

2016-2017 Annual Action Plan

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

Introduction

St. Johns County anticipates receiving \$799,754 from HUD through the CDBG program during the first program year (October 1, 2016 – September 30, 2017); these funds will be used to address priority needs, goals, and objectives. As this is the first year the County qualified as an Urban County, there are no Program Income funds from prior allocations or Prior Year Resource funds to include. The County realizes that these funds alone are not sufficient to fulfill the jurisdiction’s housing and community development needs. As such, the County will be leveraging HUD funding to the maximum extent possible with other state, local and private funding sources. The County currently provides general revenue to operate the Housing and Community Development division of Health and Human Services and has already established a Housing Trust fund, which has the ability to be utilized to develop affordable and workforce housing. The County also funds homeless prevention and rapid re-housing activities through its Social Services Division. The Social Services Division also receives and matches Emergency Solution Grant (ESG), Temporary Assistance for Needy Families (TANF), and Challenge grant funds to aid in the prevention of homelessness.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	799,754	0	0	799,754	3,199,016	This is the allocation for FY 16/17

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: \$		
Other	public - federal	Other	20,000	0	0	20,000	80,000	This amount is anticipated for FY16/17
Other	public - federal	Public Services Other	35,000	0	0	35,000	140,000	This amount is anticipated for FY16/17
Other	public - state	Acquisition Admin and Planning Housing Other	1,364,517	0	0	1,364,517	5,458,068	These are anticipated funds for FY16/17

Table 1 - 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

St. Johns County allocation for State SHIP funds total \$1,016,151 and \$1,364,517 for FY 15/16 and FY 16/17, respectively. SHIP funding does not have matching fund requirements; however, leverage of funds is encouraged. The SHIP program provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multi-family housing. The program was designed to serve very low, low, and moderate income families. SHIP dollars may be used to fund emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, impact fees, construction financing, acquisition of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling.

The County currently funds homeless prevention and rapid re-housing activities through its Social Services Division. The Social Services Division also receives and matches Emergency Solution Grant (ESG), Temporary Assistance for Needy Families (TANF), and Challenge grant funds to aid in the prevention of homelessness. (The County is anticipating \$50,000 in ESG and TANF funds combined in FY16-17. Challenge Grant funds just under \$35,000 in 2014, and \$20,000 in 2015 were awarded for the SOAR Program; the County is expecting to receive similar funding in FY16-17.)

The County has allocated approximately \$500,000 annually, in salary and benefits for staff that carry out re-housing and homeless prevention related activities, \$46,500 in direct rental assistance costs, and \$29,711 in direct financial assistance such as utility assistance. The current yearly budgeted total for eligible grant match is \$576,211. Building space allocation for Social Services per fiscal year is \$63,252.00. The source of the cash funding is from the County's General Fund, primarily ad valorem tax revenue. It is anticipated that the St. Johns County Board of County Commissioners will fund Health and Human Services at the same level in Fiscal Year 2017.

The County provides approximately \$1,700,000 annually to support non-profit Independent Agencies and service providers. These funds will be used to undertake community development and community service activities related to providing assistance to the homeless, disabled and underserved populations, and those having special needs. Funds will also be used for housing purposes including Rapid Re-Housing and Homeless Prevention.

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

Florida Statutes at Title XI, Section 125.35 (County Authorized to Sell Real and Personal Property and to Lease Real Property), 125.38 (Sale of County Property to United States or State), 125.37 (Exchange of County Property), 125.379 (Disposition of County Property for Affordable Housing) and St Johns County Ordinance 2011-17 provide guidelines as to the distribution of land owned by the County. The disposition of any County owned land for purposes of addressing the needs identified in this Consolidated Plan are subject to Florida State Statute and County Ordinance.

