

**PROVO CITY
and
The Utah Valley HOME Consortium**

**Consolidated Annual Performance
and Evaluation Report**

2023 – 2024 Program Year
2023 Federal Fiscal Year



EXECUTIVE SUMMARY

PROVO CITY IS COMMITTED TO SEEKING OUT OPPORTUNITIES TO PROVIDE MORE AFFORDABLE HOUSING, SUPPORTING ORGANIZATIONS THAT PROVIDE ESSENTIAL SOCIAL SERVICES TO LOW- AND MODERATE-INCOME INDIVIDUALS, ENABLING THE CREATION OF BETTER LIVING ENVIRONMENTS, AND CREATING ECONOMIC OPPORTUNITIES.

THIS CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) IS PREPARED IN ACCORDANCE WITH FEDERAL REGULATIONS 24 CFR PART 570 FOR THE PERIOD OF JULY 1, 2023, THROUGH JUNE 30, 2024. THIS REPRESENTS THE FOURTH YEAR OF THE 2020-2024 CONSOLIDATED PLAN. THE CAPER IS A DESCRIPTION OF THE ACTIVITIES CONDUCTED DURING THE PROGRAM YEAR WITH THE ENTITLEMENT FUNDING FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), THE HOME INVESTMENT PARTNERSHIP (HOME), AMERICAN RESCUE PLAN (HOME-ARP) AND THE CARES ACT APPROPRIATED CV (COVID) FUNDING RECEIVED BY PROVO CITY UNDER CDBG-CV AND HOME-ARP. THE PROJECTS AND ACTIVITIES REPORTED IN THE CAPER PRINCIPALLY BENEFIT LOW-AND MODERATE-INCOME RESIDENTS OF THE CITY AND PARTICIPATING MUNICIPALITIES IN THE UTAH VALLEY HOME CONSORTIUM.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

One of the biggest areas of focus this past program year was the awarding of HOME-ARP contracts and moving the funding forward to assist Qualifying Populations. Through this funding some of the organizations the Utah Valley HOME Consortium partners with were able to assist several households with TBRA. Those numbers will be reflected in IDIS in later reports as we await project setup within that reporting system.

Additional housing resources were provided through the completion of the 85 North project in Provo by Utah Regional Housing which is benefiting low and very-low-income households. These accomplishments will be included in the 2024-25 CAPER showing HOME assisted units. The total number of households this project serves is 74. 44 of those units are for seniors and 30 are affordable units with preference for adults on the autistic spectrum.

The Orem Senior housing project that was slated for completion in the early summer, has been pushed back about six months and is expected to be completed by November 2024. This will provide 4 low-income units to seniors.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Economic Development	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	15	6	40%	2	3	150%

Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	20	363	1815%	4	7	175%
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	10	45	450%	2	3	150%
Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	6		0	6	
Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	20	17	85%	5	0	0%
Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	40	29	72.5%	7	6	86%
Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	150	57	38%	20	7	35%
Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	27750	31991	115.28%	12510	11757	94%

Public Services	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50315	21236	42.21%	4988	1885	38%
Rental Housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	85	0	0.00%	0	0	0%
Rental Housing	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	15	0	0.00%	0	0	0%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Priority funding for the 23-24 Program Year followed the 2020-2024 Consolidated Plan as follows:

Housing- Provide Down Payment assistance programs to support homeownership, Development of new affordable housing, encourage programs that help update aging housing stock, rental assistance programs for special needs populations.

Public Services – funding for organizations that provide services to special needs populations, provide education including job training, provide services to seniors, provide healthcare services and health education, provide housing services.

Economic Development – Support small businesses and entrepreneurs by providing mentoring and technical assistance, utilize section 108 loan guarantees, improve the visibility of small business storefronts throughout Provo.

Public Facilities – improvements through sidewalks, curb and gutter and water/sewer improvements. Support Public and nonprofit neighborhood community facilities and health centers.

Funding was directed to assist organizations that provide services to populations with special needs, specifically organizations that provide services to victims of domestic violence and children experiencing abuse. Programs for literacy and vocational training were funded as well as programs promoting financial literacy and self-sufficiency. Work continues to move forward on sidewalk/curb and gutter and other safety improvements providing safe routes to schools for elementary children in low- and moderate-income census tracts.

Reallocated COVID funding was used to support non-profits in updating HVAC systems, and work is close to completion for the South Franklin Community Center to increase program opportunities in a predominantly low-income neighborhood.

Housing affordability continues to be an obstacle across the State of Utah. Provo City is exploring changes to down payment assistance programs to make homeownership a reality for populations currently unable to afford housing.

Funding was prioritized for sidewalk and pedestrian safety improvements. The 600 South TOD project is finishing in the fall of 2024 and the foothills project is currently underway. The Joaquin project received additional funding this past year and is expected to begin work within the next 12 months.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

The following table shows the ethnic makeup of those served in the 2023-24 year with CDBG and HOME funding. Many assisted households identify as white alone. These numbers are consistent with the demographic makeup of Provo City according to Census data.

	CDBG	HOME
White	851	45
Black or African American	13	0
Asian	29	0
American Indian or American Native	14	0
Native Hawaiian or Other Pacific Islander	9	0
Total	916	45
Hispanic	188	3
Not Hispanic	728	42

Table 2 – Table of assistance to racial and ethnic populations by source of funds

961 low-income individuals were served with the 2023-24 CDBG and HOME funding providing access to counseling services for children experiencing abuse, housing, court advocate services to victims of domestic violence, and job training skills.

Provo City and the Utah Valley HOME Consortium members strive to provide services and opportunities to all ethnicities. Public notices are translated into Spanish as well as all program brochures. In February 2024, City staff participated in a Spanish town hall to inform Hispanic members in the community about programs and resources available to them. Spanish translators served at the event, so all information was conveyed to attendees. The event was also streamed on social media for those unable to attend in person. Flyers for the event are included in the appendix to this CAPER.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,488,677	1,901,149.88
HOME	public - federal	1,985,860	1,372,823.95

Table 3 - Resources Made Available

Resources available for the 2023-24 Program Year for CDBG and HOME include Entitlement amounts as well as program income from prior years and reallocated funding from prior years. The expenditures reflect amounts spent during the 2023-24 program year which include CDBG and HOME amounts awarded in prior years and spent in the current year as well as current year awards. Additionally, it includes some CDBG-CV funds expended and HOME-ARP funds expended.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Provo City does not currently have any locally targeted areas.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The HOME investment Partnership Program requires a 25% match. Provo City ensures that match requirements are met through the leverage capacity of subrecipients. In the 2023-24 program year there were \$304,163.74 in match contributions through land and cash. These were for the 85 North project from Utah Regional Housing and the Mountain Crest Manor Project in Orem through Neighborworks Mountain Country Home Solutions as indicated in Table 6. The down payment assistance programs that are run through Provo City both require the homebuyers to contribute \$1,000 of their own cash toward the down payment of the home.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	12,397,297
2. Match contributed during current Federal fiscal year	304,164
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	12,701,461
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	12,701,461

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Activity #3128	11/22/2023			300,000				300,000
Activity #3044	07/01/2023	670.00						670.00
Activity #3254	03/14/2024	2823.74						2823.74
Activity #3254	05/21/2024	670.00						670.00

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$1,391,479	\$476,647	\$504,523	0	\$1,363,604

Table 7 – Program Income

Some Program Income receipts received throughout the current year are reflected in differing years in IDIS. The tracking records retained by Provo City are included in the appendix. The record includes amounts and receipt numbers for ease of identification.

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0				
Businesses Displaced		0				
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced		0				
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	34	7
Number of Special-Needs households to be provided affordable housing units	20	20
Total	54	27

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	7	0
Number of households supported through Rehab of Existing Units	37	20
Number of households supported through Acquisition of Existing Units	10	7
Total	54	27

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

There were a few project delays over the past program year that affected the production of new rental units. Those units are expected to be completed in the late fall of 2024 (4 rental units) and the leasing of new rental units, which were completed in the fall of 2023, was complete in the spring of 2024. Those accomplishments will be reported in next year's CAPER.

We expected to assist more first-time homebuyers with downpayment assistance, which continues to be a challenge in the current housing market. We continue to look for ways to help provide homeowner housing.

Discuss how these outcomes will impact future annual action plans.

In the most recent Annual Action Plan, assistance for rental rehabilitation was added as an activity to help provide housing to extremely low-income individuals. Provo City is working to secure partnerships to develop more housing, both homeowner housing as well as affordable rental housing. We are currently working with the Provo City Housing Authority to assist in the development of owner-occupied workforce housing. Provo is also making changes to downpayment assistance programs to offer more assistance for first-time homebuyers.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	138	0
Low-income	30	0
Moderate-income	38	6
Total	206	6

Table 13 – Number of Households Served

Narrative Information

Due to the prohibitive costs of housing and rising interest rates, it is difficult even for moderate income families to obtain housing. The HOME funds used throughout the 23-24 program year were used for down-payment assistance for the purchase of a new home. Through the CDBG programs, we assisted lower income households.

A recent study reported you need to make about \$130,000 a year to purchase a median priced home in most Utah Counties (In Utah County the median price at the beginning of 2024 was \$566,000). The current income limits for HUD assisted programs for a family of 4 is \$87,200. Housing affordability is one of the biggest concerns for administrators and lawmakers throughout Utah. (Article referencing study is included in the CAPER appendix).

Provo City staff reached out to organizations providing homeownership opportunities to very low-income households and urged them to apply for funding. The organizations declined application citing too many restrictions on HOME funding specifically. Staff will continue to seek partnerships to assist in homeownership opportunities for very low-income households throughout the Utah Valley HOME Consortium area.

HOME-ARP funding has assisted several very low-income individuals with rental assistance, specifically those who are at risk of losing their housing or without housing. Conditions of this funding require that units comply with criteria set forth in the Housing Quality Standards from HUD. This measure helps to ensure decent housing. In future Action Plans, the Consortium will look at opportunities to provide

more rental assistance with HOME Investment Partnership dollars.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Utah Valley HOME Consortium represented by staff from the Lead Entity—Provo City participates in the Mountainlands Continuum of Care. Working together to improve relationships among agencies serving homeless populations.

