



**2018 Consolidated Annual Performance
Evaluation and Report (CAPER)**

DRAFT

Version 1

City of St. George
Community Development
175 East 200 North
St. George, Utah 84770

Table of Contents

CR-05 – Goals and Outcomes	3
CR-10 – Racial and Ethnic composition of families assisted.....	7
CR-15 – Resources and Investmetns 91.520(a)	8
CR-20 – Affordable Housing 91.520	10
CR-25 – Homeless and Other Special Needs 91.220(d,e); 91.320(d,e); 91.520(c).....	12
CR-30 – Public Housing 91.220(h); 91.320(j).....	14
CR-35 – Other Actions 91.220(j,k); 91.320(i,j).....	15
CR-40 – Monitoring 91.220 and 91.230	18
CR-45 – CDBG 91.520(c)	20
APPENDIX	21

CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

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 one-year goals identified in the Annual Action Plan. The City utilized \$485,791.76 in CDBG funding for program year 2018 that ran from July 1, 2018 through June 30, 2019.

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

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

CR-05 Table 1 – Accomplishments Program Year								
Goal	Category	Funding		Outcome				
		Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent Complete
Expansion and Improvement of Public Facilities	Non-Housing Community Development Other – Parks	CDBG	\$145,000.00	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit	350	544	Persons Assisted	155.43
				Homelessness Prevention	255	0	Persons Assisted	0.00
Expansion and Improvement of Public Facilities	Non-Housing Community Development Other – Waste facilities	CDBG	\$88,928.00	Public service activities other than Low/Moderate Income Housing Benefit	23750	293	Persons Assisted	1.23

Provide Services & Housing for Special Needs	Affordable Housing Homeless			Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	230	0	Households Assisted	0.00
				Homeless Person Overnight Shelter	880	0	Persons Assisted	0.00

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.

During the 2018 program year, the City of St. George made progress towards meeting its annual and five year goals for serving low to moderate income households within the city. The City allocated funding to programs that addressed the highest priority needs as identified in the Consolidated Plan, including the prevention of homelessness, expansion of public services for special needs populations as well as public infrastructure improvements in low to moderate income neighborhoods.

Public Services by Memory Matters, United Way Dixie, Big Brothers Big Sisters, Family Support Center, and Switchpoint were completed for approximately \$85,000. Combined, these services provided assistance to over 26,000 residents.

Public Infrastructure Improvements completed by Dove Center, Switchpoint, TURN, and the City’s Cast Iron Project totaled approximately \$145,000. Combined, these public infrastructure improvements benefitted over 500 low-income households.

The Switchpoint Community Resource Center (homeless shelter) was able to serve 296 individuals experiencing homelessness or at risk of becoming homeless with services. The homeless shelter also provides homeless prevention services in the form of rental assistance, back utilities and rent payments to help households avoid homelessness.

Data Note: The current 2017 CAPER is linked to the 2017 Action Plan and "amended" 2014-2018 Consolidated Plan, which was completed in 2015. The priorities and goals adjusted at the end of the 2015 program year. We have prepared an updated Goals table to properly reflect the City's current priorities, goals and outcomes.

CR-05 Table 2 – Strategic Plan to Date								
Goal	Category	Funding		Outcome				
		Source	Amount	Indicator	Expected	Actual	Unit of Measure	Percent Complete
Expansion and Improvement of Public Facilities	Non-Housing Community Development Other – Parks			Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit	500	5204	Persons Assisted	1040.80

				Homelessness Prevention	0	0	Persons Assisted	0.00
Expansion and Improvement of Public Facilities	Non-Housing Community Development Other – Waste facilities	CDBG	\$16,500.00	Public Facility or Infrastructure other than Low/Moderate Income Housing Benefit	2000	4010	Persons Assisted	200.50
				Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	500	38	Households Assisted	7.6
Increase Affordable Rental Housing Options	Non-Housing Community Development Other – Public Services			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	500	771	Persons Assisted	154.20
				Public service activities other than Low/Moderate Income Housing Benefit	200	0	Persons Assisted	0.00
Increase Capacity of Area Service Providers	Homeless Non-Housing Community Development			Public service activities other than Low/Moderate Income Housing Benefit	500	62451	Persons Assisted	12490.20
				Public service activities for Low/Moderate Income Housing Benefit	500	0	Households Assisted	0.00
Increase Homeownership Opportunities	Affordable Housing	CDBG	\$50,000.00	Direct Financial Assistance to Homebuyers	10	0	Households Assisted	0.00
Provide Services & Housing for Special Needs	Affordable Housing Homelessness	CDBG	\$300,000.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	0	771	Households Assisted	0.00
				Direct Financial Assistance to Homebuyers	50	0	Households Assisted	0.00
				Homeless Person Overnight Shelter	200	2609	Persons Assisted	1304.50

