



Consolidated Annual Performance Evaluation and Report (CAPER) 2025

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City of St. George
Community Development
61 South Main Street
St. George, Utah 84770

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 2024-2028 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 \$559,735.02 in CDBG funding for program year 2025 that ran from July 1, 2025, through June 30, 2026.

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.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A Increase and Expand Public Services LMI	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		976	575	59.00%

1A Increase and Expand Public Services LMI	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	340	11.33%			
1B Increase & Expand Public Services Special Needs	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	2344	156.27%	4229	1755	41.49%
1B Increase & Expand Public Services Special Needs	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	6000	1574	26.23%			
1C Homebuyer Assistance Program	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	56	0	0.00%			
2A Increase & Improve Access to Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	275	0	0.00%	4000	0	0.00%
2A Increase & Improve Access to Public Facilities	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25000	0	0.00%			

2B Increase &Expand Capacity Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	250	0	0.00%	6000	0	0.00%
2B Increase &Expand Capacity Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	22500	0	0.00%			
CDBG Administration	CDBG Administration	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Brownfield acres remediated	Acre	0	0				

CDBG Administration	CDBG Administration	CDBG: \$	Rental units constructed	Household Housing Unit	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Jobs created/retained	Jobs	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Businesses assisted	Businesses Assisted	0	0				

CDBG Administration	CDBG Administration	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	HIV/AIDS Housing Operations	Household Housing Unit	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Buildings Demolished	Buildings	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0				
CDBG Administration	CDBG Administration	CDBG: \$	Other	Other	0	0				

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the 2025 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. Funding was allocated to programs addressing the highest priority needs identified in the Consolidated Plan.

Goals 1A and 1B: Increase/Expand Public Services

- Public Services: Programs by Big Brothers Big Sisters, DOVE Center, Family Support Center, Memory Matters, and Switchpoint were completed for approximately \$75,362.00, aiding over 2,344 residents.

- Switchpoint Community Resource Center: Served approximately 1,520 individuals experiencing or at risk of homelessness. The shelter also provided homeless prevention services, including assistance with rent, back rent, and utilities.

Goal 1C: Promotion of Fair Housing

- The City has not yet identified a partner or local entity to participate in the promotion of fair housing but will continue to seek avenues to work toward this goal.

Goals 2A and 2B: Public Facilities and Infrastructure Improvements

- Fire Truck Acquisition: The final payment was made for a new fire truck that will primarily serve low- to moderate-income neighborhoods. Due to production timelines, delivery is delayed until July 2027.

- Dixie Academy Rehabilitation: Work on this historic downtown building, which houses the Children's Museum and serves a low- to moderate-income neighborhood, began in May 2026 and is scheduled for completion by the end of August 2026.

- Accessibility Projects: Downtown infrastructure projects aimed at removing physical barriers for elderly residents and people with disabilities were delayed due to scheduling conflicts with other city projects. These accessibility improvements will be a primary focus in the 2026 program year.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1809
Black or African American	100
Asian	20
American Indian or American Native	84
Native Hawaiian or Other Pacific Islander	34
Total	2047
Hispanic	124
Not Hispanic	1923

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

Narrative

Public Service Activities

Due to IDIS input field limitations, the system table only shows 2047 total persons served by race in St. George. However, the City also served additional individuals within these categories, including:

- American Indian/Alaskan Native & White: 11
- Black & White: 18
- American Indian/Alaskan Native & Black: 3
- Other Race / Unspecified: 579
- Hispanic (within the above categories): 190

This brings the actual total to 2,658 persons served during the 2025 program year, approximately 95% of whom were recorded as low-to-moderate income.

Public Facilities and Infrastructure

In addition to the public services detailed above, low-to-moderate income individuals also benefited from improved public facilities and infrastructure funded during the 2025 program year.

Additional Demographics

Because IDIS does not report on specific demographic groups, the 2025 program year numbers for disabled persons, non-English speaking persons, female-headed households, and the elderly (62+) are provided in the table below.

# disabled persons served	787
# non-English speaking persons served	107
# female-headed households	576
# elderly (62+) persons served	137

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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	public - federal	625,751	559,735

Table 3 - Resources Made Available

Narrative

CDBG expenditures in the 2025 program year included utilization of 2025 HUD allocation grant funds as well as prior year funding of \$25,241.13 and program income of \$1,128.54.