A list, by name, of unsheltered homeless individuals is maintained, and a subcommittee meets regularly to discuss their individual needs and possible housing placements. The subcommittee is comprised of service agencies including Wasatch Behavioral Health, Food & Care Coalition, Community Action Services and Food Bank, United Way, Provo City Housing Authority, Housing Authority of Utah County, domestic violence service providers and representatives for homeless veterans.

Annually members of the Continuum of Care volunteer for a Point in Time Count to find those unsheltered individuals and help guide them to needed resources.

Provo City provides funding for programs designed to give aid to the homeless population through non-profit partners.

Addressing the emergency shelter and transitional housing needs of homeless persons

Provo City addresses emergency shelter and transitional housing needs of homeless families and individuals through the funding of agencies that provide transitional and supportive housing, mentoring, and case management to victims of domestic and sexual abuse.

In the 2023-24 Program year, several agencies were awarded funding through HOME-ARP to provide supportive services and Tenant Based Rental Assistance with most of the funding going toward TBRA to assist in the chronic need for housing. These activities are anticipated to help significantly reduce the gaps in services for these vulnerable populations.

Recently, the State of Utah passed a bill for cities and counties to provide emergency overnight shelter specifically during the colder winter months. Provo City along with Utah County officials and the Mountainlands Continuum of Care created a task force to collaborate on the winter warming response plan. Shelter will be available to homeless individuals every night from October 15 through April 30th. (Official press release included in CAPER appendix).

There are two transitional housing programs, Food and Care Coalition and The Refuge (previously known as the Center for Women and Children in Crisis-WCIC). Both programs operate at capacity and house

individuals for up to a year, or longer if needed, as is the case with providers of housing for domestic violence individuals.

Provo reallocated HOME-ARP funding to help with a non-congregate shelter to aid specifically persons fleeing or attempting to flee domestic violence, dating violence, human trafficking and stalking. The Notice of funding for the project was published in the summer of 2024 and is expected to be awarded in the fall of 2024.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Community Action Services and Food Bank has funding to assist in eviction prevention rental assistance and diversion practices. Additionally, Provo City participates in raising funds and directing the use of a “Housing First Fund” that helps with diversion activities that help keep individuals and families from losing their housing.

a) The Discharge Committee is a subcommittee in the Continuum of Care (CoC) that meets regularly with jail/prison outreach programs/employees and hospital employees to help inform policies that prevent individuals from being discharged into homelessness.

b) One of the tools to assist with this is 211, a program whose personnel are trained specifically in diversion to help people from becoming homeless for the first time. 211 is often the first point of contact for individuals who are precariously housed and/or receiving assistance. Diversion focuses on helping the individual find resources within the community or within their own support network and may involve a social worker/case manager helping to negotiate on behalf of the individual at risk of becoming homeless. Additionally, agency partners in the CoC work together to address the individual needs of those who are precariously housed to avoid homelessness.

The implementation of the HOME-ARP plan and the awarding of funding to several non-profits has helped specifically in this area with tenant based rental assistance for these populations.

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 provides funding to both Community Action and Food and Care Coalition for their programs aimed at holistic efforts to prevent homelessness and chronic homelessness. Both organizations offer counseling and classes to help individuals and families overcome barriers to permanent housing.

Another tool for success is the permanent supportive housing program offered in our community. Twice a month the individuals included in the by-name list are discussed in the subcommittee and identified into subpopulations of chronically homeless, veterans, and homeless youth. They are referred for permanent supportive housing placement depending on vulnerability. Once placed, wrap-around services continue with the individual in their own housing units until the barriers that led to homelessness are resolved. As new units of permanent supportive housing are made available in the program, individuals are placed quickly according to the severity of their needs.

The City works towards reducing the gap in a number of socioeconomic indicators, such as improving housing affordability, school readiness of young children, employment skills of at-risk adults, access to transportation for low-income households, and economic diversity within neighborhoods. This progress should lead to more opportunity for lower-income individuals. Vulnerable populations continue to need an extensive support system to ensure access to critical resources, services, and housing assistance. The most vulnerable population include victims of domestic violence, low-income elderly persons, persons with disabilities, families experiencing homelessness, and the chronically homeless. The City partners with local agencies in seeking ways to increase affordable housing units, and access to these units.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Both the Utah County Housing Authority and Provo City Housing Authority continue to search for sites for the building and development of affordable housing. With the increased housing costs in Utah County, this is a daunting task. We continue to work with both Housing Authorities to look for affordable housing solutions.

The city is currently partnering with the Provo City Housing Authority to develop new affordable workforce housing. This project is still in the planning phase with no approximate timeframe for development yet.

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

Both housing authorities have programs to encourage self-sufficiency for participants. Some programs allow for rental increases to be set aside in escrow accounts which are most often used as a down payment on a home.

Feedback is encouraged from clients on agency performance. Clients are invited to attend annual meetings where they can provide input on agency goals and other discussions.

Actions taken to provide assistance to troubled PHAs

Neither the Provo City Housing Authority nor the Housing Authority of Utah County is a troubled Public Housing Authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Provo City Council is actively looking at different solutions to affordable housing in Provo City. The City is also working on State mandated Station Area Plans around transit hubs to create strategies for more affordable housing. These plans are expected to be completed in 2025 and will serve as a guide for developers seeking to create more housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

One of the biggest underserved needs is affordable housing and emergency shelter/supportive housing. The awarding of HOME-ARP contracts over the past year for tenant based rental assistance (TBRA) has helped several households experiencing homelessness or at risk of homelessness. One of the most underserved populations are those experiencing domestic violence. Several households assisted with TBRA are within this population.

The City supports non-profits providing housing for first-time homebuyers through Rural Housing Development Corporation (Self-Help Homes) as well as administrating programs for down-payment assistance.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Provo City consistently conducts lead-based paint testing on home purchases and any rehabilitation work done for both commercial and residential structures built prior to 1978 and abate as needed.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Provo City provides funding through its CDBG grant to Community Action Services and Food Bank of Utah County (CASFB) for the “Circles” program which focuses on mentoring individuals and families experiencing poverty to become self-reliant. To promote this program CASFB also offered four half day courses of the “Bridges Out of Poverty” course. While not all attendants result in clients joining the Circles program, the courses help inform local leaders and volunteers and give them tools to provide support to families in the community.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Provo City staff continues to enhance education on subjects pertaining to CDBG and HOME programs

through training at the HUD Exchange website.

Provo City staff also serve on the executive board of the Mountainland Continuum of Care, providing opportunity to interact more with the non-profit community serving the most vulnerable populations.

Provo City continues to work with other consortium cities to determine needs and funding priorities to best serve communities throughout Utah County.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Provo City participates with the Continuum of Care as well as collaborating with Lehi City, Orem City, and Utah County to provide increased levels of cooperation to address housing needs and social service concerns. Provo City is also working with Provo City Housing Authority in efforts to develop workforce housing within Provo City.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

1. Supply of Rental Units for Large Families. Utah County has young and large families. About 33% of these families are considered large. As the trend of large families continues to increase, rental units for these families are in greater demand.

No Actions Taken

2. Limited Land for Development. Moderate-income households cannot afford to live far from work and shopping. Though there is available land, it is mostly concentrated in the western portions of Provo City and the County.

1. Development on the West portion of Provo City is increasing rapidly. While there is a desire for a mixture of housing types, there are few options available for moderate-income families in these new developments as housing prices continue to be cost prohibitive to moderate income and below households.

3. Construction Costs. This barrier has increased even more after the Pandemic, raw materials for construction have increased over 19.4% in the last 12 months.

No Actions Taken

4. Zoning. Although most municipalities in Utah County are moving toward public policies that help with the housing burdens of the area, there continues to be fees, assessments, and zoning regulations that

disincentivize construction of low- and moderate-income housing. Additionally, more incentives for the construction and set-aside of moderate-income housing should be established.

Through the Redevelopment Agency of Provo City, moderate-income and affordable housing units are incentivized through tax increment financing.

5. Hispanic and other Minority Loan denials.

Provo City ensures that home-buyer materials are available in the Spanish and available in the department lobby and online. Provo participated in a Hispanic town hall earlier in 2024 where information on programs and opportunities were presented and translated into Spanish. This event was broadcast for individuals who were not able to attend in person. Establishing credit is one of the biggest obstacles for homeownership.

6. Continued High Rents and Sales Prices. Supply continues to be outpaced by demand in the Utah County housing industry. Even during the course of researching and conducting this analysis, sales prices continued to rise.

High rents and lack of housing continue to be obstacles in the rental market. Some of this is ameliorated for more vulnerable populations through TBRA offered through HOME-ARP funding.

CR-40 - Monitoring 91.220 and 91.230

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

A standard practice is to operate CDBG and HOME funds on a reimbursement basis, thus ensuring that a desk review of proposed expenditures is performed to verify that contract and federal regulations are being met.

Staff conducted virtual reviews of Subrecipients and Contractors with current contracts and provided technical assistance on several varied issues to both CDBG and HOME programs.

In September 2023 Staff visited Centro Hispano, United Way, and Community Action to follow up on timely funding usage and documenting income. Technical assistance was given to organizations and followed up with a monitoring letter for correction and resolution.

During September and October of 2023, Provo City staff visited several HOME assisted properties to monitor income and intake information as well as conduct property inspections. Those properties inspected were:

- HOME funded Housing Authority of Utah County Properties-
- Seniors on Main
- Stratton
- Stratton 2
- The Hollows
- Orem 4-Plex
- Springlake
- Pacific Drive Apartments

- HOME funded Provo City Housing Authority Properties –
- Supportive Housing
- Dixon Townhomes
- Cascade Gardens

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In September of 2022, prior to the creation of the Annual Action Plan, a survey was made available to the general public and service providers to identify funding priorities.

A notice of Funding Available (NOFA) was published on September 22, 2022, identifying priorities and funding available.

The draft for the 2023-24 Annual Action plan was made available for public comment on April 18th, 2023, with public hearings taking place on Tuesday April 18, 2023, and Tuesday June 6, 2023. Notices included Spanish translation and accessibility information.

