



2018 Annual Action Plan

DRAFT

City of St. George
Economic & Housing Development
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St. George, Utah 84770
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Table of Contents

Executive Summary	3
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	3
PR-05 Lead & Responsible Agencies – 91.200(b)	5
AP-10 Consultation – 91.100, 91.200(b), 91.215(l)	6
AP-12 Participation – 91.105, 91.200(c)	11
Expected Resources	13
AP-15 Expected Resources – 91.220(c)(1,2)	13
Annual Goals and Objectives	17
Projects	19
AP-35 Projects – 91.220(d)	19
AP-38 Project Summary	20
AP-50 Geographic Distribution – 91.220(f)	25
Affordable Housing	26
AP-55 Affordable Housing – 91.220(g).....	26
AP-60 Public Housing – 91.220(h).....	27
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	28
AP-75 Barriers to affordable housing – 91.220(j).....	31
AP-85 Other Actions – 91.220(k)	33
Program Specific Requirements	35

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This Annual Action Plan is intended to satisfy the requirements for CDBG Entitlement Communities by describing the use of Community Development Block Grant (CDBG) funds by the City of St. George, Utah, for its upcoming 2018 CDBG Program Year, the final program year of the City's 2014-2018 Five-year Consolidated Plan. The Plan was prepared by the City of St. George Department of Community Development (CD), which administers the City's CDBG Program through its CDBG Administrator.

The City of St. George CD encourages agency collaboration and cooperation to improve program outcomes. Various non-profit agencies will partner to benefit Switchpoint Community Resource Center, the building recently purchased by The City of St. George for the purpose of providing services to the homeless community. Switchpoint differs from a homeless shelter in that it provides a variety of services under one roof including: emergency shelter, emergency food pantry; general assistance with ID's and birth certificates; food stamps; Medicare; Medicaid; domestic violence; employment; resumé building; alcohol and addiction; work to success; parenting; budgeting; clothing vouchers; food vouchers; adult mentoring; and volunteer opportunities for the community.

2. Summarize the objectives and outcomes identified in the Plan

The City of St. George has developed its strategic plan based on an analysis of the data presented in the 2014-2018 Consolidated Plan and the community participation and stake holder consultation process. Through these efforts, the City has identified three priority needs and four goals to address those needs. The priority needs include: 1) Improving Affordable Housing Options, 2) Providing for Suitable Living Environments and 3) Improving the Capacity of Area Housing and Community Service Providers. To provide for those needs, the four goals for to be addressed during the 2018 program year are as follows:

- Provide Services & Housing for Special Needs
- Expansion & Improvement of Public Infrastructure
- Expansion & Improvement of Public Facilities
- Increase Capacity of Housing and Service Providers

3. Evaluation of past performance

The City of St. George, with other public, private and non-profit community housing providers and non-housing service agencies, have made significant contributions to provide safe, decent and affordable

housing, a suitable living environment, and economic opportunities especially for low- to moderate-income individuals in the community. However, special needs housing remains one of the most prolific issues facing St. George, as documented by the current Consolidated Plan, the City's previous Consolidated Plan, and the 2016 Consolidated Annual Performance and Evaluation Report (CAPER).

The Consolidated Plan is a comprehensive document that describes the City's housing market conditions, identifies the need for affordable housing and community development, and provides strategies to address the needs over a five-year period. The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants CDBG.

4. Summary of Citizen Participation Process and consultation process

At a minimum, the City adheres to its adopted Citizen Participation Plan. In accordance with that plan, the City of St. George hosts training sessions, attends neighborhood outreach meetings, holds public meetings and hearings, places copies of various CDBG plans and reports on the City's website, makes copies of the plans available for review in both draft and final forms, and accepts and incorporates citizen input and feedback. Along with the annual processes, the public is advised of all program planning activities, actions, and plan amendments, by published notices, the City's website, and personal mailings as appropriate. In order to improve program outcomes, the City of St. George also collaborates and cooperates with other governmental agencies as well as a number of profit and non-profit organizations, to develop viable program activities. For all CDBG activities, the City of St. George works to provide full accessibility for the disabled, and provides translation and hearing-impaired services for those who request them.