The total resources made available for the City through CDBG and program income was \$652,120.67 and the amount expended through the program year was \$559,735.

During the height of COVID, CV activities were identified, and funding was allocated when all eligibility requirements were met. Some of those activities were accomplished under budget leaving an unprogrammed balance of \$11,940.02 of CV funds for program year 2024. The City of St. George has not identified activities that meet the eligibility parameters for CV funding and understands these funds will be returned to HUD if not allocated and expended.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of St. George			

Table 4 – Identify the geographic distribution and location of investments

Narrative

No specific targeting.

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 receives CDBG entitlement funds from HUD only, which do not require a matching contribution. However, the City is working to better coordinate activities among various governmental and non-profit agencies to ensure a more consolidated and efficient use of limited resources.

For example, the Switchpoint Community Resource Center homeless shelter—a City-owned facility operated by the non-profit Friends of Switchpoint—has successfully leveraged funding through donations and private enterprises. Their operations include a thrift store, boutique, pet daycare and boarding, small machine repair shop, and a 24-hour childcare facility opened in Program Year 2021. Switchpoint also roasts and sells its own coffee brand statewide and operates Switchpoint Garden Aeroponics. This eco-friendly tower garden uses space and water efficiently without pesticides, allocating 80% of each harvest for community purchase and 20% to feed resource center clients.

Additionally, both the Switchpoint Community Resource Center and the DOVE Center domestic violence shelter receive funding through the Utah Balance of State Continuum of Care.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	1,339	0
Number of Non-Homeless households to be provided affordable housing units	10,976	0
Number of Special-Needs households to be provided affordable housing units	2,890	0
Total	15,205	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

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

While affordable housing remains a critical need for low- and moderate-income (LMI) residents, limited funding requires the City to focus CDBG investments primarily on infrastructure, public facilities, and public services for special needs populations. However, the City continues to support housing stability through several key initiatives:

Homeless Prevention and Shelter Support

- Switchpoint Community Resource Center: Operating out of a City-owned building, Switchpoint serves approximately 380 homeless households each quarter, providing rental assistance, back rent payments, and utility assistance.
- DOVE Center: Serves approximately 58 households each quarter, providing essential shelter and homeless prevention services for individuals fleeing domestic violence.

Affordable Housing Development

- CDBG Funding Updates: While no CDBG funds were used for direct construction or rehabilitation of housing units in Program Year 2025, the City is actively exploring partnerships with governmental and non-governmental agencies to purchase and develop affordable units.
- Riverwalk Infrastructure Project: Completed in Program Year 2017 alongside a LIHTC development, this project created 50 affordable apartment units for LMI households, which became fully occupied following completion in 2019.
- The Point (Switchpoint): The City utilized CDBG-CV funds to acquire this property and entered into a development agreement with Friends of Switchpoint to create long-term residential rental units for low-income and disabled residents. Phase 1 (50 units) was completed in 2022. Phase 2 (60 units) broke ground in February 2025 and received its Certificate of Occupancy on July 27, 2026.

Regional Collaboration and Task Forces

- Housing Action Coalition (HAC): This coalition was created by the City of St. George in partnership with Washington County, and it brings together municipal stakeholders, community members, and citizens to collaborate on creating attainable housing. It brings together municipal stakeholders, community members, and citizens to collaborate on creating attainable housing.
- Washington Local Homeless Coordinating Committee (LHC): The City actively participates in this committee, which is part of the Utah Balance of State Continuum of Care, to support state-wide strategic goals to reduce homelessness.
- Southern Utah Land Use Task Force: The City engages with regional mayors, councils, county commissioners, and developers to collaborate on broader housing solutions.

Discuss how these outcomes will impact future annual action plans.

Despite serving over 438 homeless households quarterly through Switchpoint and the Dove Center during the 2025 program year, the number of individuals and families experiencing or at risk of homelessness continues to rise, exponentially increasing demand on local housing and service providers.

Consequently, the City has made funding for homeless and vulnerable populations a high priority for Community Development Block Grant (CDBG) funds, and will continue supporting vital public services.