The County maintains an inventory of County owned lots and properties. Land may be sold or donated to entities (non-profits and municipalities) for public and community interest purposes upon receipt of a request to the Board of County Commissioners (BCC) for the conveyance or lease of the property. Pending BCC satisfaction with the proposed use of the property, and provided that the land is not needed for county purposes, it can be conveyed or leased to the applying entity for a price named by the BCC, regardless of the actual value of the property.

Discussion

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	Home Repair/Rehabilitation	2016	2020	Affordable Housing	Countywide	Rehabilitation of Existing Housing	CDBG: \$208,000	Homeowner Housing Rehabilitated: 13 Household Housing Unit
2	Public Facility or Infrastructure Activities	2016	2020	Non-Housing Community Development	West Augustine	Public Facilities and Infrastructure	CDBG: \$508,270	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 350 Households Assisted
3	Public Services	2016	2020	Non-Housing Community Development	West Augustine	Public Services	CDBG: \$40,740	Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
4	Homeless Services and Prevention	2016	2020	Homeless	Countywide	Homeless Services and Prevention	CDBG: \$0	Rental units rehabilitated: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration	2016	2020	Planning and Administration	Countywide	Affordable Housing Homeless Services and Prevention Public Facilities and Infrastructure Public Services Rehabilitation of Existing Housing	CDBG: \$42,744	Other: 0 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Home Repair/Rehabilitation
	Goal Description	
2	Goal Name	Public Facility or Infrastructure Activities
	Goal Description	
3	Goal Name	Public Services
	Goal Description	

4	Goal Name	Homeless Services and Prevention
	Goal Description	
5	Goal Name	Planning and Administration
	Goal Description	Provide grant administration structure for the planning, implementation, management, and HUD compliance oversight of the CDBG program.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The Annual Action Plan identifies a total of five projects to be funded by the CDBG program. These projects include public services, infrastructure, homeless activities, and home repairs/rehabilitation, as well as allowable administrative costs. The projects identified will be completed within the jurisdiction's first program year, no later than September 30, 2017.

Projects

#	Project Name
1	Countywide Housing Rehab
2	West Augustine Drainage Improvements
3	Afterschool Tutorial & Enrichment Program
4	Homeless Housing Rehabilitation
5	Planning and Administration

Table 3 - Project Information

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

AP-38 Project Summary
Project Summary Information

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1	Project Name	Countywide Housing Rehab
	Target Area	Countywide
	Goals Supported	Home Repair/Rehabilitation
	Needs Addressed	Rehabilitation of Existing Housing
	Funding	CDBG: \$208,000
	Description	Home repair activities to benefit approximately 13 households.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Home repairs
2	Project Name	West Augustine Drainage Improvements
	Target Area	West Augustine
	Goals Supported	Public Facility or Infrastructure Activities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$508,270
	Description	This activity includes replacement of failing drainage infrastructure.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This activity includes replacement of failing drainage infrastructure.
3	Project Name	Afterschool Tutorial & Enrichment Program
	Target Area	West Augustine
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$40,740

	Description	This activity will provide after school tutoring, homework assistance, and mentoring at three different sites, all located within West Augustine, a predominately low income area. Each student will receive a pre and post program year academic performance test to provide a unit of measure. The program will cover the salaries of three tutors, four hours per day, supplies, and administrative costs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This activity will provide after school tutoring, homework assistance, and mentoring at three different sites, all located within West Augustine, a predominately low income area. Each student will receive a pre and post program year academic performance test to provide a unit of measure. The program will cover the salaries of three tutors, four hours per day, supplies, and administrative costs.
4	Project Name	Homeless Housing Rehabilitation
	Target Area	Countywide
	Goals Supported	Homeless Services and Prevention
	Needs Addressed	Homeless Services and Prevention
	Funding	CDBG: \$0
	Description	This project seeks to renovate five homeless housing structures to be converted to permanent affordable housing for homeless families with children. These houses were built in 1925 and need refurbishment to bring them up to code.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	This project seeks to renovate five homeless housing structures to be converted to permanent affordable housing for homeless families with children. These houses were built in 1925 and need refurbishment to bring them up to code.
5	Project Name	Planning and Administration
	Target Area	Countywide
	Goals Supported	Planning and Administration
	Needs Addressed	
	Funding	CDBG: \$42,744
	Description	Provide grant administration structure for the planning, implementation, management, and HUD compliance oversight of the CDBG program.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	Provide grant administration structure for the planning, implementation, management, and HUD compliance oversight of the CDBG program.

