	Housing Needs Assessment Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services
6			
Food & Care Coalition	Services – Housing Services – Persons with Disabilities Services – Health Services – Homeless Services – Education	Housing Needs Assessment Public Housing Needs Homeless Needs (all) Non-Homeless Special Needs Market Analysis	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services.
7			
Friends of the UT County Children’s Justice Center	Services – Children Services – Victims	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services.
8			

Mountainland Head Start	Services – Children Services – Education	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services.
9			
Centro Hispano	Services – Health Services – Education Services – Employment	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services.
10			
Housing Authority of Utah County	Public Housing Authority	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services.
11			
Neighborworks Provo	Housing Services – Education	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services.
12			

Mountainlands Community Health Center	Health Agency	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services.
13			
Mountainlands Continuum of Care	Services – Homeless	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services.
14			
Project Read	Services – Elderly Persons Services – Education Services- Employment	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services.
15			
Provo City Housing Authority	Public Housing Authority	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services.
16			

Rural Housing Development Corporation	Housing	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services.
17			
Wasatch Mental Health	Other Government: State Services – Persons with Disabilities Services – Homeless	Housing Needs Assessment Public Housing Needs Homeless Needs (All) Non-Homeless Special Needs Market Analysis	The organization responded to the survey and participated in the 2020 Consolidated Plan discussion. Continue to make available financial support to provide services.

Table 2 – Agencies, groups, organizations who participated

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

The Action Plan process provided opportunity and encouraged participation and comments from all relevant organizations and agencies.

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
Moderate Income Housing Plan	Provo City Corporation	Housing Needs
Performance Audit of Utah Housing Policy	State of Utah	Housing Needs
CASFB Community Needs Assessment 2022	Community Action Services and Food Bank	Income, Employment and Housing
Utah Valley HOME Consortium HOME-ARP Allocation Plan	Provo City Corporation	Assist persons who are homeless or at risk of homelessness

Table 3 – Other local / regional / federal planning efforts

Narrative

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 and the Utah County Council of Governments. In preparing for the upcoming plan year Provo City engaged with Mountainland Association of Governments, who administers the CDBG programs for Orem City, Lehi City, and Utah County. These collaborative efforts offer better funding opportunities by creating a unified application process requiring less duplicative efforts for both CDBG entitlements and Subrecipients. The focus of these efforts is to provide a more immediate and complete impact for public services in need of capital improvement funding as well as a better application/reporting/monitoring system. Efforts are also joined to gather regional data and provide holistic analysis of the regional housing needs, housing market and barriers to affordable housing.

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

Summarize citizen participation process and how it impacted goal-setting

Provo City sought public participation in the development of this plan from citizens at large, non-profit organizations, elected officials and other interested parties through public meetings, public hearings, social media, and website posting. Citizen Advisory Committees and Boards met 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 fifth-year Action Plan were presented and provide input in its adoption.

The public comment period for this plan will run from April 30, 2024 to June 4, 2024. Comments are solicited in person during the Provo City Council Public Hearings on April 30, and June 4, 2024. Comments will also be accepted through the website:

<https://www.provo.org/departments/development/cdbg-home>

Interested parties may also provide input via email to the Community Grants Administrator for Provo City: mmcnalley@provo.org; by phone: (801) 850-6164; and by mail to Provo City Corporation, ATTN: PY-2024 Annual Action Plan, Development Services 445 West Center STE 200, Provo, UT 84601.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of Response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
Website	Non-Targeted/B road Community	See Appendix	Gratitude expressed for CDBG funding	No comments were not accepted	https://www.provo.org/departments/development/cdbg-home
Public Council Work Session	City Officials	See Appendix	No Comments		
Public Hearing	City Officials Non-targeted/B road Community	See Appendix	No Comments		
Public Hearing	City Officials Non-targeted/B road Community	See Appendix	No Comments		
Social Media	Non-targeted/B road Community	See Appendix	No Comments		FB/Insta Council FB page and Development Services FB page

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Table 5 summarizes the anticipated resources for the fifth year of the 2020-24 Consolidated Plan

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	Admin and Planning Economic Development Housing Land Acquisition Public Improvements Public Services	\$1,213,803	\$14,190	\$36,393	\$1,264,386	\$0	Year 5 and final year of the 2020-24 Consolidated Plan, Program Income is generated from housing loan repayment.
HOME	Public Federal	Acquisition Homebuyer Assistance Homeowner Rehab Multifamily Rental new construction New construction for ownership TBRA	\$1,293,715	\$308,579	\$61,228	\$1,663,522	\$0	Year 5 and final year of the 2020-24 Consolidated Plan, Program Income is generated from housing loan repayment.

