



2021 Annual Action Plan

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

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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 2021 CDBG Program Year, the third program year of the City's 2019-2023 Five-year Consolidated Plan. The Plan was prepared by the City of St. George's Economic Vitality & Housing Department, which administers the City's CDBG Program through its Economic Vitality & Housing Coordinator personnel. The City of St. George encourages agency collaboration and cooperation to improve program outcomes. Various non-profit agencies, such as Big Brothers Big Sisters, DOVE Center, Family Support Center of Washington County, Memory Matters, and Switchpoint Community Resource Center all partner together to meet the objectives of the Consolidated Plan.

Participation in the Washington Local Homeless Coordinating Committee, a vital group in the State of Utah's plan to make homelessness rare, brief, and non-recurring as well as the Housing Action Coalition (HAC), an organization comprised of municipal and community stakeholders and concerned citizens working collaboratively to create more attainable housing, also help further these initiatives.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of St. George has developed its strategic plan based on an analysis of the data presented in the *2019-2023 Consolidated Plan and the community participation and stake holder consultation process. Through these efforts, the City has identified two priority needs and associated goals to address those needs. The priority needs are: 1) Quality of life Improvements, and 2) Non-Housing Community Development. To provide for those needs, the goals during the 2021 program year are as follows:

- Increase and Expand Public Services LMI
- Increase and Expand Public Service Special Needs
- Promotion of Fair Housing
- Increase and Improve Access to Public Facilities
- Increase and Expand Capacity Public Infrastructure

**Due to the COVID-19 pandemic, the 2019-2023 Consolidated Plan was substantially amended in order to prevent, prepare for, and respond to coronavirus. The goals associated with the 2021 AAP will remain the same as provisions from the CARES Act were for PY19 and PY20 allocations. If new provisions arise surrounding the pandemic, the PY21 AAP will be substantially amended in order to prevent, prepare for, and respond to coronavirus in accordance with potential new legislation.*

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City has 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, through collaborative efforts with public, private, and non-profit community housing providers and service agencies. However, improving the quality of life for City citizens and non-housing community development remain some of the most prolific needs of St. George, as documented by the 2014-2018 Consolidated Plan and the 2017 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. The City and its network of service providers are able to meet its goals in providing vital public services to its citizens, however there is ongoing need to continue support for low- and moderate-income households and the special needs population such as the elderly and homeless. Public infrastructure improvements and expansion and increased access to public facilities is needed due to rapidly growing population. As reported in the prior plan's CAPERs, the City has so far been able to accomplish the goals set forth by these needs.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation and consultation in the City's CDBG program are vital to its success. The City of St. George continues to work with key nonprofit organizations for consultation of the plan, and to encourage the participation of the citizens they serve, including low- and moderate-income residents who are the primary targets of their various HUD funded programs.

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 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 on the City's website and local newspaper. 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. Below is a list of efforts made by the City:

Citizen comments and questions are encouraged at all public meetings. For nonprofit organizations seeking CDBG funding, a funding workshop is hosted to explain the application process.

04/15/2021: PY2021 Funding Workshop - overview of PY2021 CDBG program funding and potential CDBG-CV funding.

05/27/2021: Public Notice for the no less than 3-day public comment period (in accordance with the 05/11/2021 grant allocation error waiver memo) to be held from 05/27/2021 to 06/02/2021 for the 2021 Annual Action Plan.

06/03/2021: Public Hearing to address comments by City residents on the 2021 Annual Action Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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 2019-2023 Consolidated Plan was substantially amended in 2020 in order to prevent, prepare for, and respond to coronavirus. Said plan will be substantially amended again in 2021 to identify the specific activities that will be carried out in order to address Covid-19. The following 2021 Annual Action Plan is the second 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 Vitality & Housing

Table 1 – Responsible Agencies

Narrative (optional)

No narrative necessary.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

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 Continuum of Care to help end homelessness in the City, lead a local consortium of local organizations 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: DOVE Center, St. George Housing Authority, Southwest Center Mental Health, Utah Department of Workforce Service, and the Five County Association of Governments.

As the administrator of HUD's CDBG program, the City's Economic Vitality & Housing 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(I))

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

As active members of the Washington Local Homeless Coordinating Committee, the City oversaw the Service Gap Analysis for mental health and substance use providers. This inventory has been submitted to the State and will be posted on the City's LHCC webpage.

The City also holds an annual CDBG workshop to give an overview of the CDBG program's purpose and goals. During this workshop, organizations 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, the school district, housing authorities, law enforcement, the faith community, financial supporters, and more.

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.