The Notice for the Consolidated Annual Performance and Evaluation Report (CAPER) was published on September 11 advertising a comment period through September 25, 2024, in both English and Spanish. A Hearing was held for public comment on September 17, 2024, in the Provo City Council Chambers located at 445 West Center. The chambers are fully accessible, and attendees were advised of services available for the hearing impaired and those with a need for language translation. The public hearing was also available on the City's YouTube channel and Zoom for those wishing to participate in public comment virtually.

A draft of the 2023-24 CAPER was made available on the Provo City Website with a comment box provided for convenience and advertised through the City's social media pages.

There were no comments received during the public hearing, through social media, the City webpage, or in the office.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There are no changes in the City’s program objectives

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During September and October of 2023, Provo City staff visited several HOME assisted properties to monitor income and intake information as well as conduct property inspections. Those properties inspected were:

- HOME funded Housing Authority of Utah County Properties-
- Seniors on Main
- Stratton
- Stratton 2
- The Hollows
- Orem 4-Plex
- Springlake
- Pacific Drive Apartments

- HOME funded Provo City Housing Authority Properties –
- Supportive Housing
- Dixon Townhomes
- Cascade Gardens

All properties were inspected. Monitoring letters with identified concerns are attached in the Appendix to this CAPER report.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Program brochures are translated and available in Spanish. Additionally, all subrecipients of Provo City and the Utah Valley HOME Consortium are required to follow affirmative marketing through written agreements.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

A total of \$478,945 in HOME Program Income was used in the 2023-24 program year. This funding was used for first time homebuyer down payment assistance and an affordable senior

rental project. 6 Downpayment assistance loans were made of the 6, 5 identified as white and one identified as other-multi racial. All 6 households were 60-80% of area median income. The rental project is expected to be complete in the Fall of 2024. The tenants are all expected to be 60% and below of the area median income.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The Provo City Housing Authority designed a rental housing project at 85 N 100 E Provo. This project sought and was awarded LIHTC funding to develop 74 rental units. Construction on the project is complete and the Certificate of Occupancy was received in the Fall of 2023 and units are now occupied.

Affordable housing is a priority throughout the City as well as the State of Utah. The City continued to look for opportunities to partner with non-profits and developers to create a balance of affordable and attainable housing.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
--------	--	--	--	--	--

Table 15 – Qualitative Efforts - Number of Activities by Program

The project identified in this years’ Section 3 report is for Duncan Aviation. The infrastructure project benefiting this organization was completed in the 2017-18 program year. The City obtained a Section 108 loan for this which is in the middle of the payback period. The City continues to obtain new hire information from Duncan Aviation. While there are no section 3 numbers to report, over the past fiscal year there were a total of 116 new hires.

	total emp	White	Asian	Black	Native Hawaiian/Pacific Islander	Not Hispanic or Latino	Hispanic or Latino
Low income	64	53	4	3	2	49	13
Moderate income	25	20	3		2	22	2
Over income	27	26	1			22	5

CAPER 2023 Appendix

- CAPER Notice2**
- CAPER Affidavit4
- Internet and Social Media Outreach6
- Spanish Town Hall Social Media Post8
- Spanish Town Hall Agenda 9
- Housing Affordability Article12
- Utah County Winter Response 17
- Fair Housing and Affirmative Marketing Policy 20
- HOME Program Income Receipt Detail 24
- HOME IDIS Match Report (PR-33) 25
- IDIS Section 3 Report 26
- HAUC Monitoring Letter..... 28
- PCHA Monitoring Letter 29



**Provo City Corporation & Utah Valley HOME Consortium
Public Hearing for the PY2023 Consolidated Annual Performance and Evaluation
Report (CAPER)**

Report on the use of Funds for HOME Investment Partnership Program (HOME) and Community Development Block Grant (CDBG) for the Program year 2023

Provo City is providing an opportunity for public comment on The Consolidated Annual Performance and Evaluation Report (CAPER) for Provo City and the Utah Valley HOME Consortium for the 2023-2024 Program Year. The CAPER is a report on activities conducted with Federal Grants awarded from the Department of Housing and Urban Development from July 1, 2023, through June 30, 2024. A draft copy is available on the Provo City website and at the Development Services Office located at 445 West Center, Provo. Comments will be accepted through September 25, 2024 and may be submitted through the website (Provo.org/departments/development/cdbg-home); by mail to: Community Grants Administrator, 445 West Center, Provo, UT 84601, ;by telephone at 801-852-6160; or by email to mmcnalley@provo.org.

A public hearing will be held on Tuesday September 17, 2024 to provide an opportunity for feedback on the PY2023 CAPER. The meeting will be conducted in person at the Council Chambers (445 West Center, Provo). Council meetings start at 5:30 p.m. The meeting will be available to the public for live broadcast and on-demand viewing at: youtube.com/provocitycouncil. To make a comment or to hear the proceedings if you do not have internet access, join via telephone by dialing 346 248 7799. Enter Meeting ID: **882 5384 5723** and press #. When asked for a participant ID, press #. Once connected press *9 to indicate that you would like to comment. To join via computer, visit zoom.us and enter the meeting ID and passcode 064643. For more information regarding how to comment in the electronic meeting, visit agendas.provo.org and click on the meeting agenda.

La ciudad de Provo está abriendo la oportunidad al público de proveer comentarios sobre el informe de evaluación y desempeño anual consolidado conocido por sus siglas (CAPER) para la ciudad de Provo y Utah Valley Home del programa anual 2023-2024. CAPER es un informe sobre las actividades realizadas con fondos federales otorgados por el departamento de vivienda y desarrollo urbano desde el 1 de julio 2023 hasta el 30 de junio 2024. Una copia preliminar de este informe está disponible en la página web de la ciudad de Provo, al igual que en la oficina de Servicios de Desarrollo (Development Services) ubicada en el 445 West Center, Provo. Los comentarios se estarán aceptando hasta el día 25 de septiembre del 2024 y se pueden enviar a través de la página web (Provo.org/departments/development/cdbg-home), por correo postal a: Community Grants Administrator, 445 West Center, Provo UT 84601, por teléfono llamando al 801-852-6160 o por correo electrónico a mmcnalley@provo.org



Program Year 2023 Consolidated Annual
Performance and Evaluation Report
Provo City/Utah Valley HOME Consortium

In accordance with the Americans with Disabilities Act, individuals who wish to attend and participate who need special assistance should contact the staff at least 48 hours prior to the meeting at 801-852-6160. The facility is a handicapped accessible building. If you are deaf or hard of hearing you may dial 711 for relay services from RelayUtah. Any non-English speaking persons requiring special assistance should contact the staff at least 48 hours prior to the meeting. *Si usted desea asistir a esta audiencia pública y necesita interpretación, debe llamar al 801-852-6168 por lo menos 48 horas antes del inicio de la audiencia. Si tiene alguna discapacidad auditiva llame al 888-346-3162 para recibir ayuda a través de RelayUtah.* The City promotes fair housing and makes all programs available to low and moderate income families regardless of age, race, color and religion, sex, national origin, sexual preference, marital status, familiar status, disability, or source of income.

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

State of Florida, County of Duval, ss:

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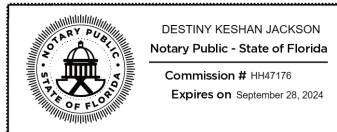
ACCOUNT #	DESCRIPTION	TIMES	PROOF	TOTAL CHARGES
	p87dMOb0dVDjUYg4uXfc	1	.00	165.66

Casey Allen, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of the Daily Herald, which is, and was at the times of publication, hereinafter mentioned, a newspaper printed and published in Provo, Utah County State of Utah and that the annexed advertisement was published in said paper on:
Sep. 11, 2024

That said newspaper was regularly issued and circulated on those dates. Same was also published online at utahlegals.com, according to Section 45-1-101 -Utah Code Annotated, beginning on the first date of publication, for at least 30 days thereafter and a minimum of 30 days prior to the date of scheduled.

Casey Allen

(Signed) _____



VERIFICATION

State of Florida
County of Duval

Subscribed in my presence and sworn to before me on this: **09/11/2024**

Destiny K. Jackson

Notary Public
Notarized remotely online using communication technology via Proof.

**Provo City Corporation & Utah Valley HOME Consortium
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<https://www.provo.org/departments/development/cdbg-home>



The 23-24 CAPER Draft is now available!

The Consolidated Annual Performance and Evaluation Report (CAPER) is an accounting of Federal funds expended through the Community Development Block Grant and HOME Investment Partnership programs and what Provo City and the Utah Valley HOME Consortium accomplished with those funds.

If you would like to leave a comment regarding the 23-24 CAPER, please do so [here](#).

* Name

<input type="text"/>	<input type="text"/>
<small>First Name</small>	<small>Last Name</small>

* City

200 characters

Please provide input for the 2023 - 2024 CAPER

500 Character limit

500 characters

Review

Submit

PROVO CITY IS COMMITTED TO SEEKING OUT OPPORTUNITIES TO



PROVIDE MORE AFFORDABLE HOUSING



SUPPORT ORGANIZATIONS THAT PROVIDE ESSENTIAL SOCIAL SERVICES TO LOW- AND MODERATE-INCOME INDIVIDUALS



ENABLE THE CREATION OF BETTER LIVING ENVIRONMENTS



CREATE ECONOMIC OPPORTUNITIES

provocitydevelopmentservices

provocitydevelopmentservices The Consolidated Annual Performance and Evaluation Report is an accounting of Federal funds expended through the Community Development Block Grant and HOME Investment Partnership programs and what Provo City and the Utah Valley HOME Consortium accomplished with those funds.

Visit <https://www.provo.org/departments/development/cdbg-home> to learn more about how Provo has served the community in the past year!

1w



2 likes

September 16



Provo City Development Services

September 12 at 4:49 PM · 🌐



The Consolidated Annual Performance and Evaluation Report is an accounting of Federal funds expended through the Community Development Block Grant and HOME Investment Partnership programs and what Provo City and the Utah Valley HOME Consortium accomplished with those funds.

Visit <https://www.provo.org/departments/development/cdbg-home> to learn more about how Provo has served the community in the past year!