Citizen participation and involvement in the development of this Annual Action Plan has not only included the input taken at specifically noticed activities, but in many cases from either direct or indirect interactions with citizens and agencies otherwise involved with any activity associated with an objective of the City's CDBG program.

5. Summary of public comments

No comments were received.

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

No comments were received.

7. Summary

The 2014-2018 Consolidated Plan was substantially amended in 2016. The following 2018 Annual Action Plan is the final year of the substantially amended Consolidated Plan.

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

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

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ST. GEORGE	Economic & Housing Development

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

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Economic & Housing Development Director
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175 East 200 North
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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

St. George is engaged in ongoing efforts to increase coordination among its local network of public, private, and non-profit organizations that deliver housing and social services to the community. Some activities to increase coordination to further the goals in this plan include consulting with the St. George Housing Authority on public housing development needs, coordinate strategy with the Five County Association of Governments and the Utah Balance of State CoC to help end homelessness in the City, lead a local consortium of local organization to help address homelessness in the City, and support mental health agencies in the City to help address the causes of homelessness. The principal organizations are: United Way of Dixie, DOVE Center, St. George City Housing Authority, Southwest Center Mental Health, Utah Department of Workforce Service, Erin Kimball Foundation, Red Rock Center for Independence, Habitat for Humanity and the Five County Association of Governments. The DOVE Center operates a shelter for victims of domestic violence.

As the administrator of HUD's CDBG program, the City's Community Development (CD) Department acts as a hub for community and economic development in the area. Open lines of communication are maintained between the City and the area's many non-profit and social service agencies.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Aside from keeping an open-door policy and maintaining ongoing daily communication with the area's many agencies and service providers, the City's CD Department is engaged in a number of efforts and initiatives to enhance coordination among the community's governmental and service frameworks.

The City holds an annual CDBG workshop to give an overview of the CDBG program's purpose and goals. At this time, organizations also have the opportunity to give feedback on the community's needs.

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

St. George partners with many groups in the area to implement housing services for the homeless. These groups include non-profit associations, local government entities, public schools, housing authorities, law enforcement, volunteer fire agencies, the faith community, and financial supporters.

The partnerships were created to maximize the resources available to homeless persons through the development and coordination of an effective and comprehensive continuum of care system addressing

services from homelessness prevention services outreach services, emergency shelter, transitional housing, permanent supportive housing, and permanent affordable housing.

The last Monday of each month a member of the St. George City Council conducts a coordination meeting with government, non-profit and private partners in our community responsible to provide service options for citizens that struggle with unemployment, housing, health and mental challenges. As a committee of 25 to 30 partners, we collaborate and try to maximize the limited resources we each have to serve the masses. We utilize a statewide database system to keep track of those individuals and families that are most vulnerable and prioritize services according to the greatest need. For the past two years this has been a solid working model and the measurements of success has been incredible.

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

The City of St. George does not receive ESG funding. However, the City of St. George plays an integral part in the monthly Local Homeless Coordinating Council (LHCC). The LHCC coordinates with service agencies, mental health providers and assisted housing providers to increase the availability of affordable, safe and decent housing. The City acts as Chair for this council and gives direction to service agencies and developers of affordable housing based upon the need of the LHCC. Coordination among service providers has been enhanced as the City has taken lead and encouraged collaboration among the service agencies.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Washington County
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Homelessness Strategy Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County is consulted with in standard inter-governmental communication and is a key partner in the development of housing and regional development strategy.
2	Agency/Group/Organization	Washington County Homeless Coordinating Committee
	Agency/Group/Organization Type	Services-homeless Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City places a high priority on homeless services. Therefore, the County Homeless Coordinating Council is a key partner in ending homelessness in St. George and in Washington County.
3	Agency/Group/Organization	St. George Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works closely with the Housing Authority to develop and manage affordable housing options for the residents of St. George.