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

West Augustine is a neighborhood just west of the City of St. Augustine and is located in an unincorporated area of the County. It is approximately bounded on the north by Ravenswood Drive and west to North Clay Street and crossing over Holmes Blvd. The area extends along Holmes Blvd and South to County Road 207. The eastern border extends between Ravenswood Road and 207 along Whitney Street. The area is approximately 13.01 square miles in size.

The area population total is 12,657 with a minority concentration of approximately 30% Black or African American. According to Census data, 7,700 residents of this area are low-moderate income, which constitutes approximately 60% of the area population. In addition, the County has designated West Augustine as a Community Redevelopment Agency (CRA). The West Augustine Community Redevelopment Plan was prepared utilizing input from the community to create redevelopment programs that address the priorities expressed in the meeting of the West Augustine CRA Steering Committee. This target area has high priority needs of infrastructure creation or improvements, affordable housing, public service programs, and home repairs for special needs populations and low income residents.

Geographic Distribution

Target Area	Percentage of Funds
Elkton/Armstrong	
West Augustine	43
Flagler Estates	
Hastings	
Countywide	

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The allocation of investments in this geographic area is due to a number of factors, including but not limited to, the establishment of the target area, program requirements, project applications, and public input. To comply with CDBG program requirements that at least 70% of funds benefit low and moderate income persons, the County gave preference to projects located in target areas. This area also exhibits a need for infrastructure improvements, public services, affordable housing, and home repairs for special needs and low income residents. The citizen participation process also directed the County in establishing priorities and needs of the community.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The St. Johns County 2016-2020 Consolidated Plan identifies the need of increasing the supply of affordable rental housing available to very low to moderate income residents. The Plan also identifies the need to secure existing affordable housing stock by providing rehabilitation of occupied, aging housing for very low to moderate income households. The 2016 Action Plan provides funding for projects that will rehabilitate existing owner-occupied units, especially elderly, disabled, and veterans; and rehabilitate homeless housing facilities.

One Year Goals for the Number of Households to be Supported	
Non-Homeless	85
Total	85

Table 5 - One Year Goals for Affordable Housing by Support Requirement

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

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

St. Johns County will utilize funding other than CDBG to achieve its affordable housing goals. The County provides funds from the General Fund to assist with affordable housing and rehabilitation of existing housing stock. The County also receives SHIP dollars, which may be used to fund emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, impact fees, construction financing, acquisition of property for affordable housing, matching dollars for federal housing grants and programs, and homeownership counseling. Even with these additional sources, the County is not able to meet all of its affordable housing needs.

AP-60 Public Housing – 91.220(h)

Introduction

St. Johns County does not have a public housing authority or public housing. Residents wishing to apply for public housing must apply for a voucher through Jacksonville Housing Authority (JHA) in neighboring Duval County to the north. There has been no indication that the County will pursue acquiring public housing in the near future.

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

St. Johns County does not have public housing so this is not applicable to the jurisdiction.

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

St. Johns County does not have public housing so this is not applicable to the jurisdiction.

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

St. Johns County does not have public housing so this is not applicable to the jurisdiction.

Discussion

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

Introduction

St. Johns County is dedicated to improving the housing opportunities for all of its residents, especially the homeless population, special needs population, and people who are at risk of becoming homeless. The County, along with other non-profit agencies and other organizations, will continue to provide services and funds to aid in the prevention of homelessness, funds for rapid re-housing programs to house the homeless, and funds for the rehabilitation of homes of low income and special needs persons.