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SUPPORT ORGANIZATIONS THAT PROVIDE ESSENTIAL SOCIAL SERVICES TO LOW- AND MODERATE-INCOME INDIVIDUALS



ENABLE THE CREATION OF BETTER LIVING ENVIRONMENTS



CREATE ECONOMIC OPPORTUNITIES

ONE WAY PROVO CITY DOES THIS BY EXPENDING FUNDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FUNDING.



THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) IS AN ACCOUNTING OF FEDERAL FUNDS EXPENDED AND WHAT PROVO CITY AND THE UTAH VALLEY HOME CONSORTIUM ACCOMPLISHED WITH THOSE FUNDS.

DOWN PAYMENT ASSISTANCE

Loans of up to \$40,000 were expended to assist local families to assist use to moderate income, first time home buyers.

PARTNERS

Our partners expended their 25-29 award amounts in serving victims of domestic violence, providing health care services, literacy, job coaching services, meals for the homeless population, food bank, services, and education programs to and systemic poverty.

EMERGENCY REPAIR GRANTS

Six homeowners, who are either elderly, disabled, or active-duty members of the armed forces, were able to have emergency home repairs done through grants.

COMMERCIAL FAÇADE IMPROVEMENT GRANTS

Three small businesses were assisted, resulting in seven jobs being created and retained, while improving the façades of local businesses.

THE 2023 - 2024 CAPER DRAFT IS NOW AVAILABLE!



TO READ THE FULL DRAFT, LEAVE A PUBLIC COMMENT, OR FOR MORE INFORMATION, VISIT

[HTTPS://WWW.PROVO.ORG/DEPARTMENTS/DEVELOPMENT/CDBG-HOME](https://www.provo.org/departments/development/cdbg-home)

👍 Like

💬 Comment

➦ Share

TU VOZ IMPORTA

Este evento se realizará en español

YOUR VOICE MATTERS

This event will be held in Spanish

Conozca los recursos de su comunidad y reciba respuestas sobre sus inquietudes con la alcaldesa Kaufusi y los concejales de la ciudad de Provo.

Learn about resources in your community and discuss concerns with Mayor Kaufusi and Provo City Councilors.



Jueves 8 de febrero 7-9 p.m.

Thursday, February 8th 7-9 PM

Provo Rec Center 320 W 500 N

Números artísticos / musical numbers.

Refrigerios y cuidado de niños disponibles.

Refreshments and child care available.

**CONFIRMA TU
ASISTENCIA AQUÍ**
<http://bit.ly/47iyTWE>
RSVP HERE



From: [Rachel Breen](#)
Subject: Tu Voz Importa Feb 8th 7-9 PM Provo Rec Center
Date: Wednesday, February 7, 2024 12:04:40 PM
Attachments: [Tu Voz Importa flyer PDF 8.5x11.pdf](#)
[image001.png](#)
[Tu Voz Importa social media graphic.png](#)
[Room Layout.docx](#)
[Rec Center Parking & Entrance Map.png](#)
[Rec Center Map.png](#)

(scroll down for English)

Un gran agradecimiento a todos los que participaron en la primera asamblea pública en español de Provo "Tu Voz Importa" mañana, jueves 8 de febrero de 7 a 9 p.m. en el Provo Rec Center (320 W 500 N). Consulte los archivos adjuntos para obtener información sobre el evento, la distribución de las salas, el mapa de estacionamiento y entrada, y el mapa que muestra las habitaciones que hemos reservado en el Centro Recreativo.

Horario aproximado de los eventos:

5:30 PM – Rachel Breen en el Centro Recreativo para supervisar al personal que instala mesas y sillas, revisa el equipo audiovisual.
6:00 PM – Los artistas, los servicios de catering y las organizaciones comunitarias pueden comenzar a establecerse.
6:45 PM – Actuación del Mariachi Maximiliano y Victoria.
7:00 PM – El concejal George Handley da un discurso de bienvenida y habla sobre la ciudad de Provo.
7:15 PM – La alcaldesa Michelle Kaufusi se presenta.
7:30 PM – Actuación de Viva el Folklore International.
7:45 PM – Melissa McNalley presenta los programas HOMES/CDBG.
8:00 PM – Preguntas y respuestas entre los asistentes y el Alcalde del Concejo Municipal.
8:45 PM – Actuación de The Rooftops.
9:00 PM – Entrega de regalos de agradecimiento.
9:15 PM – Desmontar y limpiar, el personal desmonta mesas y sillas.
10:00 PM – Todos deben estar fuera del edificio.

- **Mayor, Council** – Por favor, envíeme un correo electrónico con sus presentaciones de diapositivas lo antes posible (tengo el paquete de diapositivas de Melissa). Tendré mi computadora portátil y proyectaré las diapositivas en la pantalla.
- **Mariachi Maximiliano y Victoria, Viva el Folklore International, The Rooftops** – Las aulas A y B están reservadas para que pongas tu equipo y te vistas. Hay un área detrás del escenario para que te agrupes antes de actuar.
- **Se Llama Peru** – Hasta el momento, 124 personas han confirmado su asistencia. El Centro Recreativo no permite que los proveedores de catering usen su cocina. Por favor, prepare la comida fuera del sitio. Tendremos mesas preparadas para que sirvas la comida.
- **Early Learning Essentials, The Refuge Utah, Centro Hispano, UCHD BeWise & Welcome Baby, Neighborhood District Program & HOME/CDBG, Iniciativa Latina, English Connect, Sr. Health Insurance, MyHometown Initiative, Community Action Services, Latino Behavioral Health, Zero Fatalities, MAG Aging & Family Services** – Hasta el momento, 124 personas han confirmado su asistencia. Esta es una gran oportunidad para que la gente conozca los servicios

que brinda. Tendremos mesas y sillas preparadas, por favor traiga manteles, materiales promocionales, etc. Por favor, elige una mesa cuando vengas.

- **Cuidado de niños (Yazmine Tovar)** – *Hasta el momento vienen 27 niños de 0 a 13 años. Yazmine les traerá manualidades para que las hagan. Mi esposo ayudará y yo ayudaré cuando no esté haciendo presentaciones de diapositivas.*

Por favor, hágamelo saber si tiene alguna pregunta.

A big thank you to everyone participating in Provo's first Spanish-language town hall "Tu Voz Importa" tomorrow, Thursday, February 8th from 7-9 PM at the Provo Rec Center (320 W 500 N). Please see attachments for event information, room layout, parking & entrance map, and map showing which rooms we have reserved in the Rec Center.

Approximate Timetable of Events:

- 5:30 PM – Rachel Breen at Rec Center to supervise staff setting up tables and chairs, check AV equipment.
- 6:00 PM – Performers, caterer, community organizations can start setting up.
- 6:45 PM – Performance by Mariachi Maximiliano y Victoria.
- 7:00 PM – Councilor George Handley gives welcome address and speaks about Provo City.
- 7:15 PM – Mayor Michelle Kaufusi introduces herself.
- 7:30 PM – Performance by Viva el Folklore International.
- 7:45 PM – Melissa McNalley introduces HOMES/CDBG programs.
- 8:00 PM – Q&A between attendees and Mayor, City Council.
- 8:45 PM – Performance by The Rooftops.
- 9:00 PM – Presentation of thank you gifts.
- 9:15 PM – Take down and clean up, staff take down tables and chairs.
- 10:00 PM – Everyone must be out of the building.

- **Mayor, Council** – Please email me your slide presentations as soon as possible (I have Melissa's slide deck). I'll have my laptop and will be projecting the slides onto the screen.
- **Mariachi Maximiliano y Victoria, Viva el Folklore International, The Rooftops** – Classrooms A & B are reserved for you to put your equipment and get dressed. There is a backstage area for you to group before you perform.
- **Se Llama Peru** – So far 124 people have RSVP'd. The Rec Center does not allow caterers to use their kitchen. Please have the food prepared off-site. We'll have tables set up for you to serve the food on.
- **Early Learning Essentials, The Refuge Utah, Centro Hispano, UCHD BeWise & Welcome Baby, Neighborhood District Program & HOME/CDBG, Iniciativa Latina, English Connect, Sr. Health Insurance, MyHometown Initiative, Community Action Services, Latino Behavioral Health, Zero Fatalities, MAG Aging & Family Services** – So far 124 people have RSVP'd. This is a great opportunity to let people know about the services you provide. We'll have tables and chairs set up, please bring tablecloths, promotional materials, etc. Please pick out a table when you come.

- **Childcare (Yazmine Tovar)** – So far 27 children ages 0-13 years are coming. Yazmine will bring crafts for them to do. My husband will help, and I'll help when not running slide presentations.

Please let me know if you have any questions.



RACHEL BREEN
CITY COUNCIL
COMMUNITY RELATIONS COORDINATOR
TEL 801 852 6122

Buying a home in Utah could break the bank in all but one county

(<https://www.sltrib.com/news/2024/05/15/utahs-housing-market-demoralizing/>) *May 15, 2024 (Salt Lake Tribune)*

Kris Crockett has a good salary and enough for a downpayment on a home, but can't find a house she could afford in Salt Lake City's Capitol Hill neighborhood.

She's renting now in Marmalade District and loves it, but hasn't seen homes for sale below \$600,000 or \$700,000 — and doesn't feel comfortable paying \$500,000 for a town home.

"It's kind of demoralizing and depressing how out of reach it is right now and how much money you have to make to afford it," Crockett said.

Other Utahns said it's been discouraging, and that they're considering moving out of Utah to somewhere they can afford to buy a home.

Even Adam Kirkham, president of the Utah Association of Realtors, described the market as frustrating.

Housing affordability is top of mind for many Utahns. It was among registered voters' top concerns (<https://www.sltrib.com/news/2024/04/30/why-utah-voters-think-their/>) in a recent survey by the Utah Foundation (https://www.utahfoundation.org/wp-content/uploads/rr819.pdf?utm_source=newsletter&utm_medium=email&utm_campaign=newsletter_axioslocal_saltlakecity&stream=top), which found more Utahns think the state is headed down the wrong track than in the right direction.

And homeownership is out of reach for the majority of renters. Just 15% of Utah's renter households can afford a home that costs between \$300,000 and \$400,000, according to a report on the state's housing market (<https://d36oiwf74r1rap.cloudfront.net/wp-content/uploads/State-Of-Housing-Sep2023.pdf>). That's \$90,000 less than the median sales price for existing homes so far this year.

