



2016 Consolidated Annual Performance Evaluation and Report (CAPER)

**City of St. George
Economic & Housing Development
175 East 200 North
St. George, Utah 84770**

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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 \$1,248,577 in CDBG funding for program year 2016 that ran from July 1, 2016 through June 30, 2017.

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
Expansion and Improvement of Public Facilities	Non-Housing Community Development Parks		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	771	154.20%	2500
Expansion and Improvement of Public Facilities	Non-Housing Community Development Parks		Homelessness Prevention	Persons Assisted	0	0		50
Expansion and Improvement of Public Infrastructure	Non-Housing Community Development Water facilities	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate	Persons Assisted	2000	0	0.00%	

			Income Housing Benefit					
Expansion and Improvement of Public Infrastructure	Non-Housing Community Development Water facilities	CDBG	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	500	0	0.00%	50
Increase Affordable Rental Housing Options	Non-Housing Community Development Public Services		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	0	0.00%	
Increase Affordable Rental Housing Options	Non-Housing Community Development Public Services		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	0	0.00%	
Increase Capacity of Area Service Providers	Homeless Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	25832	5,166.40%	500
Increase Capacity of Area Service Providers	Homeless Non-Housing Community Development		Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	0	0.00%	
Increase Homeownership Opportunities	Affordable Housing	CDBG	Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%	
Provide Services & Housing for Special Needs	Affordable Housing Homeless	CDBG	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		50

Provide Services & Housing for Special Needs	Affordable Housing Homeless	CDBG	Direct Financial Assistance to Homebuyers	Households Assisted	50	0	0.00%	
Provide Services & Housing for Special Needs	Affordable Housing Homeless	CDBG	Homeless Person Overnight Shelter	Persons Assisted	200	883	441.50%	1000
Provide Services & Housing for Special Needs	Affordable Housing Homeless	CDBG	Overnight/ Emergency Shelter/ Transitional Housing Beds added	Beds	50	0	0.00%	
Provide Services & Housing for Special Needs	Affordable Housing Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	100	0	0.00%	

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 remodeling of the Switchpoint center, public services such as support and promotion of the 211 Information and Referral program to better promote local agencies that are important resources for City residents, and infrastructure improvements.

Public infrastructure improvements took place at Riverwalk for the fund amount of \$352,140. Public Services by Dove, United Way Dixie, Big Brothers Big Sisters and Family Support Shelter were completed for \$193,267. Public facilities improvements at the Switchpoint Community Resource Center (homeless shelter) and The Learning Center were made for a total of \$203,267.

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)

Race/Ethnicity	CDBG
White	27,256
Black or African American	101
Asian	15
American Indian or American Native	121
Native Hawaiian or Other Pacific Islander	79

Total	27,572

Hispanic	424
Not Hispanic	27,710

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

Narrative

In the 2016 program year, 27,710 persons were served in the City with a vast majority of those coming from the public services provided through the United Way Dixie Community Outreach and Awareness Program. This program included the 211 Information and Referral Program, and it served 23,743 low/moderate income persons, however it didn't collect the racial and ethnic status of all persons served.

According to the 2011-2015 ACS, 13.2 percent of the City residents were Hispanic, however less than two percent of recorded residents assisted were of the ethnic group.

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	CDBG	1,248,577	715,719

Table 3 - Resources Made Available

Narrative

CDBG expenditures from July 1, 2016 through June 30, 2017 included utilization of 2016 grant funds as well as previous year funds and program income generated throughout the program year. Resources made available for the City through CDBG was \$1,248,577 and the amount expended through the program year was \$715,719.

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

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 2016 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

In the prior year, the Switchpoint Community Resource Center (homeless shelter) was able to leverage about \$350,000 from private foundation funding.

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	50	0
Number of Non-Homeless households to be provided affordable housing units	50	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	100	0

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	50	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	50	0

Table 12 – 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 to provide access and also have the ability to qualify low and moderate income households for those units. Program year 2017 worked towards this goal with public services, which offered to help assist residents in the City and can be found through the United Way Dixie 211 Information and Referral Program.

In PY2016 there was no construction or rehabilitation of single-family homes or multi-unit developments, however the City is investigating participation with several governmental and non-governmental agencies in the purchase and/or development of a number of affordable housing units. Currently, The Riverwalk infrastructure project is in conjunction with a planned LIHTC development that proposes to build at least 50 affordable apartments.

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 such as the United Way Dixie 211 Information and Referral Program, 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.

Number of Households Served	CDBG Actual
Extremely Low-income	1,005
Low-income	252
Moderate-income	23,775
Total	25,032

Table 13 – Number of Households Served

Narrative Information

Through the City’s CDBG funding, a total of 25,032 extremely low-income, low-income, and moderate income persons were served. Big Brothers Big Sisters of Utah recorded 8 extremely low income, 28 low income, and 6 moderate income persons served through their programs. Family Support Center of

Washington County recorded 107 extremely low income, 35 low income, and 24 moderate income persons served through their programs. The vast majority of persons served were through United Way Dixie's 211 Information and referral program (23,743 low- and moderate-income persons).

Persons served (186) through DOVE Center Trauma Healing Library were not factored into the number served with moderate to extremely low income categories, as all were domestic violence victims and income was not verified. However 90 percent or more of all persons served through this program were low income.

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 in 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.

In the program year, the City directed \$193,267 towards the remodeling of the Switchpoint Community Resource Center (homeless shelter). The remodeling project will help the shelter accommodate for the homeless population in the City including emergency and transitional housing needs.

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

Currently the City works with LHCC to help families avoid becoming homeless and promotes and funds the United Way Dixie's 211 Information and Referral program to assist City residents who are also at-risk.

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. In the 2016 program year, there were no direct activities for new construction of affordable rental units.

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

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)

Impediments

The City believes the three most pressing impediments to fair and affordable housing are: 1) Regulatory impediments including zoning and subdivision ordinance restrictions and regulations; 2) financial impediments including the difficulty for lower income households to obtain financing toward home ownership; and 3) the need for ongoing monitoring of discrimination against protected classes.

Actions taken to overcome effects of identified impediments

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. In program year 2013, efforts included continued development of policies and ordinances that are specifically intended to promote a broader housing choice. Currently, 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) In previous years, the City provided funding towards the Downpayment Assistance Program. This program helped make it possible for first time homebuyers to purchase a home with the help of downpayment funds. This program ended in 2015 before the current program year.

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.

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.

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

St. George did not have any programs that directly lead to the reduction of lead-based paint hazards in homes, however the City promotes to its residents the risks associated with living in or 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 and ongoing.

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.

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 was 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.

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 PY2016

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 th 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 PY2016

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

A public hearing was also held on August 29, 2017, 10AM 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 August 22, 2017 through September 8, 2017.

The CAPER was made available on the City's website and was also available in print at City Hall.

Summary of citizen comments

No comments were received.

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. These changes were implemented during the 2016 program year and no further changes are necessary at this time.

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

No