To address the ongoing need for affordable housing, the City recently funded public infrastructure improvements around the Riverwalk area to foster affordable housing development. Additionally, CARES Act (CV) funds were allocated to acquire and repurpose a motel into low- to moderate-income housing.

The second phase of this project broke ground on February 24, 2025, received its Certificate of Occupancy on July 27, 2026, and provides 60 long-term residential rental units for low-income and disabled residents of St. George.

The City remains committed to prioritizing affordable housing, a dedication held since the 2019 adoption and subsequent updates of the moderate-income housing element of the City's general plan. As part of this ongoing effort, in 2025 the City established the R-1 zone with no minimum lot area requirement, encouraging developers to build diverse subdivisions and create more affordable housing options.

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	HOME Actual
Extremely Low-income	189	0
Low-income	133	0
Moderate-income	139	0
Total	461	0

Table 7 – Number of Households Served

Narrative Information

Though no housing units were provided for affordable housing, through the City's CDBG regular funding, a total of 461 extremely low-income, low-income, and moderate-income persons were served where information on income by family size is required to determine the eligibility of the activity.

Because the table above requests only this information, the public service or public facility activities conducted that do not require information on income by family size because their clientele falls into a presumed benefit category are not included. A total number of low to moderate income individuals served as part of a limited clientele benefit is 1,769. All activity service data can be found below.

INCOME	
Presumed	1769
Extremely low	189
low	133
moderate	139
non lmi	114
total lmi	2230
total served	2344
% lmi assisted	95%

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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 is part of the Washington Local Homeless Committee (LHC). 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
- Dove Center
- Department of Workforce Services
- Equality Utah
- Family Healthcare
- Five County Community Action
- Intermountain Health Care
- St. George Interfaith Council
- Red Rock Center for Independence
- St. George Housing Authority
- Southwest Behavior Health
- Southwest Utah Public Health
- Switchpoint Community Resource Center
- UniteUS
- Utah Food Bank
- Utah Office of Homeless Services
- Utah Support Advocates for Recovery Awareness
- Veterans Affairs
- Washington County Emergency Operations
- Washington County School District
- Washington County Sheriff
- Washington County/Community Development
- Youth Futures

The LHC works to alleviate the effects of homelessness and coordinate local resources to maximize services. The LHC 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 Washington LHC in addressing homeless needs and helping homeless persons make a transition to permanent housing. A major task of the coordinating committee is continual evaluation and updates to 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.

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

Homelessness Prevention and Support

The City continues to partner with the Washington LHC to address chronic homelessness. Funding was directed to the Switchpoint Community Resource Center, which assisted an average of 380 individuals experiencing or at risk of homelessness each quarter during the program year. Funding was also awarded to the DOVE Center to support its shelter for individuals fleeing domestic violence.

Affordable Housing and Infrastructure Development

While there were no direct new construction activities for affordable rental units in the 2025 program year, several key long-term projects have achieved significant milestones:

- The Riverwalk Area Project: Infrastructure and street improvements from the 2017 program year are complete, successfully encouraging the development of a 50-unit apartment complex for low- to moderate-income (LMI) households.
- The Cast Iron Project: Completed during the 2018 program year, this project also improved infrastructure to benefit LMI households.
- The Point (Phases I & II): Acquired and renovated using CDBG-CV funding in 2021, this facility is operated by Friends of Switchpoint. Phase I completed 50 affordable studio units in 2022. Phase II broke ground on February 24, 2025, and received its Certificate of Occupancy on July 27, 2026. This second phase provides 60 long-term residential rental units for St. George residents who have a qualifying disability under the ADA and earn 55% or less of the area median income.

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 housing efforts for at-risk and homeless individuals. The City continues to support the Washington Local Homeless Committee (LHC) by actively providing cooperation, innovation, and assistance to improve services addressing homelessness.

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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 strategies developed by the SGHA. However, the City has previously contributed Community Development Block Grant (CDBG) funds to support SGHA's housing programs.

As the local public housing authority, SGHA serves families in St. George and Washington County. It manages the Dixie Sun Manor senior complex, a 30-unit facility for the elderly where the waiting list is open but has an expected wait time of 18 to 36 months. SGHA also administers 244 Housing Choice Vouchers (HCV) throughout the city and county. The HCV wait list has been closed since September 2019 and will reopen once it falls below 50 applicants. SGHA will announce any status changes for the HCV wait list through local media and in its offices.