A Salt Lake Tribune analysis of data from the Utah Association of Realtors (https://utrealtors.wpenginepowered.com/wp-content/uploads/2024/04/All-Counties_2024-03.pdf), the U.S. Census Bureau, the National Association of Realtors (https://cdn.nar.realtor/sites/default/files/documents/metro-home-prices-q4-2023-single-family-2024-02-08.pdf?_gl=1*1waxch1*_gcl_au*MTg3MDQ5Nzc0Ni4xNzE0NjY2MTk5) and CBRE (https://f.tlcollect.com/fr2/324/59125/2024_SLC_Multifamily_Report_Digital.pdf) found the typical renter household can only buy a home and spend less than 28% of their income on a mortgage payment in Beaver County.

Even where homes are more affordable in other states, the median renter household income is too low to avoid a mortgage being a cost burden.

There are some positives, Kirkham said, including less competition and a chance to refinance for a better mortgage rate in the future.

People looking to buy homes in Utah also have options to find a home within their budget, he said, including widening their search net, looking to new construction, talking to a real estate agent and connecting with a resourceful lender.

The ultimate solution — , according to realtors, homebuilders, experts and legislators — is more housing inventory.

A typical renter can only afford to buy in Beaver County

Home prices are down from their peak in February 2022, but the median sales price is still close to \$500,000. High interest rates compound the problem.

The median sales price for nearly 9,000 existing homes sold this year across Utah's 29 counties was \$490,000 as of March and ranged from \$185,000 in Beaver County to \$1.3 million in Summit County.

Assuming a 10% down payment and 6.43% interest rate, that means the typical mortgage payment in Utah for new homeowners is \$3,043 and varies from \$1,149 in Beaver County to \$8,026 in Summit County.

A higher down payment would mean a lower loan, but interest rates right now are often higher than 6.43%. Those payments also don't include property taxes or home insurance costs.

Altogether, that means Utahns need to make about \$130,400 a year to afford a mortgage, though the number varies by county from \$49,234 to \$343,975.

The median income for a renter household is lower than the needed salary in all but Beaver County, where it takes \$49,234 to afford a mortgage on a \$185,000 median sales price home and the typical renter household has an income of \$68,482 a year.

In other counties, renter households fall short of needed income by an average of about \$75,000 and as much as \$260,000.

Crockett is searching in Salt Lake City, where the median sales price so far this year is \$536,000. That requires an income of \$154,843, but the median renter household income is \$51,710.

When Crockett bought her home in 2019 in Phoenix, it cost \$295,000 at a 3% interest rate. She made money when she sold it and has enough to get close to a 20% down payment on a home.

It's still hard for her to wrap her mind around how much a home in Salt Lake City would cost.

"The prices are crazy," Crockett said.

Homeownership seems impossible, would blow budgets

Prices may drive Eric Blair to a new career or another state.

Blair has been looking for a home in Davis County. His target home price is \$200,000 — significantly lower than the \$505,000 that's the median home sales price so far this year in that county.

He's been a nurse for a little more than two years and was excited when he became a registered nurse because that almost doubled his pay from other health care jobs.

Blair thought he had an opportunity to own a home — at least a town home or condo — and worked with a real estate agent for more than a year before deciding it "simply wasn't possible" without a career change, getting married or partnering up with a relative or co-worker to buy.

He's living with family now to save for a down payment, but said he's realizing how unattainable it is to buy a home in Utah and is trying to figure out where he needs to be or what job he needs to have to afford it.

Trinity Widdows is looking, along with her two roommates, for a home in or near Springville. Their target price is \$380,000, she said, but they'd have to look in Emery County or Price to find something within their budget that also matches their needs.

But Widdows works in Bluffdale, and wouldn't want to commute daily on US-6 and through Spanish Fork Canyon.

If interest rates or homeowners association payments were lower, she said, they might be able to afford something, but that simply isn't the case right now.

"There isn't really anything we can afford [here] in our price range for how much we want that isn't going to blow our budget completely," Widdows said.

Even some people who already own homes in Utah are discouraged by the current market.

Taylor Packer bought his house in 2020, right before prices took off, but it's small and can't be his "forever home."

He's been looking for a home to upgrade, but would have to look "far away from the places I'd want to live here in Utah" to find an affordable option.

"It's depressing almost, and then I get discouraged and then I look at prices in other states and think, 'Why do I live here?'" Packer said.

He added while he knows he's lucky to have found a place at all, he worries about his younger siblings.

Searching outside Utah wouldn't necessarily help, unless people continue making a similar income to their pay here.

For example, Little Rock, Arkansas, is the most affordable city out of 42 metropolitan areas for which the Tribune analyzed data.

The median sales price for an existing home there at the end of 2023 was \$200,000.

Assuming a 10% down payment and 6.43% mortgage, that would be a payment of \$1,242 a month, requiring an income of around \$53,200 to spend less than 28% of monthly paychecks on a mortgage.

That's nearly achievable for the typical renter in Salt Lake City but is out of reach for renters in Little Rock, where the median renter household income is about \$39,000.

Utah needs thousands more units, building has slowed

Utah likely faces a shortage of at least 37,000 housing units, after the pandemic "produced the shortest and steepest homebuilding expansion and contraction on record," two experts from the Kem C. Gardner Policy Institute wrote when examining the state's housing market and outlook last year.

One legislator recently told The Tribune that the main solution to Utah's affordability crisis is to build more homes.

Yet building, which spiked during the pandemic, is slowing.

Building permits for residential units jumped in 2021 then decreased in both 2022 and 2023, according to a database (https://tableau.dashboard.utah.edu/t/Business/views/2018_v2_IB_Database_DetailPages/Month?iframeSizedToWindow=true&%3Aembed=y&%3AshowAppBanner=false&%3Adisplay_count=no&%3AshowVizHome=no) that Gardner uses to track trends in homebuilding.

Experts expected building to pick back up this year, but there's still a "massive" shortage, said Jessica Bryce, vice president of marketing for EDGEhomes (<https://www.edgehomes.com/>).

The Utah-based homebuilder can stand up its Nora model — a three-bedroom home with about 2,400 finished square feet — in four to six months, Bryce said.

EDGEhomes hears three major concerns from potential buyers, she said: Interest rates, affordability and making sure they buy at the right time.

Bryce encouraged people looking to buy to get pre-qualified so they can set their budget, and to buy what they can afford instead of holding out for a dream home.

"We see a lot of people who want to buy what their parents bought 40 years ago," she said.

Town homes are trending and can "live like a single-family home," Bryce said, and they're a more affordable option, as are condos (<https://www.sltrib.com/news/homeprices/2024/04/19/houses-out-reach-condos-could-fill/>).

New construction in general also can help people make their budget pencil out, because of concessions and other incentives, Bryce said.

For example, builders can use profit from home sales to "buy down" interest rates either for a few years or permanently — and many are doing so.

Builders want to work with people to get them into a home, Bryce said.

"Our goal is to not turn any buyer away," she said, by offering multiple options.

She encouraged people to buy as soon as they can instead of trying to game the market.

Kirkham with the Utah Association of Realtors said that could be a good idea. Once interest rates drop, he said, competition for homes will increase again.

Buying now could mean getting concessions and a chance to refinance in the future, he said.

Kirkham and Bryce both recommended working with a lender to go over options and find what works best with their budget.

 [View Article \(https://www.sltrib.com/news/2024/05/15/utahs-housing-market-demoralizing/\)](https://www.sltrib.com/news/2024/05/15/utahs-housing-market-demoralizing/)

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➤ MOST RECENT RESEARCH REPORTS

- * [Politicians Not Listening to Voters: 2024 Utah Priorities Project \(/reports/politicians-not-listening-to-voters-2024-utah-priorities-project/\)](/reports/politicians-not-listening-to-voters-2024-utah-priorities-project/)
- * [Bridging Gaps: The Issues that Unite \(and Divide\) Utah Voters \(/reports/bridging-gaps-the-issues-that-unite-and-divide-utah-voters/\)](/reports/bridging-gaps-the-issues-that-unite-and-divide-utah-voters/)
- * [Housing Affordability: 2024 Utah Priorities Project \(/reports/housing-affordability-2024-priorities-brief-1/\)](/reports/housing-affordability-2024-priorities-brief-1/)
- * [An Appetite for Housing Affordability: Insights from Utah's Municipal Officials \(/reports/an-appetite-for-housing-affordability-insights-from-utahs-municipal-officials/\)](/reports/an-appetite-for-housing-affordability-insights-from-utahs-municipal-officials/)
- * [Economic Scenarios for Ogden Valley's Proposed Incorporation \(/reports/economic-scenarios-for-ogden-valleys-proposed-incorporation/\)](/reports/economic-scenarios-for-ogden-valleys-proposed-incorporation/)
- * [Boosting Utah's Homeownership Affordability: Strategies and Solutions for State and Local Governments \(/reports/boosting-utahs-homeownership-affordability/\)](/reports/boosting-utahs-homeownership-affordability-strategies-and-solutions-for-state-and-local-governments/)

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■ U T A H C O U N T Y ■

WINTER RESPONSE

T A S K F O R C E

Utah County Winter Response Plan Highlights “Ecosystem of Service”

Executive Summary

Building on decades of effective homeless-related services that have been provided in Utah Valley by a homegrown ecosystem of local providers, the 2024-2025 Utah County Winter Response Plan offers warm shelter for up to 75 persons a night. It does so primarily through a rotating series of “warming centers” that was piloted last year. From October 15, 2024, to April 30, 2025, the rotation will generally be as follows: Monday and Tuesday at The Genesis Project Provo, Wednesday and Friday through Sunday at the Utah County Red Building, located in unincorporated Utah County, and Thursday at the Provo Seventh-day Adventist Church. Participants are offered a UTA passes to help them get from one warming center to another—and to otherwise travel. Other local entities provide warm meals, a food pantry, job training, addiction recovery, transitional and permanent housing, and other services, so warming centers will be primarily a place to sleep, but professional staff will be on hand to connect individuals with those other services. Updated information on warming centers will be available at 801-441-1993, Additionally, 211 is a comprehensive one-stop phone number, website, and app hosted by United Way of Utah County that will contain information about warming centers and opportunities to volunteer at them.