4	Agency/Group/Organization	Utah Balance of State Homeless Coordinating Council
	Agency/Group/Organization Type	Other government - State Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City and its partners participate in the Utah State CoC in an effort to coordinate homeless services across the State and the region.
5	Agency/Group/Organization	Five County Association of Governments (FCAOG)
	Agency/Group/Organization Type	Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works with FCAOG on Regional planning and development issues. In the past, FCAOG has provided for a Down Payment Assistance Program throughout the Region. However, the City will not be participating in that program during the 2017 program year.
6	Agency/Group/Organization	City of St. George
	Agency/Group/Organization Type	Housing Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of St. George is the lead agency and CDBG administrator.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

No agencies were specifically avoided during the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	State of Utah	The City of St. George places a high priority on providing shelter, housing and services for persons experiencing homelessness. The City's goals reflect the State's CoC goals for ending homelessness.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City adheres to its HUD approved Citizen Participation Plan. In accordance with that plan, and in many cases in addition to that plan, the City of St. George hosts training sessions, attends neighborhood outreach meetings, holds public meetings and hearings, places copies of various CDBG plans and reports on the City's website (including draft versions prior to final approval), makes copies of the plans available for review in both draft and final forms, and accepts and incorporates citizen input and feedback. Along with the annual processes, the public is advised of all program planning activities, actions, and plan amendments, by published notices, the City's website, and personal mailings as appropriate. In order to improve program outcomes, the City of St. George also collaborates and cooperates with other governmental agencies as well as a number of for-profit and non-profit organizations, to develop viable program activities. For all CDBG activities, the City of St. George works to provide full accessibility for the disabled, and provides translation and hearing-impaired services for those who request them.

Citizen participation and involvement in the development of this Annual Action Plan has not only included the input taken at specifically noticed activities, but in many cases from either direct or indirect interactions with citizens and agencies otherwise involved with any activity associated with an objective of the City's CDBG program. The following summarizes the noticed activities made available for general public participation, involvement and input into the FY 2018 Action Plan:

February 6, 2018: A Funding Workshop hosted by the City at City Hall to give an overview of CDBG program funding.

April 3, 2018: Public Notice for the 30-day public comment period held from 4/16/2018 to 5/16/2018 for the 2018 Annual Action Plan.

May 3, 2018: Public Hearing to address comments by City residents on the 2018 Annual Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Funding workshop	Non-targeted/broad community	A funding workshop for the 2018 Action Plan funding cycle was held on February 6, 2018. This event was held at City Hall and was open to the public. It was attended by potential applicants of CDBG funding for this year. Applications for funding were made available and applications are due March 16, 2018.	Representatives from participating organizations asked questions about the upcoming funding cycle including questions about the funding application. Staff provided details about eligible activities, eligible expenditures, reporting and record keeping requirements etc.	All comments accepted.	
2	Public notice	Non-targeted/broad community	A 30-Day Public Comment Notice was made on April 16, 2018 that the Public Comment Period was to begin on April 3 and run through May 16, 2018. This announcement also included the announcement of the Public Hearing on May 3, 2018.	All comments accepted.	All comments accepted.	
3	Public Hearing	Non-targeted/broad community	A Public Hearing was held on May 3, 2018 to address the comments from the City residents on the 2018 Annual Action Plan.	All comments accepted.	All comments accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of St. George will utilize the following funds during the 2018 program year, \$557,138 in entitlement funding from HUD as well as \$60,000 in program income that has been received over the past year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	557,138	60,000	0	617,138	0	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal Resources

Federal Emergency Management Agency (FEMA) Funds

FEMA awards an annual grant to the Five County Association of Governments, enabling the agency to issue payments to landlords to prevent eviction of low-income persons and issue payments to utility companies to prevent or address shutoffs which would place a St. George resident at risk.

Low-income Housing Tax Credits

The Low-income Housing Tax Credit Program (LIHTC) provides financial support for the acquisition and rehabilitation or development of eligible rental projects for low and moderate-income households.

McKinney–Vento Supported Housing Program

This program is a federally funded competitive grant program annually re-authorized by Congress and administered by HUD which contributes money each year to fund a range of homeless programs, including permanent supported housing for persons with disabilities, transitional housing, and supportive services.

Section 8 Certificates and Vouchers

The Section 8 Program, under the direction of the St. George Housing Authority (SGHA), places residents in units; however the waiting list is long.

State Resources

Critical Needs Housing

Is an appropriation from the Utah State Legislature for special housing purposes within the state.