Monthly, the City's CDBG Administrator attends the Local Homeless Coordinating Committee (LHCC). This meeting is conducted by a member of the St. George City Council. The meetings are held in order to coordinate the varying services between government, non-profit and private partners in our community responsible for providing service options for those who may struggle with unemployment, housing, health and mental challenges. As a committee of approximately 30 partners, we collaborate and try to maximize the limited resources we each have to serve our low to moderate income individuals and families. 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 several years this has been a solid working model and has been successful.

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 of St. George's representatives act as Chair for this council and give direction to service agencies and developers of attainable housing based upon the needs 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	City of St. George
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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 of St. George is the lead agency in administering the CDBG program in the City.
2	Agency/Group/Organization	WASHINGTON COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of St. George is located in and is the primary metro area of Washington County. The City and the County work closely together to address the needs of its citizens.
3	Agency/Group/Organization	FIVE COUNTY ASSOCIATION OF GOVERNMENTS
	Agency/Group/Organization Type	Other government - Local Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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 Five County Association of Governments (FCAOG) is an association of local governments from the five southwestern counties of the State of Utah. Its mission it to plan, prepare and partner with federal, state and local governments to strengthen the role of southwestern Utah local officials in the execution of state and federal programs at the local level.
4	Agency/Group/Organization	St. George Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The St. George Housing Authority (SGHA) is the local public housing authority in St. George. It provides the City with consultation on public housing needs.

5	Agency/Group/Organization	St. George Public Works
	Agency/Group/Organization Type	Other government - Local Stormwater Maintenance
	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?	St. George Public Works Department works to minimize the effects of storm water and flood-hazards through maintenance and the use of policy and ordinances.
6	Agency/Group/Organization	Department of Workforce Services
	Agency/Group/Organization Type	Services-Employment Public Internet Access
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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 Department of Workforce Services has an Employment Center with a computer lab and staff available to help in job seeking and training.
7	Agency/Group/Organization	Intermountain Health Care
	Agency/Group/Organization Type	Health Agency Public Internet Access
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Intermountain Health Care is a leading medical health provider in the area. Intermountain Health Care has free public wi-fi on all campuses.
8	Agency/Group/Organization	Southwest Behavioral Health
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Homeless and other special needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Southwest Behavioral Health is a leading mental health provider in the area.
9	Agency/Group/Organization	Washington Local Homeless Coordinating Council (LHCC)
	Agency/Group/Organization Type	Homelessness Services
	What section of the Plan was addressed by Consultation?	Homeless and other special needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	LHCC is a collaborative effort of various homeless providers, government agencies, public, and private partners committed to working together to make homelessness rare, brief, and non-recurring.
10	Agency/Group/Organization	Housing Action Coalition (HAC)
	Agency/Group/Organization Type	Homelessness Services
	What section of the Plan was addressed by Consultation?	Homeless and other special needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Action Coalition (HAC) is a group of municipal and community stakeholders and concerned citizens working collaboratively to create more attainable housing for Washington County residents.

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	Utah Balance of State	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 making homelessness rare, brief, and non-recurring.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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 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 on 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 2021 Action Plan:

04/15/2021: PY2021 Funding Workshop - overview of PY2021 CDBG program funding and potential CDBG-CV funding.

05/27/2021: Public Notice for the no less than 3-day public comment period (in accordance with the 05/11/2021 grant allocation error waiver memo) to be held from 05/27/2021 to 06/02/2021 for the 2021 Annual Action Plan.

06/03/2021: Public Hearing to address comments by City residents on the 2021 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 (If applicable)
1	Funding Workshop	Non-targeted/broad community	A funding workshop for the 2020 Action Plan funding cycle was held on April 15, 2021. This event was held digitally due to the COVID-19 pandemic and was open to the public. It was attended by potential applicants of CDBG funding. Applications for funding were made available and applications were due May 5, 2021.	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.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Notice	Non-targeted/broad community	A no less than 3-day Public Comment Notice was made on May 27, 2021 that the Public Comment Period was to begin on May 27 and run through June 02, 2021. This announcement also included the announcement of the Public Hearing on June 03, 2021.	There were no comments received during any of the public comment periods or public hearings.	All comments accepted.	
3	Public Hearing	Non-targeted/broad community	A Public Hearing was held on June 03, 2021 at City Council Chambers at City Hall, 175 E 200N to address the comments from the City residents on the Annual Action Plan.	There were no comments received.	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 plans to utilize the following funds during the 2021 program year. They are \$699,707 in PY2021 entitlement funding from HUD as well as \$29,418 in program income that was received during previous program years and \$764,299 in prior year funding that has not yet been expended.