Through the City's involvement with the Washington Local Homeless Coordinating Committee (LHC), there are many opportunities to collaborate with SGHA. Notably, SGHA acquired approximately 21 Emergency Housing Vouchers (EHVs) through the CARES Act, and the City will assist with the coordinated entry process for potential applicants as needed.

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

Current Housing Choice Voucher (HCV) program participants have the opportunity to join the Family Self-Sufficiency (FSS) Program with the St. George Housing Authority (SGHA).

Participants in this program can work toward financial independence by earning monthly monetary credits based on their portion of the rent. These credits are deposited into an interest-bearing savings account and disbursed to participants upon successful 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 2019, the City's Analysis of Impediments to Fair Housing Choice was updated to identify emerging impediments to fair housing in the City of St. George. Following a thorough review of public and private policies, extensive public input, and a detailed examination of social and economic data, the following impediments were identified:

1. Lack of fair housing programs
2. Limited affordable housing
3. Lack of state or local fair housing laws
4. Lack of public resources in Spanish

The actions taken to address these impediments are summarized at the end of this section under "CR-35 Other Actions."

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

The primary obstacle to meeting underserved needs in the City of St. George is the lack of available funding for the City and our non-profit partners. The increasing needs of our low- and moderate-income residents, combined with a growing number of competing organizations and a decrease in both public and private funds, has widened the gap between project costs and available resources.

To address these challenges, the City of St. George continues to coordinate activities with the St. George Housing Authority and the Local Homeless Coordinating Committee (Continuum of Care). We also work closely with housing agencies, social service providers, aging and disability organizations, mental health and substance abuse centers, and homeless assistance providers to gather data, identify service gaps, and develop coordinated projects.

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

While St. George does not currently have programs that directly reduce lead-based paint hazards in homes, the City actively promotes awareness to its residents regarding 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 coordinates efforts with the Washington LHC to reduce homelessness and open discussions regarding affordable housing and employment opportunities for poverty-level families and their needs with varying service providers.

Additionally, the City participates in the Housing Action Coalition (HAC). This committee brings together professionals from various fields—including developers, realtors, loan officers, public officials, and city staff—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 Civitas LLC to assist with a major overhaul of its CDBG program. This effort resulted in the approval of the Consolidated Plan, a new Analysis of Impediments to Fair Housing Choice, updates to the Citizen Participation Plan, and major improvements to the program's policies and procedures.

In the 2018 program year, the City brought CDBG administration back in-house to ensure staff remained closely connected to community needs and the utilization of funds. To maintain institutional knowledge and promote best practices, staff attend available in-person training at the HUD offices in Denver, as well as quarterly virtual CDBG/Home Region VIII User Group meetings.

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 by the City and operated by Friends of SwitchPoint, Inc., 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 2019, 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 fair housing programs; 2)

Limited affordable housing; 3) Lack of state or local fair housing laws; and 4) Lack of public resources in Spanish.

Actions taken to address impediments were:

Impediment 1:

The City continues to monitor state-wide legislative proposals and is heavily involved with the Utah Leagues of Cities and Towns (ULCT). There are no local fair housing programs at this time.

Impediment 2:

1) The Housing Action Coalition (HAC) was created. HAC's purpose is to increase collaboration, educate, and celebrate affordable housing efforts for St. George City and Washington County

2) The Moderate-Income Housing element of the General Plan was amended in 2025. The City also amended City code to include an R-1 zone with no minimum lot area requirement, encouraging developers to build diverse subdivisions and create more affordable housing options.

3) Riverwalk, a 55-unit affordable housing project, is now fully leased out

4) The Point, a 55-unit transitional housing project, is now fully leased out

5) The second phase of the Point, a 60-unit housing project broke ground in February 2025 and received a Certificate of Occupancy on July 27, 2026.

6) The City is working with The Dove Center on a new shelter to be located in Downtown St. George. The project is slated to begin in the next fiscal year

The City will continue to work and collaborate with area housing developers to provide additional affordable housing options including mixed use developments, single family and multi-family housing.