- Emergency Home Repair
- Grants to Leverage Housing Monies (including HUD SHP grants)Accessibility Design for Disabled Individuals

- Technical Assistance to help write housing grants for rural agencies
- Down Payment Assistance for Special Needs Rental Projects
- All funds must be used to serve those whose income is at or below 125% of the Federal Poverty Guidelines.
- All funds must be used to serve those whose income is at or below 125% of the Federal Poverty Guidelines.

Emergency Shelter Grant

The State Homeless Coordinating Committee allocates funds as part of a competitive application process.

Olene Walker Housing Loan Fund

The fund is comprised of state and federal funds for assistance in the construction, rehabilitation, and purchase of multi-family and single-family housing units throughout the state.

Pamela Atkinson Homeless Trust Fund

Formerly known as the Homeless Trust Fund, has been administered by the Department of Community and Culture since 1983. Funded by the Utah State Legislature and by contributions made by individuals on their Utah Individual Income Tax Form TC-40, this money goes to fund various agencies statewide in moving people from homelessness to self-sufficiency.

State HOME Allocations

The Utah Department of Housing and Community Development (DHCD) allocates its HOME appropriation through competitive funding rounds.

LOCAL RESOURCES

City of St. George

The main city offices are located at 175 East and 200 North. The city provides full municipal services for city residents. In addition it uses CDBG funds to help primarily low income people.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Services & Housing for Special Needs	2014	2018	Affordable Housing Homeless		Improving Affordable Housing Options Providing for Suitable Living Environments Housing & Services for Special Needs Populations		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Homeless Person Overnight Shelter: 1000 Persons Assisted
2	Expansion and Improvement of Public Infrastructure	2014	2015	Non-Housing Community Development Water facilities		Providing for Suitable Living Environments		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
3	Expansion and Improvement of Public Facilities	2014	2018	Non-Housing Community Development Parks		Providing for Suitable Living Environments Housing & Services for Special Needs Populations		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted Homelessness Prevention: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increase Capacity of Area Service Providers	2014	2018	Homeless Non-Housing Community Development		Improving the Capacity of Area Service Providers Housing & Services for Special Needs Populations		Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Services & Housing for Special Needs
	Goal Description	Provide low income persons opportunities for decent, safe and affordable housing to ensure availability for LMI households. Promote the development of new housing units to promote quality living environments for residents. Promote the development of infrastructure for LMI housing. Promote transitional housing for homeless persons.
2	Goal Name	Expansion and Improvement of Public Infrastructure
	Goal Description	Provide a suitable living environment and economic opportunity for the community by promoting infrastructure projects which: 1) primarily benefit low-income citizens, and 2) improve the availability of facilities and services. These projects may include: water facilities and services, provision of energy, transmission of information within and between communities, capital improvements, infrastructure facilitating the transfer of goods/services, and public safety.
3	Goal Name	Expansion and Improvement of Public Facilities
	Goal Description	The City will provide funding for the expansion and improvement of public facilities in low to moderate income neighborhoods throughout the community.
4	Goal Name	Increase Capacity of Area Service Providers
	Goal Description	The City will continue to provide support for local service providers with a focus on services for special needs populations including homeless services and services for persons with disabilities.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects have been identified for funding during the 2018 program year which runs from July 1, 2018 through June 30, 2019.

Projects

#	Project Name
1	CDBG: Program Administration (2018)
2	CDBG: Public Facilities & Infrastructure Improvements (2018)
3	CDBG: Public Services (2018)

Table 7 - Project Information

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

Addressing the needs of the low-moderate income population, the City of St. George's 2014-2018 Consolidated Plan lists six goals for the CDBG Program:

1. Provide Services & Housing for Special Needs Populations
2. Increase Homeownership Opportunities
3. Increase Affordable Rental Housing Options
4. Expansion and Improvement of Public Infrastructure
5. Expansion and Improvement of Public Facilities
6. Increase Capacity of Area Service Providers

These goals are broad in nature and capture a range of community impacts that occur as a result of CDBG funded activities. There are always more funding requests than actual funding dollars available. The City makes every attempt to follow these goals when distributing the annual allocation of CDBG funds from HUD. Funding allocations are based on the priority needs and goals identified as part of the 2014-2018 Consolidated Plan as well as the 2018 Annual Action Plan. Funding allocations for the 2018 program year focus on improving public infrastructure and public facilities as well as expanding the capacity of area service providers. The major obstacle to addressing the underserved needs is the lack of available funding and other resources to further improve and expand services to meet the ever-growing needs of the community.