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	Administration Public Services Public Facilities & Infrastructure Clearance & Demolition Acquisition	699,707	29,418	764,299	1,493,424	0	N/A
Other	public - federal	Other	0	0	0	0	0	N/A

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

There is not a match requirement for CDBG funding allocations. When contracting out to subrecipients, much of their funding is provided through private donations.

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 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, this 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.

Private Donations

Many of the non-profits in the area solicit private donations in order for them to meet their needs.

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

The City of St. George purchased a building for the purpose of providing services to the homeless community. This building is host to the Switchpoint Community Resource Center. Switchpoint differs from a homeless shelter in that it provides a variety of services under one roof. Persons staying in the shelter are 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.

Other previous acquisition projects were for affordable senior housing, DOVE Center (a domestic violence non-profit organization), and Family Support Center (a respite child care center for low to moderate income families).

The City is in the process of creating an overarching public asset management plan. Through this plan, it is hoped that additional resources can be focused on where critical needs are.

Discussion

No further discussion required.

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	1A Increase & Expand Public Services LMI	2019	2023	Non-Homeless Special Needs Non-Housing Community Development		Quality of Life Improvements	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit: 105 Persons Assisted
2	1B Increase & Expand Public Services Special Needs	2019	2023	Homeless Non-Homeless Special Needs Non-Housing Community Development		Quality of Life Improvements	CDBG: \$65,000	Public service activities other than Low/Moderate Income Housing Benefit: 1300 Persons Assisted
3	1C Promotion of Fair Housing	2019	2023	Non-Homeless Special Needs Non-Housing Community Development		Quality of Life Improvements	CDBG: \$0	
4	2A Increase & Improve Access to Public Facilities	2019	2023	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$1,332,924	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted

5	2B Increase & Expand Capacity Public Infrastructure	2019	2023	Non-Housing Community Development		Non-Housing Community Development	CDBG: \$20,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
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Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	1A Increase & Expand Public Services LMI
	Goal Description	The City will continue to provide support for local service providers with a focus on services for low- and moderate-income (LMI) populations.
2	Goal Name	1B Increase & Expand Public Services Special Needs
	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.
3	Goal Name	1C Promotion of Fair Housing
	Goal Description	The City of St. George will promote fair housing throughout the City.
4	Goal Name	2A Increase & Improve Access to Public Facilities
	Goal Description	The City will provide funding for the expansion and improvement of public facilities in LMI neighborhoods throughout the community.
5	Goal Name	2B Increase & Expand Capacity Public Infrastructure
	Goal Description	Provide a suitable living environment for the community by increasing and expanding infrastructure projects which: 1) primarily benefit low-income citizens, and 2) improve the availability of facilities and services. These projects may include but are not limited to sidewalk improvements, street improvements, bus shelters, and access.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects have been identified for funding during the 2021 program year which runs from July 1, 2021 through June 30, 2022.

Projects

#	Project Name
1	CDGB: Program Administration (2021)
2	CDBG: Public Services (2021)
3	CDBG: Public Facilities & Infrastructure Improvements (2021)
4	CDBG: Clearance & Demolition (2021)
5	CDBG: Acquisition (2021)

Table 7 - Project Information

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

The City of St. George allocates the maximum amount to local non-profit partners for public services (approximately 15% of the annual allocation) and the necessary amount of funding to administer the program (not to exceed 20% of the annual allocation) The remaining funding is focused on activities that support the established goals.

Project 1 – Program Administration

Program Administration is associated with staff costs in administering the CDBG program.

Project 2 – Public Services

Public Services will address the needs of low and moderate incomes households and the special needs population. Activities in this project will address the priority need of Quality of Life Improvements.

Project 3 – Public Facilities & Infrastructure Improvements

Public Facilities & Infrastructure Improvements will address the needs of low and moderate income households and the special needs population. Activities in this project will address the priority needs of Quality of Life Improvements and Non-Housing Community Need.

Project 4 – Clearance & Demolition

Clearance & Demolition will address the needs of the community by removing spot blight. Though clearance and demolition is the only eligible activity, it is anticipated that redevelopment will allow for job creation that will benefit low to moderate income individuals. This will address the priority needs of Non-Housing Community Need.