The Utah County Winter Response Task Force has unveiled its Winter Response Plan for the 2024-2025 winter. The plan was recently approved by the state and promises to build on decades of effective homeless services within Utah County. “There’s a robust ecosystem of service providers that have been operating in Utah County since the late Sixties,” says Utah County Commissioner and Task Force Chair Brandon Gordon. “We’ve been quietly helping people climb out of homelessness for decades. This winter-response plan with warming centers is just the latest addition to that ecosystem of services.”

Indeed, close coordination has been a hallmark of service providers in Utah County, says Heather Hogue, director of the local Continuum of Care. “We’re constantly looking for gaps in services and how we can best fill those. Maybe even more importantly, we talk regularly about individuals experiencing homelessness, by name, and try to work together to deliver to them what they need most.”

When it came time to prepare a Winter Response plan, that pattern of close collaboration made the work of the task force all the easier. “We’ve worked harmoniously to get this done,” says task force member Karen McCandless, CEO of Community Action Services and Food Bank. “It’s not that we all see every issue exactly the same; it’s that we respect each other and share a strong desire to serve the common good and to serve those experiencing homelessness.”

State Homeless Coordinator Wayne Niederhauser served on the Utah County task force and agree “I commend the Utah County Winter Response Task Force for its outstanding work. The group was a pleasure to work with and delivered impressive results. The county has been proactive in addressing homelessness, providing a wide range of services for many years. This initiative is a significant and positive addition to those efforts.”

Examples of the services available in Utah County were included in the task force’s submission to the state (see An Ecosystem of Services handout.) Highlights include the following:

Founded in 1967 in Provo, Community Action Services and Food Bank in a recent single year distributed 3.7 million pounds of food, provided 1250 nights of homeless sheltering, prevented 100 evictions, and moved 52 households from homelessness to permanent housing.

Founded in 1967, Wasatch Behavioral Health offers free therapy, detox, and street outreach services to persons experiencing homelessness. Street outreach specialists indicate they know basically every individual experiencing homelessness in Utah County. When a new one arrives, they notice it and introduce themselves, seeking to quickly connect them to various local services.

Founded in 1971, the Provo City Housing Authority and its sister entity the Utah Regional Housing Authority own or manage 712 housing units and administer 883 rent vouchers for those in need, including those escaping homelessness.

Founded in 1998, the Food and Care Coalition provides hot meals to anyone who shows up, three times a day, offers 38 units of onsite transitional housing and 72 units of onsite permanent housing, together with a variety of wrap-around services including dental care and haircuts, through partner entities.

Plan details

The actual winter response plan is to house up to 75 individuals per night, primarily through a rotating series of warming centers, an idea that was piloted last year. “The stars of this program are the churches,” says Commissioner Gordon. “They did this on their own initiative last year. We can’t thank them enough for paving the way for this. This has been a great example of government working closely with non-profits to do something big. We could not have done this without them.”

Monday and Tuesday, individuals at The Genesis Project Provo, which began hosting all-night movie nights on cold nights about a decade ago, to keep people warm. Thursday night will be at the Provo Seventh-day Adventist Church, and the remaining nights, Wednesday and Friday through Sunday, will be at the Utah County Red Building, located in unincorporated Utah County between Provo and Springville. The warming centers will

operate from October 15, 2024 through April 30, 2025. Hours are from 9 p.m. to 8 a.m. Children will not be housed at warming centers. Instead, they and their parents will be provided with hotel or other accommodations.

Individuals arriving at a designated warming center will be offered a UTA pass to help them get from one warming center to another—and to help facilitate other needed travel. Sleeping mats, blankets, and snacks and drinks will be provided, but warm meals will not. “It’s been very important to us that warming centers complement the services already provided in Utah County,” says Commissioner Gordon. “The Food and Care Coalition has been providing three warm meals a day for a long time. We will encourage folks to go there for meals.”

But professional staff will be on hand at the warming centers to help connect people to a variety of services. “I was at the warming centers last year,” says Fred Sheehan from Wasatch Behavioral Health. “I know most of the homeless in the county because that’s what I do, street outreach. But if there was someone at the warming centers that I hadn’t met, I could be like, hey, I’m Fred, and just start talking. I can tell them, hey, it wasn’t that long ago I was homeless right here too. I know what it’s like for them. But I can tell them that Utah County has great services. Once I got connected with them, things got better and better. I got housing. I got help. And now it’s my job to help others get the exact same kind of help. Last year, a couple of the people I met at the warming centers actually decided to get help, and right now they’re housed. They went through the steps. It’s incredible. But that’s what this is all about. Helping people lift themselves out of homelessness—with our help, when they are ready.”

Isaac Paxman, the task force’s vice chair and Provo’s deputy mayor says that this year represented a shift. “We’ve heard repeatedly, from the state and from others, that efforts to help the homeless should be led by the county organization, and Commissioner Gordon has answered that call. We tried really hard to find churches or other facilities in other parts of the county to be warming centers; that was a goal of the task force, to spread this out more so that not everything was right here in Provo. In the end, Utah County was the one that stepped up, not just to lead the task force but to provide a facility on county land outside of our city. We greatly appreciate it. Commissioner Gordon has been a champion in all this.”

Volunteers needed

Although there will be professional staff members at the warming centers, there is also a need for 3-5 volunteers there at all times.

To volunteer [visit https://app.vomo.org/opportunity/warming-center](https://app.vomo.org/opportunity/warming-center)

**Utah Valley HOME Consortium
Cities of Provo-Lehi-Orem and Utah County
Fair Housing and Affirmative Marketing Policy**

I. Introduction.

The HOME Consortium serves the Cities of Provo, Lehi, Orem, and Utah County (Consortium). This Fair Housing and Affirmative Marketing Policy applies to any entity receiving money through Provo City for new construction and rehabilitation of 5 or more homeownership and rental units. This policy furthers the Consortium's commitment to non-discrimination and equal opportunity in housing.

In an effort to comply with the Federal, State and Local Fair Housing Laws and regulations, the Consortium will play an active role in providing its housing partners with the information needed to effectively implement these regulations into the HOME sponsored activities.

In general, these laws:

- Prohibit discrimination in housing and housing related activities by the City and its housing partners;
- Require Local Governments to affirmatively further fair housing;
- Prescribe design and distribute construction standards to ensure equal access to housing by persons with disabilities;
- Promote the use of minorities and women, and minority and women owned business enterprises in Federally funded contracting opportunities
- Encourage the creation of employment opportunities for low-income residents of neighborhoods where eligible HOME Program activities are undertaken; and
- Require the implementation of affirmative marketing strategies and outreach to those segments of the populations identified as least likely to apply for the housing without such outreach.¹

The applicable laws are HOME Program 24 CFR Part 92 requiring the Consortium to create policy and guidance to its housing partners; The Fair Housing Act 24 CFR Part 100 enacted in 1964 and amended in 1988, which prohibits discrimination against the protected classes listed; Section 504 of the Rehabilitation Act of 1973 which prohibits discrimination based upon disability in federally subsidized projects; Americans with Disability Act (ADA) which expands the prohibition against persons with disabilities to any project not just those that are federally funded; Age Discrimination Act of 1973 which prohibits discrimination based upon age; State and Local Fair Housing Requirements which expands the protected classes to include sexual preference as a protected class and Outreach laws which include Section 3 of the U.S. HUD Act of 1968 which encourages recruitment and employment of low-income individuals; and Minority Business Enterprises and Women Business Enterprise (MBE/WBE) as described in the procurement regulation for the notification and solicitation of MBE/WBE contractors in 24 CFR 85.36(e) as incorporated into the HOME regulation at 24 CFR 92.351(b).

II. Fair Housing and Affirmative Marketing Policy and Procedures Statement.

The following is the Affirmative Marketing Plan for the Consortium. Developers and owners of rental and homeownership projects of 5 or more units who receive HOME funds will be required to adhere to the affirmative marketing procedures. In addition, this document is affirmation of the HOME Consortium's commitment to ensure that:

- Developers/Owners of rental and home ownership projects (5 or more units) receiving HOME funds adhere to affirmative marketing procedures;
- Developers/owners that receive HOME funding have maintained appropriate records to demonstrate compliance with this statement of policy and procedures;
- The Consortium's practices of citizen participation and outreach for HOME projects are inclusive of minority, women and disabled populations;
- The success of the Consortium's affirmative marketing actions are assessed for quality, monitored for compliance and amended as needed at least annually.

The following describes the policies and methods the Consortium will implement to administer its HOME Program:

1: Inform the public, housing owners, and the tenants about Fair Housing laws

1. The Consortium shall include the Fair Housing & Affirmative Marketing Statement as well as the Equal Housing Opportunity (EHO) logo in the HOME program agreement for each project funded with the exception of direct assistance to home buyers and Lease/Buy participants.
2. The Consortium shall include a statement of Fair Housing & Affirmative Marketing Statement and EHO logo in all advertisements for direct assistance to home buyers and Lease/Buy participants.
3. The Cities shall actively pursue the outreach activities established by their respective Analysis of the Impediments to Fair Housing, including:
 - a. Educating landlords about fair housing issues;
 - b. Improving communications for people with limited English proficiency;
 - c. Increasing understanding of people with mental illness.

#2: Owners of rental and home ownership projects receiving HOME funds shall adhere to affirmative marketing procedures.

The developer/owner shall complete HUD Form 935.2 entitled "Affirmative Fair Housing Marketing Plan" (Attachment 1) to the HOME Program Participating Jurisdiction (PJ) for approval. This will form the basis of the Affirmative Marketing Plan for the project.

The developer and/or owner agrees to the following signifying their commitment to the following:

1. Include the equal housing opportunity logo and the words "Equal Housing Opportunity" in all advertisements.
2. Notify organizations representing minorities and disabled individuals regarding the housing programs.
3. Announce rental and home ownership opportunities in local newspapers including, at a minimum, the *Daily Herald*.
4. Comply with Section 3 Regulations in all construction activities, as applicable.
5. Maintain documentation of their affirmative marketing efforts.
6. Comply with all applicable federal, state and local laws to affirmatively market and promote fair housing.
7. Provide translated material if the Consortium has determined there is opportunity to reach non-English speaking people that would be denied housing opportunity without such translation.