				Overnight/Emergency Shelter/Transitional Housing Beds added	50	0	Beds	0.00
				Homelessness Prevention	100	0	Persons Assisted	0.00

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
Race:	
White	15,873
Black or African American	1,307
Asian	67
American Indian or American Native	2,879
Native Hawaiian or Other Pacific Islander	352
Total	20,478
Ethnicity:	
Hispanic	129
Not Hispanic	26,733

Narrative

Due to the limitations of the input fields in the Integrated Disbursement and Information System (IDIS), the table above shows 20,478 total persons served by race in St. George in the 2018 program year. However, the City also served 712 individuals who identified as “two or more” races and 5,672 who were “some other” race or didn’t specify which race they were. This makes the number of total served in the 2018 program year at 26,862 persons. Approximately 98 percent of these persons were recorded as low to moderate income (26,337 persons).

The vast majority of those served were 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 25,601 persons.

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	\$592,814.00	\$485,791.76

Narrative

CDBG expenditures in the 2018 program year included utilization of 2018 HUD allocation grant funds as well as program income of \$89,930.00. The total resources made available for the City through CDBG and program income was \$673,744.00 and the amount expended through the program year was \$485,791.76.

Identify the geographic distribution and location of investments.

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

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.

At this time, St. George only receives CDBG entitlement funds from HUD. HUD CDBG entitlement funds do not have a matching requirement. However, the City is working to better coordinate assistance activities among the various governmental and non-profit agencies, allowing a more consolidated effort and efficient use of the very limited resources available.

The Switchpoint Community Resource Center (homeless shelter), which is owned by the City and operated by Friends of Switchpoint (nonprofit), in previous years, was able to leverage over \$350,000 in funding through donations, income from their thrift store and Bed 'n' Biscuits, their pet daycare and boarding facility.

In addition to the Switchpoint public facility, in the 2018 program year the City completed efforts to improve infrastructure in census tract 2713 which has been identified as a predominately low-moderate income area of the city. Over multiple program years, City personnel worked on approximately 14 blocks of water line infrastructure in this downtown area. Improvements to these lines will greatly reduce emergency repairs that may be detrimental to LMI households if a line were to break. It also opens up opportunities for future developments that may have had barriers to entry due to the replacement costs of the lines.

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.

Number of households to be supported	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Number of households support through:	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
Total	0	0

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

While affordable housing is certainly one of the greatest needs of low and moderate income residents in St. George, due to limited funding available, the City continues to focus CDBG funding investments in infrastructure and public facilities improvements as well as public services for special needs populations. The City however served 296 homeless households through the City owned Switchpoint Community Resource Center, which provides homeless prevention services in the form of rental assistance, back rent payments, and back utility expenses.

In 2018 there was no direct construction or rehabilitation of single-family homes or multi-unit developments through CDBG funds, 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. During program year 2017, the Riverwalk infrastructure project was completed in conjunction with a planned LIHTC development. This development created 50 affordable apartment units for LMI households. Riverwalk continues to make progress on their development. During program year 2018 civil drawings were approved. Construction during program year 2019 seems likely.

Discuss how these outcomes will impact future annual action plans.

While the City was able to serve over 296 homeless households during the 2018 program year, the number of households at risk of becoming homeless or have experienced homelessness continues to increase. Due to this increase in homelessness, the demand on local housing & service providers has increased exponentially.

As such, the City has determined that providing funding for the homeless and other vulnerable populations is the highest priority for CDBG funding. Therefore, the City will continue to provide funding for public services that support individuals and families with special needs such as the United Way Dixie 211 Information and Referral Program, as well as public facilities, like Switchpoint, to serve the most vulnerable populations.

The City will also continue to look for ways to expand affordable housing options throughout the community as this need has not been directly. As discussed earlier, in one such project, the City addressed this need by allocating its funds to improve public infrastructure projects around the Riverwalk area, and then worked with a developer to create and foster affordable housing units in the area. Future zoning regulation changes as well as incentive programs in respect to affordable housing are options the City may look into to help address this need.