Table 5 - Expected Resources - Priority Table

1. 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 projects use CDBG funding as gap financing, allowing leveraging of 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.

2. 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 Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner/Homebuyer	2020	2024	Affordable Housing	City/Consortium Wide	Affordable Housing	CDBG:\$28,161 HOME:\$1,266,302	Homeowner Housing Constructed: 37 Homeowner Housing Rehabilitated: 3 Direct Financial Assistance to Homebuyers: 10
2	Rental Housing	2020	2024	Affordable Housing	City/Consortium Wide	Affordable Housing	HOME: \$267,850	Tenant-Based Rental Assistance: 0 Rental Units Constructed: 24
3	Public Facilities	2020	2024	Non-Housing Community Development	City/Consortium Wide	Suitable Living Environments	CDBG: \$369,394	Public Facility of Infrastructure Activities other than Low/Moderate Income Housing Benefit: PF for Low/Mod: 13431
4	Public Services	2020	2024	Homelessness Non-Homeless Special Needs	City/Consortium Wide	Suitable Living Environments	CDBG: \$182,070	Public Service Activities other than Low/Moderate Income Housing Benefit: 5100
5	Stimulate Economic Growth	2020	2024	Non-Housing Community Development	City Wide	Economic Development	CDBG: \$100,000	Façade Treatment/business building, Rehabilitation, Jobs created/Retained 4 Businesses Assisted 2
6	Administration	2020	2024	Non-Housing Community Development	City Wide	All	CDBG: \$242,760 HOME: \$129,371	

Table 6 - Goals Summary

Goal Descriptions

1	Goal Name	Homeowner/Homebuyer Affordability
	Goal Description	The purpose of this goal is to increase the affordability, availability, accessibility, and sustainability of owner-occupied housing.
2	Goal Name	Rental Housing Affordability
	Goal Description	The purpose of this goal is to increase the affordability, availability, accessibility, and sustainability of rental housing.
3	Goal Name	Public Facilities
	Goal Description	This goal strives to improve neighborhood infrastructure and access to basic services for lone-income and special needs populations.
4	Goal Name	Public Services
	Goal Description	This goal consists of activities to help low-income individuals and families, as well as individuals with special needs, receive therapy, supportive services, education, medical assistance, and other needed services.
5	Goal Name	Stimulate Economic Growth
	Goal Description	This goal includes activities that create or retain jobs, foster entrepreneurship, and increase access to employment centers for low- and moderate-income populations.

Table 7 – Goal Descriptions

P-35 Projects - 91.420, 91.220(d)

Introduction

Five different entitlement allocations from HUD for the PY2024 come to Consortium members. For CDBG programs Provo City will receive \$1,213,803, Utah County’s allocation is \$1,449,720, City of Orem with receive \$599,494, and Lehi’s allocation is \$343,852. Additionally, the HOME Consortium will receive \$1,293,715 in HOME funds. To those amounts Provo City Adds \$322,770 in Program Income and \$97,622 reprogrammed funding from previous years. Provo City’s total amount available for funding is \$2,927,910 (CDBG \$1,264,386; HOME \$1,663,524).

#	Project Name
1	CDBG: Administration
2	CDBG: 108 Loan Repayment
3	CDBG: Rocky Mountain University
4	CDBG: Boys and Girls Club of Utah County
5	CDBG: Timpanogos Legal Services
6	CDBG: Centro Hispano
7	CDBG: The Refuge
8	CDBG: RAH
9	CDBG: Project Read
10	CDBG: Family Haven
11	CDBG: Provo Police Victim’s Services
12	CDBG: Food and Care Coalition-Capital Improvements
13	CDBG: Utah Regional Housing – Capital Improvements
14	CDBG: Provo Public Works – Joaquin Improvements
15	CDBG: Emergency Home Repair
16	CDBG: Commercial Facades
17	HOME: Administration
18	HOME: RHDC Santaquin Project
19	HOME: Loan to Own – Down Payment Assistance
20	HOME: Building Beginnings – Property Acquisition

Table 8 – Project Information

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

Provo City is taking a strategic approach to direct funding. Priorities include continued efforts to expand 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.