#3: The Developer shall maintain and provide evidence to demonstrate compliance with this statement of policy and procedures.

Examples of proper documentation shall include, but are not limited to the following:

1. Copies of newspaper advertisements; or a citation of the advertisement used on radio or television.
2. Copies of correspondence with organizations representing minorities, disabled individuals, and women.
3. Brochures, posters, and other printed advertisements and notices including the manner of distribution;
4. Information on minorities, disabled individuals, and women assisted by the project in a format provided by the PJ.

#4: The Consortium's practices of citizen participation and outreach for HOME projects are inclusive of minority, women and disabled populations.

There are two distinct parts of citizen participation and outreach. 1) The first part involves the consortium's commitment to promote fair housing and affirmative marketing to the tenants (women, minority and disabled). The second section includes the Consortium's commitment to encouraging developers/owners of minority and women owned businesses to become actively involved in HOME funded projects.

1. The Consortium shall promote access to fair housing and affirmative marketing to the tenants (women, minority and disabled) in the following manner:
 - a. Include the Equal Housing Opportunity logo and the words "Equal Housing Opportunity" in all advertisements.
 - b. Notify organizations representing minorities, and disabled individuals regarding the housing programs.
 - c. Announce program opportunities in local newspapers including, at a minimum, the *Daily Herald*.
 - d. Provide translated material if determined that there is opportunity to non-English speaking people would be denied without such translation.
 - e. Ensure accessibility to people with disabilities of program related staff and program related meetings.
 - f. Maintain documentation of all program outreach efforts.
2. The Consortium shall encourage developers/owners of minority and women owned businesses to become actively involved in HOME funded projects. The consortium will:
 - a. Contact the State of Utah Office of Economic Development or Department of Transportation to identify MBEs and WBEs in Utah.
 - b. Require the developer to contact MBEs and WBEs to participate as vendors and suppliers of goods and services.

5: The success of the Consortium's affirmative marketing actions are assessed for quality, monitored for compliance and amended as needed at least annually.

The Consortium will annually assess the effectiveness of the affirmative marketing policies and procedures by:

1. Reviewing documentation of affirmative marketing provided by the developer/owners, and documentation by the Consortium.
2. Solicit input from organizations representing minorities, disabled individuals, and women as to the effectiveness of outreach to those they represent.
3. Completing the annual report and including it in the CAPER.
4. Recommending modifications to the Affirmative Marketing Plan based on the review.

III. Funding Considerations.

The Consortium's decision to fund a development proposal shall be based, in part on the following:

1. Whether the development is suited to allow accessibility to people with mobility impairments.
2. That the development is not located in an area of minority concentration.
3. That the housing will be accessible to social, recreation, education, commercial, and health facilities.

IV. Noncompliance by HOME Participants.

The Consortium shall assess the performance of project developers/owners to affirmatively market original and vacant units, based on records provided by the developer/owner. If the developer/owner fails to meet minimum requirements, the Consortium will work with the developer/owner to improve the performance. If there is continued non-compliance, the Consortium will consider disqualifying that developer/owner from further HOME program participation.

V. Questions.

For any questions regarding this Plan contact the following: HOME Program staff designee for the City of Provo and/or Utah Valley HOME Consortium:

Provo City Corporation
Development Services Department
Community Grants Administrator
445 West Street Ste 200
Provo, UT 84601
Office: 801-852-6160

FUND 278

RECEIPTS AND DRAWS

	'23-24 Carry Fwd.	July '23	August '23	September '23	October '23	November '23	December '23	January '24	February '24	March '24	April '24	May '24	Jun '24
PI Received--Monthly	\$ -	\$ 25,789.00	\$ 10,894.00	\$ 34,214.00	\$ 85,072.64	\$ 9,026.53	\$ 46,737.24	\$ 21,681.82	\$ 6,725.99	\$ 9,506.53	\$ 19,060.53	\$ 36,656.53	\$ 45,231.53
PI Cumulative Without Draws--YTD	\$ -	\$ 25,789.00	\$ 36,683.00	\$ 70,897.00	\$ 155,969.64	\$ 164,996.17	\$ 211,733.41	\$ 233,415.23	\$ 240,141.22	\$ 249,647.75	\$ 268,708.28	\$ 305,364.81	\$ 350,596.34
Monthly PI Draws	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 123,695.93	\$ -	\$ 198,438.13	\$ -	\$ 116,635.64
Cumulative Draws YTD	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 163,695.93	\$ 163,695.93	\$ 362,134.06	\$ 362,134.06	\$ 478,769.70
PI Available To Draw (Cumulative)	\$ 663,374.85	\$ 689,163.85	\$ 700,057.85	\$ 734,271.85	\$ 779,344.49	\$ 788,371.02	\$ 835,108.26	\$ 856,790.08	\$ 739,820.14	\$ 749,326.67	\$ 569,949.07	\$ 606,605.60	\$ 535,201.49

\$ - \$ 535,201.49

FUND 278 HP

RECEIPTS AND DRAWS

	'23-24 Carry Fwd.	July '23	August '23	September '23	October '23	November '23	December '23	January '24	February '24	March '24	April '24	May '24	Jun '24
HP Received--Monthly	\$ -	\$ 27,173.00	\$ 21,537.00	\$ -	\$ 15,936.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,456.00	\$ -	\$ 44,949.00
HP Cumulative Without Draws--YTD	\$ -	\$ 27,173.00	\$ 48,710.00	\$ 48,710.00	\$ 64,646.00	\$ 64,646.00	\$ 64,646.00	\$ 64,646.00	\$ 64,646.00	\$ 64,646.00	\$ 81,102.00	\$ 81,102.00	\$ 126,051.00
Monthly HP Draws	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,753.19	\$ -	\$ -	\$ -	\$ -
Cumulative Draws YTD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,753.19	\$ 25,753.19	\$ 25,753.19	\$ 25,753.19	\$ 25,753.19
HP Available To Draw (Cumulative)	\$ 728,104.27	\$ 755,277.27	\$ 776,814.27	\$ 776,814.27	\$ 792,750.27	\$ 792,750.27	\$ 792,750.27	\$ 792,750.27	\$ 766,997.08	\$ 766,997.08	\$ 783,453.08	\$ 783,453.08	\$ 828,402.08

\$ - \$ 828,402.08

RECEIPTS RECORDED IN IDIS- PI

IDIS Receipt Number					5436461								
Entry Date of PI Receipts In IDIS	FY 23-24	5411119	5411120	5415277	5415278	5419785	5419786	5425796	5425797	5425798	5433190	5433194	5433196
PI Monthly Receipt Amounts Entered in IDIS	\$ -	\$ 25,789.00	\$ 10,894.00	\$ 34,214.00	\$ 85,072.64	\$ 9,026.53	\$ 46,737.24	\$ 21,681.82	\$ 6,725.99	\$ 9,506.53	\$ 19,060.53	\$ 36,656.53	\$ 45,231.53
Cumulative IDIS Receipts Entered	\$ -	\$ 25,789.00	\$ 36,683.00	\$ 70,897.00	\$ 155,969.64	\$ 164,996.17	\$ 211,733.41	\$ 233,415.23	\$ 240,141.22	\$ 249,647.75	\$ 268,708.28	\$ 305,364.81	\$ 350,596.34

RECEIPTS RECORDED IN IDIS- HP

IDIS Receipt Number					5436458								
Entry Date of HP Receipts In IDIS	FY 23-24	5411116	5411117		5436458						5433192		5433197
HP Monthly Receipt Amounts Entered in IDIS	\$ -	\$ 27,173.00	\$ 21,537.00	\$ -	\$ 15,936.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,456.00	\$ -	\$ 44,949.00
Cumulative IDIS Receipts Entered	\$ -	\$ 27,173.00	\$ 48,710.00	\$ 48,710.00	\$ 64,646.00	\$ 64,646.00	\$ 64,646.00	\$ 64,646.00	\$ 64,646.00	\$ 64,646.00	\$ 81,102.00	\$ 81,102.00	\$ 126,051.00

U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 Home Matching Liability Report

PROVO, UT

FiscalYear	MatchPercent	TotalDisbursements	PaymentsRequiring Match	Unmet LiabilityAmount
1998	12.5 %	\$745,809.61	\$615,479.42	\$76,934.92
1999	12.5 %	\$1,568,449.25	\$1,402,660.50	\$175,332.56
2000	12.5 %	\$336,148.14	\$238,056.97	\$29,757.12
2001	12.5 %	\$1,205,079.63	\$1,110,266.43	\$138,783.30
2002	12.5 %	\$216,333.98	\$152,684.51	\$19,085.56
2003	12.5 %	\$1,699,215.86	\$1,559,553.78	\$194,944.22
2004	12.5 %	\$3,376,476.66	\$3,228,839.12	\$403,604.89
2005	12.5 %	\$979,124.44	\$876,346.96	\$109,543.37
2006	12.5 %	\$1,526,600.74	\$1,406,323.46	\$175,790.43
2007	12.5 %	\$1,983,770.24	\$1,810,532.12	\$226,316.51
2008	12.5 %	\$2,590,815.72	\$2,210,950.85	\$276,368.85
2009	12.5 %	\$2,169,356.94	\$1,655,283.66	\$206,910.45
2010	12.5 %	\$1,368,287.74	\$1,237,808.70	\$154,726.08
2011	12.5 %	\$637,861.75	\$498,962.14	\$62,370.26
2012	12.5 %	\$1,147,442.99	\$1,023,266.62	\$127,908.32
2013	12.5 %	\$694,329.22	\$595,080.22	\$74,385.02
2014	12.5 %	\$305,638.15	\$205,182.15	\$25,647.76
2015	12.5 %	\$1,297,634.96	\$1,192,732.96	\$149,091.62
2016	12.5 %	\$1,059,275.59	\$909,086.98	\$113,635.87
2017	12.5 %	\$1,971,383.07	\$1,876,601.44	\$234,575.18
2018	12.5 %	\$2,205,647.34	\$2,088,811.87	\$261,101.48
2019	12.5 %	\$664,807.33	\$511,410.15	\$63,926.26
2020	12.5 %	\$2,816,860.19	\$2,676,986.17	\$334,623.27
2021	12.5 %	\$183,811.03	\$50,843.80	\$6,355.47
2022	12.5 %	\$1,095,073.33	\$953,116.53	\$119,139.56
2023	25.0 %	\$97,039.08	\$0.00	\$0.00