AP-38 Project Summary
Project Summary Information

(See following table)

1	Project Name	CDBG: Program Administration (2018)
	Target Area	
	Goals Supported	Provide Services & Housing for Special Needs Expansion and Improvement of Public Infrastructure Expansion and Improvement of Public Facilities Increase Capacity of Area Service Providers
	Needs Addressed	Improving Affordable Housing Options Providing for Suitable Living Environments Improving the Capacity of Area Service Providers
	Funding	CDBG: \$108,000
	Description	Administration of the 2018 CDBG Program for the City of St. George, UT. This will include consulting and technical assistance services as well as program planning efforts. There is no corresponding National Objective for Administration though these efforts support the successful completion of all other projects and activities. IDIS matrix codes will be 21A & 20. for administrative efforts is capped, by HUD regulations, at no more than 20% of the annual CDBG allocation.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City wide administration of the CDBG program.
	Planned Activities	City wide administration of the CDBG program.
2	Project Name	CDBG: Public Facilities & Infrastructure Improvements (2018)
	Target Area	
	Goals Supported	Expansion and Improvement of Public Facilities Provide Services & Housing for Special Needs Expansion and Improvement of Public Facilities
	Needs Addressed	Improving Affordable Housing Options Providing for Suitable Living Environments Housing & Services for Special Needs Populations
	Funding	CDBG: \$420,210

Description	<p>Improvements to public facilities to benefit low to moderate income individuals and families throughout St. George. By nature of the facility, the public facility will serve to meet the "LMI Limited Clientele" National Objectives. The public facility to be improved primarily provides services for persons and families experiencing homelessness as well as extremely low-income families that are in need of food assistance. The IDIS matrix code that will be used shall be 03C.</p> <p>The City will provide funding for expansion of the public infrastructure within low-to-moderate income neighborhoods throughout the city. This may include additional public utilities lines and connections as well as paved roads, sidewalks and bus stop locations. These activities will all be carried out within designated LMI census tract block groups as identified by HUD classification. Furthermore, these activities will meet the "LMI Area Benefit" National Objective by serving all persons and households within the area. IDIS Matrix codes will include 03 I, 03J, 03K, and 03L.</p>
Target Date	6/30/2019
Estimate the number and type of families that will benefit from the proposed activities	<p>An estimated 2,550 low-to-moderate income persons and/or families will benefit from public facilities improvement activities.</p> <p>An estimated 250 low to moderate income families/households will benefit from infrastructure improvement activities.</p>
Location Description	<p>Citywide public facilities improvements based on feasibility and eligibility.</p> <p>For public infrastructure improvements, eligible census tracts within the City of St. George</p>

	Planned Activities	<p>Public facility improvements to be undertaken by the City of St. George are:</p> <p>Dove Center: Repair and Repaint sections of facility - \$10,000</p> <p>Switchpoint CRC: Renovation of Backyard and Playground Area - \$50,000</p> <p>TURN Community Services: Renovation and Upgrade of Current Group Home - \$85,000</p> <p>Public infrastructure improvements to be undertaken by the City of St. George are:</p> <p>1955 Cast Iron Pipe - \$30,000</p> <p>The Community Development department is currently reviewing several potential activities with the Public Works Department.</p>
3	Project Name	CDBG: Public Services (2018)
	Target Area	
	Goals Supported	Provide Services & Housing for Special Needs Increase Capacity of Area Service Providers
	Needs Addressed	Providing for Suitable Living Environments Improving the Capacity of Area Service Providers
	Funding	CDBG: \$88,928
	Description	CDBG funded Public Services for the 2018 Program Year. Public services are typically offered by non-profit partners of the City of St. George. Typical activities may include after school tutoring for at-risk youth, fair housing promotional activities, senior services and services for persons with special needs. These activities are offered based on individual eligibility and typically meet the "LMI Limited Clientele" National Objective. IDIS Matrix codes may include 05A, 05B, 05D, 05E, 05F, 05G, 05J, 05M, 05N, 05O and 05W. The City is limited, by CDBG regulations, to providing up to 15% of the annual allocation and program income for Public Services activities.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 500 low to moderate income persons, families and/or households will benefit from these planned activities.

