

# Consolidated Annual Performance Evaluation Report (CAPER) 2015 Program Year



## Executive Summary

The City of St. George has completed the 2015 Program Year as part of its 2014-2018 Five Year Consolidated Plan. The Consolidated Annual Performance and Evaluation Report (CAPER) constitutes the reporting period from July 1, 2015 to June 30, 2016. The City of St. George received \$520,386 in Community Development Block Grant (CDBG) funds for the 2015 Program Year. IN addition to the 2015 funds, the City continued to utilize funds from previous program years that had not yet been expended.

The City utilizes CDBG funds to address housing and community development priority needs identified in the Consolidated Plan. The intended purpose of CDBG funding is primarily to assist and benefit low-to-moderate income individuals. In accordance with the goals and objectives identified in the Annual Action Plan and the Five-Year Consolidated Play, the City directed its 2015 funding toward the following projects:

Activity	2015 Funding Allocation	Amount Expended
Turn Community Services	\$15,000	\$11,094
Down Payment Assistance Program	-	\$25,762.66
Red Rock Center for Independence	\$35,000	\$35,000
CDBG Administration	\$104,077.20	\$140,290.63
Switchpoint Facility	\$318,000	\$318,000
Family Support Center	\$10,000	\$5,200

## CR-05 - Goals and Outcomes

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

The City of St. George is an entitlement jurisdiction, receiving an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). As a recipient of CDBG funds, the City is required to prepare a five-year strategic plan that identifies community needs, prioritizes these needs, and establishes goals and objectives to meet the needs.

Each year the City is also required to provide an assessment of its accomplishments toward meeting the goals and objectives in the 2014-2018 Consolidated Plan. This report is called the Consolidated Annual Performance Evaluation and Report (CAPER). The CAPER also evaluates the progress of meeting the on-year goals identified in the Annual Action Plan. The City received \$520,386 in CDBG funding for program year 2015 that ran from July 1, 2015 through June 30, 2016.

### 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)

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing	Affordable Housing Public Housing Homeless	CDBG: \$0	Direct Financial Assistance to Homebuyers	Households Assisted	50	0	0.00%	0	1	100%
Affordable Housing	Affordable Housing Public Housing Homeless	CDBG: \$318,000	Homeless Person Overnight Shelter	Persons Assisted	200	300	0.00%	300	1042	347%

Public Service	Public Services	CDBG: \$70,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	250	0.00%	250	3,142	1200%
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**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.**

The City of St. George has allocated funding to programs that will address the highest priority of activities identified in the Consolidated Plan, including prevention of homelessness and down payment assistance for first time home buyers.

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## 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)

	CDBG
White	4,054
Black or African American	71
Asian	4
American Indian or American Native	92
Native Hawaiian or Other Pacific Islander	424
Others	28
<b>Total</b>	<b>4,751</b>
Hispanic	1,355

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

### Narrative

The racial composition of residents assisted in 2015 is fairly comparable to the City's population demographics for low-to-moderate income households.

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## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	2015 Resources Made Available	Amount Expended During Program Year
CDBG	\$520,386	\$482,077	\$535,346

Table 3 – Resources Made Available

CDBG expenditures from July 1, 2015 through June 30, 2016 included utilization of 2015 grant funds as well as previous year funds and program income generated throughout the program year.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation
City of St. George	100%	100%

Table 4 – Identify the geographic distribution and location of investments

### Narrative

CDBG allocations are not limited to specific geographic areas of St. George, but must serve low and moderate income residents. The City makes allocations based on the level of benefit for very low, low and moderate income residents and provides support for activities in low and moderate income neighborhoods.

## **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.**

### **Leveraging Resources**

Through its current Five Year Consolidated Plan and the 2015 Annual Action Plan, the City of St. George has identified a number of federal, state and local resources that provide monetary or other assistance that may better leverage limited resources. The City is working to better coordinate assistance activities among the various governmental and non-profit agencies, allowing a more consolidated effort and providing the attraction to potential funding resources.

### **Progress in obtaining “other” public and private resources to address needs**

The City’s CDBG program has made progress during this program year in obtaining other public and private resources for current activities. Coordinated efforts are being made with both government and non-profit agencies to assemble possible development activities that will involve extensive leveraging and partnerships of resources.

### **How Federal resources from HUD leveraged other public and private resources**

Of the non-administrative activities approved for PY2015, two activities were able to leverage additional funding. The use of CDBG money for the Down Payment Assistance Program facilitated the use of private monies to secure mortgages for participating homebuyers. The Switchpoint Community Resource Center (homeless shelter) was able to leverage about \$350,000 from private foundation funding.