REPORT FOR CPD PROGRAM CDBG, HOME
 PGM YR 2023

Section 3 Total By Program	CDBG
Total Number of Activities	1
Total Labor Hours	0
Section 3 Worker Hours	0
Targeted Section 3 Worker Hours	0
Qualitative Efforts	
A Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0
B Outreach efforts to generate job applicants who are Other Funding Targeted Workers	0
C Direct, on-the job training (including apprenticeships)	0
D Indirect training such as arranging for, contracting for, or paying tuition for, off-site training	0
E Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching)	0
F Outreach efforts to identify and secure bids from Section 3 business concerns	0
G Technical assistance to help Section 3 business concerns understand and bid on contracts	0
H Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns	0
I Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services	0
J Held one or more job fairs	0
K Provided or connected residents with supportive services that can provide direct services or referrals	0
L Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation	0
M Assisted residents with finding child care	0
N Assisted residents to apply for/or attend community college or a four year educational institution	0
O Assisted residents to apply for or attend vocational/technical training	0
P Assisted residents to obtain financial literacy training and/or coaching	0
Q Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns	0
R Provided or connected residents with training on computer use or online technologies	0
S Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses	0
T Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act	0
U Other	0



Section 3 Details By Program, Program Year & Activity

Program	Program Year	Field Office	Grantee	Activity ID	Activity Name	Qualitative Efforts - Other Effort Description	Total Labor Hours	S3 Worker Hours	S3W Benchmark Met (25%)	Targeted S3W Hours	Targeted S3W Benchmark Met (5%)	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
CDBG	2023	DENVER	PROVO	2940	Duncan Aviation Water/Sewer Improvements		0	0	No	0	No																					
CDBG	2023	Total for 2023					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
CDBG	Total						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

Legend

- A** Outreach efforts to generate job applicants who are Public Housing Targeted Workers
- B** Outreach efforts to generate job applicants who are Other Funding Targeted Workers.
- C** Direct, on-the job training (including apprenticeships).
- D** Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.
- E** Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).
- F** Outreach efforts to identify and secure bids from Section 3 business concerns.
- G** Technical assistance to help Section 3 business concerns understand and bid on contracts.
- H** Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.
- I** Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.
- J** Held one or more job fairs.
- K** Provided or connected residents with supportive services that can provide direct services or referrals.
- L** Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.
- M** Assisted residents with finding child care.
- N** Assisted residents to apply for/or attend community college or a four year educational institution.
- O** Assisted residents to apply for or attend vocational/technical training.
- P** Assisted residents to obtain financial literacy training and/or coaching.
- Q** Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.
- R** Provided or connected residents with training on computer use or online technologies.
- S** Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.
- T** Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.
- U** Other



DEVELOPMENT SERVICES

TEL (801) 852-6400
445 W CENTER ST
PROVO, UT 84601

November 29, 2023

Housing Authority of Utah County
Amber Maxwell
485 N Freedom Blvd.
Provo, UT 84601

amaxwell@housinguc.org

Dear Ms. Maxwell,

SUBJECT: Fiscal Year (FY) 2022 On-Site Monitoring
HOME Investment Partnerships Program
Various HAUC units

On October 4th, 5th, and November 7th 2023 Cindy Sweeten and Kirsten Garcia, Provo City Representatives, conducted on-site monitoring focusing on the following areas: eligibility, overall management, and physical conditions of the properties.

The review was accomplished through a review of files, site visits, and interviews with grantee staff. The review resulted in no findings and two concerns. A Concern is a deficiency in program performance that is not based on a statutory or regulatory requirement but is brought to the grantee's attention.

Concern #1 Sunflower: Ceiling of the carport has chipped and peeling paint.

Concern #2 Hollow Park: Ceiling of the carport has chipped and peeling paint.

We greatly appreciate and thank you for the cooperation and assistance provided to the City staff during their visit. If you or your staff have any questions, please contact Cindy Sweeten at 801-852-6176 or csweeten@provo.org.

Sincerely,

A handwritten signature in black ink that reads "Cindy Sweeten". The signature is written in a cursive, flowing style.

Cindy Sweeten
Community Grant Coordinator



DEVELOPMENT SERVICES

TEL (801) 852-6400
445 W CENTER ST
PROVO, UT 84601

October 24, 2023

Provo City Housing Authority
Becky Graves
688 West 100 North
Provo, UT 84601

Dear Mrs. Graves,

SUBJECT: Fiscal Year (FY) 2022 On-Site Monitoring
HOME Investment Partnerships Program
Various PCHA units

On October 3rd and 17th 2023 Cindy Sweeten and Kirsten Garcia, Provo City Representatives, conducted on-site monitoring focusing on the following areas: eligibility, overall management, and physical conditions of the properties.

The review was accomplished through a review of files, site visits, and interviews with grantee staff. The review resulted in four findings and four concerns. Enclosed is a detailed discussion of each finding and concern.

A Finding is a deficiency in program performance based on a violation of a statutory or regulatory requirement. A Concern is a deficiency in program performance that is not based on a statutory or regulatory requirement but is brought to the grantee's attention. Corrective Actions to address the noncompliance are identified for all Findings. Recommended Corrective Actions are identified for Concerns.

The Agency must respond to all findings within 30 days from the date of this letter. Its response must cover the actions taken to correct the findings and include any documentation necessary to show compliance with the corrective action.

We greatly appreciate and thank you for the cooperation and assistance provided to the City staff during their visit. If you or your staff have any questions, please contact Cindy Sweeten at 801-852-6176 or csweeten@provo.org.

Sincerely,

A handwritten signature in black ink that reads "Cindy Sweeten".

Cindy Sweeten
Community Grant Coordinator

Provo City Housing Authority

Monitoring Report

October 3rd and 17th 2023

Concern #1: Insufficient Cleaning

Condition: Cascade Gardens Unit 317 (Gilbert Rameriz). The floors in Mr. Rameriz's unit were filthy and sticky. The unit was stuffy and had a pungent smell throughout. Part way up the walls were dirty and stained.

Cause: Mr. Rameriz has a small dog that seems to be relieving itself throughout the unit on the floor and walls. There was fresh, wet urine on the kitchen floor.

Effect: The health and well-being of Mr. Rameriz and his pet could be at risk living in these conditions. The pet urine poses a hygiene risk and has the ability to damage carpet, fabrics, flooring, furniture and more. The bacteria that grow in pet urine stains can cause problems like sinusitis, allergies, and airway inflammation. The ammonia from the pet urine will evaporate into the air, generating toxic fumes that can cause respiratory illness, and skin and eye irritation.

Recommended Corrective Action: A thorough cleaning with proper disinfectant, and professional rug cleaning should be done. Puppy pee pads (or other indoor dog waste solutions) should be placed throughout the unit that the dog can use and then be disposed of. Check in once a month to see that the condition does not continue.

Concern #2: Hoarders

Condition: Maesar School Unit 108 (Viviana Ortiz/Filomeon Sobervilla). The Unit had massive piles of items, some covered with blankets extending into the rooms making it difficult to maneuver throughout. There were small paths to walk throughout the unit. Some walls were unreachable because of all the things piled up.

Cause: The Interior of unit currently has heavy accumulation of items, the tenants are classified as hoarders, they have difficulty parting with possessions, leading to severe clutter.

Effect: The health and safety of the tenants is at risk. Potential consequences of hoarding include health and safety concerns, such as fire hazards, tripping hazards, and health code violations.

Recommended Corrective Action: Continue with eviction. Tenants have been warned numerous times to clean up the unit, they are now being evicted.

Concern #3: Stove

Condition: Maesar School Unit 102 (Octavio Casavantes). Could not tell if the stovetop burner was on or hot.

Cause: The control panel light on the stovetop indicating the burner is hot or on remains lit.

Effect: With the light always on the tenant may not know if the stovetop is off or hot which could result in leaving the stovetop on or thinking it is cool and placing an item on the hot burner.

Recommended Corrective Action: Have maintenance see why it remains lit and fix it or replace the stove.

Concern #4: Spalling Cement

Condition: Supportive Housing 85 South 300 East (6 plex). This building has broken, crumbling cement at the bottom of the stairs around the support post. The underside of the cement stairs is cracked and crumbly.

Cause: Exposure to weather, age, water, moisture has caused the cement to crack, crumble and flake away.

Effect: The spalling cement could be hazardous to tenants as it continues to break away. The integrity of the stairs could be compromised at some point in time.

Recommended Corrective Action: Enlist the help of a licensed contractor with expertise in concrete to suggest recommendations to correctly patch the spalling areas and make sure it is structurally safe.

Finding #1: Annual Recertification

Condition: Could not verify current income on some clients.

Criteria: 24CFR 982.516 Family income and composition: Annual and interim examinations

Cause: Some files did not have income documentation for the past year.

Effect: Occupants may not qualify for the housing.

Corrective Action: Recertification of family income and composition must be done at least annually. Files need to have current income information (for the past year). Please submit current income documentation to our office for the following files;

Gilbert Ramirez
Lisa Larlee
Babra Biddle
Eric Solie

Finding #2: Security

Condition: Maesar School Unit 108 - Living room and bedroom windows are not secure.

Criteria: HQS 1.4; 4.4

Cause: The windows open but do not lock.

Effect: The security of the unit is comprised.

Corrective Action: Adjust and fix windows so they are lockable.

Finding #3: Safety

Condition: Maesar School Unit 10 – smoke alarm outside of bedroom does not work.

Criteria: HQS 4.10

Cause: Smoke alarm may need new battery or need to be replaced.

Effect: The safety of the occupants is compromised.

Corrective Action: Have a functional smoke detector. Replace battery or smoke detector.

Finding #4: Safety

Condition: 175 South 1680 West – smoke alarm in bedroom does not work.

Criteria: HQS 4.10

Cause: Smoke detector in right, rear bedroom may need a new battery or be replaced.

Effect: The safety of the occupants is compromised.

Corrective Action: Have a functional smoke detector. Replace battery or smoke detector.