Impediment 3:

The City continues to monitor state-wide legislative proposals and is heavily involved with the Utah Leagues of Cities and Towns (ULCT). There are no local fair housing programs at this time.

Impediment 4:

The City's website was updated to improve citizen communications through increased social media posts, video, and press releases. The new website now has accessibility features including:

- translation for 70 plus languages
- dyslexia friendly fonts and formality
- contrast controls
- text spacing
- text sizing
- text alignment
- saturation

The City continues to make diversity and inclusivity a priority. The City updated the citizen participation plan for voluntary compliance and publishes all virtual CDBG notices in English and in Spanish.

The City will continue to work towards the four impediments identified in the 2019 Analysis of Impediments in future program years.

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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.

Citizen Participation Plan 91.105(d); 91.115(d)

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

The City 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 2025

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 on August 27, 2025.

The CAPER 15-day comment period was from August 27 to September 14, 2026. The CAPER was made available on the City’s website and was also available in print at City Hall.

A public hearing was held on Thursday, September 3rd, 2026, at 5:00 p.m. at City Hall to receive citizen input on community development needs and to make comments on the CAPER.

Summary of citizen comments

COMMENTS WILL BE ADDED HERE IF RECEIVED

Communications Assistance: If you use a special device in order to communicate with someone who uses a standard telephone, you may call a communications assistant at Relay Utah who will assist you with your call to the Human Resources Office. The toll-free number for assistance in English is 7-1-1, for Spanish 1-888-346-3162.

Disability Assistance: The location of the meeting is accessible to people with disabilities. The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

Translation Assistance: The City of St. George will make efforts to provide language translation assistance for public meetings and program information. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if language 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.

N/A

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

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

DRAFT

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0				
Direct, on-the job training (including apprenticeships).	0				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0				
Outreach efforts to identify and secure bids from Section 3 business concerns.	0				
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0				
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0				
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0				
Held one or more job fairs.	0				
Provided or connected residents with supportive services that can provide direct services or referrals.	0				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0				
Assisted residents with finding child care.	0				
Assisted residents to apply for, or attend community college or a four year educational institution.	0				
Assisted residents to apply for, or attend vocational/technical training.	0				
Assisted residents to obtain financial literacy training and/or coaching.	0				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0				
Provided or connected residents with training on computer use or online technologies.	0				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0				
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0				

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

Public facility and infrastructure projects for program year 2025 did not trigger section 3 requirements.

DRAFT



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
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PR26 - CDBG Financial Summary Report
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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	25,241.13
02 ENTITLEMENT GRANT	625,751.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	1,128.54
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)	652,120.67

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	505,964.08
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	505,964.08
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	53,770.94
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)	559,735.02
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	92,385.65

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	505,964.08
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	505,964.08
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	75,362.00
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)	75,362.00
32	ENTITLEMENT GRANT	625,751.00
33	PRIOR YEAR PROGRAM INCOME	271.87
34	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35	TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	626,022.87
36	PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	12.04%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	53,770.94
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)	53,770.94
42	ENTITLEMENT GRANT	625,751.00
43	CURRENT YEAR PROGRAM INCOME	1,128.54
44	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45	TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	626,879.54
46	PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	8.58%

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

No data returned for this view. This might be because the applied filter excludes all data.

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

No data returned for this view. This might be because the applied filter excludes all 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
2025	3	167	7069558	PY25 Fire Truck	03O	LMA	\$91,563.77
					03O	Matrix Code	\$91,563.77
2025	2	173	7168377	PY25 Switchpoint	03T	LMC	\$27,062.00
					03T	Matrix Code	\$27,062.00
2025	2	171	7099448	PY25 Memory Matters	05B	LMC	\$6,000.00
2025	2	171	7117717	PY25 Memory Matters	05B	LMC	\$9,000.00
					05B	Matrix Code	\$15,000.00
2025	2	169	7117717	PY25 Dove Center	05G	LMC	\$4,035.93
2025	2	169	7141114	PY25 Dove Center	05G	LMC	\$1,763.81
2025	2	169	7155442	PY25 Dove Center	05G	LMC	\$4,194.21
2025	2	169	7187618	PY25 Dove Center	05G	LMC	\$6.05
					05G	Matrix Code	\$10,000.00
2025	2	168	7099448	PY25 Big Brothers Big Sisters	05L	LMC	\$5,440.71
2025	2	168	7117717	PY25 Big Brothers Big Sisters	05L	LMC	\$6,253.52
2025	2	168	7155442	PY25 Big Brothers Big Sisters	05L	LMC	\$2,305.77
2025	2	170	7099448	PY25 Family Support	05L	LMC	\$658.13
2025	2	170	7141114	PY25 Family Support	05L	LMC	\$8,300.00
2025	2	170	7168377	PY25 Family Support	05L	LMC	\$341.87
					05L	Matrix Code	\$23,300.00
2025	3	172	7168377	PY25 FY 26 Dixie Academy Rehabilitation	16B	LMA	\$247,405.11
2025	3	172	7188120	PY25 FY 26 Dixie Academy Rehabilitation	16B	LMA	\$91,633.20
					16B	Matrix Code	\$339,038.31
Total							\$505,964.08