Location Description	Citywide public services to benefit low to moderate income persons and families throughout St. George with a focus on services for special needs populations.
Planned Activities	<p>Public service to be undertaken by the City of St. George are:</p> <p>Memory Matters: Telephone Reassurance and Helpline Expansion - \$23,928</p> <p>United Way Dixie: Operation of the Community Engagement and Outreach Program - \$20,000</p> <p>Big Brothers Big Sisters: Operation of the One-to-One Youth Mentoring Program - \$10,000</p> <p>Family Support Center: Operation of the Crisis and Respite Care Services - \$10,000</p> <p>Switchpoint CRC: Operation of the Case Management and Diversion Program - \$25,000</p>

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Concentrations of LMI households and individuals are generally found in Census Tracts 2703, 2707, 2711, 2712, 2713, and 2714. However, within these Census Tracts, not all block groups may qualify. Additionally, there are areas outside of these Census Tracts that may qualify by a specific block area, or through such instances as a presumed benefit which occurs with the large Sun River development where the population is almost exclusively made up of elderly residents. Infrastructure and public facility improvements will be targeted to low and moderate income neighborhoods as identified by Census Tract block groups.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City does not allocate funding based on geographical terms other than for activities that must be located within low to moderate income census tract block groups as described above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Through a variety of programs and projects the City will provide support for the development of affordable housing within St. George, UT.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	50
Special-Needs	0
Total	50

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	50
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	50

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

Discussion

While the City will not provide funding directly for the development of new housing, improvements to public infrastructure and public facilities will help encourage and support development of affordable housing throughout the community.

AP-60 Public Housing – 91.220(h)

Introduction

Public Housing needs within the City of St. George have been identified through a number of studies and reports. However, the St. George Housing Authority (a separate entity from the city) is the principal agency utilized to address those needs. The City will continue to cooperate with the Housing Authority in the development of public housing. The City's Community Development Department will continue to consult and coordinate efforts with the St. George Housing Authority.

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

At this time, the City will not utilize any of the CDBG funds for public housing investments.

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

The City of St. George does not currently own or manage any public housing units. Therefore, the City has not developed a plan to encourage public housing residents to become more involved in the management of public housing or to encourage them to become owners of their public housing units.

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

Not applicable.

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

Introduction

The goal of the State of Utah’s Plan to End Homelessness is that “every person within Utah will have access to safe, decent, affordable housing with the needed resources and support for self-sufficiency and well being.” The key to obtaining this goal, and ending chronic homelessness, is a HOUSING FIRST strategy.

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

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

The following identify priorities for assisting the homeless, special needs populations, and those identified as very-low income families or individuals. The goals are prioritized as to High, Medium, or Low priorities. A supportive narrative section is included to clarify the basis for assigning the specific priority, individual activity or proposed project as well as identified obstacles to meeting the underserved needs.

GOAL: Increase housing alternatives for homeless persons and families, and for other persons with special needs.

The City of St. George, other local government officials, nonprofit organizations and the private sector have been addressing the problems of homelessness for several years. Homelessness and other public/human service needs have been a high priority in allocating federal and local resources. The City, Washington County, the local homeless service providers as well as Five County Association of Governments and other community organizations will continue in the implementation of the Continuum of Care strategy for addressing and reducing homelessness within St. George. The City will continue its support of human services to the homeless and to those who are at risk of becoming homeless.

The City of St. George will continue supporting entities which provide services to homeless families and individuals. The City will also continue to support nonprofit housing development entities in the development, management and operations of affordable housing for homeless persons and families and those at risk of homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

A consortium of local homeless services and housing providers are involved in planning and coordinating programs in the St. George area. The principal organizations are United Way of Dixie, DOVE Center, St. George City Housing Authority, Southwest Center Mental Health, Utah Department of Workforce Service, Erin Kimball Foundation, Red Rock Center for Independence, Habitat for Humanity and Five County Association of Governments. The City continues to support the local Continuum of Care and the Homeless

Coordinating Committee's active roles in providing cooperation, innovation and local control in the provision of services to address homelessness.