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## 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	300	1,042
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>300</b>	<b>1,042</b>

Table 5- 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	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 6 - Number of Households Supported

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

The City of St. George has identified critical housing needs through its current five-year Consolidated Plan as well as its Annual Action Plan. Principal among the needs identified is not only the need for affordable housing units, but the ability to qualify low and moderate income households for those units. There were no goals in the PY2015 for the construction or rehabilitation of single-family homes or multi-unit developments. The City is investigating participation with several governmental and non-governmental agencies in the purchase and/or development of a number of transitional housing units.

The most direct action undertaken by the City of St. George during the 2015 year reporting period was the continued availability of its available CDBG allocation to complete the City's acquisition of the homeless shelter and food pantry facility now known as Switpoint. With the acquisition and renovation complete, Switpoint was able to serve over 1,000 families experiencing homelessness or at risk of becoming homeless.

**Discuss how these outcomes will impact future annual action plans.**

The City will continue to provide funding for public services that support special needs persons as well as public facilities, like Switchpoint, to serve the most vulnerable populations. Additionally, the City will look for ways to expand affordable housing options throughout the community as this need has not been addressed over the past several program years.

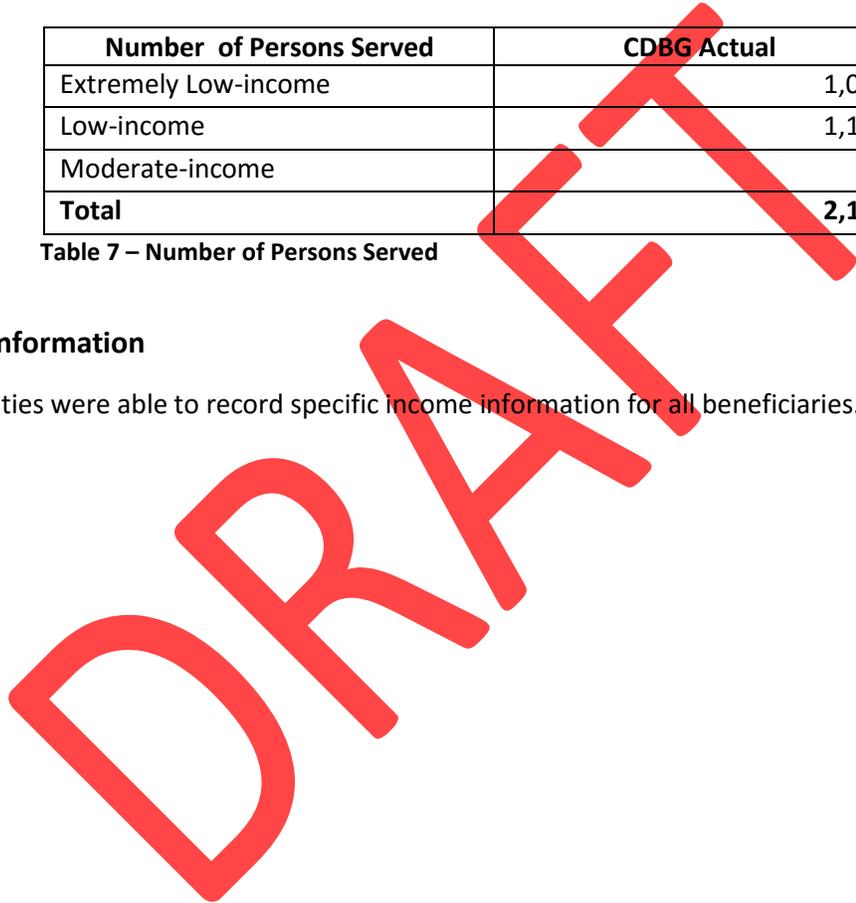
**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Persons Served</b>	<b>CDBG Actual</b>
Extremely Low-income	1,042
Low-income	1,142
Moderate-income	1
<b>Total</b>	<b>2,185</b>

**Table 7 – Number of Persons Served**

**Narrative Information**

Not all activities were able to record specific income information for all beneficiaries.



## **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 City of St. George coordinates the Local Homeless Coordinating Committee (LHCC). The consortium consists of local homeless services and other organizations involved in planning various related programs in Washington County. The principle organizations involved with the committee are:

- The City of St. George
- Five County Association of Governments
- St. George Housing Authority
- Department of Workforce Services
- The DOVE Center
- Erin Kimball Foundation
- Red Rock Center for Independence
- Family Support Center
- Southwest Mental Health
- Veterans Administration
- Intermountain Healthcare
- Washington County School District
- Washington County Youth Crisis Center

The LHCC works to alleviate the effects of homelessness and coordinate local resources to maximize services. The LHCC participates with and impacts policy on the direction of State, Federal and local homeless funding, and it participates in the Point-in-Time Count each year to count the number of homeless people in Washington County. The committee supports and implements the Housing First approach to provide housing and case management to optimize self-sufficiency for individuals and families who are homeless. The committee currently meets monthly in St. George.