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

Through collaboration with the Continuum of Care, along with other organizations, St. Johns County will utilize many avenues to provide outreach and education to the homeless population, including those who are unsheltered. St Johns County CoC has identified “Street Outreach” as an important role in our county’s plight to end homelessness. Currently, the street outreach program is under the direction of Home Again St. Johns and has been very successful since its implementation a little over two years ago. The outreach efforts include initially assessing the homeless individual/family’s needs in order to provide the appropriate housing and supportive services referrals.

In addition, the Street Outreach program will assist in the identification of unsheltered individuals and the areas in which they live. The program is able to assess each individual by way of a vulnerability assessment, by identifying their most critical needs and helping them to navigate to those resources in an expeditious manner. Recently, the CoC has agreed to transition to a new tool the Service Prioritization Decision Assistance Tool (SPDAT), which is an evidence-based approach to assess an individual’s or family’s acuity to be used during the outreach process. This tool prioritizes who is in the greatest need, and identifies the areas in the person’s life where support services are necessary to avoid housing instability in the future. This outreach program will assist these individuals in accessing much needed support services in the areas of medical care, employment, assistance in applying for State, Federal and local programs to help meet their needs and will assist with the rapid re-housing of these individuals.

St. Francis House is the identified agency through the next Emergency Solutions Grant funding cycle to assume the responsibility for our CoC’s outreach program. In addition, Home Again St. Johns will continue to provide street outreach, coordinate supportive services and navigational services for the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

The St. Francis House, an emergency shelter, will serve as the main point of access for homeless services in St. Johns County by providing 24 beds for individuals, 5 family units and 16 transitional beds. They have an additional 8 overflow beds for access by local law enforcement.

The County will continue to provide funding, based on availability, for the operation and maintenance of the emergency shelter, transitional housing facilities and program services provided by these facilities. These facilities provide shelter and supportive services to homeless veterans, homeless families with children, single men and women, including those recently released from incarceration, chronic homeless and victims of domestic violence. St Johns County CoC will continue to address the needs of emergency shelter and transitional housing in our community by continuing to increase the resources available for emergency case management, increase referrals and placements in permanent housing.

Although transitional housing is no longer a priority in our community, we continue to have programs that assist in the transitional housing for those victims of domestic violence, the elderly, and families with children who are homeless.

The County will continue to work with the CoC toward a goal of functional zero whereby every person wanting to exit homelessness will be offered appropriate housing within 30 days. By utilizing our Housing Crisis Center and other Crisis Housing resources for emergency shelter and service linkage, homeless persons will receive the support and services best matched to their circumstances. Transitional Housing will serve, in the interim for those needing housing while permanent and affordable options are created and/or found.

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

St. Johns County will assist homeless persons and families to transition into permanent supportive/independent housing by providing financial assistance and case management. The CoC has applied for and is expecting to receive ESG funding through HUD. When available, this funding will provide rapid re-housing and prevention support to area agencies and organizations. This program will provide financial assistance to homeless individuals/families to regain stability in permanent housing. The financial assistance provided through this source may be used for rent and utility assistance as well as assistance with rent and utility deposits.

In addition, the County will continue to provide prevention funding for emergency assistance for rent and utilities through its Social Services Division. The County is also supporting a few new projects that will increase the number of permanent supportive housing units in our county.

The County is the recipient of Challenge grant funding to assist in funding of a SOAR processor. Individuals can be referred by any community stakeholder to the Social Services Division to initiate the SOAR process. This process assists an individual to secure or restore SSI/SSDI benefits. The County continues to be a leader in the State for successful applications.

The County is collaborating with the CoC, the Affordable Housing Assistance Committee (AHAC) and other community stakeholders to develop some strategies to not only increase our affordable and permanent supportive housing stock but also to look at possible funding streams to develop and implement a Tenant Based Rental Assistance Program. Other options include a Housing Reentry Assistance Program and other strategies to increase our resources for permanent supportive housing.