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	0
Low-income	0
Moderate-income	0
Total	0

Narrative

Though no houses were provided affordable housing, through the City’s CDBG public services and public facilities funding, a total of 24,720 extremely low-income, low-income, and moderate income persons were served. The vast majority of persons served were through United Way Dixie’s 211 Information and referral program (24,145 LMI persons).

Big Brothers Big Sisters of Utah recorded 42 extremely low income, 38 low income, and 22 moderate income persons served through their programs. Family Support Center of Washington County recorded 96 extremely low income, 103 low income, and 28 moderate income persons served through their programs.

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). This consortium consists of local homeless services and other organizations involved in planning various related programs in the city and Washington County. The principle organizations involved with the committee are:

- The City of St. George
- Switchpoint Community Resource Center
- 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
- Utah Food Bank
- Family Healthcare
- Hope Rising
- Equality Utah
- Youth Futures

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 update of its Strategic Plan to End Chronic Homelessness through Housing First. 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 2018 program year, the City directed \$25,000 for homeless programs through Switchpoint Community Resource Center (homeless shelter). The shelter includes emergency and transitional housing.

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 211 program is connected to a wide array of information and resources designed to help residents with social services, including services that will help residents avoid becoming homeless. Program funds were directed towards the Switchpoint Community Resource Center to help the center run its homeless prevention programs. Switchpoint offers a variety of programs to help those at-risk of becoming homeless avoid homelessness. In the program year, the center was able to assist 296 individuals experiencing homelessness or who were at-risk of becoming homeless.

The City of St. George is aware of the critical and ongoing needs 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 2018 program year, there were no direct activities for new construction of affordable rental units, however a program year 2017's project completed to improve infrastructure such as street improvements in the Riverwalk area was intended to help to encourage affordable housing development. This development is a 50-unit apartment complex that offers units for LMI households. The Cast Iron project, which spanned multiple program years, was completed during program year 2018. Both the Riverwalk and Cast Iron projects were intended to improve infrastructure in areas where LMI households could be benefitted.

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 (SGHA). Although not technically providing public housing, the City has in the past, contributed money through the CDBG program for housing programs by SGHA.

SGHA is the local public housing authority in St. George and serves families in St. George and Washington County through the Dixie Sun Manor senior complex unit and administers 244 Housing Choice Vouchers (HCV) throughout the city and county. Dixie Sun Manor is a 30-unit complex for the elderly and while the waiting list is currently open, the expected wait time is unknown. The waiting list for the HCV program is currently closed as of September 26, 2017. If there is a change of status in the wait list for the HCV program, SGHA will post notices with local media outlets and in its offices.

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

Current HCV program participants have the opportunity to work with SGHA in the Family Self Sufficiency Program. Participants in the program can work towards self-sufficiency by earning monthly monetary credits based on their portion of the rent. These credits are deposited into an interest bearing savings account, which can be disbursed to program participants upon completion of the program.

Actions taken to provide assistance to troubled PHAs

Not applicable.

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)

In 2016, the City's Analysis of Impediments to Fair Housing Choice was updated to provide emerging impediments to fair housing in the City of St. George. The impediments were found from a thorough review of current policies and practices in the public and private sectors, extensive public input, and a detailed examination of social and economic data. These impediments were: 1) Lack of sufficient affordable housing options; 2) Lack of initiatives to affirmatively further fair housing; 3) Rapid population growth; and 4) A strongly segregated housing market. Actions taken to address the current impediments are summarized at the end of this section, CR-35 Other Actions.

Previously Identified Impediments

Before the 2016 AI, the City identified three most pressing impediments to fair and affordable housing. They were: 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 are seen below:

- 1) To address the regulatory impediments, the City examined its policies, regulations and procedures including existing and newly proposed zoning and subdivision ordinances for possible impediments to fair housing choice. Efforts also included continued development of policies and ordinances. A housing element was included in the City's General Plan and an updated Housing Affordability study.
- 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. Due to limited resources, this program ended in 2015.
- 3) To address the need for ongoing monitoring of discrimination, the city continued to develop a broader outreach/feedback program. This involved not only providing better information about CDBG activities and tenant rights to various underrepresented groups, but also provided info to various governmental agencies and non-profit groups.

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)

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 of St. George helps fund the United Way Dixie (UWD), Community Outreach and Awareness Program, which runs a variety of program intended to help assist LMI families. UWD is committed to serving the local community through its programs to ensure that families are healthy and strong and that individuals are engaged in building the local community. These efforts help to reduce poverty in the City of St. George. UWD runs the 211 Information and Referral Program, which gathers local social services programs and refer residents who are seeking assistance.