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 purchased a building for the purpose of providing services to the homeless community. This building, SwitchPoint, differs from a homeless shelter in that it will provide a variety of services under one roof. Persons staying in the shelter will be offered a custom daily plan of action that will personally assist them in developing goals for their future. Providing resources and skills helps the homeless to better transition into permanent housing. Services to be offered include: emergency shelter, emergency food pantry; general assistance with ID's and birth certificates; food stamps; Medicare; Medicaid; domestic violence; employment; resumé building; alcohol and addiction; work to success; parenting; budgeting; clothing vouchers; food vouchers; adult mentoring; and volunteer opportunities for the community.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

St. George City's non-homeless greatest needs are 1) persons with severe mental illness; and, 2) persons with alcohol and other drug addictions. To meet these needs, several agencies within the community are in place to provide much these valuable and supportive services. Listed below is more specific information about the support services.

Southwest Utah Mental Health

(SWUMH) serves people with diagnoses of severely and persistently mentally illness as well as substance abuse problems. They also work with youth and families. SWUMH currently has a 6 bed facility in St. George that serves about 12 persons. They also operate the Horizon House for substance abuse treatment in St. George that serves about 45 adults per year. This is a residential treatment facility. The stay at

Horizon House is limited to ninety days.

The Southwest Utah Behavioral Health Center

(SWBHC) provides housing for persons who meet the criteria for chronically mentally ill (including substance abuse disorders). Three duplexes known as “Dixie View” provide a total of 16 beds for a combination of single residents or single adults with children. Although treatment is received on an outpatient basis, each resident receives case management and an individual treatment plan outlining and addressing needs such as psychiatric needs including medication monitoring, medical needs, counseling, employment and vocational needs, recreational, and any other specialized need the resident might have.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The mission of the U.S. Department of Housing and Urban Development (HUD) is to increase homeownership, promote community development, and expand access to decent affordable housing without discrimination. One of the greatest problems in meeting this mission occurs through overly restrictive regulations and/or unwarranted costs added to the price of housing. Although these restrictions and costs may apply to all housing, low- and moderate-income (LMI) families continue to be the most affected income group, because even under the most favorable conditions, they have the fewest options available to buy a dwelling, or to even rent a house or apartment.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of St. George has worked to eliminate or amend many of its regulations that overly restricted or totally excluded community housing options. The City has enacted zoning regulations that allow for smaller lots and multi-family developments, allows manufactured houses in all zoning districts, participates in the development of LMI and special needs housing, and supports programs and other agencies as they address particular community housing needs.

During the 2018 program year, the City will continue to base its actions to overcome barriers to affordable housing on the goals espoused in the City's 2016 Analysis of Impediments to Fair Housing Choices. Although the Analysis of Impediments is directed toward Fair Housing Impediments, recommendations from the document also easily apply to the broader picture of barriers or impediments to affordable housing. The listed recommended actions from the Analysis of Impediments, along with the actions that will be taken to further address those issues include:

Continue to Encourage Mix of Housing Choices. The City has approved large scale projects that provide a mix of housing choices. However, current economic conditions and housing absorbency rates do not appear to be conducive to their development at this time.

Continue to Promote Mix of Various Lot Sizes in Developments. The City has approved large scale projects that provide a variation of lot sizes. However, current economic conditions and housing absorbency rates do not appear to be conducive to their development at this time.

Density Bonus Program. The provision for Density Bonuses was recently eliminated from the City Code. The program was not extensively used and was eliminated principally due to administrative issues. An additional reason was because the provisions were not implemented city-wide; they therefore placed unequal requirements on different land developers (a fairness issue). Density Bonuses may likely

be reexamined in conjunction with the City's update of its Moderate Income Housing Plan and the Housing Element of the General Plan, scheduled for this upcoming fiscal year.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of St. George Community Development Department encourages agency collaboration and cooperation to improve program outcomes. Various non-profit agencies will partner to benefit Switchpoint Community Resource Center, a building purchased by the City of St. George for the purpose of providing services to the homeless community.