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. Johns County will utilize local, state and federal funding when available to support prevention activities designed to help our low-income individuals and families that find themselves at risk of homelessness and needing a hand up.

County Social Services will provide financial assistance in the form of emergency rent and utility payments to those individuals and families at risk of becoming homeless. These prevention funds will target those who would become homeless without the assistance. This support is designed to be a one-time payment in an 18 month period.

The County will partner with area agencies to refer homeless individuals and families who find themselves stranded, to relocation assistance through the St. Augustine Police Department. This will allow these homeless individuals and families to return home to out of area relatives.

The County will collaborate with various community partners, to implement a community-wide policy to assist in the discharge of our homeless, to include but not limited to, hospitals, mental health facilities and correctional facilities.

The St Johns County Family Integrity Program (FIP) has established and implemented a formal protocol for the discharge of youth aging out of foster care. This protocol involves collaboration with the Department of Children and Families (DCF), Independent Living Case Manager through FIP and other partner agencies to prevent homelessness for these youths. The intent is to have a smooth transition from foster care system to self-sufficiency.

The County and other community stakeholders work closely with the St. Johns County CoC in retooling our homeless response system, by transforming homeless services to crisis response systems that prevent homelessness whereby creating a system that will quickly identify and prevent homelessness, quickly return those experiencing homelessness to stable housing by utilizing county-wide Coordinated Intake, Assessment and Prioritization and create a By Name listing of all homeless individuals within the St. Johns County Continuum of Care. St. Johns County CoC will assess the needs for additional shelter capacity on an ongoing basis as well.

Discussion

Upon the recommendation of the St. Johns County CoC Governance Committee, the St. Johns County Continuum of Care established four county-wide focus areas to end homelessness. The areas identified were: increase community involvement and awareness, increase service capacity, increase housing stock, and increase the usage and reliability of the data.

First, to increase community involvement and awareness the CoC must get involved and involve others. By increasing collaboration, leadership and civic engagement with the focus on strengthening the capacity of public and private organizations by increasing knowledge about collaborations, partnerships and successful interventions to prevent and end homelessness in St Johns County is essential.

Secondly, to increase service capacity by fostering self-sufficiency is important for economic security, health and stability. By increasing financial security through the expansion of meaningful and sustainable employment opportunities and improving access to mainstream programs and services to those who are at risk of or currently experiencing homelessness will reduce their financial instability. By cultivating the health and well-being of those at risk of or currently experiencing homelessness by connecting health care with homeless assistance programs and housing, advancing constancy for youth aging out of systems such as foster care and juvenile justice programs, and coordinating improvements in discharge planning for people who have frequent contact with hospitals and criminal justice systems further fosters the goal of self-sufficiency.

Thirdly, to increase housing stock and to create housing services to help people thrive in our county. One challenge for our CoC catchment area is access to stable and affordable housing. The data from the most recent Point in Time Count indicates that 77% of the homeless in St Johns County are unsheltered. This is a high number compared to the rest of the state. Safe and affordable housing is a high priority. By increasing access to stable and affordable housing and by providing affordable housing and permanent supportive housing to the chronically homeless individuals and families, veterans and their families, unaccompanied youth and families with children is crucial. The CoC has raised concerns with local government over the needs of affordable and permanent supportive housing in St Johns County and is working with government on solutions to address these important issues. A list of affordable housing options is available but is a work in progress. The CoC has pointed out a need does exist for a "housing specialist or housing navigator" to assist in the compiling of this list and to identify properties and landlords that would be willing to work with our homeless clientele as part of that

process.