Project 5 – Acquisition

Acquisition will address the needs of the community by potential job creation that will benefit low to moderate income individuals or permanent housing. This may address the priority needs of Quality of Life Improvements and Non-Housing Community Need.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG: Program Administration (2021)
	Target Area	
	Goals Supported	1A Increase & Expand Public Services LMI 1B Increase & Expand Public Services Special Needs 1C Promotion of Fair Housing 2A Increase & Improve Access to Public Facilities 2B Increase &Expand Capacity Public Infrastructure
	Needs Addressed	Quality of Life Improvements Non-Housing Community Development
	Funding	CDBG: \$40,500
	Description	Administration of the CDBG program
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Administration of the CDBG program. The proposed activity falls under IDIS Matrix code 21A.
	2	Project Name
Target Area		Downtown
Goals Supported		2A Increase & Improve Access to Public Facilities 2B Increase &Expand Capacity Public Infrastructure
Needs Addressed		Quality of Life Improvements Non-Housing Community Development
Funding		CDBG: \$520,000
Description		A mix of prior year resources and current program year allocation will be utilized for Public Facility and Infrastructure projects. Activities identified in this category are the Pioneer Courthouse, a non-residential historic building used as a local museum as well as Main Street Sidewalks, downtown sections of sidewalk that are missing preventing low to moderate income residents from being able to safely get to commercial amenities south of their homes. IDIS Matrix codes may include but are not limited to 16B and 03L.
Target Date		6/30/2022
Estimate the number and type of families that will benefit from the proposed activities		2100 households
Location Description		Public Facility and Infrastructure Improvements will be focused in the City's downtown as an area benefit where many of the block groups/tracts in said area are low to moderate income areas.

	Planned Activities	Public Facility and Infrastructure projects to be undertaken by the City of St. George are: Pioneer Courthouse - \$400,000 Main Street Sidewalks - \$20,000
3	Project Name	CDBG: Public Services (2021)
	Target Area	Citywide
	Goals Supported	1A Increase & Expand Public Services LMI 1B Increase & Expand Public Services Special Needs 1C Promotion of Fair Housing
	Needs Addressed	Quality of Life Improvements
	Funding	CDBG: \$100,000
	Description	Public services are typically offered by non-profit partners of the City of St. George. Non-profit partners for the current Program Year are listed in the planned activities section below. Typical activities may include after school tutoring for at-risk youth, respite care, senior services and services for persons with special needs, services for victims of domestic violence, and homelessness services. These activities are offered based on individual eligibility and typically meet the "LMI Limited Clientele" National Objective. IDIS Matrix codes may include but are not limited to 03T, 05B, 05G, 05L.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1405 individuals will benefit from the proposed activities. Clientele for the proposed activities include those who are homeless or approaching homelessness, domestic abuse survivors, youth in need of respite care, youth seeking mentorship, those with dementia/Alzheimer's, and more. The focus of each of the proposed activities is to help our low to moderate income population receive the services they need.
	Location Description	Citywide
	Planned Activities	Public service to be undertaken by the City of St. George are: Big Brothers Big Sisters: One-to-One Youth Mentoring - \$15,000 Dove Center: Client Services LMI Limited Clientele - \$10,000 Family Support Center: Crisis and Respite Care Services - \$10,000 Memory Matters: Client Services LMI Limited Clientele - \$40,000 Switchpoint: Client Services LMI Limited Clientele - \$25,000
4	Project Name	CDBG: Clearance & Demolition (2021)
	Target Area	Downtown
	Goals Supported	2A Increase & Improve Access to Public Facilities 2B Increase & Expand Capacity Public Infrastructure
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$200,000

	Description	An area of spot blight has been identified in the City's downtown. Though clearance and demolition is the only eligible activity associated with this project, the hope is that through demolition the site can later be redeveloped and provide for low to moderate income jobs. This activity has been identified to meet the "Spot Blight" National Objective. IDIS Matrix codes may include but are not limited to 04.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Approximately 100 West St. George Boulevard
	Planned Activities	Clearance and Demolition to be undertaken by the City of St. George are: 100 W St. George Blvd - \$200,000
5	Project Name	CDBG: Acquisition (2021)
	Target Area	Downtown
	Goals Supported	1A Increase & Expand Public Services LMI 1B Increase & Expand Public Services Special Needs
	Needs Addressed	Quality of Life Improvements Non-Housing Community Development
	Funding	CDBG: \$632,924
	Description	Acquisition of real property. These properties are being purchased with intent to meet the "LMI Jobs" National Objective. IDIS Matrix codes may include but are not limited to 01.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Downtown
	Planned Activities	Acquisition activities to be undertaken by the City of St. George are: Hooray - \$500,000 TBD - \$120,000

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

The City of St. George is located in the southern tip of Utah, a naturally rich area for tourism with access to nature and national parks. However, it is also isolated from other metro areas, with I-15 as the only main road in and out of the City. There are low-income households scattered throughout the City, but the downtown area does have a concentration of low-income households. Based on the 2011-2015 CHAS, this area consists of Census Tracts 271300 and 271400, however not all block groups may qualify. Other concentrated areas include census tracts 270700, 270600, and 271100. Infrastructure and public facility improvements will be targeted to these low- and moderate-income areas as determined through the HUD mapping tools. Assistance to minority populations will be directed throughout the City.