The City's priority is providing affordable housing through preventing homelessness.

Actions planned to address obstacles to meeting underserved needs

The City will continue to work closely with community agencies to target and address the specific needs of underserved groups in the city.

Actions planned to foster and maintain affordable housing

During the 2018 program year, the City will continue to base its actions to overcome barriers to affordable housing on the goals espoused in the City's 2016 Analysis of Impediments to Fair Housing Choices. Although the Analysis of Impediments is directed toward Fair Housing Impediments, recommendations from the document also easily apply to the broader picture of barriers or impediments to affordable housing. The listed recommended actions from the Analysis of Impediments, along with the actions that will be taken for the 2018 program year to further address those issues include:

Continue to Encourage Mix of Housing Choices. The City has approved large scale projects that provide a mix of housing choices. However, current economic conditions and housing absorbency rates do not appear to be conducive to their development at this time.

Continue to Promote Mix of Various Lot Sizes in Developments. The City has approved large scale projects that provide a variation of lot sizes. However, current economic conditions and housing absorbency rates do not appear to be conducive to their development at this time.

Actions planned to reduce lead-based paint hazards

The U.S. Census Bureau's 2012-2016 American Community Survey 5-Year Estimates indicated that there was a total of 5,373 housing units built prior to 1980. This represents approximately 16% of the 33,560 housing units in the City. However, it is suspected that the percentage of older housing occupied by LMI families exceeds that percentage. Because there are a relatively low number of pre-1978 dwellings, during its planned update to the Housing Element of the City's General Plan, the City will attempt to more exactly identify the particular housing units most at risk for LBP hazards. Following that initial identification, the City will discuss and explore the practicality of more precisely identifying any and all

LBP hazards, and eventually, their complete elimination from the City.

The City follows all Lead Based Paint (LBP) regulations and requirements. In all of the previous program years, associated housing units and areas acquired for public facilities have been examined for the presence of LBP and LBP hazards. The following specific actions will continue to be taken in the next year to evaluate and reduce lead-based paint and lead-based paint hazards.

Specific Actions for Program Year 2018

Housing Related Activities

This fiscal year there are no activities proposed involving a housing related activity.

Actions planned to reduce the number of poverty-level families

The poverty level is determined by an income for an individual or family that is less than 30 percent of the median income for an area. To address the priority needs of the St. George community, the use of multiple funding resources is required. The City will continue to work with agencies that provide services directly to poverty level families, including the use of *Low-income Housing Tax Credits, Section 8 Certificates and Vouchers, Community Services Block Grants and Emergency Solutions Grants.*

Actions planned to develop institutional structure

In addressing the needs of the low-moderate income population, the CDBG program lists three specific objectives of the CDBG program that closely mirror the statutory objectives: ***Providing Decent Housing; Creating Suitable Living Environments;*** and ***Creating Economic Opportunities.*** These objectives are broad in nature and capture a range of community impacts that occur as a result of program activities. In turn, these three specific objectives were used as the basis for each of the eight priority objectives contained in the City's 2014-2018 Five-year Consolidated Plan.

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

A consortium of local homeless services and housing providers are involved in planning and coordinating programs in the St. George area. The principal organizations are: United Way of Dixie, DOVE Center, St. George City Housing Authority, Southwest Center Mental Health, Utah Department of Workforce Service, Erin Kimball Foundation, Red Rock Center for Independence, Habitat for Humanity and the Five County Association of Governments. The DOVE Center operates a shelter for victims of domestic violence.

The City will continue to support the local Continuum of Care and the Homeless Coordinating Committee's active roles in providing cooperation, innovation and local control in the provision of services to the community.

Program Specific Requirements

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

Introduction:

The City receives program income from the sale or transfer of property from the Down Payment Assistance Program (DPAP). However, the City elected not to continue that program for the 2017 program year and also the current 2018 program year.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	100,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	100,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

The City estimates the percentage of CDBG funds that will be used for activities that benefit LMI persons will be 80%. This is based upon the projects funded for a one year period of time to be utilized during the 2018 program year - July 1, 2018 through June 30, 2019.