Lastly, to increase reliability and usage of data which is to identify who is experiencing homelessness, who is in the greatest need and determine what services they require. With that being said, an update to our homeless response system must be initiated. By transforming homeless services to crisis response systems that prevent homelessness; rapidly returning people who are experiencing homelessness to stable housing utilizing a county-wide Coordinated Intake, assessment and prioritization; and a By Name listing of all homeless individuals within the St. Johns County Continuum of Care.

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

Introduction:

St. Johns County realizes that current housing market conditions present many barriers to affordable housing. The County continues to implement policies and strategies to maintain and provide affordable housing inventory for residents.

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 St. Johns County Comprehensive Plan 2010-2025 Housing Element, states that its purpose is to support the provision and maintenance of an adequate inventory of decent, safe and sanitary housing in a variety of types, sizes and locations throughout the County at affordable costs to meet the needs of the current and future residents of St Johns County. The Plan provides several objectives as listed below:

- Continuing the housing implementation policies such as density bonuses, infill housing and an expedited development review process for affordable workforce housing developments
- Maintaining existing programs, investigating new programs, and identifying funding sources that will work toward the elimination of substandard housing, improve aesthetic qualities of existing houses, and encourage improvements that reduce energy and water consumption
- Through its Future Land Use Map and its review of the County Land Development Code shall ensure that County zoning districts include areas for the location of housing for very low, low and moderate income households, single family households, single family homes, mobile homes, manufactured homes, group homes and foster care facilities adequate to meet the needs for these housing types during the planning period
- Continue to implement its existing Land Development Code regulations which further the identification and protection of historically significant structures and districts.
- Review all existing codes and ordinances and adopt appropriate regulations which address conservation, rehabilitation or demolition of housing.
- Provide for uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Section 421.55 F.S.
- Improve and maintain the quality and integrity of its residential communities. Strategies to achieve this include: encouraging the development of residential neighborhoods which are sustainable, which provide for networks of interconnected streets for bother pedestrian and vehicular use, which address aesthetics, architecture, and urban design, and which discourage sprawl; coordinating with local law enforcement agencies to promote programs designed to improve the safety and security of neighborhoods; and encouraging the utilization of

environmental design strategies to reduce the potential of crime in neighborhoods.

Discussion:

In addition, the Affordable Housing Advisory Committee (AHAC) is addressing some of the impediments to construction of affordable housing within the community. The AHAC is currently in the process of examining barriers to creating and maintaining affordable housing to update a report to the State at the end of the calendar year. Among concerns related by housing providers and members of the community and this committee are impact fees. There has been discussion in the community about available options including waving impact fees or financing them out over a specified period of time for builders interested in bringing affordable housing units into the community.

The County realizes that public policies can affect the supply and new construction of affordable housing through their impacts on the cost and geographic location of these types of units. The County is dedicated to ensuring that consideration is given to affordable housing developments in areas with close proximity to transportation, employment opportunities and public services. The County will continue its regular review of existing policies and adjust when needed and appropriate so that they are not an impediment to affordable housing provision. The County acknowledges new policies may be needed in the future as the affordable housing market changes over time.

AP-85 Other Actions – 91.220(k)

Introduction:

St. Johns County strives to address the needs of low and moderate income persons, homeless individuals and families, and underserved populations. The majority of the strategies and actions taken by the County are done so in collaboration with non-profit agencies, municipalities, other organizations, and advisory boards/committees. The following actions will outline the how the County will address underserved needs, affordable housing, reduce lead-based paint hazards, reduce the number of poverty level families in the County, and develop an institutional structure to ensure the success of activities aimed at low and moderate income persons.