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

The City of St. George coordinates with the LHCC in addressing homeless needs and helping homeless persons make a transition to permanent housing. Currently, a major task of the coordinating committee is an evaluation and updating of its Strategic Plan to End Chronic Homelessness through Housing First by the year 2016. A large part of the current coordinating efforts are directed toward seeking means to acquire or build transitional housing units, for both families and single individuals.

### **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**

The City of St. George is aware of the critical and ongoing need of new construction of affordable rental units. Low incomes and increasing rental rates affect all persons in the extremely low and low income range.

### **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**

The City of St. George recognizes the importance of prevention, rehabilitation, education and transitional efforts to permanent housing for at-risk or homeless persons. The City continues to support the Local Homeless Coordinating Committee (LHCC) through an active role in providing cooperation, innovation and assistance where possible in the provision of services to address homelessness.

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

**Actions taken to address the needs of public housing**

The City of St. George does not operate or manage public housing, relying instead on the public housing strategies developed by the St. George Housing Authority, and in some cases by the Paiute Tribal Housing Authority. Although not technically providing public housing, the City has in the past, contributed money through the CDBG program and otherwise, for the purchase of housing units owned by the St. George Housing Authority.

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

None.

**Actions taken to provide assistance to troubled PHAs**

None.

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## **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)**

The City of St. George has continued to examine its policies, regulations and procedures including existing and newly proposed zoning and subdivision ordinances for possible impediments to fair housing choice. The goal is to reduce or eliminate requirements where possible, and make changes that will better support and facilitate fair housing choices throughout the City. Efforts in previous years included continued development of policies and ordinances that are specifically intended to promote a broader housing choice. The City is working to develop and complete an updated housing element of the City's General Plan and an updated Housing Affordability study. Once those plans are completed, it is anticipated that additional changes or adjustments to ordinances will be proposed for adoption.

The City also recently completed a 2016 Analysis of Impediments to Fair Housing Choice (AI). In this AI, the City found three of the four current impediments to fair housing choice as relating impediments. They were: 1.) a lack of sufficient affordable housing options, 2.) a lack of initiatives to affirmatively further fair housing and 3.) a strongly segregated housing market that may point to possible negative effects of public housing.

While not directly tied to actions taken to remove negative effects of public policies that create barriers to affordable housing, the lack of sufficient affordable housing in St. George means there is a demand for increased affordable housing units to be developed. The City will take steps to collaborate with area housing developers who provide affordable housing options and provide information and technical assistance on housing development programs and help to ensure developments are taking place under the latest and most recently updated ordinances and building codes.

The City is also proactively seeking solutions and anticipating potential problems as they relate to affirmatively furthering fair housing in St. George. This includes actively reviewing and updating public policies. Just recently HUD guidance suggested broader protections for members of the LGBT community, military personnel, and individuals with a criminal record who may be adversely affected by current fair housing practices. The City will move to adhere to these developments and ensure equal inclusion in housing programs for all protected classes in St. George.

Finally, a strongly segregated housing market may indicate possible negative effects of public policy in the City. Only one area of the city is less than 70% White. This type of racial divide is specifically addressed in the new AFFH rule, which directs jurisdictions to take meaningful actions to overcome historic patterns of segregation. To address this, the City will undertake an analysis of housing utilizing the new AFH Assessment Tool, which will include a study into public policies that may create negative effects to affordable housing and fair housing choice.

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

The primary obstacle to meeting the underserved needs in the City of St. George is the lack of available funding to the City and to the various non-profit agencies the City partners with in serving the low and moderate income residents. The increasing needs of the low-income population and the growing number of competing agencies and organizations, has widened the gap between project costs and available funding. The difficulty in leveraging funding is magnified by the decrease in public and private funds.

The City of St. George continues to coordinate activities with the St. George Affordable Housing Committee and the local Homeless Coordinating Committee (Continuum of Care). The City also continues to work closely with various housing agencies, social service providers, aging organizations and disability organizations to gather data, identify service gaps, and pursue the development of coordinated projects, including support from mental health and substance abuse centers, and homeless assistance providers.

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

The City does not fund any housing related activities other than the Down Payment Assistance Program. Through this program, all potential home buyers are made aware of the risks associated with purchasing a home that may contain lead-based paint.

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

The City coordinates efforts with the LHCC to not only reduce homelessness, but also open discussion about affordable housing and employment opportunities for poverty-level families.

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

During the 2015 program year, the City hired consultants with Civitas LLC to assist in a major overhaul of the City's CDBG program. The Consolidated Plan was updated, a new Analysis of Impediments to Fair Housing Choice was completed, the City made updates to its Citizen Participation Plan as well as major improvements in the City's CDBG Program Policies and Procedures. Many of these improvements have been implemented already, others will be implemented as part of the 2016 program cycle.