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

The City's Economic Development Department is also spearheading HAC (Housing Action Coalition) with Washington County's Development office. This committee is bringing together professionals from varying fields (developers, realtors, loan officers, public officials, city staff, etc) in order to collaboratively find solutions to the barriers of entry to affordable housing.

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, and 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 were implemented as part of the previous program year and continued into the 2017 program year. During the 2018 program year, the City chose to bring CDBG administration back in house so City staff would be more cognizant of the needs in the community and how CDBG funding was being utilized. With the overhaul of the program by Civitas and newly dedicated personnel to CDBG administration, the City hopes to continue to improve the CDBG program.

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 Community Center, owned and operated by the City, serves as a regional leader for special needs services. As such, staff have ongoing 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. In 2016, the City completed an AI. There were four impediments found through a thorough review of current policies and practices in the public and private sectors, extensive public input, and a detailed examination of social and economic data. These impediments were: 1) Lack of sufficient affordable housing options; 2) Lack of initiatives to affirmatively further fair housing; 3) Rapid population growth; and 4) A strongly segregated housing market.

Actions taken to address impediments were:

Impediment 1: The City worked to collaborate with area housing developers who provide additional affordable housing options including mixed use developments, single family and multi-family housing. It continues to promote mixed and various lot sizes in development. It also provided information and technical assistance on housing development programs. There was also support for pre-purchase counseling programs for potential first-time homebuyers.

Impediment 2: The City planned to overhaul marketing strategies for all counseling, rehabilitation, and public services. It ensured equal inclusion in housing programs for minorities, the LGBT community, people with a criminal record, and all protected classes. The city provided technical assistance in affirmative marketing to recipients of city-administered housing development funds. Fair housing training was planned for city staff, community advocates, housing providers, and financial institutions.

Impediment 3: The City worked to encourage affordable housing developers to build additional units by providing incentives for developing affordable housing. Incentives include density bonuses, fee waivers, planning and permitexpediting, and direct financial incentives and subsidies. The City worked to plan and begin conversations to improve the public transportation system, particularly around I-15. Finally, the City promoted and supported the incentives for job creation, transportation improvements, and expanded affordable housing development options in areas of high poverty to increase access and opportunities for LMI households.

Impediment 4: The City encouraged development of affordable housing for LMI households in high-opportunity neighborhoods. The City also increased development of public infrastructure and facilities in low wealth, minority concentrated areas to encourage higher opportunities in those neighborhoods. The City continues to encourage mixed-income development in these areas. The City will also undertake any action for affirmatively further fair housing in St. George, such as updating the AI.

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 its subrecipients. This guide was updated at the end of the 2015 program year and has been implemented since.

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.

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

The City maintains a 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 varying plans and reports on the City's website. In addition to local newspaper notices, the City may email 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 PY 2018

Notices for the following events were published in the Spectrum – the local newspaper as well as on the City's website and on the community bulletin board in City Hall.

A public hearing was held on Thursday, October 17th, 2019 at 5:00 p.m. at City Hall to receive citizen input on community development needs and to make comments on the CAPER.

The CAPER 15-day comment period was from Monday, September 30th to Monday, October 14th. The CAPER was made available on the City's website and was also available in print at City Hall.

Summary of citizen comments

The public comment period will be from September 30th to October 14th, 2019. Any comments received will be added to this report.

Reasonable Accommodation

The City of St. George makes every effort to provide reasonable accommodations to the disabled in accessing City programs. Citizens may contact the City Human Resources Office at (435) 627-4670 at

least 24 hours in advance if they have special needs or if a translator is required. If a special device is required in order to communicate with someone who uses a standard telephone, persons may call a communications assistant at Relay Utah who will assist the call to the Human Resources Office. The toll free telephone number for assistance in English is 7-1-1, and 1-888-346-3162 for assistance in Spanish.

Translation Assistance

The City of St. George makes efforts to provide translation assistance for public meetings and program information. Individuals may call the City Human Resources Office at (435) 627-4670 at least 24 hours in advance if translation assistance is needed for a public meeting.

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 have continued through the 2017 and 2018 program years. No further changes are necessary at this time.