High land and property costs continue to be the biggest obstacle to affordable housing options. High costs are compounded by higher rates of interest than in recent years. Consortium members continue to look for solutions to overcome these challenges.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG: Administration		
	Target Area	Serving Provo Residents		
	Goals Supported	Homeownership Rental Housing Public Facilities Public Services Economic Development		
	Needs Addressed	Housing Public Facilities Public Services Economic Development		
	Funding	CDBG: \$242,761		
	Description	CDBG Administration budgets are determined by 20% of the Entitlement. Development Services staff personnel and overhead costs to administer the CDBG and HOME programs.		
	Target Date	06/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities			
	Location Description	445 West Center, 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: \$342,000		
	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	06/30/2025		
	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 type="checkbox"/>	Economic Opportunity X
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability X
3	Project Name	CDBG: Rocky Mountain University		
	Target Area	Serving residents of Provo and Utah County		
	Goals Supported	Public Services		
	Needs Addressed	Health Services		
	Funding	CDBG: \$18,136		
	Description	Provide physical therapy services to underserved citizens in Utah County.		
	Target Date	06/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities	Program will serve approximately 1,010 LMI beneficiaries, of which, about 300 will be Provo residents.		
	Location Description	587 South State Street, Provo, UT 84606		
	Planned Activities	Physical Therapy		
	Matrix Code	05M Health Services		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment X	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability X
4	Project Name	CDBG: Boys and Girls Club of Utah County		

	Target Area	Serving Residents throughout Utah County		
	Goals Supported	Public Services		
	Needs Addressed	Public Services/Homeless Services		
	Funding	CDBG: \$9,068		
	Description	Funding will provide funding for housing support specialists to assist families with housing assistance and wraparound services for families experiencing homelessness or at risk of homelessness		
	Target Date	06/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that funding will benefit 2 low-income families, 10 very low-income families, and 20 extremely low-income families. Of those, approximately 12 will be from Provo.		
	Location Description	702 East 1910 South Ste 3 Provo, UT 84606		
	Planned Activities	Provide housing assistance, and housing support.		
	Matrix Code	03Z Other Public Facilities 01 People		
	Objective	Decent Housing X	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability X	Sustainability <input type="checkbox"/>	
5	Project Name	CDBG: Timpanogos Legal Services		
	Target Area	Provo City		
	Goals Supported	Public Services		
	Needs Addressed	Public Services/legal services		
	Funding	CDBG: \$18,136		
	Description	Legal Assistance for low-income persons in need of representation for divorce, protective orders, and housing cases.		
	Target Date	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities	Fund will benefit approximately 300 low-income persons, 400 very low-income persons, and 300 extremely low-income persons. Of those, about 300 will be from Provo City.		

	Location Description	3301 N University Ave, Provo, UT 84604		
	Planned Activities	Funds will be used to provide additional attorney hours to provide services to low- and moderate-income residents of Provo City.		
	Matrix Code	05C Legal Services		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment X	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility X	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
6	Project Name	CDBG: Centro Hispano		
	Target Area	Provo City		
	Goals Supported	Public Services		
	Needs Addressed	Public Services/Legal Services		
	Funding	CDBG: \$18,136		
	Description	Funding will be used to fund the non-profit immigration legal clinic for low and moderate-income individuals.		
	Target Date	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities	Funding will be used to assist approximately 66 low-income individuals, 75 very low-income individuals, and 129 extremely low-income individuals. Of those, about 80 will be from Provo City.		
	Location Description	650 W 100 N Ste 100, Provo, UT 84601		
	Planned Activities	Funds will be used to assist individuals with immigrant naturalization, family petitions, asylum, VAWA, UVISA, waivers and adjustment of status applications.		
	Matrix Code	05C Legal Services		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment X	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility X	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
	7	Project Name	CDBG: The Refuge	
Target Area		Serving Provo Residents		
Goals Supported		Public Services		
Needs Addressed		Public Services		
Funding		CDBG: \$9,068		
Description		Funds will be used for costs associated with providing services to victims of abuse and domestic violence.		