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

The City of St. George continues to work closely with area housing and service providers. The Switchpoint Center, owned and operated by the City, serves as a regional leader for special needs services. As such, staff has on-going partnerships and relationships with area agencies.

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

Provisions to affirmatively further fair housing (AFFH) are long-standing components of HUD's housing and community development programs and follow the mandate of Section 808(e)(5) of the Fair Housing Act. Each year CDBG entitlement grantees, such as the City of St. George, are required to submit a certification that they will comply with provisions to affirmatively further fair housing and to document those actions in their annual CAPER.

A principal means for an entitlement community to further affirm their support of AFFH is through completing and following an "Analysis of Impediments to Fair Housing Choice" (AI). The AI is undertaken to identify impediments or barriers to fair housing choice in the City; to assess current fair housing initiatives; and, to describe actions the City could take to overcome identified problems.

The 2016 AI lists three actions taken to address previously identified impediments. They are:

- 1) To address the regulatory impediments, the City has continued to examine its policies, regulations and procedures including existing and newly proposed zoning and subdivision ordinances for possible impediments to fair housing choice. The City's goal is to reduce or eliminate requirements where possible, and make changes that will better support and facilitate fair housing choices throughout the city. Efforts in previous years included continued development of policies and ordinances that are specifically intended to promote a broader housing choice. The city is working to develop and complete an updated housing element of the city's General Plan and an updated Housing Affordability study. Once those plans are completed, it is anticipated that additional changes or adjustments to ordinances will be proposed for adoption.
- 2) To address the impediments related to financing, the City continues to assist lower income residents to become first time home buyers through the funding of the Down Payment Assistance Program (DPAP). The program has remained popular, with 12 households assisted during the program year. Because it is apparent this particular financial impediment remains, further funding for the DPAP is being provided in the city's program allocation. The amount of assistance remains at a maximum \$6,000 per household. Because of low interest rates, the City believes the \$6,000 amount will provide funding opportunities for more households while maintaining an adequate amount of assistance.
- 3) To address the need for ongoing monitoring of discrimination, the City is continuing to develop a broader outreach and feedback program. This involves not only providing better information about CDBG activities and tenant rights to various underrepresented groups, but also providing information to various governmental agencies and non-profit groups as to a common contact regarding the reporting of suspected or known discrimination.

## **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**

The City of St. George follows an adopted monitoring guide that instructs both the City and the subrecipients. This guide was updated at the end of the 2015 program year and will be implemented fully in the 2016 program cycle.

The purpose of monitoring ensures compliance with the requirements of the CDBG program as well as:

- Anticipating and addressing items before they become serious issues or problems,
- Successfully addressing and remedying problems,
- Completing the project
- Making sure the project has met the program objective.
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### Procedures, Frequency and Results of Monitoring

During the course of each contract year, the City conducts monitoring visits to CDBG subrecipients. The process includes site visits and an annual review of reports and documentation. The visits also include financial monitoring and extended interviews with subrecipients and, as necessary, with clients. From the monitoring visit, suggestions and concerns are relayed through conversation with the subrecipient, with serious issues and findings reported by letter. When necessary, a follow-up session is held with the subrecipient.

### Monitoring Events during PY2015

The city conducted period desk reviews of the DPA program and all public service activities as invoices and beneficiary information were provided. Additionally, City staff completed an onsite monitoring of the Switchpoint facility improvements and operations.

## **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.**

The City recently updated its Citizen Participation Plan. As such, the Citizen Participation Plan requires a 15-day comment period on the CAPER. The City of St. George hosts training sessions, public meetings, and places draft copies of the plans and reports on the City's website. In addition to newspaper notices,

the City mails information and notices to all agencies who previously applied for funding or those who asked to be contacted regarding funding opportunities.

**Summary of Citizen Participation Events During PY2015**

Notices for the following events were published in the Spectrum – the local newspaper.

A public hearing was also held on September 8th, 2016 at City Hall to receive citizen input on community development needs that could be addressed in future action plans.

The CAPER 15-day comment period was from September 8<sup>th</sup>, 2016 through September 23<sup>rd</sup>, 2016. The CAPER was made available on the City’s website and was also available in print at City Hall.

**Summary of citizen comments**

[TO BE ADDED FOLLOWING 15 DAY PUBLIC COMMENT PERIOD]

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**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.**

During the 2015 program year, the City of St. George completed a substantial amendment to its 2014 - 2018 Consolidated Plan. This amendment included updating the goals and priorities identified in the strategic plan. These changes were made available per the requirements of the Citizen Participation Plan. No further changes are necessary at this time.

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