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

No

APPENDIX – Exhibit A
CAPER Public Notice Affidavit

APPENDIX – Exhibit B

St. George PR-26 CDBG Financial Summary Report PY2018



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2018
 ST. GEORGE, UT

DATE: 08-19-19
 TIME: 17:27
 PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	592,814.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	80,930.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	673,744.00

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	440,916.76
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	440,916.76
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	44,875.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	485,791.76
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	187,952.24

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	440,916.76
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	440,916.76
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	33,274.95
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	33,274.95
32 ENTITLEMENT GRANT	592,814.00
33 PRIOR YEAR PROGRAM INCOME	83,333.01
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	676,147.01
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	4.92%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	44,875.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	44,875.00
42 ENTITLEMENT GRANT	592,814.00
43 CURRENT YEAR PROGRAM INCOME	80,930.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	673,744.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	6.66%



LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	2	106	6225424	Friends of Switchpoint (Playground)	03C	LMC	\$50,000.00
					03C	Matrix Code	\$50,000.00
2017	2	99	6257528	1955 Cast Iron Water Line Replacement	03J	LMA	\$255,176.81
					03J	Matrix Code	\$255,176.81
2018	2	103	6210210	The Dove Center (2018)	03Q	LMC	\$7,465.00
2018	4	108	6215001	TURN Community Services	03Q	LMC	\$10,994.00
2018	4	108	6230214	TURN Community Services	03Q	LMC	\$10,884.00
2018	4	108	6236448	TURN Community Services	03Q	LMC	\$50,939.00
2018	4	108	6250324	TURN Community Services	03Q	LMC	\$12,183.00
					03Q	Matrix Code	\$92,465.00
2017	3	97	6168111	Family Support Center (2017)	03Z	LMC	\$10,000.00
					03Z	Matrix Code	\$10,000.00
2018	3	107	6249571	Memory Matters (2018)	05A	LMC	\$3,109.38
					05A	Matrix Code	\$3,109.38
2018	2	102	6215001	Big Brothers Big Sisters (2018)	05D	LMC	\$2,650.13
2018	2	102	6236448	Big Brothers Big Sisters (2018)	05D	LMC	\$2,515.44
					05D	Matrix Code	\$5,165.57
2018	3	104	6210210	Family Support Center (2018)	05N	LMC	\$2,500.00
2018	3	104	6230214	Family Support Center (2018)	05N	LMC	\$2,500.00
					05N	Matrix Code	\$5,000.00
2018	3	101	6215001	United Way Dixie (2018)	05Z	LMC	\$12,147.38
2018	3	101	6236448	United Way Dixie (2018)	05Z	LMC	\$6,708.34
2018	3	101	6252338	United Way Dixie (2018)	05Z	LMC	\$1,144.28
					05Z	Matrix Code	\$20,000.00
Total							\$440,916.76

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2018	3	107	6249571	Memory Matters (2018)	05A	LMC	\$3,109.38
					05A	Matrix Code	\$3,109.38
2018	2	102	6215001	Big Brothers Big Sisters (2018)	05D	LMC	\$2,650.13
2018	2	102	6236448	Big Brothers Big Sisters (2018)	05D	LMC	\$2,515.44
					05D	Matrix Code	\$5,165.57
2018	3	104	6210210	Family Support Center (2018)	05N	LMC	\$2,500.00
2018	3	104	6230214	Family Support Center (2018)	05N	LMC	\$2,500.00
					05N	Matrix Code	\$5,000.00
2018	3	101	6215001	United Way Dixie (2018)	05Z	LMC	\$12,147.38
2018	3	101	6236448	United Way Dixie (2018)	05Z	LMC	\$6,708.34
2018	3	101	6252338	United Way Dixie (2018)	05Z	LMC	\$1,144.28
					05Z	Matrix Code	\$20,000.00
Total							\$33,274.95

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2018
 ST. GEORGE , UT

DATE: 08-19-19
 TIME: 17:27
 PAGE: 3

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	1	93	6156796	CDBG Admin (2017)	21A		\$6,000.00
2017	1	93	6162187	CDBG Admin (2017)	21A		\$6,000.00
2017	1	93	6168111	CDBG Admin (2017)	21A		\$6,000.00
2018	1	100	6196233	CDBG Admin (2018)	21A		\$12,000.00
2018	1	100	6199717	CDBG Admin (2018)	21A		\$6,000.00
2018	1	100	6211623	CDBG Admin (2018)	21A		\$6,000.00
2018	1	100	6281190	CDBG Admin (2018)	21A		\$2,875.00
Total					21A	Matrix Code	\$44,875.00
							\$44,875.00