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Utah—Rural Business & Cooperative Service

Community Building

Retirement Retreat a Success with USDA Loan of Almost \$4 Million

Outline Of Need:

Washington County, Utah is growing rapidly. 20 percent of those who recently moved in from other states and counties are 60 years or older. With its warm climate, St. George, located at the base of Washington County, is a popular tourist destination and a popular place to retire.

Among the retirement communities this area has to offer, only a handful provide extended care to residents living with Alzheimer's and memory loss.

How Rural Development Helped:

USDA Rural Development provided a guaranteed loan of \$3,928,176 to construct an assisted living facility within the pre-established active adult community SunRiver. The facility is 36,782 square feet.

The Results:

The Retreat at SunRiver offers 48 apartments for those needing either assisted living or memory care. Developer David Gardner explained the community's need for the facility, "St.



The Retreat at Sun-River in St. George offers many options to limited ability individuals to live an active, healthy lifestyle.

George's aging population is facing either having to move back across the country to be taken care of or find some local services that can help them out. We built this facility to provide services to these folks."

Independent living is a viable option with the new facility, which offers daily meals, transportation, recreational activities, special assistance and an active, social lifestyle. There are 36 assisted living apartments and 12 enhanced memory apartments.

The enhanced memory care apartments cater to not only those with later stage Alzheimer's and dementia but those that need lots of extra care.

The construction offered jobs to the area, bringing in up to 100 people working on the building at one time. "At a time when there wasn't a single other commercial building to work on, the government assistance [from USDA Rural Development] made all the difference for the construction industry," said Gardner.

Fast Facts

Program: Business and Industry Guaranteed Loan

Investment: \$3,928,176

Partners: Town & Country Bank

Congressional District: UT-002

Demographics:

- St. George, UT
- Population: 73,000

Impact:

- 100 jobs created during construction
- 40 jobs created within the facility
- Improved quality of life to special needs population

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April 2012