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 areas as described above.

Discussion

No further discussion necessary.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City St. George will not provide funding directly for the development of new housing, however 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	1200
Non-Homeless	2205
Special-Needs	100
Total	3505

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	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

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 through the CDBG program, 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 Economic Vitality & Housing Department will be the lead and 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.

Discussion

No additional discussion required.

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 the “Housing First” strategy, supported by the state.

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 City’s goal is to 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 of St. George, 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 and the surrounding area. The City will continue its support of public 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: Switchpoint Community Resource Center, DOVE Center, Youth Futures, St. George Housing Authority, Southwest Center Mental Health, Utah Department of Workforce Service, and Five County Association of Governments. The City continues to support the local Continuum of Care and the Washington Local 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 houses Switchpoint Community Resource Center. Switchpoint Community

Resource Center differs from a typical homeless shelter in that it provides a variety of services under one roof. Persons staying in the shelter are offered a custom daily plan of action that personally assists 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. In previous years through the CDBG program, Switchpoint Community Resource Center, DOVE Center, and Youth Futures have all been allocated funding for the betterment of their public service programs targeted to those at risk of or experiencing homelessness.

For program year 2021, Switchpoint Community Resource Center and DOVE Center will both receive funding.

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 are the agencies and more specific information about the support services. A mental health and substance use provider list is also made available on the City's LHCC website as part of the service gap inventory required by the State of Utah.

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.

Discussion

No further discussion required.

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 2021 program year, the City will continue to base its actions to overcome barriers to affordable housing on the goals espoused in the City's 2019 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.

Discussion:

No further discussion needed.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of St. George encourages agency collaboration and cooperation to improve program outcomes. Various non-profit agencies have been consulted on this plan and are regularly interacted with through the Washington LHCC, HAC, and other collaborative efforts. The City's priority is preventing homelessness and providing attainable housing.

Actions planned to address obstacles to meeting underserved needs

The City will continue to work closely with varying agencies to target and address the specific needs of underserved groups in the city. These community agencies include Washington County, St. George Housing Authority, Five County Association of Governments, Utah Balance of State Continuum of Care, Washington Local Homeless Coordinating Council, and Switchpoint Community Resource Center among many others. The City coordinates its partners and local nonprofits and administers the CDBG program to help deliver services and programs to its underserved citizens.

Actions planned to foster and maintain affordable housing

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 attainable housing throughout the community.

The City will also work towards goals established in the Moderate Income Housing element of the City's General Plan.

Actions planned to reduce lead-based paint hazards

While there are no activities proposed directly involving a housing related activity, associated housing units and areas acquired for public facilities will be examined for the presence of lead-based paint and lead-based paint hazards. The City follows all lead-based paint regulations and requirements as required by HUD and will continue to evaluate and reduce lead-based paint and lead-based paint hazards where programs are affected.

Actions planned to reduce the number of poverty-level families

To address the need of reducing poverty in the City of St. George, 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, and CDBG funds. The City will work towards improving the quality of life for its LMI citizens by providing vital public services through the CDBG program. Services offered are telephone helplines, community engagement and outreach programs, youth mentorship programs, family support in case of crisis, and work with homeless persons. These services work to directly and indirectly help fight poverty.

Actions planned to develop institutional structure

The City of St. George will emphasize a team approach to problem solving and place a high priority on developing strategic partnerships and strong communication networks with its community partners identified in SP-40 Institutional Delivery Structure.

The City will expand the cooperative efforts that are now in place and will continue its active role in providing cooperation and control in the provision of opportunities which address the needs of City citizens. As the City funds activities and implements strategies that enable achievement of the HUD statutory goals, increased vigilance on the part of City staff will be sought to ensure that intended goals are achieved. This will be accomplished through the monitoring process as outlined in the City's CDBG Program Policies and Procedures manual.

Furthermore, as it relates with assisting homeless individuals and families, the City will continue to support the local Continuum of Care and the Washington Local Homeless Coordinating Committee's (LHCC) active roles in providing coordination to homeless providers in the City.

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: Switchpoint Community Resource Center, DOVE Center, Youth Futures, St. George City Housing Authority, Southwest Center Mental Health, Utah Department of Workforce Service, and Five County Association of Governments.

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

Discussion:

No further discussion needed.

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 has not reimplemented it since that time.

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	28,000
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	28,000

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.	86

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 2021 program year - July 1, 2021 through June 30, 2022.