Actions planned to address obstacles to meeting underserved needs

Obstacles to addressing underserved needs include the lack of resources to accomplish the identified goals and needs. The County will take the following actions to address those obstacles:

- Provide support to homeless individuals and families, and other underserved populations, by allocating funds to non-profit agencies that provide support to those populations
- Promote cooperation between agencies by participating in different coordinating bodies in the county, such as but not limited to the Continuum of Care, the Affordable Housing Advisory Committee, Health and Human Services Advisory Council, and the Housing Finance Authority
- Search and apply for new funding from Federal and/or State sources
- Address infrastructure deficiencies in low to moderate income areas through CDBG funding

Actions planned to foster and maintain affordable housing

The St Johns County Affordable Housing Advisory Committee (AHAC) has the responsibility of reviewing and assessing established policies and procedures, ordinances, land development regulations as well as the local government comprehensive plan and recommending specific action or initiatives to encourage or facilitate affordable housing. The AHAC is required to furnish a report outlining recommendations to the State of Florida once every three years. The most recent report was completed in 2014 and the AHAC is currently reviewing current impediments to affordable housing for its report due December 2016. The following incentives and recommendations are currently in place for St Johns County:

- Expedited permitting for affordable housing was established in St. Johns County in 2002, and is a continued strategy. On average, the typical permitting time for affordable housing units is two to five days.
- County Ordinance (2005-101) establishes the Affordable Housing Economic Incentive Program (AHEI). Section 9 of the ordinance states that a qualified residential unit that receives AHEI assistance may be eligible for the following: expedited permitting and exemption from individual building plan review if part of a set of preapproved plans. A qualified residential unit

may also be eligible for a utility connection deferral under the procedures set forth in County Ordinance 2001-25. The final determination of eligibility will be made by the County and will be determined on a case by case basis. The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing is currently being discussed by the AHAC as a possible strategy.

- The County has an affordable housing incentive: Comprehensive Plan Policy A.1.11.1 (m) (7) Note 2 provides for each unit of affordable housing provided within a development, one additional unit of market rate housing shall be permitted, up to a maximum overall density increase (including affordable units) of one (1) unit per net acre in Density Zone “A” and “B” designations, and two (2) units per net acre in Density Zone “C” and “D” designations.
- The reservation of infrastructure capacity for housing for very low-, low-, and moderate-income persons. Accessory family units are allowed on any residential or Open Rural zoned lots within St. Johns County; however, there are stipulations and conditions that must be met.
- The reduction of parking and setback requirements for affordable housing.
- The County allows zero lot line development and flexible lot configuration with a Planned Unit Development (PUD) or Planned Rural Development (PRD) zoning classification.
- The modification of street requirements for affordable housing
- The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations or plan provisions that increase the cost of housing
- The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- The support of development near transportation hubs and major employment centers and mixed use developments. Comprehensive Plan Objective A.1.9 and related policies provide for mixed use development. The Mixed Use Future Land Use Designation allows up to 13 units per acre are generally located in areas where employment centers, transportation hubs and other public facilities and service are generally available; however, there are a few Mixed Use designations that are outside of these areas and are planned for future growth as public facilities and services become available.

Actions planned to reduce lead-based paint hazards

Actions to address lead-based paint hazards and to increase access to housing without lead-based paint hazards are supported by the Florida Department of Health (DOH) through integrated partnerships and programs administered by local county health departments. Public health programs administered by the DOH-St. Johns County Health Department include, but are not limited to, the following:

- (1) Surveillance and Epidemiology: Tracking and follow-up of reportable conditions such as lead exposure, as well as, case management including risk screenings and home assessments, as needed;
- (2) Environmental Public Health: Inspection of limited-use drinking water systems and timely water quality monitoring related to lead and other contaminants; environmental health education;

(3) Public Health Practice and Policy: One of our many community partnerships, the St. Johns County Health Leadership Council convenes the triennial Community Health Assessment (CHA) which uses a formal method to identify key community issues in our community (i.e. safe housing, transportation, etc.) and community health status data (i.e. lead poisoning rates, access to community water systems, etc.). DOH-St. Johns partners with the federally funded Head Start program by serving as a seasonal co-location site to allow for comprehensive screenings (i.e. child development and lead exposure) to children ages 3 to 5.