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
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Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Public Facilities and Improvements	Fire Station/Equipment (03O)	3	\$91,563.77	0	\$0.00	3	\$91,563.77
	Non-Residential Historic Preservation (16B)	1	\$339,038.31	0	\$0.00	1	\$339,038.31
	Total Public Facilities and Improvements	4	\$430,602.08	0	\$0.00	4	\$430,602.08
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	0	\$0.00	2	\$27,062.00	2	\$27,062.00
	Services for Persons with Disabilities (05B)	0	\$0.00	2	\$15,000.00	2	\$15,000.00
	Services for victims of domestic violence, dating violence, sexual assault or stalking (05G)	0	\$0.00	2	\$10,000.00	2	\$10,000.00
	Child Care Services (05L)	1	\$14,000.00	3	\$9,300.00	4	\$23,300.00
	Total Public Services	1	\$14,000.00	9	\$61,362.00	10	\$75,362.00
General Administration and Planning	General Program Administration (21A)	0	\$0.00	2	\$53,770.94	2	\$53,770.94
	Total General Administration and Planning	0	\$0.00	2	\$53,770.94	2	\$53,770.94
Grand Total		5	\$444,602.08	11	\$115,132.94	16	\$559,735.02



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CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Program Year		
			Open Count	Completed Count	Totals
Public Facilities and Improvements	Fire Station/Equipment (03O)	Public Facilities	0	0	0
	Non-Residential Historic Preservation (16B)	Organizations	0	0	0
	Total Public Facilities and Improvements		0	0	0
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	Persons	0	2,833	2,833
	Services for Persons with Disabilities (05B)	Persons	0	30	30
	Services for victims of domestic violence, dating violence, sexual assault or stalking (05G)	Persons	0	496	496
	Child Care Services (05L)	Persons	60	855	915
	Total Public Services		60	4,214	4,274
Grand Total			60	4,214	4,274



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CDBG Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Non Housing	White	2,929	184	0	0
	Black/African American	152	4	0	0
	Asian	33	5	0	0
	American Indian/Alaskan Native	153	7	0	0
	Native Hawaiian/Other Pacific Islander	69	4	0	0
	American Indian/Alaskan Native & White	22	3	0	0
	Asian & White	2	0	0	0
	Black/African American & White	23	1	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	7	0	0	0
	Other multi-racial	884	332	0	0
	Total Non Housing	4,274	540	0	0
Grand Total	White	2,929	184	0	0
	Black/African American	152	4	0	0
	Asian	33	5	0	0
	American Indian/Alaskan Native	153	7	0	0
	Native Hawaiian/Other Pacific Islander	69	4	0	0
	American Indian/Alaskan Native & White	22	3	0	0
	Asian & White	2	0	0	0
	Black/African American & White	23	1	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	7	0	0	0
	Other multi-racial	884	332	0	0
	Total Grand Total	4,274	540	0	0



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CDBG Beneficiaries by Income Category [\(Click here to view activities\)](#)

Income Levels		Owner	Occupied	Renter	Occupied	Persons
Non Housing	Extremely Low (<=30%)		0		0	1,958
	Low (>30% and <=50%)		0		0	133
	Mod (>50% and <=80%)		0		0	139
	Total Low-Mod		0		0	2,230
	Non Low-Mod (>80%)		0		0	114
	Total Beneficiaries		0		0	2,344