	Target Date	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 570 very low-income beneficiaries will be served with this funding. Of which, 200 will be residents of Provo City.		
	Location Description	1433 East 840 North, Orem, UT 84097		
	Planned Activities	Provide financial assistance to sustain facilities, maintain equipment, and support overall operating costs.		
	Matrix Code	05G Services for abused spouses and their families.		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment X	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility X	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
8	Project Name	CDBG: RAH		
	Target Area	Serving Provo Residents		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: \$43,247		
	Description	Funds will be used to provide educational and recreational opportunities to persons with disabilities to improve their lives through the ABLE project.		
	Target Date	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3 low-income people will be served, 5 very low-income people will be served, and 114 extremely low-income people will be served, of which, about 31 will be Provo residents.		
	Location Description	815 N 800 W, Provo, UT 84604		
	Planned Activities	Educational and Recreational activities for LMI individuals with physical and mental disabilities.		
	Matrix Code	05B Services for Persons with Disabilities.		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment X	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility X	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
9	Project Name	CDBG: Project Read		

	Target Area	Serving Provo Residents		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: \$22,670		
	Description	Help adults achieve self-sufficiency by helping them acquire literacy and life skills.		
	Target Date	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities	Illiterate adults are identified as presumed eligible, however, Project Read will serve approximately 29 low-income people and 31 very low-income people, of which, about 30 will be 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 Code	05H Employment Training		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment X	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility X	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
10	Project Name	CDBG: Family Haven		
	Target Area	Serving Residents throughout Utah County		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: \$14,944		
	Description	Therapy will be provided to children who have experienced child abuse, neglect, or other traumatic situations to low and moderate-income individuals.		
	Target Date	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities	Funds will benefit approximately 22 low-income individuals, 8 very low-income individuals, and 6 extremely low-income individuals. Of those served, about 9 will be Provo City residents.		

	Location Description	1255 N 1200 E, Orem, UT 84057		
	Planned Activities	Funding will provide individual and family therapy to low-income children who have experienced child abuse, neglect, or other traumatic situations.		
	Matrix Code	05N Services for Abused and Neglected Children		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment X	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility X	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
11	Project Name	CDBG: Provo Police Victim's Services		
	Target Area	Serving Provo Residents		
	Goals Supported	Public Services		
	Needs Addressed	Public Services		
	Funding	CDBG: \$28,665		
	Description	Funds will be used for program delivery of services offered to victims of domestic violence and/or abuse.		
	Target Date	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities	Provo Police Department Victim's Services will provide services to approximately 2,000 persons. Of those served, about 500 will be low-income people.		
	Location Description	445 West Center Street, Provo, UT 84601		
	Planned Activities	Referrals to resources, court counseling, assistance in interviews with responding officers, emergency sheltering placement.		
	Matrix Code	05G Services for victims of domestic violence, dating violence, sexual assault, or stalking.		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment X	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility X	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
12	Project Name	CDBG: Food and Care - Capital Project		
	Target Area	Utah County		
	Goals Supported	Public Services/Facilities		
	Needs Addressed	Homeless Facilities		
	Funding	CDBG: \$91,000		
	Description	Needed replacement of flooring in the supportive housing units in the Food and Care Coalition.		

	Target Date	06/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities	Funding will benefit approximately 7 very low-income individuals and 93 extremely low-income individuals. Of those assisted about 50 will be Provo City residents.		
	Location Description	299 E 900 S, Provo, UT 84606		
	Planned Activities	Funds will be used to replace flooring in the supportive housing units in the Food and Care Coalition.		
	Matrix Code	03c Homeless Facilities (not operating costs)		
	Objective	Decent Housing X	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility X	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
13	Project Name	CDBG: URH - Capital Improvements		
	Target Area	Provo City		
	Goals Supported	Public Services/Facilities		
	Needs Addressed	Senior Housing		
	Funding	CDBG: \$28,394		
	Description	Funds will be used to repair brick and mortar on the Maeser School Apartments structure.		
	Target Date	06/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 31 low-income residents will benefit from this funding. All residents are from Provo.		
	Location Description	688 West 100 North Provo, UT 84601		
	Planned Activities	Repair of historic molding and brickwork on the historic Maeser School apartments.		
	Matrix Code	14B Rehabilitation: Multi-Unit Residential		
	Objective	Decent Housing X	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability X
14	Project Name	CDBG: Public Works - Joaquin Neighborhood Improvements		
	Target Area	Provo Joaquin Neighborhood		

	Goals Supported	Public Facilities		
	Needs Addressed	Public Facilities Improvements		
	Funding	CDBG: \$250,000		
	Description	Funds will be used to make improvements creating safe routes to school for children throughout Joaquin and surrounding neighborhoods.		
	Target Date	06/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 13,300 LMI people will benefit from these neighborhood improvements in the Joaquin neighborhood in Provo.		
	Location Description	Joaquin Neighborhood		
	Planned Activities	Funds will be used to replace deteriorated sidewalks, add crosswalks and signage, ADA ramps, flashing beacons and bulb-outs.		
	Matrix Code	03L - Sidewalks (People)		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment X	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability X
15	Project Name	CDBG: Emergency Home Repair		
	Target Area	City of Provo		
	Goals Supported	Homeownership		
	Needs Addressed	Housing		
	Funding	CDBG: \$28,161		
	Description	Emergency Home Repairs		
	Target Date	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities	Funding is expected to provide about three low-income homeowners with emergency repair grants.		
	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 Code	14A Rehabilitation; Single-Unit Residential		
	Objective	Decent Housing X	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability X
16	Project Name	CDBG: Business Façade Program		
	Target Area	Provo City		
	Goals Supported	Economic Development		
	Needs Addressed	Economic Development		
	Funding	CDBG: \$100,000		
	Description	Funds will be used to provide matching grants for commercial façade renovation leading to job creation for low and moderate-income individuals.		
	Target Date	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities	About two facades will be rehabilitated creating approximately four jobs will be created for low- and moderate-income persons.		
	Location Description	445 West Center		
	Planned Activities	Façade renovation and rehabilitation – Job Creation		
	Matrix Code	14E Rehabilitation; Publicly or Privately Owned Commercial		
	Objective	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity X
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability X
17	Project Name	HOME: Administration		
	Target Area	Consortium Wide		
	Goals Supported	Homeownership Rental Housing		
	Needs Addressed	Housing		
	Funding	HOME: 129,372		
	Description	Funds will be used to pay for administration costs of the activities for the Utah Valley HOME Consortium.		
	Target Date	06/30/2025		

	Estimate the number and type of families that will benefit from the proposed activities			
	Location Description	445 West Center, Provo, UT 84601		
	Planned Activities	Administration and planning		
	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"/>
18	Project Name	HOME: RHDC – Santaquin Project		
	Target Area	Santaquin, Utah		
	Goals Supported	Homeownership		
	Needs Addressed	Housing		
	Funding	HOME: \$715,111 HOME CHDO: \$194,057		
	Description	Purchase of a 12.2 Acre parcel for development of 37 single family lots.		
	Target Date	06/30/2027		
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 148 low-income people will benefit from this project.		
	Location Description	200 East 900 North Santaquin, UT 84655		
	Planned Activities	Acquisition of 12.2-acre parcel of land.		
	Matrix Code	01 Acquisition of Real Property – LMH Housing Units		
	Objective	Decent Housing X	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability X	Sustainability <input type="checkbox"/>
19	Project Name	HOME: LTO – Down Payment Assistance		
	Target Area	Utah County Consortium Areas		

	Goals Supported	Homeownership		
	Needs Addressed	Housing		
	Funding	HOME: \$357,134		
	Description	Funding will provide down payment assistance to low-and moderate-income households within the consortium boundaries.		
	Target Date	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities	Funding will benefit approximately 40 low- and moderate-income people within the consortium boundaries.		
	Location Description	445 West Center Provo, UT 84601		
	Planned Activities	Funding will provide down-payment assistance to low-and moderate-income first-time homebuyers.		
	Matrix Code	05R-Homebuyer downpayment assistance		
	Objective	Decent Housing X	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
	Outcome	Availability/Accessibility <input type="checkbox"/>	Affordability X	Sustainability <input type="checkbox"/>
20	Project Name	HOME: Building Beginnings		
	Target Area	Utah County-Spanish Fork		
	Goals Supported	Rental Housing		
	Needs Addressed	Housing		
	Funding	HOME: \$267,850		
	Description	Funding will be used for the acquisition of rental housing for extremely low-income individuals exiting correctional facilities.		
	Target Date	6/30/2025		
	Estimate the number and type of families that will benefit from the proposed activities	Funding is anticipated to benefit approximately 24 extremely low-income individuals per year with rental housing.		
	Location Description	42 East 300 North, Spanish Fork, UT 84660		

Planned Activities	Purchase of a property to rehabilitate for low-income rental housing.		
Matrix Code	01 Acquisition of Real Property – LMH Housing Units		
Objective	Decent Housing X	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
Outcome	Availability/Accessibility X	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>

Table 9 – Project Summary

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 Utah Valley HOME Consortium is establishing specific geographic areas of service.

Geographic Distribution

Target Area	Percentage of Funds
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Table 2 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

NA

Affordable Housing

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

Introduction

Housing throughout Utah County continues to be problematic due to high housing prices. Provo City and Utah Valley HOME Consortium partners continue to explore solutions.

One Year Goals for the Number of Households to be Supported	
Homeless	104
Non-Homeless	101
Special-Needs	0
Total	205

Table 10- One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	37
Rehab of Existing Units	158
Acquisition of Existing Units	10
Total	205

Table 11 - One Year Goals for Affordable Housing by Support Type

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 homeowner housing rehabilitation, construction of new affordable single-family housing, rehabilitation of rental housing and supportive housing units, and direct financial assistance for eligible homebuyers.

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

Introduction

The Housing Authority of Utah County and Provo City Housing Authority are responsible for managing the public housing inventory, developing new affordable housing units, and administering the Section 8 voucher programs for Utah County and Provo City. They provide affordable housing opportunities throughout their jurisdiction by developing new and 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.

Actions planned during the next year to address the needs to public housing

The Provo City Housing Authority is currently in the process of rehabbing existing rental units. They also manage several properties and keep them well maintained.

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

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

Provo City Housing Authority (PCHA) has a Family Self Sufficiency program for families on the Housing Choice Voucher program. The program offers case management for participants who want to work to self-sufficiency and home ownership is part of that program. PCHA is opening the program to public housing residents.

PCHA develops a five year and annual plan. Residents are invited and encouraged to provide feedback on plan goals and include initiatives the residents may have.

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

Neither Housing Authority is designated as troubled.

Discussion

Provo City continually looks for ways to encourage partnerships with the housing authorities to provide permanent affordable housing.

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

Introduction

The Consortium, through the Mountainland Continuum of Care (CoC), works with several homeless agencies to reduce the number of 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 committee 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 HMIS, 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.

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

1. 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 provide CDBG funding to support the efforts to reaching out to unsheltered individuals to assess their needs. HOME-ARP funding is currently being utilized by several agencies to provide services to these populations.

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

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 services such as: providing motel vouchers, access to safe facilities, case management, etc.

Additionally, HOME-ARP funding has been awarded to several agencies to deliver supportive services and Tenant-Based Rental Assistance specifically to populations experiencing homelessness, at risk of homelessness and people fleeing or attempting to flee domestic violence, human trafficking and stalking.

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

HOME-ARP funding has been awarded to several agencies to deliver supportive services and Tenant-Based Rental Assistance specifically to populations experiencing homelessness and other eligible populations according to the eligible Qualifying Populations under the grant.

4. 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.

HOME-ARP funding has been awarded to several agencies to deliver supportive services and Tenant-Based Rental Assistance specifically to populations at risk of homelessness, fleeing or attempting to flee domestic violence, human trafficking and stalking, or other populations at risk of homelessness as described in the HOME-ARP notice and referenced above.

Provo City and the Mountainland Association of Governments (MAG) are active participants in the Continuum of Care Executive Committee. Goals to reduce homelessness in the Consortium service area are addressed through the Mountainland Continuum of Care. The following Strategic Goals have been adopted by the CoC for the 2024-25 year:

- Encourage leveraging flexible funds to pay for expenses that either preserve or immediately re-direct someone at risk of homelessness to permanent housing.
- Increase support for local landlord engagement by providing training resources and targeted recommendations (e.g. a comprehensive list of funding sources that allow landlord incentive costs, training on sales techniques to increase landlord engagement, training on use of mitigation funds).
- Collect ongoing and meaningful feedback from people with lived experience of homelessness about their experiences with homeless systems of care and their assessment of how to make these systems as inclusive and equitable as possible.
- Support local and statewide efforts to identify housing needs of specific subpopulations, including but not limited to youth and survivors of domestic

violence.

- Create an equity toolkit for localities that address the following: How localities can use a racial equity framework that allows for utilization of common definitions and understanding of core concepts necessary for racial equity work.
- Provide opportunities for people who have lived experience of homelessness to provide paid peer-to-peer support as a living wage level.
- Provide at least annual training on racial equity, cultural competency, and equal access and require this training for all staff and recipients of funding.
- Create resource guide to help support cities and counties to develop innovative housing strategies (e.g. shared housing, tiny homes, single room occupancy and microunits).
- Leverage 211 to make quick connections for prevention assistance to address time sensitive cases.
- Develop operational guidelines and standard notices/intervention plans for all LHCs and agencies involved in responding to encampments, that combines and coordinates: intensive outreach and engagement; housing, shelter, safe parking or sanctioned encampment placement; clearance, and closure.

Discussion

While Provo City and Consortium cities do not have regular funding specifically to address homelessness, the recent HOME-ARP grant has been awarded to several agencies to address homelessness through housing and supportive services to help individuals obtain eventual self-sufficiency. We anticipate this funding to cover these issues for the next two years.

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

Introduction

The most critical public policy barriers (direct and indirect) to the production and preservation of affordable housing according to any analysis of impediments to fair housing choice conducted in 2019 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 groups mortgage application denial rates
6. Continued high rents and sales prices

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

Zoning, building, and safety regulations can create barriers to affordable housing. To avoid barriers, Provo City has an ongoing practice of updating its zoning code. Provo City has a zoning ordinance in place which open opportunities for different housing types. Specifically, it promotes attached housing, small lots for single-family homes, apartment development and units above commercial space. Provo City recently expanded its Accessory Dwelling Unit Overlay zone to provide and promote more housing opportunities. Provo City conforms to the standards set by the International Building Code (IBC), which is utilized through the State of Utah and enforcement of IBC regulations does not create unique restraints on construction or rehabilitation projects.

Discussion

The State of Utah has passed legislation within the last few years for cities to address affordable housing through various actions. Provo City is working through planning and zoning vehicles to help ameliorate the lack of affordable housing.

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

Introduction

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

1. 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.

2. Actions planned to foster and maintain affordable housing

Provo City and Consortium cities will continue to operate single-family rehabilitation programs. In the past few years, the State of Utah has put emphasis on affordable housing options in every city. This directive will open more options in Consortium cities. First-time homebuyer and rental projects will continue this year and additionally street improvements are planned in low-to-moderate-income neighborhoods in Provo.

3. 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 an appropriate certified and/or licensed contractor.

4. 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.
- Provo City and 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. This is sponsored by Community Action Services and Food Bank (CASFB).
 - Bridges Out of Poverty Training, conducted by CASFB.
 - Community gardens, community kitchen, food bank, family development

- program, homebuyer and mortgage counseling through CASFB.
 - Weatherization and energy conservation programs are available from the Utah Department of Workforce Services.
 - Down payment assistance through Provo City administered programs
 - Partner nonprofit agencies that provide medical services to extremely low and very low-income families and individuals.

5. Actions planned to develop institutional structure

Provo City will continue to coordinate activities and foster relationships in the community among public and non-governmental entities.

In the coming year, Provo City and the Utah Valley HOME Consortium 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. Program delivery and design will be enhanced.
- Efforts will continue in strengthening existing and establishing new relationships in the community.
- Subrecipients and Community Housing Development Organizations (CHDOs) will continue to be monitored. Monitoring will be performed through risk assessment and Technical Assistance will be provided to the degree needed.

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

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

Discussion

Program Specific Requirements

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

Introduction

In this section, Provo 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 available for use 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.	\$650.02
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
Total Program Income	\$650.02

Table 12 CDBG Program Income

Other CDBG Requirements

1. The amount of urgent need activities

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 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 assistance provided to the homebuyer of 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 the 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) applies 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. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

No HOME TBRA activities are planned with the funding for the Fifth year Annual Action Plan.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not Applicable.

Discussion:

The current local market in Utah County shows that the affordable homeownership limits provided by HUD (\$475,000 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 are 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 2024 through March 2024. A total of 1169 single-family homes sales were identified. The average price amongst all sales is \$660,346.67. Following the instructions of paragraph E) above, the median price is: \$566,000 and therefore **the 95% of median is \$537,700.**