(4) Healthy Start (a Maternal and Child Health Program): Registered nurses review screenings of pregnant moms and infants then, as needed, conduct home visits which include a safety assessment (i.e. for potential sources of lead exposure) and child developmental screenings. Through the Nurse Case Management Model, those clients living in housing with LBP hazards are provided guidance on how to reduce exposure, and if needed, are provided information on how to access safe housing.

(5) Community Linkages: Because many residents still associate DOH-St. Johns with primary care services/lab testing services, residents frequently contact our Nurse Triage Call Center for referrals/linkages to lead testing locations within the community

Actions planned to reduce the number of poverty-level families

The County's poverty-reducing goals and policies are established by the Board of County Commissioners who governs and provides direction to all County departments administering poverty-reducing programs. Coordination between departments is facilitated through collaborative planning efforts, participation on coordinating bodies, and program-specific partnerships. St. Johns County has overall objectives and policies in the Comprehensive Plan that are geared toward poverty reduction. Objective A.1.9 and related policies address mixed use development, Objective A.1.11 and related policies address efficient and compact development, Objective A.1.13 and related policies address community and neighborhood creation and preservation, Objective A.1.21 and related policies address economic development, Objective A.2.1, applies to the Northwest Sector which allows for an economically diverse area and Objective A.3.1 which apply to the Town Center design which allows for economically diverse areas. In addition to the above the County will continue to:

- Upgrade the Community Redevelopment Area (CRA) Housing Stock, which predominantly provides for low income persons and continue its efforts to develop low to moderate income rental housing stock.
- Inventory all surplus County-owned land, foreclosed properties, and in-fill opportunities that could be used to promote affordable housing provision and production.
- Strategically work with developers seeking to develop affordable housing projects close to major employment centers and available amenities.

Actions planned to develop institutional structure

St. Johns County has a fairly strong institutional delivery system that manages and delivers services from community programs. There are a number of public and private agencies within the County that participate year round in the provision of housing, public services, economic development services, homeless services, and other community development activities including: capital improvements, public facilities and infrastructure. The County also has several groups that collaborate continually to lobby for resources to alleviate identified gaps within the community. These groups include, but are not limited to: Health and Human Services Advisory Council (HHSAC), Health Leadership Council, Behavioral Health Consortium, Continuum of Care (CoC), Housing Finance Authority (HFA) and the Affordable Housing Advisory Committee (AHAC). Each of these groups has representatives from various agencies that provide services for the institutional delivery system within the county. As such, communication between agencies is frequent, goal oriented and aimed at resolving needs and gaps identified within the County. The following are currently underway or will begin during the program year:

- Several groups are currently in the process of updating respective needs assessments. It is expected that a Comprehensive Needs Assessment will be available in spring of 2017 as Flagler Hospital, Department of Health St. Johns County, Health and Human Services Advisory Council, and the Behavioral Health Consortium are currently collaborating on an updated assessment aimed at identifying gaps related to healthcare, mental health, substance abuse and other socio-economic concerns.
- The Continuum of Care is currently working on an updated 10 year Strategic Plan to End Homelessness.
- County staff has applied for a grant to address the affordable housing needs of the County.

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

St. Johns County will continue to partner and work with multiple public and private housing and social service agencies to address the housing and community development needs of low and moderate income residents. The County is an active participant in the CoC, the Health and Human Services Advisory Council, the Affordable Housing Advisory Committee, the Housing Finance Authority, and other committees that coordinate with service providers, private organizations, and other stakeholders. The County will also continue to fund non-profit organizations that provide social services and housing facilities to residents in need.

Discussion:

Program Specific Requirements

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

Introduction:

St. Johns County expects to receive \$799,754 in CDBG funding for Fiscal Year 2016-2017. The County will not receive any program income as this is the County's first year receiving CDBG Urban County funds.

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	0
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:	0

Other CDBG Requirements

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

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(l)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.
- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.
- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

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Discussion: