



## St. Johns County Board of County Commissioners

Housing & Community Development

### PUBLIC NOTICE

#### ST. JOHNS COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING, SURVEY, MEETINGS, AND APPLICATION

March 7, 2023

St. Johns County  
Housing and Development Division  
200 San Sebastian View  
St. Augustine, FL 32084  
904-827-6890

St. Johns County is giving public notice that anticipates receiving Community Development Block Grant (CDBG) fund for the 2023-2024 Federal Fiscal Year.

St. Johns County received CDBG funds as an Entitlement Community. The CDBG program is administered through the U. S. Department of Housing and Urban Development (HUD) to benefit of low-to-moderate income residents. St. Johns County may use CDBG funds within the unincorporated areas of the County and within the city limits of St. Augustine Beach. The development and approval of an Annual Action Plans is a requirement of receiving federal CDBG funds.

In accordance with the County's Citizens Participation Plan, citizens are encouraged to participate in the planning implementation, and evaluation of the CDBG Entitlement Program. In preparation for the 2023-2024 Annual Action Plan, the County will host community meetings, distribute and evaluate the annual community priorities survey, solicit CDBG Entitlement Grant Applications from the community, and evaluate and select projects to be funded by HUD's CDBG Entitlement Allocation to St. Johns Count.

The 2023 Community Meeting Schedule is posted below. At these meetings, information will be provided about the CDBG Entitlement Program and the 2023 Community Priorities Survey.

The 2023 Community Priorities Survey and the 2023-2024 CDBG Entitlement Program Application are also available on the County website at [Community Development Block Grant \(sjcfl.us\)](http://www.sjcfl.us) A paper copy of the Survey and the Application may be obtained Monday-Friday, 8:00AM-5:00PM at the Health and Human Services Department, 200 San Sebastian View, Suite 2300, St. Augustine, Florida 32084.

The 2023 Community Priorities Survey will close on April 6, 2023. The 2023-2024 CDBG Entitlement Grant Applications must be submitted by 4:00PM on Friday, April 21, 2023. Grant Applications will be evaluated and scored by an independent committee at a public meeting on Friday, April 28, 2023 at 2:00PM in the Kingfisher Conference Room, Health and Human Services, 200 San Sebastian View, St. Augustine FL 32084. Additional information about the





CDBG Entitlement Program may be obtained by calling 907-827-6890 or contacting [gguilfoyle@sjcfl.us](mailto:gguilfoyle@sjcfl.us).

For the 2023-2024 Federal Fiscal Year, HUD allocated \$1,121,735.00 for St. Johns County. Funds for the 2023-2024 Federal Fiscal Year are expected to be available in November 2023.

St. Johns County is not obligated to award all funds allocated to the County during an Entitlement Program's annual grant cycle. The County may reject applications submitted should proposed project not meet federal regulations as set forth in the CDBG Entitlement Program. The County may also reject an application that is incomplete, not submitted according to PY 23-24 Grant Application Instructions, or by the submission deadline. Due to alternative sources of funding available to the City of St. Augustine, HUD prohibits awarding propose within the City's limits. In addition, eligible organizations submitting for the FY23-24 are required to attend at least **one** of the offered Technical Assistance Workshops (see below scheduled).

Projects proposed are required to align with at least one (1) of the priorities listed in the St. Johns County Five-Year Consolidated Plan. The County's 2021-2026 Consolidated Plan includes information pertaining to local needs and strategies to meet those needs. HUD approved the 2021-2026 Consolidated Plan, which was developed by County Staff, with input from affordable housing and social services providers, local citizens and elected officials. The following priorities were included:

**Priority#1- Public Facilities and Infrastructure:** Provision of adequate public facilities and infrastructure to assure the efficient levels of service and enhance the livability of low-to- moderate income neighborhoods.

**Priority#2-Public Services:** Enhance the living environment of the targeted area by addressing basic needs that were unmet due to economic disparity.

**Priority#3- Affordable Housing & Homeless Services:** Increase the supply of affordable rental housing available to very low, low, and moderate income residents as well as veterans, elderly, disabled, and homeless persons through new constructions or acquisition; provide housing and support services to assist citizens who are homes or at risk of becoming homeless.

**Priority#4- Rehabilitation of Existing Housing:** Focus on improving health and safety, code violations, accessibility and sustainability for extremely low-to-moderate income residents below 50%AMI (including but not limited to residents who are elderly, disabled, and veterans.).

**Prioroty#5- Economic Development:** Promotion of Economic Development activities in response to general needs and continue response to the impact of COVID-19.

The St. Johns County Citizen Participation Plan, 2021-2026 Consolidated Plan, and 2022 Annual Action Plan are available for review Monday -Friday, 8:00AM-5:00pm at Health and Human Services, 200 San Sebastian View, Suite 2300, St. Augustine, FL 32084. The documents can also be view on the St. Johns website: [Housing & Community Services \(sjcfl.us\)](https://www.sjcfl.us/Housing-Community-Services).



## St. Johns County Board of County Commissioners

Housing & Community Development

### 2023 Community Development Block Grant Communities Priorities Needs Assessment

**Wednesday, March 15, 2023 1:00PM-3:00PM**

**Southeast Branch Library**

Large Meeting Room  
6670 US 1 South  
St. Augustine, FL 32086

**Thursday, March 16, 2023 1:00PM-3:00PM**

**Health and Human Services**

Muscovy Conference Room  
200 San Sebastian View  
St. Augustine, FL 32083

**Tuesday, March 14, 2023 1:00AM-3:00PM**

Flagler Community Park  
9960 Oliver Ave. Hastings, FL 32145

**Thursday, March 16, 2023**

**5:00PM-7:00PM**

**Hastings Branch Library**

Suite C Meeting Room  
6195 S. Main St.  
Hastings, FL 32145

**Monday, March 13, 2024**

**2:00PM-4:00PM**

**Ponte Vedra Branch Library**

Friends of the Library Conference Room  
101 Library Boulevard  
Ponte Vedra Beach, FL 32082

### Completing a Successful CDBG Application: Entitlement Grant Technical Assistant Workshop

**Tuesday, March 21<sup>st</sup>, 2023**

**2:00PM-4:00PM**

**Health and Human Services**

Kingfisher Conference Room  
200 San Sebastian View  
St. Augustine, FL 32083

**Wednesday, March 22, 2023**

**2:00PM-4:00PM**

**Ponte Vedra Branch Library**

Friends of the Library Conference Room  
101 Library Boulevard  
Ponte Vedra Beach, FL 32082

**Tuesday, March 28, 2023**

**3:00PM- 5:00PM**

**Southeast Branch Library**

Large Meeting Room  
6670 US 1 South  
St. Augustine, FL 32086

**Tuesday, March 21<sup>st</sup>, 2023**

**10:00AM-12:00PM**

**CareConnect+**

Training Room  
100 Whetstone Place, Suite 303  
St. Augustine, FL 32086

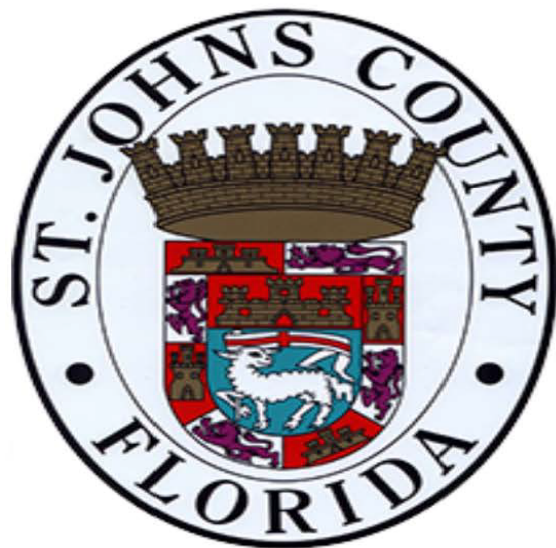
In accordance with the American with Disabilities Act, persons need a special accommodation to participate in these proceedings should contact the ADA Coordinator at 904-209-0650, or at the County Administration Building at 500 San Sebastian View, St. Augustine, FL 32084. Deaf and/ or hard of hearing individuals may use Telecommunications Device for the Deaf (TDD): 904-209-0650, or the Florida Relay Service: 800-955-8770. The public meeting will be conducted in English. If you require a translator, please call 904-209-0650. To request services, please notify the County at least five business days prior to each meeting.



Note: The fifteen or eighteen-day public comment periods are the minimum time periods required by regulation prior to submission of a Request for Release of Funds and Certification (form HUD-7015.15) to HUD/State. The Responsible Entity may choose to allow a longer comment period. 24 CFR Part 58 requires, at Section 58.46, "Time delays for exceptional circumstances," a 30-day comment period for controversial or unique projects or those similar to projects normally requiring preparation of an Environmental Impact Statement. The fifteen-day objection period is a statutory requirement. The objection period follows the submission date specified in the Notice or the actual date of receipt by HUD/State, whichever is later.

Following completion of the comment period recipients may FAX the form HUD-7015.15 to HUD/State together with a copy of the public notice and a cover letter stating whether comments were received and, if so, how the recipient responded to the comment. The Request for Release of Funds and Certification should not be submitted before the recipient has responded. If the request is sent by FAX, the original signed form should be mailed to HUD/State. The date of receipt by FAX will be counted as the submission date. However, HUD will not issue the 7015.16 "Authority to Use Grant Funds" until after the original signed form is received





# **2021-2025 Consolidated Plan**

## **FY 2021 Annual Action Plan**

For the use of

Community Development Block Grant (CDBG)

U.S. Department of Housing and Urban Development



# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

St. Johns County is rich in history and opportunity. Nestled between the St. Johns River and the Atlantic Coast it is a fast-growing community and is home to over 200,000 residents. The growing diversity in population, arts, commerce, industries and it is becoming a leading County to live, work, and play.

As an entitlement jurisdiction under the United State Department of Housing and Urban Development (HUD), St. Johns County receives federal funds from the Community Development Block Grant (CDBG) based on the in population size, concentration of poverty, socioeconomic, and demographic data. Every five years HUD requires entitlement communities like St. Johns County to HUD to develop and submit a Consolidated Plan (ConPlan). Within the Consolidated Plan the County must identify and analyze community, social, economic needs, especially within low to moderate income (LMI) communities and establish multi-year goals to address those needs. Goals and strategies should be based on an assessment of housing and community development needs and an analysis of housing and economic market conditions and available resources.

The Consolidated Planning process is collaborative in nature and through this collaboration with community members, nonprofit organizations, social service agencies, and other key stakeholders establishes comprehensive, strategic, and collaborative goals to improve, address, and encourage growth within the County.

Beyond a requirement to comply with federal regulation, the Consolidated Plan provides an opportunity for the County to engage with residents and key stakeholders to assess the needs of our community and shape community development, housing and economic development programs and strategies to respond to the need.

As an entitlement community St. Johns County is expected to receive an annual allocation of CDBG funds. While adhering to all applicable federal regulation, the County must utilize this funding opportunity to address community needs with regard to affordable housing, and community and economic development objectives over the next five-year period.

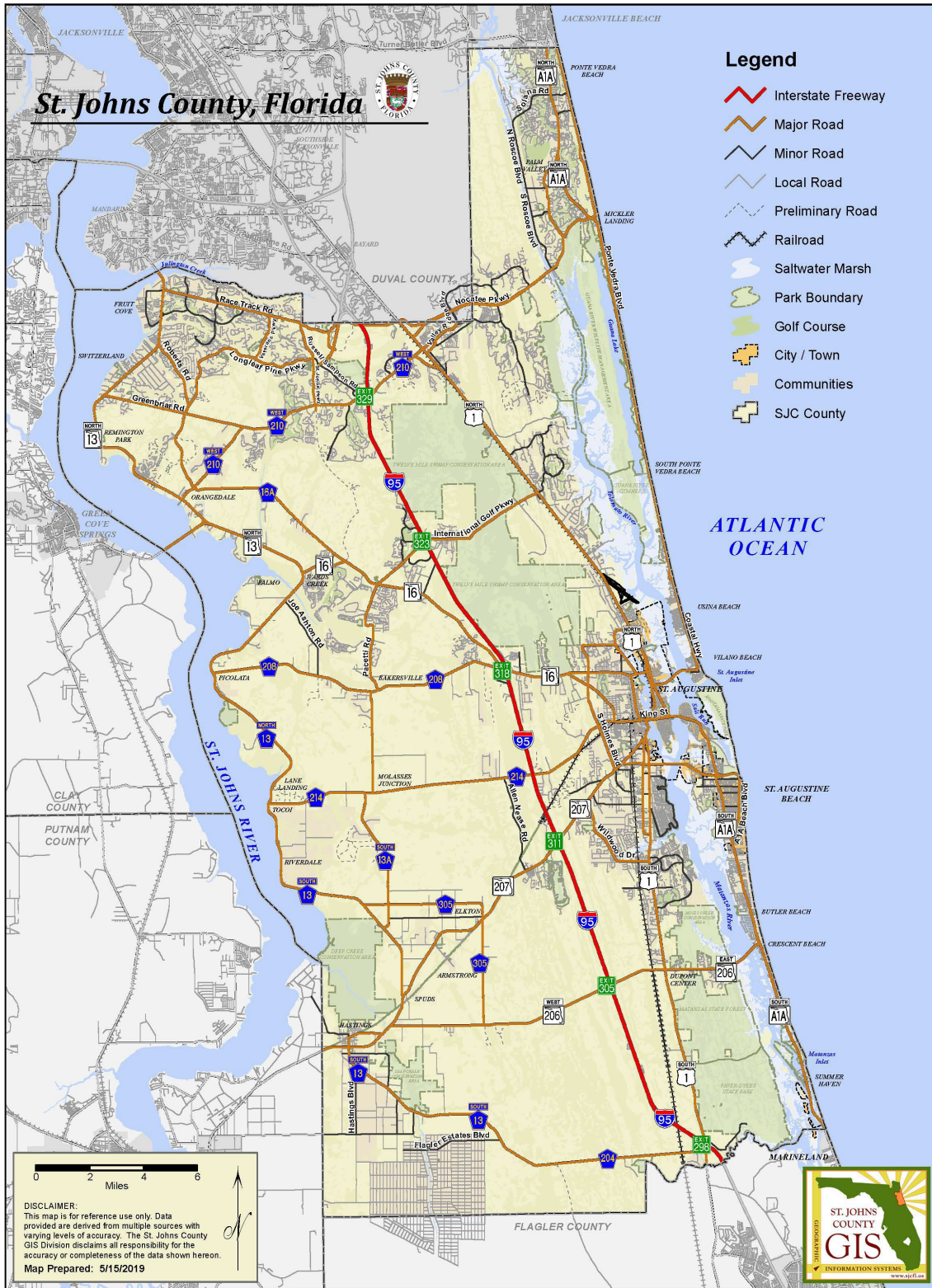
It should be noted that during the development of this current five-year plan the nation has been responding to the global COVID-19 pandemic. Many of the data sources available have not yet had an opportunity to respond to the changes brought about by the disruption, but this document captures our



best efforts to measure the need within our community and respond with calculated efforts to prevent, prepare for, and respond to this pandemic and/or any other natural disaster.

This Consolidated Plan is divided into five major parts, all which fully embrace the Citizen Participation Plan and efforts to Affirmatively Further Fair Housing:

1. The Process – summarizes the County’s efforts to engage residents and stakeholders and determine the community’s priorities;
2. Needs Assessment – identifies the priority needs of the County’s LMI population;
3. Housing Market Analysis – describes the economic environment in which the County will implement its programs;
4. Strategic Plan – establishes goals, policies and actions for addressing the needs of the community; and
5. Annual Action Plan for FY 2021.



**St. Johns County Map**



## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

St. Johns County deployed a comprehensive community engagement campaign along with data provided by American Community Survey (ACS), Comprehensive Housing Affordability Strategy (CHAS) Data, and Community Planning and Development Mapping Services to create the footprint for this ConPlan. Federal regulations require that Community Development Block Grant funds primarily low- and moderate-income persons in accordance with the following HUD objectives:

1. Provide decent housing;
2. Establish and maintain a suitable living environment; and
3. Provide expanded economic opportunities.

These objectives are combined with three performance outcomes categories and measurement statements:

1. Accessibility;
2. Affordability, and
3. Sustainability.

St. Johns County has identified various activities they intend to utilize to achieve the objectives and associated outcomes required by HUD. The County intends to focus investments on the following eligible areas:

1. Public Facilities and Infrastructure
2. Public Services
3. Affordable Housing and Homeless Services
4. Home Repair
5. Economic Development

## **3. Evaluation of past performance**

St. Johns County first became an entitlement community for the 2016-2020 Consolidated Plan cycle. Staff worked remarkably hard to build out the CDBG Program by developing policies and procedures, cultivating relationships with nonprofit organizations and social service agencies and other community partners, expending the funding on eligible activities which were reported on in the CAPERS, envisioning the possibilities of future investments and responding to natural disasters and a global pandemic.

## **4. Summary of citizen participation process and consultation process**

St. Johns County has developed a Citizen Participation Plan (CPP) to guide the public process of developing the Consolidated Plan. Citizen participation was encouraged and solicited in the planning process through advertisements in the local newspaper and on the County website followed by a 30 day review and comment period. The CPP required no less than two public hearings to gather citizen input on housing and community development programs funded by the CDBG program. The County sought public participation and input as outlined in the CPP and as follows:

- Held public hearings in association with the Board of County Commissioners regularly scheduled meeting.
- Held four (4) public hearings during the planning process both via Zoom and in-person. The schedule of these meetings was published in the local newspaper and posted on the county website.
- An electronic survey was created to gather citizen and stakeholder input to help determine what programs/projects should be funded. The survey was published on the county website and notice of the survey was published in the local newspaper. Paper copies of the survey were made available at various community meetings.
- Staff met with stakeholders and community members and attended local meetings to educate citizens on the consolidated planning process and to encourage citizen participation and input.
- A draft copy of the Consolidated/Annual Action Plan was made available to the public for a 30 day review and comment period. It was introduced during an advertised public hearing.
- Three (3) Public Hearings were advertised and held to solicit community input on a possible Section 108 project in the Hastings area.

## **5. Summary of public comments**

Public comments were received at the public hearings many of our residents and key stakeholders participated in our survey (all responses can be referenced on the attached document). Many of the public comments received indicated that there is a need to a community facility in underserved areas. Many of the responses also indicated that much of the housing stock is in poor condition and there is a definite need for affordable housing. The community indicated that there is a need for infrastructure to deal with flooding and drainage, adequate sidewalks and streets are needed. The surveys are attached for review, but the key areas are: support for homelessness, after-school activities, home repairs for people with special needs, including the elderly, people with disabilities, improve public safety, cost of living, support for disabled veterans, roadways in poor repair, upgrades to parks and recreational facilities, public transportation

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All public comments were accepted and considered.

## **7. Summary**



St. Johns County values and encourages the input and participation of its citizens, stakeholders, and community members affected by, or involved with any housing and community development projects. By utilizing the citizen participation process and by consulting with public service providers, advisory committees, other County departments, and community development corporations, the County was able to gather valuable feedback that helped identify the goals and objectives in the Plan. The County will leverage its CDBG funds with other federal, state, local, and private dollars to meet the goals and objectives discussed in the Plan.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ST. JOHNS COUNTY	Housing & Community Services Division

**Table 1 – Responsible Agencies**

### Narrative

St. Johns County (SJC) Health and Human Services Department is funded by the SJC Board of County Commissioners to offer social support and general assistance to needy members of the community. Housing and Community Development is a division within Health and Human Services and is responsible for the promotion, development, preservation, and administration of affordable housing programs, initiatives, and policies in St. Johns County.

The Housing and Community Development Division is the lead agency for the CDBG entitlement program and is responsible for the administration of the program.

### Consolidated Plan Public Contact Information

Shawna A. Novak, Health and Human Services Director

200 San Sebastian View, Suite 2300

St. Augustine, FL 32084

904-209-6140

housing@sjcfl.us

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

St. Johns County is committed to taking resident input into consideration for the development of the 5-year Consolidated Plan for the U.S. Department of Housing and Urban Development. Residents, especially low-income or potentially marginalized residents in LMI areas, are strongly encouraged to participate in the Survey and public hearings. County staff, officials, and consultants met with many different groups, committees, departments and organizations to encourage public participation to identify housing and community development needs.

For the health and safety of our residents in the midst of a global pandemic, this year we held the public hearings via Zoom with the option of safe and socially distanced attendance at the County administration office. The meeting details were published on our website and local media outlets for at least fifteen (15) days prior and the survey was published on our website via Survey Monkey and made available in paper form for over thirty (30) days.

Public comment is also encouraged when the document is in the draft stage. All public input is considered and made a part of the Plan. All comments received verbally or in writing will be accepted. The final document must be approved by the Board of County Commissioners prior to submitting the 5-year Consolidated Plan to HUD.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The County coordinates with many different organizations and service providers, including, but not limited to:

Email communications, interagency meetings (Zoom and in person), Conference Calls and consultations with St. Johns County Social Services, Flagler Hospital office of Care Connect in St. Johns County, Salvation Army, Home Again (Non-profit agency serving the homeless in St. Johns County) and others. Staff also attend annual Fair Housing Trainings.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

At present the Lead Agency is Flagler Health. In our shared goal of ending homelessness within our community, County staff and elected officials have regular contact with the Continuum of Care (CoC) to



ensure coordination of meaningful goals. Staff attend the CoC meetings and one (1) staff member sits on the CoC Board.

One way we are able to coordinate efforts and share data is through the use of the Homeless Management Information System (HMIS), which provides a higher standard of collecting client-level data. for the critical populations that are being served daily. The populations being affected cross race, color, nationality, sex, religion, and disability of individuals and families who are experiencing homelessness or at risk of becoming homeless.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

Substantial consultation with the St. Johns County area homeless service providers and clients is essential for collecting data, and creating meaningful outcomes for individuals and families. In order to fully address the needs of the homeless members of our community, County staff have regular contact with the CoC. This involves ESG allocations performance standards, evaluation of outcomes, as well as the development of funding, policies, and procedures for the administration of HMIS. This ongoing communication and collaboration centered on strategic goals was included as part of the ConPlan process and will continue even upon the completion and submission of ConPlan.

The County does not receive a direct allocation of ESG from HUD, but rather apply for funding from the State. ESG is designed to support the first steps in homeless prevention, and assisting people experiencing homelessness to transition toward safe and healthy living situations. ESG funds can be used by emergency shelter operators and other service providers for activities such as street outreach, homelessness prevention, rapid re-housing, and data collection.

The County believes housing is a human right and we envision a community where all people have access to safe, stable, and affordable housing.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	St. Johns County Board of County Commissioners
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
2	<b>Agency/Group/Organization</b>	City of St. Augustine Beach
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	CDBG Program
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

**Identify any Agency Types not consulted and provide rationale for not consulting**

St. Johns County has been wholly inclusive of all agency feedback. No agencies or types of agencies were excluded from participating or providing input in the process of preparing the Plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Home Again St. Johns	Both have goals to end chronic homelessness
Comprehensive Plan	St. Johns County Board of County Commissioners	Both identify goals to improve public services in low income areas
LHAP- Local Housing Assistance Plan	SJC Housing and Community Development	Both recognize the severe shortage of affordable housing

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The sections above described many of the efforts made by St. Johns County to fully engage and coordinate with public entities, other local, regional, state, and federal planning efforts, and will continue its efforts to coordinate further with local, regional, state, and federal partners to create opportunities for comprehensive strategic planning and to reduce duplication of efforts at the local level.

**Narrative (optional):**

Citizen engagement and participation is a key factor in determining how the funding should be allocated within our community. We are committed to considering all input is received in a collaborative and cooperative manner for a fully comprehensive approach. SJC seeks citizen engagement via community meetings, surveys, consultations, focus groups and Public Notices according to our Citizen Participation Plan.



## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

In accordance with the Citizen Participation Plan, St. Johns County actively engaged residents, community members, and key stakeholders to assist with the identification of community needs and influence goal setting. A summary of the activities for the development of the County Consolidated Plan include:

- **Informal Meetings** were held during the months of December 2020 – February 2021 to discuss the annual updates on the categories of Homelessness, Housing and Non-Housing Community Development.
- **Four (4) Public Hearing were held in March 2021.** The hearings were publicized on the County’s website and in the local newspaper. As per HUD Citizen Participation requirements, the County accepted comments up to 30 days after the date of the formal Public Hearing.
- **Surveys were solicited.** Citizens were invited to participate in a Survey to gain insight on priorities and Fair Housing issues. The Surveys were made available electronically and in paper form for 30 days.
- **2nd Public Hearing was held in June 2021.** The hearing was publicized through the resources mentioned above. The County will accept comments up to 30-days.

Drafts of the Consolidated Plan and Annual Plan were posted on the County’s website for its 30-day comment period and hard copies were made available at County offices. Citizens, public agencies, or other interested parties wishing to comment were encouraged to submit comments verbally or in writing. Input from the community, including comments received from individual citizens as well as agencies, is highly valuable and contributed to the establishment of housing and community development goals.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Five (5) public hearings were held for the Con Plan and AAP and one (1) presentation at St Johns County Board of County Commissioners meeting.	Survey responses received and attached in AD-25. No other comments were received.	All comments were accepted. See attached comments.	
2	Newspaper Ad	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Two (2) newspaper advertisements	Survey responses attached in AD-25. No additional comments were received specifically regarding the Con Plan or the Annual Action Plan.	All comments were accepted. See attached comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Minorities  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Survey responses attached in AD-25	Survey responses attached in AD-25	All comments were accepted. See attached comments.	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

St. Johns County is a desirable place to live, work, and play for residents. There was an increase in its overall population of 31% and a 26% increase in the total number of households from 2000-2017 according to data provided by the ACS. It is important to note that this growth is occurring against the backdrop of the global COVID-19 crisis, which the County is still presently recovering from and may leave behind residual scar tissue in some industries.

Florida issued a State of Emergency on March 9, 2020 and a “Stay at Home” order was put in place to protect our residents and slow the spread of the deadly COVID-19 virus. On March 11, 2020 the World Health Organization declared the novel coronavirus outbreak a global pandemic. Many non-essential businesses were forced to temporarily close or drastically reduce their capacity. The hospitality and tourism industries were hit particularly hard, which had a detrimental effect on the low-income households who depended on these jobs. With the various stimulus plans, the introduction of vaccines and the implementation of social distancing and other safe practices, life in St. Johns County is starting to return to normal, but the pandemic still took a significant toll on our residents and businesses.

The following housing needs assessment identifies the needs of the County, which the private sector is unable to support, and necessitates the collaboration of both public and private funds. The needs assessment informs the investment of the federal funds throughout the 5-year consolidated plan cycle. Information used to develop this needs assessment was collected from various resources including the 2013-2017 Comprehensive Housing Affordability Strategy (CHAS), the 2013-2017 American Community Survey (ACS), and 2000 Census.

Included in these needs are issues regarding the cost of housing, housing appropriate for the needs related to the household size, and the physical condition of the available housing stock in the County. The impact the cost of housing has on our diverse populations is captured by the “cost burden” data (charts to follow). Cost burden is present when the percentage of the household income required to cover housing expenses (which includes, rent/mortgage payments, taxes, and utilities), exceeds 30%. Severe cost burden occurs when a household is paying more than 50% of their total household income on these housing related expenses. When we are interpreting the data available for St. Johns County, we take cost burden, appropriate housing and overcrowding into consideration.

Over 2 of every 10 households in St. Johns County are experiencing cost burden related to housing. Approximately 7,348 households (consisting of both renters and owners) are paying between 30%-50% of their total household income for housing and 8,491 households are severely cost burdened and paying 50%+ of their total household income for housing. There are also 1,209 households with 0



income, which represents 1.5% of the total number of households for a total of 17,048, or 21.8%, of cost burdened households.

Appropriate housing is present when the available housing stock meets the needs of residents by providing adequate space for all occupants and is not taxing the financial capacity of a household beyond reasonable thresholds. The U.S. Department of Housing and Urban Development defines overcrowding as more than one person per room and severe overcrowding as more than 1.51 persons per room. Despite the number of households experiencing cost burdens, less than 1% of households in St. Johns County are experiencing overcrowding or severe overcrowding.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The County has experienced an increase in its overall population of 31% and a 26% increase in the total number of households from 2000-2017 according to data provided by the American Community Survey (ACS). The median income has increased to \$73,640 which represents a 16% change.

Approximately 26% of the households in St. Johns County are considered low or moderate income with the over 15% deriving from low-(6.9%) and extremely-low income (7.66%) households.

The data suggests St. Johns County has an aging population with over 13% of all households with at least one family member over the age of 62 whereas only 3.4% of households have young children ages 6-years old and younger. The 2019 ACS data suggests the average household size is 3.19

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	162,592	212,635	31%
Households	61,730	78,085	26%
Median Income	\$63,630.00	\$73,640.00	16%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	5,980	5,390	10,625	7,370	48,720
Small Family Households	1,739	1,578	3,399	3,034	25,415
Large Family Households	132	410	439	465	4,360
Household contains at least one person 62-74 years of age	1,428	1,405	3,189	2,284	12,813
Household contains at least one person age 75 or older	962	1,078	2,195	1,008	4,350
Households with one or more children 6 years old or younger	501	935	1,257	1,157	6,901

**Table 6 - Total Households Table**

Data Source: 2013-2017 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	8	15	49	55	127	30	20	65	4	119
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	45	15	0	60	4	0	55	0	59
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	28	75	40	15	158	0	45	0	50	95
Housing cost burden greater than 50% of income (and none of the above problems)	1,485	1,190	582	10	3,267	2,165	895	1,485	679	5,224
Housing cost burden greater than 30% of income (and none of the above problems)	74	715	1,764	755	3,308	443	774	1,584	1,239	4,040

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	185	0	0	0	185	1,024	0	0	0	1,024

**Table 7 – Housing Problems Table**

Data 2013-2017 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,525	1,325	689	80	3,619	2,200	960	1,605	730	5,495
Having none of four housing problems	353	1,063	2,845	1,970	6,231	684	2,050	5,485	4,584	12,803
Household has negative income, but none of the other housing problems	185	0	0	0	185	1,024	0	0	0	1,024

**Table 8 – Housing Problems 2**

Data 2013-2017 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	575	805	812	2,192	624	499	1,044	2,167
Large Related	49	280	199	528	24	64	69	157
Elderly	361	318	688	1,367	1,404	955	1,672	4,031



	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	600	620	732	1,952	603	193	378	1,174
Total need by income	1,585	2,023	2,431	6,039	2,655	1,711	3,163	7,529

**Table 9 – Cost Burden > 30%**

Data 2013-2017 CHAS  
Source:

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	545	420	214	1,179	589	224	440	1,253
Large Related	49	195	4	248	0	34	30	64
Elderly	334	285	199	818	1,100	521	838	2,459
Other	585	345	195	1,125	510	120	185	815
Total need by income	1,513	1,245	612	3,370	2,199	899	1,493	4,591

**Table 10 – Cost Burden > 50%**

Data 2013-2017 CHAS  
Source:

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	28	110	55	15	208	4	45	55	25	129
Multiple, unrelated family households	0	10	0	0	10	0	0	0	25	25
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	28	120	55	15	218	4	45	55	50	154

**Table 11 – Crowding Information – 1/2**

Data 2013-2017 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source: No alternate data  
 Comments:

**Describe the number and type of single person households in need of housing assistance.**

According to the most recent census data available in the 2019 ACS data sets, approximately 20,337 of the occupied housing units in St. Johns County are single-person households. Although there are no data sets in the HUD Consolidated Planning Tool to specifically address the needs of the single-person households, we can assume that at least 21.8% of these households are cost burdened (based on previously reported percentages), and approximately 4,433 single-person households may be in need of housing assistance.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to the most recent data available from the Census and the 2019 ACS, there are 52,726 individuals living with disabilities in St. Johns County. The 2019 ACS data analysis suggests this represents approximately 21.7% of the population. The data also suggests that 14% of the Hispanic members, 11% of the white members, and 9.9% of the black members are living with some type of a disability. 4.1% of minors under the age of 18 years of age are living with a disability, 15% of the population ages 18-64, 18.5% of the population ages 65-74, and 36.7% of the population age 75 and up are also living with disabilities. The breakdown of the type of disability captured in the census data is broken down below:

According to the Florida Department of Law Enforcement, there were 837 domestic violence offenses reported in St. Johns County in 2014. Of these domestic violence crimes, 3 were murder, 5 were forcible rape, 167 were aggravated assault, 661 were simple assault, and 1 was threat/intimidation. There is no information available as to how many of these victims/offenders are members of the same household, therefore, the number of households in need cannot be quantified.

The data provided by the Florida Department of Law Enforcement illustrates that there has been a steady decrease in Domestic Violence Offenses in St. Johns County over the past several years. In 2016 the numbers were reported at 798, 757 in 2017, 719 in 2018, and down to 624 in 2019, which is the most recent data available. There has been some speculation in the media that instances of domestic

violence have increased during the pandemic, unfortunately this data is still emerging and is not available for this Consolidated Plan cycle.

The total arrests also dropped by 6%, down to 4,797 in 2019, despite the increase in population, including a 0.8% reduction in violent crimes. In 2019, there were a total of 50 forcible sex offenses, including 43 individuals raped by force, 1 attempted rape, and 6 instances of forcible fondling. There is no information available as to how many of these victims/offenders are members of the same household, so the number of households in need cannot be quantified.

### **What are the most common housing problems?**

More than two out of every ten households in St. Johns County are experiencing some level of cost burden with regard to housing. Approximately 7,348 households (consisting of both renters and owners) are paying between 30%-50% of their total household income for housing and 8,491 households are severely cost burdened and paying 50% or more of their total household income for housing. There are also 1,209 households with zero income, which represents 1.5% of the total number of households for a total of 17,048, or 21.8%, of cost burdened households. Typically, renters more likely to be cost burdened than property owners, but the present data suggests that, at this time, property owners in St. Johns County are just as likely to be burdened as renters in our communities.

The data captured above in Table 3, indicates 0.32% of the total housing stock available in St. Johns County is substandard and missing basic facilities. Although this is an overall small percentage, it represents 246 units of housing in our County, and of this, the residents in the 50%-80% AMI bracket appear to be experiencing substandard housing (114 of the 246 substandard housing units) more frequently than households with higher or lower incomes.

### **Are any populations/household types more affected than others by these problems?**

As the data sets suggest, low/mod- income households (households earning less than 80% AMI) are more likely to be cost burdened than their higher income neighbors. For this Consolidated Plan cycle the data suggests homeowners are just as likely to be experiencing cost burden as renters. As cited above, low-income households are also more likely to experience substandard housing than other groups as well.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

In St. Johns County the lack of affordable housing stock, lack of access to affordable childcare (there is currently a waiting list of over 400 families seeking subsidized daycare assistance), and

underemployment and loss of employment place low income individuals and families with children that are currently housed at imminent risk of becoming unsheltered or requiring placement at a shelter. These same issues affect formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the end of that assistance. If these families experience one major health incident or accident that causes them to lose income due to loss of employment/less hours worked, they are at imminent risk of becoming unsheltered.

The global pandemic has left none of our residents untouched. Those who were fortunate enough to stay healthy may have lost their jobs or experienced a drastic reduction of hours. Bars and restaurants and other service/hospitality industries were shut down. Parents of school-aged children suddenly lost the stability of an in-person education for their children and were forced to stay home and assist with virtual learning. Still others with compromised immune systems were no longer able to safely do their jobs. The characteristics of and needs of low-income families changed in 2020. In many cases people who may have been financially stable prior to March 2020 were left penniless and on the verge of eviction or foreclosure by the end of 2020. It has always been true that single parents of school aged children are significantly more at risk than a dual-income, but even more so following the pandemic when they were unable to work outside of the home. According to data from the CoC, First-time homelessness increased by 11% in 2020 and 63% of these first timers need assistance for 12+ months. Unsheltered families account for considerably higher percentages than those with substance abuse or mental illness. The chronic homeless projections from 2020-2021 have increased 60%.

Of the number of residents left unsheltered in the wake of the pandemic, 81% are over the age of 25, 7% are between the ages of 18-24, and 12% are minor children under the age of 18. More than 1/3 of the unsheltered are women and 2/3 are men (there were no known reports of transgender residents needing assistance). Nearly 8 out of every 10 unsheltered residents are white (94% non-Hispanic, 6% Hispanic) and 17% are black or African-American.

Loss of employment, under-employment, loss of in-person school and/or childcare, sickness, loss of a family member and/or safety net are all issues affecting the unsheltered residents as well as the formerly-homeless families and/or individuals who were receiving assistance from the rapid re-housing programs.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The global pandemic has had a significant impact on the at-risk populations in St. Johns County. The Continuum of Care reported that their network of providers served 8,362 people in 2020. Alarming, the Care Connect Information Network reported 25% of the adult population reported they were homeless upon asking service providers for help. The CoC Housing projects assisted 1,259 people and 68% of the population reported they were homeless upon requesting assistance, asking for help. The

CoC conducted a Point in Time count on January 28, 2021, calculating a 14% increase in homelessness and a 42% increase in unsheltered residents.

The loss of low wage jobs due to the pandemic, plus the social distancing requirements, left this population of residents in a vulnerable position and in need of assistance.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

- People move to St. Johns County looking for affordable housing but are unable to find employment;
- Housing costs are rising;
- Social distancing requirements and rising costs in surrounding metro areas are pushing people into St. Johns County in search of affordable housing;
- Unbanked households with limited access to financial safety nets are at risk of becoming homeless; and
- Low credit scores impact access to housing.
- Cost burdened and severely cost-burdened households
- Mortgage default and foreclosure rates
- Lack of affordable housing
- Substandard housing
- Unemployment by Head of Household

**Discussion**

As the data suggests, there is a pressing need for more affordable housing within the geographic footprint of St. Johns County. Over 20% of the households are currently experiencing some form of cost burden associated with their housing expenses, which is indicative of a lack of safe, decent, and affordable housing. The need stretches across renters and homeowners alike, which could mean some property owners are not financially able to maintain their homes and we could see an increase in future substandard housing issues, if not addressed.



## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

According to HUD, a disproportionately greater need is present in a community when members of a racial or ethnic group at a given income level experience housing problems at a greater rate than the income level across all races.

The most recent data from the 2019 ACS Census data reported that St. Johns County has a predominately White population with less than 6% of the population who are Black or African American, less than 3% Asian, and the balance other or multiple races.

There is a lack of racial diversity in St. Johns County. Despite the smaller percentages, the diversity we do have does enrich our communities and efforts should be made to ensure there is adequate safe, decent, and affordable housing for all our residents. As previously illustrated, the most prevalent housing-related problem is the lack of affordable housing. Other problems include substandard housing and overcrowding. The data provided by the Census allows us to delve further into these other housing problems by identifying four (4) key areas of concern:

1. Lack of complete kitchen facilities to allow for safe preparation of food
2. Lack of complete plumbing facilities to allow for water to the housing unit and the safe, sanitary removal of waste
3. Overcrowding with more than one person per room
4. Cost burden of over 30% of the household income required for housing related expenses including rent, mortgage, taxes and utilities

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,519	544	978
White	3,668	462	734
Black / African American	509	54	135
Asian	70	0	35
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	205	15	64

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2013-2017 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,864	1,752	0
White	3,294	1,552	0
Black / African American	199	105	0
Asian	120	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	165	29	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2013-2017 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,164	4,228	0
White	5,365	3,503	0
Black / African American	154	212	0
Asian	120	75	0
American Indian, Alaska Native	10	30	0
Pacific Islander	15	0	0
Hispanic	459	415	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2013-2017 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,094	4,793	0
White	2,789	4,149	0
Black / African American	84	274	0
Asian	0	84	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	140	230	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2013-2017 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### Discussion

Overall, the CHAS data in the tables above illustrates that housing needs increase as household income decrease. Consistent with earlier analysis, approximately 22.5% of the St. Johns County population is experiencing one or more housing problems. It appears to be distributed throughout all of the income ranges. The only subset to report no income/zero income and still not have any of these four housing issues is the 0-30% AMI group, which is likely due to Section 8 housing vouchers or other homeless prevention services. Meanwhile, there is still an opportunity to assist households between 30-50% and 50-80% AMI to ensure there is safe, decent, affordable housing available to our residents in St. Johns County.

When each income level was analyzed by race, it is apparent that the Black or African American population is slightly disproportionately more likely to have at least one housing problem for households reporting 0-30% AMI at 11% compared to the 5.4% representation in total population. This may be indicative of an opportunity to place more emphasis on supporting racial diversity with low-income programming.

The other income ranges appeared to have a proportionate racial need, which would suggest that poverty has negative impacts on all race or ethnic groups.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section takes a closer look at the severe housing needs of racial and ethnic groups at various income levels in comparison to severe needs at that income level as a whole. Severe housing needs are present if any of the following are true:

1. Lacks a complete kitchen facility
2. Lacks complete plumbing facilities
3. Severe overcrowding is present (defined as more than 1.5 people per room)
4. Severely cost burdened (more than 50% of the household income is spent on housing)

The purpose of this assessment is to identify if any racial or ethnic group has disproportionately greater severe housing needs than all other groups at this income level. A disproportionately greater need between any ethnic or racial group exists when the rate of a housing problem experienced by a particular group is at least 10% greater than the rate experienced by that category of the population as a whole.

Income classification include:

- Extremely low income – up to 30% of area median income (AMI);
- Very low income – greater than 30% AMI to 50% AMI;
- Low income – greater than 50% AMI to 80% AMI; and
- Moderate income – greater than 80% AMI to 100% AMI.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,974	1,089	978
White	3,223	917	734
Black / African American	438	120	135
Asian	50	20	35
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Hispanic	205	15	64

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,538	3,078	0
White	2,233	2,628	0
Black / African American	63	240	0
Asian	80	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	90	105	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,405	8,009	0
White	2,140	6,734	0
Black / African American	30	336	0



<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Asian	90	105	0
American Indian, Alaska Native	10	30	0
Pacific Islander	15	0	0
Hispanic	115	759	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,193	6,692	0
White	1,043	5,908	0
Black / African American	40	324	0
Asian	0	84	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	70	300	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2013-2017 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### Discussion

The St. Johns County residents in the 0-30% Area Median income are significantly more likely to experience housing problems compared to their 80-100% AMI neighbors; 66% of the residents who have extremely low income reported having at least one severe housing problem compared to 2% of those with moderate incomes. Much like the previous section, the Black or African American population have

reported experiencing at least one severe housing problem at a rate of 11% whereas their proportion to the total population is 5.4%. This is not enough to qualify as a *significantly* disproportionate difference, but it is certainly worth noting.

As the income climbs, the need seems to proportionately taper off; 47% of very low-income households with 30-50% AMI reported experiencing severe housing problems. The racial composition for this income range is more aligned with the racial percentages reported county-wide. While the data indicates that a disproportionately greater need exists between certain racial groups in relation to housing problems, it appears that all racial and ethnic groups experience greater housing problems when they have lower incomes.

Additionally, 23% of low-income households with income ranging from 50-80% AMI reported experiencing severe housing problems and only 2% of households at the 80-100% range had such reports.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

The tables below represent the number of households in St. Johns County paying less than 30% of their household income on housing, 30%-50% of their total household income and over 50% of their income towards housing. Furthermore, it is broken down by race to shed light on any disproportionate housing cost burdens in the County.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	49,954	12,456	10,346	978
White	44,690	10,880	8,949	734
Black / African American	1,662	515	557	135
Asian	1,289	149	224	35
American Indian, Alaska Native	122	0	10	0
Pacific Islander	15	0	0	0
Hispanic	1,767	698	430	64

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2013-2017 CHAS

### Discussion:

Of the 78,085 households in St. Johns County, less than 16% are paying between 30-50% of their total household income on housing expenses, which is down from 19% in the previous Consolidated Plan cycle. The racial breakdown is consistent with the percentages of the population of St. Johns County, and none are considered to be disproportionate compared to the total racial composition of the County. White residents are slightly more likely to be cost burdened (87.3%) or severely cost burdened (86.5%) than the average County Representation (81.6%). 4.1% of Black or African American residents are experiencing cost burden and 5.4% severe cost burdened and they make up 5.4% of the population. 5.6% of Hispanic residents are experiencing cost burdened and 4.2% severely cost burdened and represent 7.5% of the overall population. Only 1.2% of those experiencing cost burden are Asian, 2.2% of which are severely cost burdened, and this demographic represents 2.4% of the County. American Indian and Pacific Islander are both less than 1% are not experiencing high levels of cost burden with regard to housing.

The population experiencing severe cost burden and paying more than 50% of their household income is roughly 13% of the total households. This is down from 16% in the previous Consolidated Planning cycle. Again, based on the CHAS data provided, there is no evidence of a disproportionate racial cost burden. The largest variation is with the white population (86.5% cost burdened and 81.6% of the county racial composition).

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The data sets currently available do not show a disproportionately greater need as defined as a difference of 10% or more. There are notable differences in the Black/African American population in the 0-30% AMI income range with 11.26% of those reporting one or more housing problems compared to their overall 5.35% county-wide average, but it is not a disproportionate need.

**If they have needs not identified above, what are those needs?**

Data compiled from a citizen survey indicate that affordable childcare, job training, and home repairs for low income households and those with special needs, would benefit cost burdened households.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The Black/African American population has a concentration in the West Augustine Beach areas of the County.

## NA-35 Public Housing – 91.205(b)

### Introduction

St. Johns County does not have public housing authority. Residents wishing to apply for public housing must apply for a voucher through Jacksonville Housing Authority (JHA) in neighboring Duval County to the north. Data contained in the following charts reports information from JHA.

### Totals in Use

Program Type	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based	Tenant based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	515	2,632	6,624	352	6,074	154	0	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

Program Type	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based	Tenant based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	0	3,986	9,606	11,081	8,626	11,188	10,805	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project based	Tenant based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	2	4	4	2	5	0	0
Average Household size	0	1	2	2	2	2	1	0
# Homeless at admission	0	21	2	3	1	2	0	0
# of Elderly Program Participants (>62)	0	69	531	661	73	572	12	0
# of Disabled Families	0	105	659	1,273	38	1,137	87	0
# of Families requesting accessibility features	0	515	2,632	6,624	352	6,074	154	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based	Tenant based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	134	352	749	10	700	33	0	0
Black/African American	0	376	2,259	5,825	337	5,335	117	0	0



Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based -	Tenant based -	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	2	11	24	3	18	1	0	0
American Indian/Alaska Native	0	2	4	17	2	12	3	0	0
Pacific Islander	0	1	6	9	0	9	0	0	0
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based -	Tenant based -	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	11	114	241	7	225	8	0	0
Not Hispanic	0	504	2,518	6,383	345	5,849	146	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

St. Johns County does not have public housing. The information reported in the previous charts is obtained from Jacksonville Housing Authority (JHA) and is not an accurate assessment of St. Johns County residents' needs.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

St. Johns County does not have Public Housing and Housing Choice vouchers.

**How do these needs compare to the housing needs of the population at large**

The greatest housing need of the St. Johns County population at large is an increase in affordable housing stock.

**Discussion**

St. Johns County does not have public housing. The information reported in the previous charts is obtained from Jacksonville Housing Authority (JHA) and is not an accurate assessment of St. Johns County residents' needs.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

Homelessness in St. Johns County continues to be a challenging issue with many contributing factors. The Continuum of Care (CoC) in the County is the lead organization for planning homeless activities and strategies. County staff have membership on the Continuum of Care (CoC) Board and are an active participants in CoC activities. The CoC is responsible for the distribution of ESG, TANF, and Challenge Grant funds. The CoC updated their Strategic Plan to End Homelessness; County staff participated in the strategic planning process.

The information used in this section was gathered from the 2021 Point in Time (PIT) count. The PIT was completed by street outreach staff on January 28, 2021, who physically counted unsheltered homeless persons. The sheltered count was completed using data from the HMIS database. The purpose of the PIT count is to raise public awareness and community involvement. HUD and Congress require this data collection to provide effective planning and provisions of homeless assistance and preventive services by understanding the size and characteristics of the sheltered and unsheltered population. While homeless persons are scattered throughout the County, the majority of homeless are located in or near the city of St. Augustine.

The 2021 PIT indicated that 419 people were homeless on January 28, 2021, with 291 of those individuals unsheltered and 128 sheltered. In 2017 the Continuum of Care in St. Johns County changed the PIT methodology. This is why there exists a drastic drop from 2016-2021 data. From 2020 to 2021 there was a 14% increase in the total number of homeless. Total unsheltered increased by 42% where the sheltered population decreased by 21%.

The 2021 PIT count depicts that on a single night there are about 419 homeless individuals experiencing homelessness. The 2020 calendar year reporting of our HMIS network shows that 1,508 adults were experiencing homelessness prior to seeking assistance, which is 25% of the adult population. Within the CoC Homeless Network there were 641 adults experiencing homelessness prior to seeking assistance, which is 68% of the adult population serviced with housing focused CoC funding.

## Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	4	78	82	0	0	0
Persons in Households with Only Children	0	0	8	0	0	0
Persons in Households with Only Adults	287	50	337	0	0	0
Chronically Homeless Individuals	0	0	61	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** Data provided by the St. Johns County Continuum of Care.

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The 2021 PIT count indicates that 31 (7%) of homeless identified are veterans (19%) an increase from the 2020's data; of the veteran population 42% are chronically homeless which is (3%) of the homeless population. The youth population ages (18-24) decreased by (18%), reporting 28 homeless youth. The chronically homeless population makes up 16% of the homeless population. This is a 60% increase from reported data in 2020.

The 2021 PIT count indicates that (20%) of those counted are families with children; that is 28 families and 82 individuals. Those without children make up the remaining homeless population; that is 333 households and 337 individuals. The unaccompanied youth population is 7% of the homeless population. The PIT count indicates an (18%) decrease from 2020 – 2021, counting 28 youth this year.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	153	510
Black or African American	84	282
Asian	1	1
American Indian or Alaska Native	1	3
Pacific Islander	1	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	30	25
Not Hispanic	225	784

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

The 2021 PIT count indicated that of the 419 homeless persons counted, 291 (69%) were unsheltered, 76 (18%) were in emergency shelters and 52 (12%) were sheltered in transitional facilities. 2 children under the age of 18 were unsheltered; 24 were in emergency shelter; and 24 were in transitional facilities. Children under 18 make up 12% of the 2021 homeless population.

The majority of unsheltered homeless are men, 79% or 231 men total. The majority of sheltered homeless are women, (63%) or 81. Military Veterans were not counted as households.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The majority of St. Johns County’s homeless population is White, comprising 79% (332) of the total individual homeless population. There are 69 homeless Black/African American individuals, accounting for 17% of the homeless population. This is a significant percentage, since the Black/African American population represents only 5.35% of the County’s population as a whole. Hispanics make up 6% of the homeless population; Multiple Races account for 2% of homeless; American Indian/Alaska Native 1%; Asian 1%; and Native Hawaiian/Pacific Islander 0%.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2021 PIT count indicated that of the 419 homeless persons counted, 291 (69%) were unsheltered, 76 (18%) were in emergency shelters, and 52 (12%) were sheltered in transitional facilities. 2 children

under the age of 18 were unsheltered; 24 were in emergency shelter; and 24 were in transitional facilities. Children under 18 make up 12% of the 2021 homeless population.

The majority of unsheltered homeless are men, 79% or 231 men total. The majority of sheltered homeless are women, (63%) or 81.

**Discussion:**

The County has initiated several programs to address and decrease the number of homeless persons. The ESG program assists residents with prevention and rapid re-housing funds. These residents are provided case management to stabilize the individual/household and refer other supportive services that may be needed for long term success. To further promote financial independence, the County offers financial literacy classes and case management to clients receiving general assistance funds. It is important to note, however, that the County accomplished this with funding received at the State level, not a direct annual allocation of ESG funding from federal government.



## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

This section discusses the broad categories and characteristics of the various vulnerable subpopulations of St. Johns County who are not homeless, but may require similar supportive services. Included in this section are people with HIV/AIDS, the elderly, people with disabilities (mental, physical, or developmental), people with alcohol or drug addiction, victims of domestic violence, and individuals with criminal records and their families. These needs are often addressed by programs and supportive services provided by nonprofit organizations. Understanding the characteristics of our special needs populations will help us serve them more effectively and efficiently.

### **Describe the characteristics of special needs populations in your community:**

#### **Elderly:**

The elderly population in St. Johns County has climbed to 20.8%-26% (approximately 55,242 residents) and is expected to continue to increase over the next Consolidated Plan cycle. Of this population, 27,934 have a reported disability including, but not limited to, hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, or independent living difficulty, which represents approximately 50% of the elderly population. A total of 10% of the elderly population is cost burdened with regard to their housing payments and 6% is severely cost burdened across all income brackets.

#### **Persons with Physical, Mental, and /or Developmental Disabilities:**

According to the most recent data from the 2019 American Community Survey, 21.70% of the population in St. Johns County is living with a disability, the breakdown is as follows:

Hearing difficulty 3.4%, Vision difficulty 1.8%, Cognitive difficulty 4.3%, Ambulatory difficulty 5.6%, Self-care difficulty 1.8%, Independent Living difficulty 4.8%. Women are slightly more likely to be living with a disability at 11.1% version men at 10.4%. Of those living with a disability, 11.1% are White, 9.9% are Black or African American and 14% are Hispanic.

**Domestic Violence Victims:**

According to the Florida Department of Law Enforcement, there were 837 domestic violence offenses reported in St. Johns County in 2014. Of these domestic violence crimes, 3 were murder, 5 were forcible rape, 167 were aggravated assault, 661 were simple assault, and 1 was threat/intimidation. It is important to note that domestic violence crimes frequently go unreported and are therefore underrepresented in these statistics. There is one domestic violence shelter located in the county. As a private, nonprofit agency 501 (c) 3, the Safety Shelter of St. Johns County, Inc., dba: Betty Griffin Center, provides emergency shelter to abused women and their minor children and temporary shelter for rape victims in danger after the crime.

**Persons with Substance Addictions:**

The following excerpt has been taken from the 2017 Community Health Needs Assessment and 2018-2022 Community Health Improvement Plan:

“As reported by the Medical Examiners Commission in the Report of Drugs Identified in Deceased Persons, 5,725 opioid related deaths were reported in Florida in 2016, which is a 35% increase (1,483 more) than 2015. The Drugs identified in Deceased Persons by Florida Examiners 2016 Annual Report, reports on deaths caused by opioids by Florida districts. St. Johns County, FL is part of District 23, which includes Flagler County and Putnam County. In 2016 among District 23 residents, fentanyl caused 15 deaths, oxycodone caused 12, fentanyl analogs caused 9, methadone caused 7, cocaine caused 6, and hydrocodone and morphine caused 5 each.”

In addition, in 2016, which is the most current data, the percent of adults who engage in heavy or binge drinking in St. Johns County was the lowest it has been since 2007 at 20.1%. However, this is still much higher than the State average of 17.5%.

**Veterans:**

According to the 2019 American Community Survey (ACS), the estimated civilian population over the age of 18 in St. Johns County is 206,723 and of this population 21,863 are estimated to be veterans, which is approximately 10.5%. Of this population 90.1% are male and 9.9% are female. 89.3% are White, 5.5% are Black or African American and 7.3% are Hispanic. There are an estimated 22.7% of veterans living with a disability and 7.2% of veterans are living below the poverty rate.

## **What are the housing and supportive service needs of these populations and how are these needs determined?**

Decent, safe, affordable, and accessible housing remains a need in St. Johns County. Residents within these non-homeless population typically live at or below the federal poverty level. Similarly, these vulnerable populations frequently are unable to maintain their homes or afford basic housing repairs and improvements. Homeowner rehab programs can assist low-income homeowners, including the elderly and people with disabilities, with maintaining their homes and making them more accessible. Increasing the number of accessible homes available in the County not only helps the current homeowners, but also future residents as well.

Vulnerable populations may encounter a number of barriers to accessing affordable housing. For instance, residents with disabilities may be unable to find ADA compliant housing near accessible forms of public transportation. Strict rental requirements may leave people living with HIV/AIDS, immigrants and refugees, people with criminal histories, those with past evictions, and other vulnerable populations without access to safe, decent, and affordable housing due to application restrictions. These residents may need an advocate for tenant rights to fair housing.

The elderly and low-income residents may need access to transportation to ensure they can safely travel to doctor appointments, grocery stores and places of employment. Other supportive services, such as job training, financial counseling, and education assistance programs and substance abuse programs, may also be needed to best serve this vulnerable population and to help them live full, enriched lives as members of our community.

## **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The Florida Department of Health (DOH) in St. Johns County has a comprehensive program for preventing the spread of HIV/AIDS and for providing treatment to those already infected. The program links clients to medical care, case management, and Medicaid services. St. Johns County continues to maintain a lower infection rate than the State with only 8.4 per 100,000 residents compared to 21.6 per 100,000. In 2016, which is the most recent data available, St. Johns County had reports of 0.4% cause of death from HIV. Keeping consistent with national data, men are more likely to become infected with HIV/AIDS than women in St. Johns County.

In 2019 there was a count of 21. In 2016, which is the most recent data available, St. Johns County had reports of 0.4% cause of death from HIV. Keeping consistent with national data, men are more likely to become infected with HIV/AIDS than women in St. Johns County. At this time, there is no data available regarding the families of those infected with HIV/AIDS.

## **Discussion:**

This section encompasses the broad categories and characteristics of the various vulnerable subpopulations. These are people who are not homeless, but are at risk of becoming homeless, if their needs are unmet. Housing and supportive service programs such as home repair (including emergency home repairs), accessible public transportation, workforce development/job training programs, substance abuse programs, and education and outreach can assist these vulnerable populations not only survive but thrive in St. Johns County.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

The CDBG Program allows buildings open to the public or for use by target special needs populations, to be considered public facilities. Over 50% of the residents, businesses, and key stakeholders who participated in our Survey stated that community centers/public facilities are a high priority for them.

### **How were these needs determined?**

The global pandemic has changed so many things, including how we engaged the public to solicit their input. This year, instead of traveling to multiple locations throughout the County, we held a series of public hearings via Zoom. County staff and consultants working on the Consolidated Plan on behalf of St. Johns County, conducted presentations and had engaging conversations with the public attendees. The web meetings were advertised according to the Citizen Participation Plan. A survey was also made available both in paper form, but also electronically using Survey Monkey to ensure the health and safety of our residents and staff. County staff also attended key community stakeholder meetings with community members, business leaders, and government officials.

### **Describe the jurisdiction’s need for Public Improvements:**

As a growing County with both urban and rural areas, there are a variety of public improvements needed. These public improvements range from paved roadways, sidewalks, and street lighting in the areas near the City of St. Augustine, to water quality and sewer issues that include failing septic systems in more rural parts of the County. Infrastructure and the development of land for affordable housing is an increasing need as there continues to be a deficit of affordable housing for the LMI community members.

### **How were these needs determined?**

County staff held a series of public hearings via Zoom in preparation for this planning cycle. County staff and consultants working on the Consolidated Plan on behalf of St. Johns County conducted presentations and had engaging conversations with the public attendees. The web meetings were advertised according to the Citizen Participation Plan. A survey was also made available both in paper form, but also electronically using Survey Monkey to ensure the health and safety of our residents and staff. County staff also attended key community stakeholder meetings with community members, business leaders, and government officials.

### **Describe the jurisdiction’s need for Public Services:**

Public services are an ever-present need in a growing county like St. Johns County with both urban and rural needs over various locations, and varied income-levels, ages of residents, and those with special needs. Public services received some of the highest priority responses from the 80 residents who completed our survey. Please refer to the Survey Results for more information.

### **How were these needs determined?**

County staff held a series of public hearings via Zoom in preparation for this planning cycle. County staff and consultants working on the Consolidated Plan on behalf of the St. Johns County conducted presentations and had engaging conversations with the public attendees. The web meetings were advertised according to the Citizen Participation Plan. A survey was also made available both in paper form, but also electronically using Survey Monkey to ensure the health and safety of our residents and staff. County staff also attended key community stakeholder meetings with community members, business leaders, and government officials.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The availability of affordable housing can be just as important as the household income and purchasing power of a low-to moderate-income household. Without the availability of affordable housing stock, vulnerable or marginalized households are more likely to be cost burdened and experience hardships in meeting their basic needs. More than half of the residents and stakeholders who participated in our Survey reported that affordable housing is a high priority for them, and the majority of the respondents claimed that they chose their home because they could afford to live there – not because they like the neighborhood, or it was safe or close to transportation, job opportunities, family or friends. Affordability was the key factor. Nearly a quarter of the respondents claim that the buildings in their neighborhoods are in poor condition and disrepair. The data in the following sections indicate that while the housing stock has increased since the last Consolidated Planning cycle, less than 20% is affordable for households at 80% or below the area median income indicating a severe lack of affordable housing.

In addition to reviewing the current housing market conditions, this section also delves into the available housing options for homeless residents, as well as an analysis of the local economic conditions. For the purposes of this document, and the planning for federal funding, the St. Johns County's Program jurisdiction includes the entire County, with the exception of the City of St. Augustine.

According to the American Community Survey from 2013-2017, there is a total of 93,231 units of housing in St. Johns County, which has increased from 82,815 reported in the previous Consolidated Plan. The majority of the housing units are single, detached units of housing, with nearly four times as many owners as renters.

According to data from the Florida Housing Data Clearing House, in 2020, the average sales price was \$350,000 compared to \$269,400 for the State of Florida. The data from the Florida Housing Data Clearing House also indicates that the majority of the single-family housing units in St. Johns County are slightly over 20 years old (average year built is 1999), whereas the multi-family structures serving low-to moderate income households are considerably older. The average age of the multi-family structures with 10 units or less is nearly 50 years old (average year built 1972) and 34 years old for larger multi-family structures. Additionally, the average gross rent in St. Johns County is \$1,312 a month compared to the State average of \$1,175. This further illustrates the need for more decent, safe and affordable housing in St. Johns County.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The data from the 2013-2017 American Community Survey illustrates an additional 3,331 new housing units were added to the available housing stock since 2012, bringing the total available housing units - to 93,231. Seven out of every ten units of housing in St. Johns County are single-family detached homes. An estimated 17% of the available housing units are considered multi-family and less than 10% are mobile homes, boats, RVs or vans. As shown below, most of the units have 3 bedrooms or more.

Data from the Florida Housing Data Clearinghouse suggests that approximately 11% of the housing units are occupied recreationally/seasonally and are otherwise vacant, meaning that these units are not presently available for St. Johns County residents. Only 3% of the housing stock in St. Johns County is otherwise vacant which represents 1,596 available for rent and 1,337 available for sale.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	65,135	70%
1-unit, attached structure	4,750	5%
2-4 units	2,905	3%
5-19 units	8,165	9%
20 or more units	4,824	5%
Mobile Home, boat, RV, van, etc	7,452	8%
<b>Total</b>	<b>93,231</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2013-2017 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	163	0%	279	2%
1 bedroom	888	1%	1,505	9%
2 bedrooms	9,035	15%	5,814	35%
3 or more bedrooms	51,288	84%	9,122	55%
<b>Total</b>	<b>61,374</b>	<b>100%</b>	<b>16,720</b>	<b>101%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2013-2017 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**



The SJC Health and Human Services Department aids LMI households in our community. The County utilizes funding from multiple State and Federal funding sources to create additional affordable housing opportunities for our residents.

**SHIP** According to the 2020 State Housing Initiative Program (SHIP) annual report, St. Johns County has assisted 75 households with homeowner assistance (26 owner-occupied rehab, 1 disaster repair, and 48 disaster assistance grants). The 72.34% of the funding was used to assist very-low-income households, 16.47% for low-income households and 0.28% was used to assist moderate-income households. The majority of the households assisted were 2-4 person households and the head of the households was over the age of 40.

**State of Florida Emergency Solutions Grant (ESG) Program** The ESG Program was established through the Stewart B. McKinney Act of 1987, as amended by the Homeless Emergency Assistance and Rapid Transition to Housing of 2009 – the HEARTH Act. The purpose of the Federal ESG Program is to help improve the quality and quantity of emergency shelters for homeless persons, to help cover the costs of operating emergency shelters, and to fund essential supportive services to homeless individuals so they may have access to safe and sanitary shelter and the services and assistance they need to improve their situations. The ESG Program is also used to fund short-term rental assistance to prevent homelessness, and to help transition homeless persons back into permanent rental housing. The program can also be used to assist street outreach programs to connect unsheltered homeless persons with local housing and supportive services. Funds are available annually and are competitively awarded by the Department of Children and Families through a grant application process. The County first received State ESG funds in 2012. The program is administered by the St. Johns Continuum of Care (CoC). According to the 2021 Point in Time County, our CoC housing projects served 1,259 people in 2020.

The County is committed to seeking out and applying for additional funding opportunities to bring additional federal, state and local funding to our community so other sources and programs may become available over this Consolidated Planning cycle.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

At this time, we are not anticipating any losses to the affordable housing industry. In the last Consolidated Plan, there was mention of plans to update the Affordable Housing Study, however, the required leverage to receive the grant funds was not approved by the Board of County Commissioners so we were unable to access the funds. Staff is currently having conversations about the need of a new Affordable Housing Study.

St. Johns County does not have a Housing Authority issuing Section 8 and the County does not receive any HOME funds, so there are not any expiring affordability periods.

**Does the availability of housing units meet the needs of the population?**

The data suggests there is a shortage of affordable housing. Since the last Consolidated Plan, St. Johns County's ranking has climbed up one notch to the 23rd position out of the 67 counties in the state in regards to the population, which is just shy of the top one third of the State. According to the American Community Survey from 2013-2017, there are a total of 93,231 units of housing in St. Johns County, which has increased from the 82,815 reported in the previous Consolidated Plan.

According to data from the Florida Housing Data Clearing House, in 2020 the average sales price was \$350,000 compared to \$269,400 for the State of Florida. The data from the Florida Housing Data Clearing House also indicates that the majority of the single-family housing units in St. Johns County are slightly over 20 years old (average year built is 1999) whereas the multi-family structures serving low-to moderate income households are considerably older. The average age of the multi-family structures with 10 units or less is nearly 50 years old (average year built 1972) and 34 years old for larger multi-family structures. Additionally, the average gross rent in St. Johns County is \$1,312 a month compared to the State average of \$1,175. This further illustrates the need for more decent, safe and affordable housing in St. Johns County.

### **Describe the need for specific types of housing:**

St. Johns County needs additional affordable housing, especially for extremely low-income, very-low income, and low-income households, seniors, and residents with disabilities. The County also, specifically, needs more new multifamily housing opportunities available for renters. According to data from the Florida Housing Data Clearing House, the average age of multi-family structures with 10 units or less is nearly 50 years old (average year built 1972) and 34 years old for larger multi-family structures. This aligns with the information we received on our survey indicating that nearly a quarter of the housing is in poor condition and in need of repair.

As stated in the Needs Assessment, approximately 26% of the households in St. Johns County are considered low or moderate income with the over 15% deriving from low and extremely low-income households. Furthermore, two (2) out of every ten (10) households in St. Johns County are experiencing some level of cost burden with regard to housing.

### **Discussion**

A housing unit is determined to be affordable if the occupant household expends no more than 30 percent of its income on housing costs. If the household spends more than 30 percent of its income on housing costs, the household is considered to be cost-burdened. Cost burdened households may not have the financial means to meet other basic needs (food, clothing, transportation, medical, etc.), less resources to properly maintain the housing structure, and are at greater risk of foreclosure, eviction, and housing order for property code violations. Nearly a quarter of the residents in St. Johns County are experiencing some level of cost burden with regard to housing.

Affordable housing remains a verifiable need in St. Johns County. Over 65% of the respondents to the Survey we conducted claimed affordability was a key factor in determining where they live and nearly a quarter claim that the homes around them are in poor condition.

Strategic efforts to create new affordable housing should take into consideration other needs of marginalized members of the community such as proximity to transportation, job opportunities, grocery stores and other community assets. Doing so will help strengthen the community as a whole and help the next generation of residents who call St. Johns County home.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The limited stock of affordable housing in St. Johns County creates barriers to available homeownership and rental opportunities for low- and moderate-income households. This section contains tables that provide an overview of the cost of housing and affordability for St. Johns County residents based on 2013-2017 ACS data.

According to the federal government and the State of Florida, housing is considered to be affordable if monthly rents, including utilities, or monthly mortgage payments, including property taxes and insurance, do not exceed thirty (30%) of a household's median gross income for very low, low and moderate income. Cost burdened households are those that expend more than thirty (30%) of their gross income on housing related costs. Severely cost burdened households are those households that exceed fifty (50%) percent of their gross household income on housing related expenses.

**Cost of Housing:** HUD provides annual Fair Market Rent (FMR) and affordability of rental housing in counties and cities in the U.S. In 2021, for the Jacksonville, Florida MSA, the FMR for a two-bedroom unit was \$1,113. Assuming all utilities were included in the rent, in order to afford this FMR without paying more than 30% of the household income, the household must earn \$3,170 monthly or \$44,520 annually. Assuming a 40-hour workweek, 52 weeks per year, this level of income would necessitate an hourly housing wage of \$21.40. In St. Johns County, a minimum-wage worker earned an hourly wage of \$10.00 in 2021. In order to afford the FMR for a two-bedroom unit, a minimum wage work must work 85.62 hours per week, 52 weeks per year. The National Low Income Housing Coalition's "Out of Reach 2020" reported that the State of Florida has the 12th highest housing wage, suggesting the cost of housing is particularly *out of reach* for our residents.

The data sets below capture that nearly half of our residents are unable to sustain rents at the FMR for our area and there are very few units available to the extremely low-income members of our community.

### Cost of Housing

	Base Year:	Most Recent Year:	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

**Table 29 – Cost of Housing**

Data Source Comments:

<b>Rent Paid</b>	<b>Number</b>	<b>%</b>
Less than \$500	1,729	10.4%
\$500-999	6,035	36.1%
\$1,000-1,499	5,595	33.5%
\$1,500-1,999	2,419	14.5%
\$2,000 or more	887	5.3%
<b>Total</b>	<b>16,665</b>	<b>99.8%</b>

**Table 30 - Rent Paid**

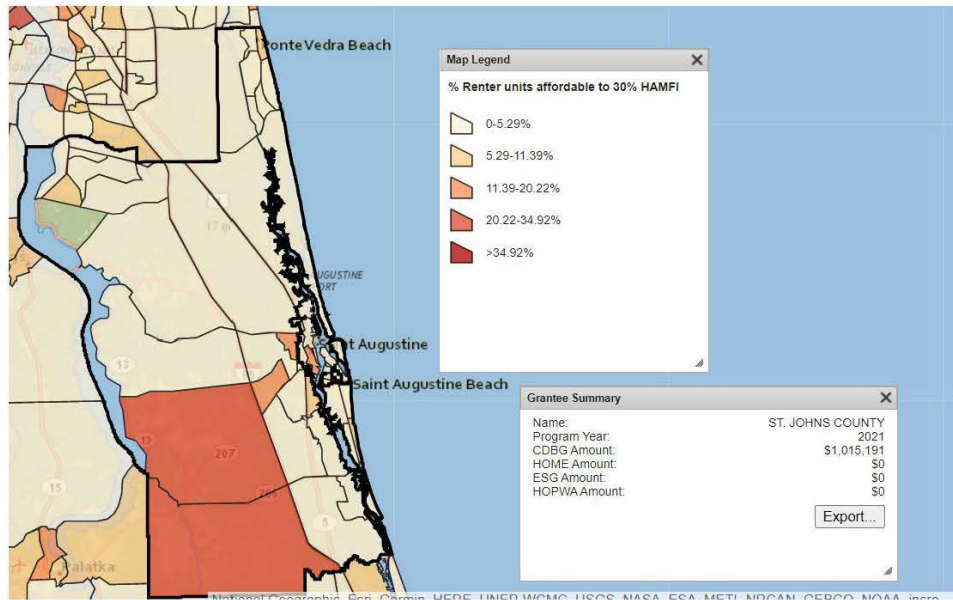
Data Source: 2013-2017 ACS

### Housing Affordability

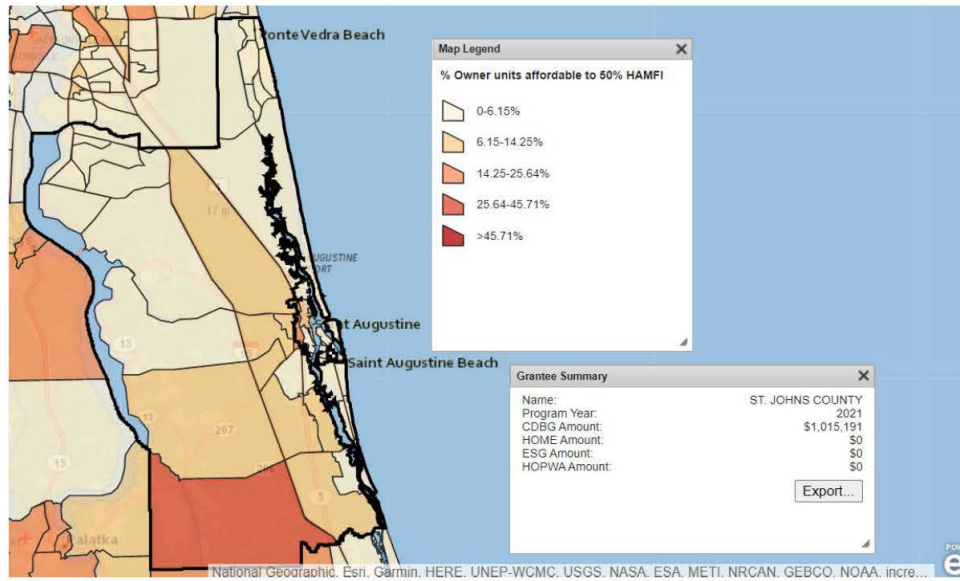
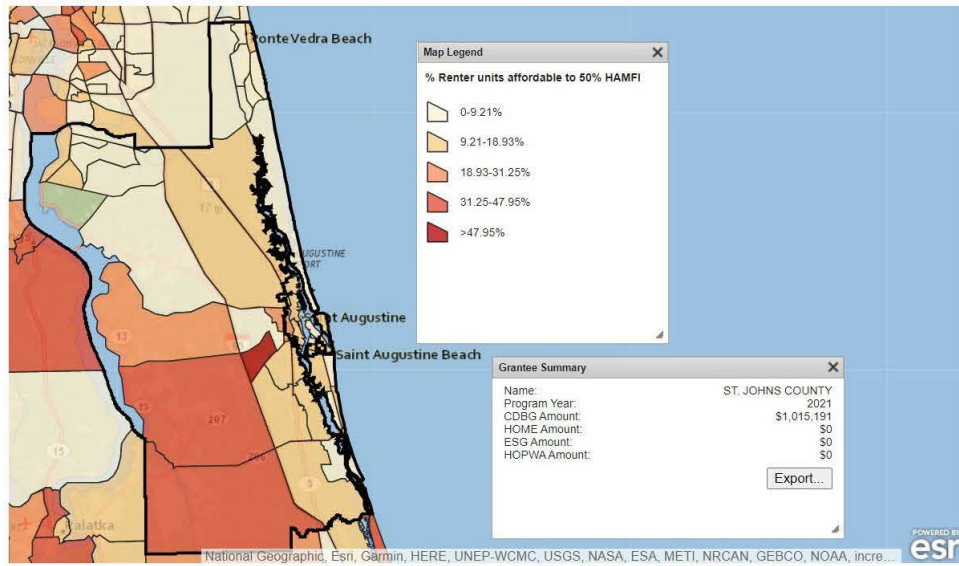
<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	433	No Data
50% HAMFI	1,645	2,302
80% HAMFI	6,656	7,376
100% HAMFI	No Data	12,393
<b>Total</b>	<b>8,734</b>	<b>22,071</b>

**Table 31 – Housing Affordability**

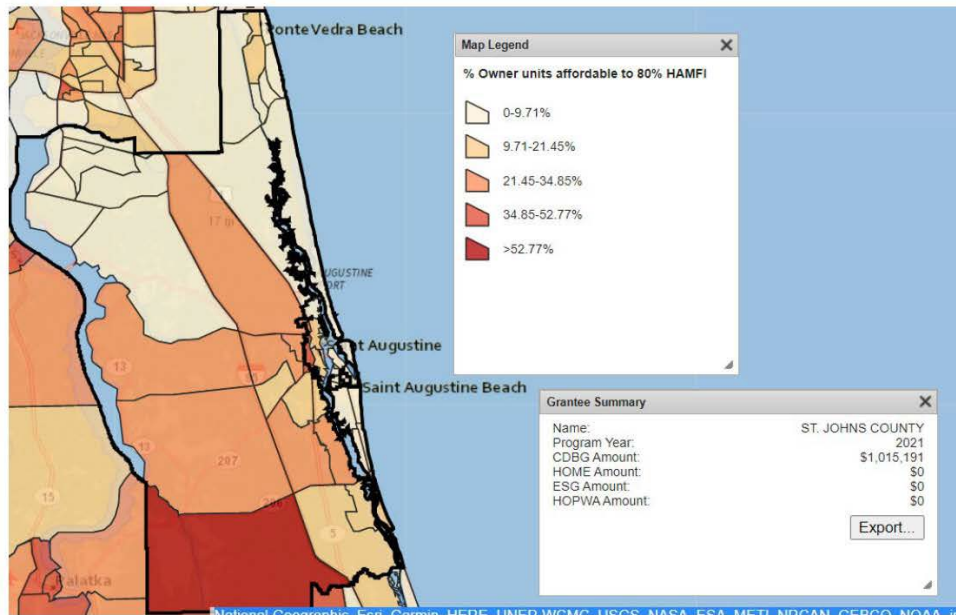
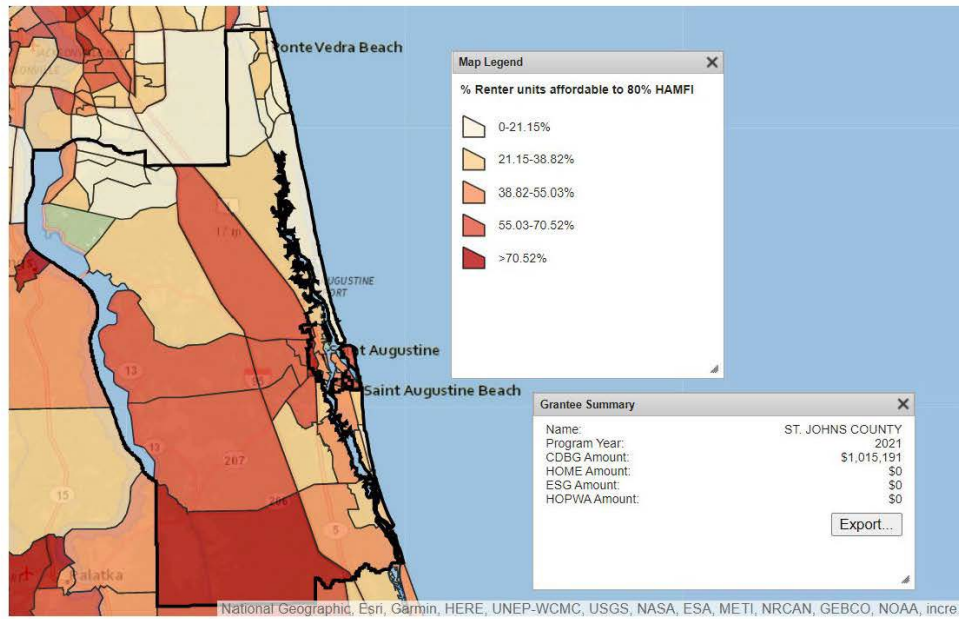
Data Source: 2013-2017 CHAS



**SJC Maps - Affordability 30%**



**SJC Maps - Affordability 50%**



**SJC Maps - Affordability 80%**



## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

**Table 32 – Monthly Rent**

Data Source Comments:

### Is there sufficient housing for households at all income levels?

The data available clearly points to a severe shortage of affordable housing in St. Johns County at all income levels, especially for our very low-income and extremely low-income residents. The 2021 median family income for the Jacksonville MSA is \$74,800 (for a household of 4). Although low and moderate-income residents have considerably lower incomes (\$37,400 and \$59,850 respectively), the maximum housing costs can be estimated based on the County’s median income. Affordability requires that households do not pay more than 30% on housing costs. Households at the median income could afford to pay \$1,870/month in rent. Conversely, low-income residents can only afford to pay \$1,496/month, very low-income households can only afford to pay \$935/month and extremely low-income households can only afford to pay \$561/month. According to the Florida Housing Data Clearinghouse, the median rent amount in 2019 is \$1,312 which is not accessible across all income ranges, especially given that it exceeds the Fair Market Rent for the area of \$1,113/month, as determined by HUD.

### How is affordability of housing likely to change considering changes to home values and/or rents?

The home values continue to climb from year to year and, although there are new homes being built in St. Johns County to add to the available housing stock, the population is also steadily increasing. As referenced in a previous section, according to the Florida Housing Data Clearinghouse, the median rent amount in 2019 is \$1,312 which is not accessible across all income ranges, especially given that it exceeds the Fair Market Rent for the area of \$1,113/month, as determined by HUD.

In an effort to change this trajectory and generate more new affordable housing, the St. Johns Board of County Commissioners unanimously passed a new Workforce Housing Zoning District on July 7, 2020. Developers may build single-family and multi-family homes as well as condominiums, townhomes, and duplexes and, but at least 40% of the housing units built in these districts should be reserved for workforce housing. This should both increase the availability of affordable housing, but also provide residents with newer structures with better living conditions.

### How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

At the time this Consolidated Plan was prepared, St. Johns County does not receive a HOME Investment Partnership entitlement grant. Unless the population continues to rise to the level required by HUD for a direct allocation of funds, the only option available would be to form a HOME Consortium to access HOME funds. Therefore, the HOME rents are purely for informational purposes at this time.

In 2020, the median rent amount in St. Johns County was \$1,312 which is 118% of the Fair Market Rent for the Jacksonville metro area. The High HOME rent limit for a two-bedroom unit targeted at low/moderate-income households for the area is lower still at \$1,076 and the Low HOME Rent for the same size unit for low and very low-income households is \$843.

The new Workforce Housing Zoning District is a step in the right direction, but this will likely assist those financially stable enough to pursue homeownership and there will be no long-term restrictions on the units. The data supports the need for the jurisdiction to increase the number of affordable rental units and to continue to preserve and possibly improve the existing rental housing available in the community so more will need to be done to increase different types of affordable housing for the residents.

## **Discussion**

There is a shortage of affordable housing units for low- and very low-income households in St. Johns County. This is supported by the Census data and the results of our Survey and it remains a priority for the elected officials and government leaders as evidenced by the recent approval of the Workforce Housing Zoning District. More will need to be done, but there are certain limitations of the CDBG and ESG funds in that they can both support housing but are not designed to develop housing as the primary source of funding. There remains a gap in what the private and public dollars can do for our low-income community. More resources would be needed to fully address the need as the County does not presently receive HOME Investment Partnership funds. In the meantime, however, eliminating blight and supporting affordable housing options could improve the quality of life for our residents.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

This section discusses the condition of the housing stock in the jurisdiction. Data is captured from the Census data in the tables below and describes, from the perspective of the residents, the challenges they experience with regard to the condition of housing in their community. Also included is an assessment of lead-based paint risk. It concludes with the new HUD requirement for assessing natural disaster risks.

### Definitions

Housing units are considered to be in “Substandard Condition” if they have one or more of the following conditions: overcrowding, lacking complete kitchen or plumbing facilities or lack heating.

Substandard but suitable for rehabilitation units are those that have one or more of the previously indicated housing conditions, but provide safe and adequate shelter and have no critical structural and/or environmental defects and are financially feasible to rehabilitate.

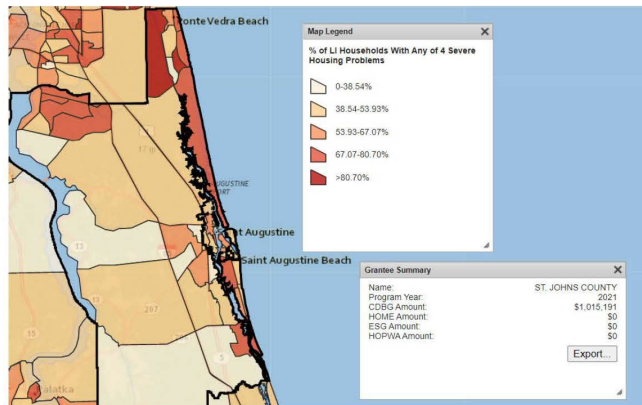
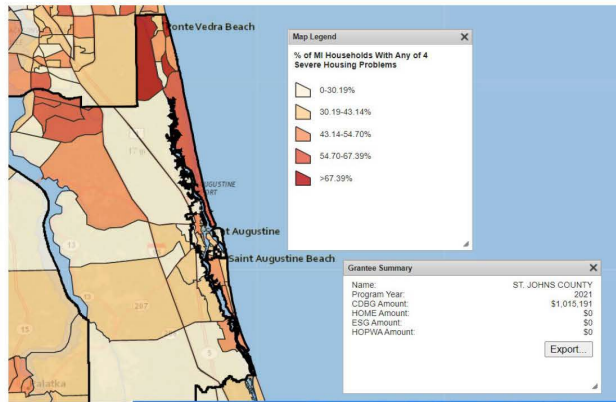
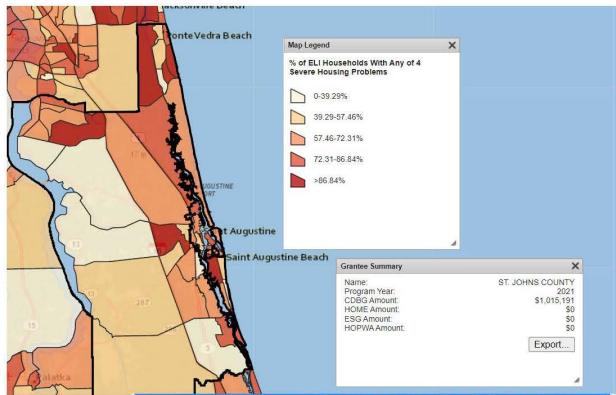
“Standard” condition refers to a housing unit that meets or exceeds HUD’s Housing Quality Standards (HQS 24 CFR 982.401) and all applicable state and local building codes and ordinances.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	13,280	22%	7,535	45%
With two selected Conditions	183	0%	283	2%
With three selected Conditions	25	0%	30	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	47,890	78%	8,880	53%
<b>Total</b>	<b>61,378</b>	<b>100%</b>	<b>16,728</b>	<b>100%</b>

**Table 33 - Condition of Units**

Data Source: 2013-2017 ACS



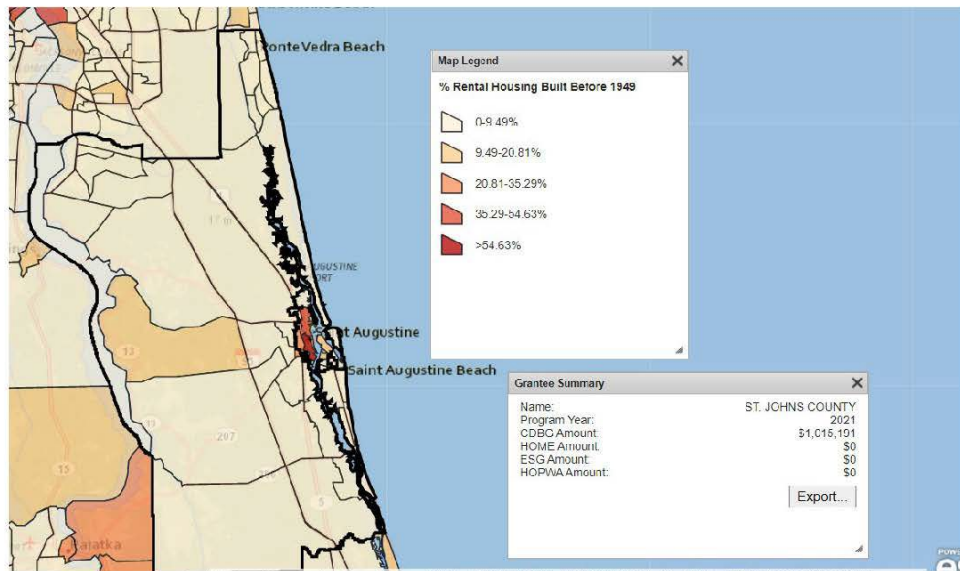
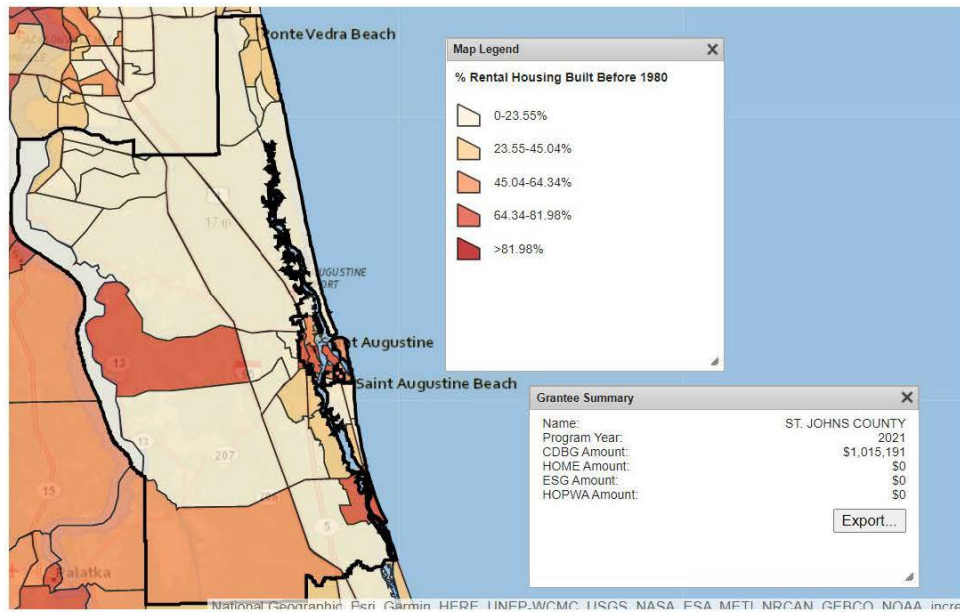
**SJC Maps - Housing Problems**

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	29,740	48%	6,122	37%
1980-1999	24,405	40%	6,977	42%
1950-1979	6,625	11%	3,415	20%
Before 1950	612	1%	212	1%
<b>Total</b>	<b>61,382</b>	<b>100%</b>	<b>16,726</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2013-2017 CHAS



**SJC Maps - Year Built**

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,237	12%	3,627	22%
Housing Units build before 1980 with children present	9,999	16%	7,369	44%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

### Need for Owner and Rental Rehabilitation

St. Johns County is both growing and aging simultaneously. Homeowners in the jurisdiction are more likely to live in newer housing units with 48% living in homes built since 2000 whereas 52% live in older housing stock over 21 years of age which may be in need of repairs. Renters are more likely to live in older housing units in need of repairs. The data suggests 63% of renters live in housing units built prior to the year 2000 with 21% living in units over the age of 70 years old, which may be in of rehabilitation.

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead-based paint (LBP) in homes is a serious concern because of the effects it can have on children. Elevated lead in blood levels in young children can lead to a host of problems from relatively subtle developmental disabilities to permanent severe impairment, or even death when inhaled or ingested. Lead-based paint in residential structured was federally banned in 1978 but it may still be present in flaking or peeling paint, especially around windowsills, and bathroom or kitchen tiles.

Unless there has been Lead-based Paint remediation, homes built prior to 1978 are more likely to have lead-based paint present. As previously mentioned, this can present significant health issues for occupants with lead-based paint poisoning, particularly with children under the age of six years old.

According to the data provided by the American Community Survey from 2017, 44% of renters living in homes built prior to 1980 have children present and 16% of the homes built prior to 1980 have children

present. The Florida Department of Health has not published a public report on the lead-based paint poisoning in St. Johns County since the last Consolidated Plan, however, given the number of children living in possibly contaminated homes, there are likely more undocumented instances of lead-based paint poisoning.

## **Discussion**

In terms of housing conditions, more renter-occupied units have reported having housing conditions than owner-occupied units in St. Johns County. However, while more than half (52%) of the County's owner-occupied housing units were built before 1980, nearly two thirds (63%) of the renter-occupied housing predates 1980. These homes are not only high risk for the presence of lead-based paint but based on the number of residents experiencing cost burden, or severe cost burden, there is a high likelihood that they are in need of structural repairs and system upgrades. This data strongly suggests there is a need for St. Johns County to facilitate both owner-occupied and rental-unit rehabilitations and the removal of blighted structures.



## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

At present, St. Johns County does not have a Public Housing Authority. The jurisdiction is located in the broader Jacksonville metropolitan area and the data referenced below is for the Jacksonville Housing Authority in Duval County. Any residents of our jurisdiction who need Public Housing are referred to the Jacksonville Housing Authority as it is the nearest public housing authority, but St. Johns County has no input or influence when it comes to the Jacksonville Housing Authority.

### Totals Number of Units

Program Type	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	498	2,687	7,030	355	6,675	1,331	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

A number and physical condition of the public housing units cannot be provided because the jurisdiction does not currently have any Public Housing units.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 38 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The jurisdiction does not currently have any public housing units.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The jurisdiction does not currently have any public housing units.

**Discussion:**

Any residents of our jurisdiction who need Public Housing are referred to the Jacksonville Housing Authority as it is the nearest public housing authority, but St. Johns County has no influence or authority when it comes to the Jacksonville Housing Authority.

## **MA-30 Homeless Facilities and Services – 91.210(c)**

### **Introduction**

St Johns County has several agencies that provide a wide variety of services to support the complex needs of the homeless population in St. Johns County. Needs include, shelter, food, clothing and transportation. There are also other agencies in the jurisdiction that provide other supportive services such as case management, medical screening and prescription assistance, substance abuse issues, mental health, financial counseling, legal, employment, veterans services and life skills. Many agencies within the County offer multiple services, thus it is difficult to concisely provide a listing of all housing facilities and the services they provide to the homeless population of St Johns County. HUD definitions will be used to describe the terms emergency shelter, transitional housing and permanent housing.

Emergency Shelter: “Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter of the homeless in general or for specific populations of the homelessness.” (24 CFR 91.5)

Transitional Housing: “A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD”. (24 CFR 91.5)

Permanent Supportive Housing: HUD federal regulations do not provide a definition for permanent supportive housing, however the local Continuum of Care refers to permanent supportive housing as housing that is affordable and that offers services to help the complex issues faced by individuals and to help them maintain stability, and autonomy, with dignity.

The following inventory has been furnished directly by the St. Johns County Continuum of Care Collaborative Applicant. The 2021 bed count is currently being calculated, the total beds available in 2020 for Households with children, adults only, veterans and unaccompanied youth are estimated at 173. An additional 28 beds are available through ESG, Challenge, and HUD CoC with Rapid Rehousing Program funds. It should be noted that “chronically homeless” and Veterans are subpopulations of homeless and have the potential to be duplicate bed count in one of the other categories. In addition, unaccompanied youth data provided does not offer a specific number of beds for unaccompanied youth; however, does provide that eight local agencies do participate in McKinney-Vento Act.

**Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Beds	Supportive Housing
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	45	0	64	39	0
Households with Only Adults	57	4	67	10	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	6	6	0
Unaccompanied Youth	16	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments: Data provided by the St. Johns County CoC

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

St. Johns County coordinates with several community partners that provide various services to address the complex needs of the homeless. Flagler Hospital is the Collaborative Applicant for the local Continuum of Care and the administrator of the coordinated entry system. Currently, agencies utilize a screening tool to ensure a proper assessment is conducted on every individual seeking services. The agencies work together to meet the needs of these individuals by referring out to other agencies for services not offered by a particular agency. Referrals are most often to County Social Services (rapid rehousing, prevention, SSI, Medicaid, rent/mortgage assistance, utility assistance, medical and prescription assistance), Stewart Marchman Act or EPIC for substance abuse or mental health needs, Salvation Army and Catholic Charities (rapid rehousing), Wallflower Clinic (medical) and other providers that offer food, clothing, legal and employment assistance. St. Johns County also has a local CareerSource office to assist with job training and employment searches.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Summary of all beds reported by Continuum of Care:

In the 2020 Housing Inventory County, St. Johns County had a total of 106 Emergency Shelter Beds.

- Betty Griffin House offers 50 beds; beds are determined by those seeking DV, during the 2020 report 33 were labeled as family beds and 17 were adult beds.
- St. Francis House provided 56 total emergency beds: 24 beds are adult only and 12 are for families, 16 beds are dedicated to the youth population, 4 are for seasonal stay

The County also has a total of 175 transitional housing beds and 96 Permanent Supportive Housing beds. It should be noted that St. Johns County does not presently receive a direct allocation of ESG funds from HUD so the progress the County has made has been supported by state and local funding efforts.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

This section describes public and private facilities and services designed to assist members of our community who are not homeless but require the stability of supportive housing and programs. These populations may include:

- Elderly (62 years and older)
- Frail elderly (elderly person that requires assistance with three or more daily living activities such as bathing, walking or light housework)
- Persons with mental, physical and/or developmental disabilities
- Persons suffering with drug or alcohol addiction
- Persons diagnosed with HIV/AIDS and their family members
- Victims of domestic violence, dating violence, sexual assault or stalking
- Veterans
- Youth aging out of foster care
- Ex-offenders

Such facilities and services include units that are physically accessible with on-site supportive services such as case management, counseling, and healthcare. It is also important to note that these facilities and services should be affordable for those on fixed or limited incomes.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Vulnerable and marginalized residents frequently need the aid of supportive housing services. These needs are often the result of having no income or being on a fixed income, lack of positive credit history, lack of employment opportunities, lack of health insurance, health, substance abuse or mental health disorders and often times multiple issues.

The elderly, and particularly the frail elderly, require supportive housing, including fully accessible units which are both physically accessible, but also barrier free, with on-site supportive services which are affordable for households on fixed incomes. Those with fixed incomes, such as the elderly and disabled, are particularly impacted by the rising costs of fuel, utilities, and food. Typically, supportive services for this population are provided by adult day care centers, group homes, assisted living centers, skilled nursing facilities, transportation companies, and in home support services (home health aide, etc.).

Disabled persons require barrier-free housing that is also affordable. Retrofits or modifications of the existing housing stock can be very costly. The disabled population (mentally, physically or developmentally) tend to have very low-income levels, resulting in affordability concerns. While new multi-family units are required to have accessibility for such populations, much of the multi-family housing stock in St. Johns County is older and lack the necessary features for them to live comfortably in their own homes. Moreover, persons with mental or developmental disabilities often require supportive housing that includes on-site services.

Residents with drug or alcohol addictions may require treatment programs as well as temporary housing during their recovery. In Florida, services for residents with alcohol or drug addictions are coordinated by the Substance Abuse and Mental Health (SAMH) program in the Florida Department of Children and Families (DCF). St. Johns County has a number of local agencies that provide inpatient treatment programs, but they are quite expensive. The County has a limited capacity to of detox beds and affordable Inpatient Treatment Facilities for individuals struggling with addiction.

Housing and supportive services are key in keeping viral load counts down for residents living with HIV/AIDS so they can live fuller lives. People living with HIV/AIDS are frequently faced with physical illness or disability, unemployment, and lack of appropriate housing. St. Johns County does not presently receive HOPWA funding to support this demographic.

Persons leaving a violent domestic situation do not always have the time and resources available to them to safely meet their housing needs. The availability of emergency and transitional housing is critical to prevent their return to unsafe living situations. St. Johns County offers services to victims of domestic violence, sexual assault, dating violence and stalking through the Betty Griffin House. Betty Griffin House is a transitional shelter that serves women and children and they also offer counseling services.

There is an option for St. Johns County youth exiting foster care to remain in extended foster care where they receive services through the Independent Living Program with the Family Integrity Program. The Family Integrity Program is the Lead Community Based Care Agency for St Johns County and is a division of the St Johns County Health and Human Services Department. Services offered through the Independent Living Program include tuition assistance, housing assistance and a monthly financial stipend.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Supportive housing needs for residents being discharged from mental and physical health institutions is currently being filled by two nonprofit agencies in the St. Johns County area: the Stewart Marchman Act Behavioral Healthcare and Epic Behavioral Healthcare. Both agencies receive state and federal funds to

assist residents in need by connecting them with appropriate and affordable supportive housing services to ensure they do not become homeless upon release.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The activities planned for the next year are outlined in the Annual Action segment of the Plan but include the promotion of affordable housing through home repair, especially for special needs populations, and public services.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The activities planned for the next year are outlined in the Annual Action segment of the Plan but include the promotion of affordable housing through home repair, especially for special needs populations, and public services.



## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

St. Johns County published an Analysis of Impediments to Fair Housing Choice in March of 2019. The High Priority items include discriminatory patterns in lending, access to low poverty areas, moderate levels of segregation for black households, insufficient affordable housing in a range of unit sizes, insufficient accessible affordable housing, Black and Hispanic households tend to have lower levels of access to opportunity, lack of fair housing infrastructure, insufficient fair housing education, insufficient understanding of credit.

The St. Johns County Board of County Commissioners is committed to addressing the identified barriers to affordable housing in the community. In 2020 they approved a Workforce Housing Zoning which allows a higher density of housing and restrictions to ensure at least 40% of the units built in these zones are made available to the LMI community.

The actions they took are part of a much larger fifteen-year Comprehensive Plan, in which Housing is considered a key element. The Comprehensive Plan encompasses 2010-2025, and the Plan provides addresses the following:

- 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 and improve aesthetic qualities of existing houses; also 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 both 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.

- Implement cost effective measures to reduce energy and water consumption and promote energy conservation, carbon reduction, green building and economic development through its housing initiatives.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

St. Johns County is rich with history, having been established in 1821 and was one of two counties established after Florida was ceded to the United States. The County is nestled in between St. Johns River and the Atlantic Ocean just south of Jacksonville and encompasses 822 square miles with 601 square miles of land and the remaining 221 square miles of water. The County is comprised of several municipalities including: City of St Augustine, City of St Augustine Beach, Town of Hastings, Town of Marineland, and an additional 20 other unincorporated communities.

The County has a diversified economy, supported by tourism, hospitality and leisure, education and health services, professional and business services, government, construction, trade, transportation and utilities, manufacturing and financial services. The largest employers in the County have proven to be quite stable over the years. The number one employer is the St Johns County School District with 5,039 employees, Flagler Hospital with 1,564 employees, St. Johns County Public Administration at 1,299 employees and Northrop Grumman at 1,110 employees. There are also a number of businesses providing services and employment to our residents in manufacturing, resorts, building and medicine. St Johns County has an excellent reputation for its school district and it continues to be a top performing school district in the State. The County also has four post-secondary institutions located within the area: Flagler College, St Johns River State College, First Coast Technical College and St. Augustine University for Health Sciences. Bethune-Cookman College also has a satellite campus located in the town of Hastings.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	367	496	1	1	0
Arts, Entertainment, Accommodations	11,872	9,381	17	22	5
Construction	4,312	2,976	6	7	1
Education and Health Care Services	13,249	7,785	19	18	-1
Finance, Insurance, and Real Estate	8,677	2,720	13	6	-7
Information	1,482	448	2	1	-1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	3,531	2,502	5	6	1
Other Services	2,889	2,587	4	6	2
Professional, Scientific, Management Services	6,840	2,498	10	6	-4
Public Administration	0	0	0	0	0
Retail Trade	10,121	7,885	15	19	4
Transportation and Warehousing	2,118	477	3	1	-2
Wholesale Trade	3,491	2,372	5	6	1
Total	68,949	42,127	--	--	--

**Table 40 - Business Activity**

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	0
Civilian Employed Population 16 years and over	0
Unemployment Rate	0.00
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	0.00

**Table 41 - Labor Force**

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	32,260
Farming, fisheries and forestry occupations	3,348
Service	7,645
Sales and office	23,890
Construction, extraction, maintenance and repair	5,649
Production, transportation and material moving	3,606

**Table 42 – Occupations by Sector**

Data Source: 2013-2017 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	49,369	56%
30-59 Minutes	33,736	38%
60 or More Minutes	5,101	6%
<b>Total</b>	<b>88,206</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2013-2017 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,278	275	1,859
High school graduate (includes equivalency)	14,085	879	6,670
Some college or Associate's degree	24,880	1,328	8,250

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	38,105	1,423	9,415

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2013-2017 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	230	371	300	730	967
9th to 12th grade, no diploma	1,983	974	478	2,563	1,881
High school graduate, GED, or alternative	4,629	4,429	4,046	13,205	10,154
Some college, no degree	5,102	4,759	5,212	13,419	7,948
Associate's degree	1,073	1,904	2,798	6,449	2,673
Bachelor's degree	1,270	6,373	9,660	16,845	8,245
Graduate or professional degree	14	2,227	5,146	8,949	7,434

**Table 45 - Educational Attainment by Age**

Data Source: 2013-2017 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	302,640
High school graduate (includes equivalency)	601,470
Some college or Associate's degree	705,585
Bachelor's degree	993,855
Graduate or professional degree	1,325,505

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2013-2017 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Employment opportunities have increased in St. Johns County since the last Consolidated Planning cycle. The sector with the most jobs is Art, Entertainment and Accommodations industry with 9,381 jobs. This likely accounts for the travel and tourism jobs. Retail trade comes in second with 7,885 jobs and Education and Healthcare Services with 7,785 comes in third. Manufacturing is a growing field as is Real Estate and Construction which are indicative of the demand for new housing in St. Johns County.

It should be noted that the data provided in these tables pre-dates the global COVID-19 pandemic. Our top performing industries were hit particularly hard with the travel restrictions and social distancing requirements. The full depth of the impact of the pandemic are not immediately measurable given the data lag from the ACS.

### **Describe the workforce and infrastructure needs of the business community:**

According to the Florida Department of Economic Opportunity, as of March 2021 the unemployment rate for the state was 4.7%, which is down from 14.2% in May of 2020.

According to the Federal Reserve Bank Economic Data, in March of 2021 the unemployment rate for St. Johns County was 3.6% which is lower than the unemployment rate for the state. Florida experienced a loss of 445,800 jobs since March 2020 due to the pandemic. The Jacksonville MSA, which includes St. Johns County lost 9,400 nonagricultural jobs and 8,600 of those were from the Leisure and Hospitality industry.

The data from the American Community Survey suggests that the majority of the workforce is between the ages of 45-65 years of age. Our workforce is mostly college educated with 25.78% of our workforce having earned a bachelor's degree, 14.46% a Graduate or professional degree, 9.06% with an Associate's degree and 22.16% have some college but no degree.

More than half of our residents (56%) have a 30-minute commute to their places of employment and 38% drive up to an hour to work with 6% driving more than an hour to work. The global COVID-19 pandemic may have skewed this data as many places have temporarily transitioned to work from home situations.

Significant amounts of travel outside of the County for employment also has unintended consequences of wear and tear of the roads within the jurisdiction, thus requiring increased expense of road maintenance. The majority (87.18%) of the respondents to our survey for this document indicate that they drive personal vehicles to work, 16.67% carpool, 12.82% ride bikes, 7.69% use Uber or taxi services, 6.4% use public transit and 2.56% use specialized transportation and 71% of them consider improvements to streets and roadways.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

St. Johns County is presently exploring utilizing a Section 108 Loan through the Community Development Block Grant Program to address the infrastructure and public facilities needs of our community. This undertaking is in the early stages of public comment but could positively have an impact on the job and business growth opportunities.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

St. Johns County has a highly educated population. According to the American Community Survey, almost three quarters of our workforce is mostly college educated with 25.78% of our workforce having earned a bachelor's degree, 14.46% a Graduate or professional degree, 9.06% with an Associate's degree and 22.16% have some college but no degree compared to 22.17% with a high school diploma or GED, 6.37% has less than a high school diploma. Additionally, the St. Johns County public school district is one of the top-ranking public schools in the State and they offer skills development programs to fully prepare high school students to enter the workforce.

Data from ACS indicates that management, business and financial, as well as sales and office occupations and these types of positions frequently require higher education. People with an Associate's degree or higher are more likely to find employment and earn higher wages. Retail trade is also one of the top employment sectors in St. Johns County and this sector can support an educationally diverse background for employees.

CareerSource of Northeast Florida serves St Johns County residents and is a federally funded non-profit agency that works with the State of Florida and other community providers to provide residents with job preparation services free of charge. CareerSource of Northeast Florida data was reviewed; however, St Johns County is considered part of the Jacksonville MSA and therefore statistics reported do not present an accurate representation of employment opportunities within St Johns County.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Workforce training initiatives are supported by the St. Johns River State College where there are two-year Associate's Degrees and 4 year Bachelor's Degrees. They are committed to supporting Workforce Education and have cultivated relationships with employers in business, industry and government to ensure the program designs meet the needs of potential employers to prepare the students for entering the workforce in their chosen field upon graduation. First Coast Technical College also offers workforce training programs to the residents of St. Johns County and the surrounding areas. They have a wide range of programs through the Community Enrichment and Continuing Workforce Education Program for in demand, high wage jobs upon graduation. FCTC supports students and graduates by regularly



hosting job fairs to connect graduates with employment opportunities and has a Career Center dedicated to supporting their students. St. Johns County is also home to Flagler College, a private college near the coast in St. Augustine offering numerous four-year and graduate degree programs. Each of these schools both support the resident workforce development needs in St. Johns County as well as attracts new talent into our community.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

St Johns County does participate in CEDS through the Northeast Florida regional Council and JAXUSA Regional Economic Development Partnership.

**Discussion**

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The areas surrounding St. Augustine are rich in history, but many of the affordable housing units are over fifty years old and in poor condition, especially in the low-income neighborhoods near St. Augustine beach or the more rural areas, which are also more likely to have infrastructure issues in addition to housing problems. Households are more likely to experience housing problems in the Elkton, Armstrong, Hastings, Flagler Estates and West Augustine areas of town.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The most recent data from the 2019 ACS Census data reported that St. Johns County has a predominately White population (81.6%) with less than 6% of the population who are Black or African American, less than 3% Asian, and the balance other or multiple races.

The areas with the highest Black or African American populations are west of Augustine Beach as illustrated in the map below. There are no distinctive areas with high concentrations of Hispanic or Asian populations based on the HUD CPD Maps.

### **What are the characteristics of the market in these areas/neighborhoods?**

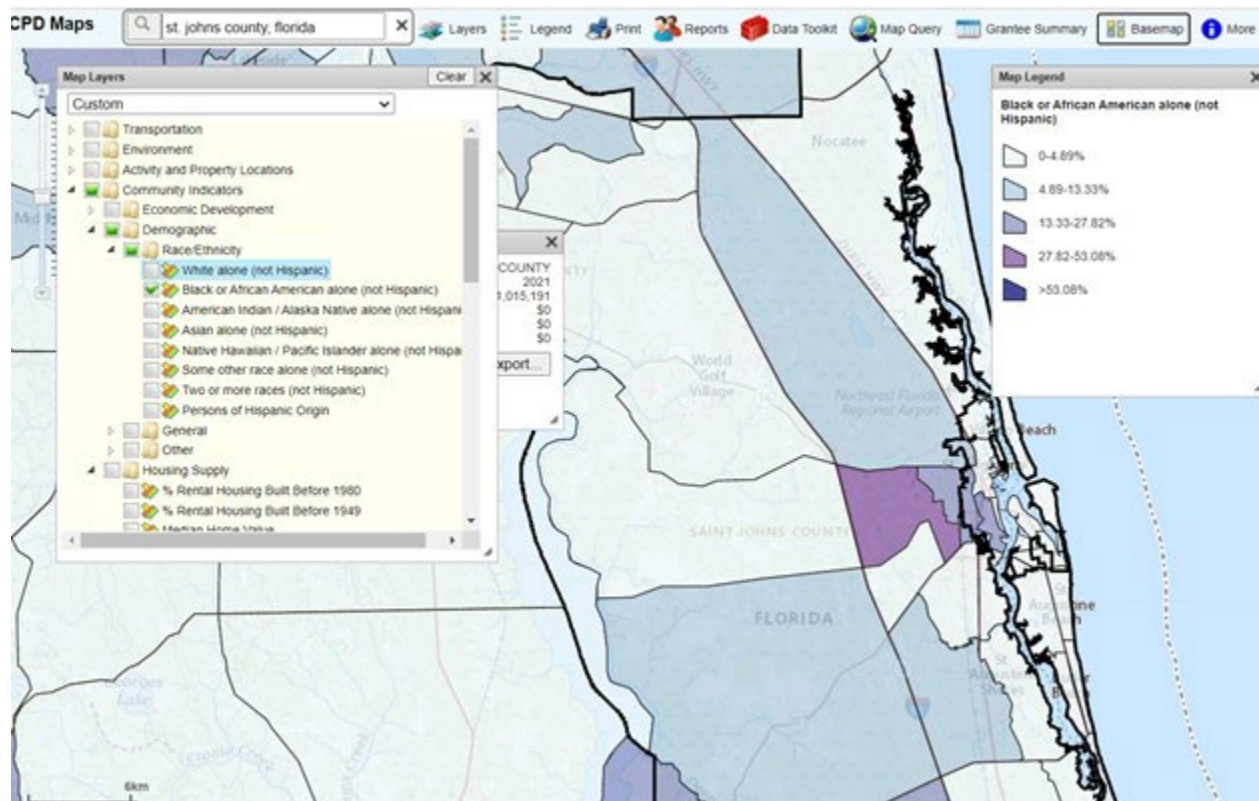
The areas with the highest Black or African American populations are also areas of higher unemployment and areas with concentrations of extremely low income households as illustrated in the attached maps.

### **Are there any community assets in these areas/neighborhoods?**

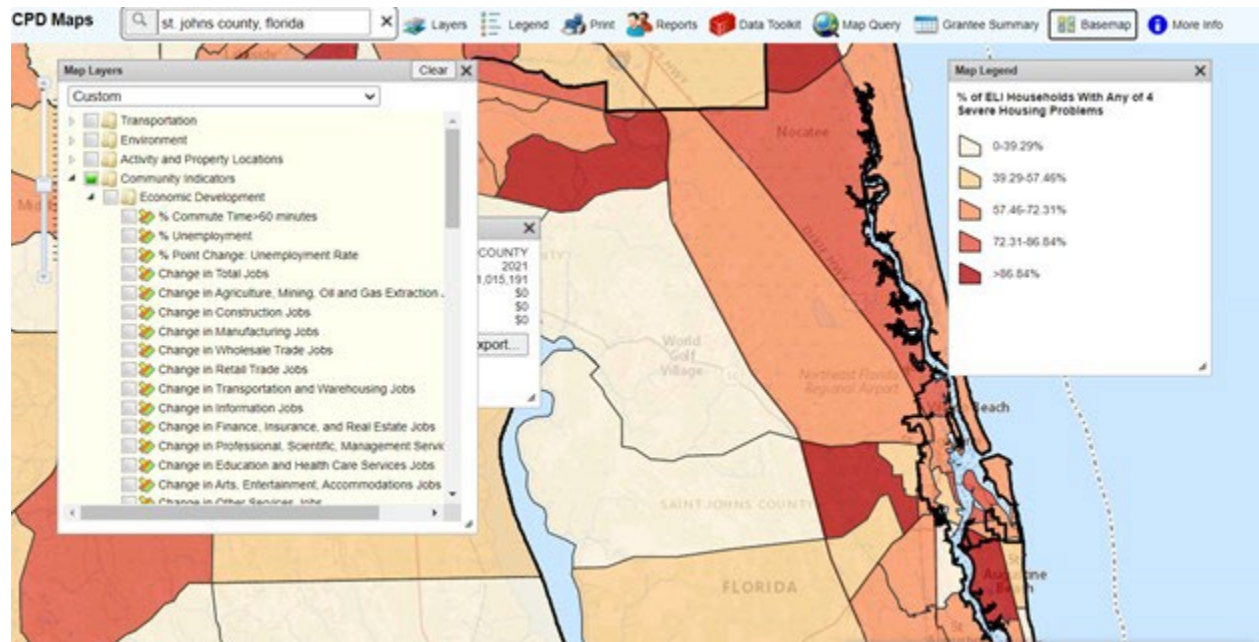
In general, community assets are considered to be schools, community centers, libraries, parks, churches, business corridors, nonprofit agencies and houses of worship. The St. Johns County School District is one of the top in the State and is committed to reaching all students regardless of income. There is a sprinkling of other community assets throughout these areas, but a more concentrated effort to reach the needs of this population.

### **Are there other strategic opportunities in any of these areas?**

The addition of the new affordable housing zoning will help to strengthen our areas of LMI concentration.



**Concentrations of Black/African American Residents**



**Map of severe housing problems**

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

The Digital Divide is relatively new terminology coined to capture the gap of those community members without access to technology. It can be used to describe the inability to access to internet services as well as devices. At this time there is limited verifiable data available regarding the number of low- and moderate-income households who do not have broadband wiring and connections. According to Broadband Now, approximately 98.3% of St. Johns County has access to service coverage but there is no data regarding how many residents can afford internet as an additional household expense. There are definite cost burdens experienced by this population, it is plausible that same is true of accessing internet connections. With the occurrence of the national COVID pandemic, many households with school age children received assistance to ensure the connectivity so that education could continue despite social distancing protocols.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

There may be an opportunity for increased competition for broadband Internet service providers. In 2021 Florida High Speed Internet (fixed wireless) has 100% coverage at 50 Mbps. AT&T (Fiber) has 78.5% coverage with 1,000 Mbps. There are also a few smaller service providers with minimal service coverage.

**Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

Flooding is an ever present issue in St. Johns County, which has both a major river, wetlands and coastal frontage. The Local Flood Hazard Flooding primary cause of flooding in St. Johns County is caused by heavy rainfall in short periods, generally caused by seasonal storms and high tides. The greatest flood threats come from tidal surges which frequently occur from coastal storms, tropical storms and hurricanes,

St. Johns County’s Water Management District offers a number of resources to residents including local precipitation data reports, tools to assess flood zones, and insurance resource information. The County is enrolled in the FEMA National Flood Insurance Program’s (NFIP) Community Rating System (CRS), which is a voluntary incentive program that recognizes and encourages community floodplain management. The County has been designated as a CRS Class 5 community based on an assessment of numerous flood mitigation activities the County implemented to protect the lives of residents and reduce property damage caused by flooding.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

In addition to the risks flooding can cause, the cost of flood insurance is an added expense many low-income residents may not have the funds to cover, thus making them cost burdened. The data in the Needs Assessment suggests at least two out of every ten residents are experiencing a housing related cost burden, which is only exacerbated by the additional cost of flood insurance.

Residents from our community listed storm water drainage projects as a high priority for nearly seven out of every ten of the Survey responses.

Residents do benefit from the 25% discount to property owners who hold National Flood Insurance Program flood policies in Special Flood Hazard Areas. Additionally, a 10% discounts is applies to all standard-rated NFIP flood insurance policies in these zones . The discount is automatically applied so residents do not have to take any extra steps to benefit from this discount.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan for St. Johns County is multifaceted and developed to meet the diverse needs of our growing population. It provides an outline of the strategies the County intends to implement to address both the issues and opportunities identified in the Needs Assessment and Market Analysis. The Strategic Plan will guide the investment of funds in the jurisdiction's low and moderate-income (LMI) communities.

The goals for the 2021-2025 Consolidated Plan cycle are:

- Increase affordable and accessible housing opportunities throughout the County for low-to moderate-income households.
- Improve the condition of the existing housing stock through the rehabilitation of substandard housing for low-income households.
- Improve community infrastructure and facilities to provide a suitable and sustainable living environment for residents.
- Provide housing and supports services for vulnerable residents and special needs population.
- Prevent and end homelessness through accessible housing and supportive services.
- Targeting economic development activities that promote job creation.

These goals weave together the identifiable needs within our community with the U.S. Department of Housing and Urban Development's suggestions for developing viable communities: (1) providing decent, safe and affordable housing; (2) providing a suitable living environment; and (3) expanding economic opportunity.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Hastings
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description :</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	For the purpose of this Plan, the target area is the unincorporated portion of Hastings. The Town of Hastings surrounds County Road 207 and runs just north of East Ashland Avenue and heads west until ending near Wildwood Lane. The town also is bordered on the east as far over as Smith Road. The southern area of the town runs along George Miller Road.
	<b>Include specific housing and commercial characteristics of this target area.</b>	No specific data is available for this portion of CT 211.01, so data estimates include parts of Hastings and Flagler Estates. This portion of the county is mainly agricultural farmland and residential structures.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Census tracts are not synonymous with zip codes, and there is some overlap with the Flagler Estates area. Approximately thirty (30) of the community survey responses we received were in the Flagler Estates/Hastings area.
<b>Identify the needs in this target area.</b>	The citizen responses indicated this area is in need of infrastructure in the form of access to public safety, roadways, sidewalks, lighting, drainage, internet service, and a community center, in addition to affordable housing and home repairs.	

	<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement in the area include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Create or improve infrastructure in eligible areas</li> <li>• Support public service programs aimed at serving community needs for eligible individuals/areas</li> </ul>
	<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers to improvement in this area include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> <li>• Competition by municipalities to fund needed projects</li> </ul>
2	<p><b>Area Name:</b></p>	Flagler Estates
	<p><b>Area Type:</b></p>	Local Target area
	<p><b>Other Target Area Description:</b></p>	
	<p><b>HUD Approval Date:</b></p>	
	<p><b>% of Low/ Mod:</b></p>	
	<p><b>Revital Type:</b></p>	Comprehensive
	<p><b>Other Revital Description :</b></p>	



<p><b>Identify the neighborhood boundaries for this target area.</b></p>	<p>The area is an unincorporated area located in the southwest portion of the county. Flagler Estates is bordered by Ashley Street on the north and extends west just past Hennessey Avenue and runs south to Division Street and ends to the east at Amos Ave.</p>
<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>The majority of the parcels in the target area are residential in nature.</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>Census tracts are not synonymous with zip codes, and there is some overlap with the Hastings area. Approximately thirty (30) of the community survey responses the County received were in the Flagler Estates/Hastings area.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>The citizen responses indicated this area is in need of infrastructure in the form of access to public safety, roadways, sidewalks, lighting, drainage, internet service, and a community center in addition to affordable housing and home repairs.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement in the area include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Create or improve infrastructure in eligible areas including activities such as improvements to access to public safety, roadways, sidewalks, lighting, drainage, and/or a community center</li> </ul> <p>Support public service programs aimed at serving community needs for eligible individuals/areas</p>

	<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers to improvement in this area include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities that benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> <li>• Competition by municipalities to fund needed projects</li> </ul>
<p><b>3</b></p>	<p><b>Area Name:</b></p>	<p>West Augustine</p>
<p><b>Area Type:</b></p>	<p>Local Target area</p>	
<p><b>Other Target Area Description:</b></p>		
<p><b>HUD Approval Date:</b></p>		
<p><b>% of Low/ Mod:</b></p>		
<p><b>Revital Type:</b></p>	<p>Comprehensive</p>	
<p><b>Other Revital Description :</b></p>		
<p><b>Identify the neighborhood boundaries for this target area.</b></p>	<p>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 County Road 207 along Whitney Street.</p> <p>The area is approximately 13.01 square miles in size. The target area is located in CT 210.02, 210.03 and 203.05. Over 20% of the population in these census tracts lives below poverty. The unemployment rate in this area is a staggering 9.3%, with some areas reaching almost 13% (compared to the average for St. Johns County of 3.2%). Nearly 30% of the residents in this area are experiencing some level of housing cost burden. This area also has a concentration of Black or African American residents with some areas seeing pockets of 27%-53%.</p>	

<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>These areas are predominantly residential in nature and much of the housing stock in these areas was built prior to 1980.</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>There were eighty (80) respondents to the Citizen Participation Survey the County made available and nearly half were presumably from this area. Census tracts are not synonymous with zip codes, many of the responses the County received were in the West Augustine area. St. Johns County identified this area as a Community Redevelopment Agency (CRA) in 2000. 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. The Plan addresses the elimination of blighted conditions, provides for community policing, affordable housing programs, infrastructure improvement, economic development incentives, and encourages the development of activities, which impact on the quality of life of the people who live and work in West Augustine.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>In reviewing survey data and comprehensive plan goals, the following improvements are considered beneficial to the community: infrastructure improvements, including roadway reconstruction, sidewalks, drainage, sewer and water improvements, adequate street lighting, as well as public service programs.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement in this area include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve the current affordable housing stock with SHIP program funding</li> <li>• Support activities which provide assistance to homeowners faced with foreclosure</li> <li>• Improve existing infrastructure that is in various stages of failing</li> <li>• Support public service programs aimed at serving at risk youth of low to moderate income households.</li> </ul>

	<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers to improvement in this area include:</p> <ul style="list-style-type: none"> <li>• Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure</li> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all the needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Lack of resources to provide assistance to homeowners faced with foreclosure</li> <li>• Competition by municipalities to fund needed projects</li> </ul>
4	<p><b>Area Name:</b></p>	<p>Elkton/Armstrong</p>
	<p><b>Area Type:</b></p>	<p>Local Target area</p>
	<p><b>Other Target Area Description:</b></p>	
	<p><b>HUD Approval Date:</b></p>	
	<p><b>% of Low/ Mod:</b></p>	
	<p><b>Revital Type:</b></p>	<p>Comprehensive</p>
	<p><b>Other Revital Description :</b></p>	
	<p><b>Identify the neighborhood boundaries for this target area.</b></p>	<p>The area is an unincorporated community located off of County Road 207 and includes Armstrong Road in St. Johns County. The area is located in CT 211.02 and is 87.13 square miles. Due to the extremely small size of the community, specific census track information is unavailable.</p>
	<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>The majority of parcels in the target area are residential in nature.</p>

<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>Census tracts are not synonymous with zip codes, but several of the community survey responses the County received were in this area.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>In reviewing survey data the following improvements are considered beneficial to the community: home repairs for low income and special needs populations, affordable housing, and improvements to streets, lighting, and sidewalks were identified by citizens as priorities. Other activities mentioned related to public services, parks and recreational facilities, as well as job training.</p>

	<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Although the community survey data for this area was limited, affordability was a consistent and crucial need. It should be noted that this 5-year Consolidated Plan was developed in the aftermath of the global COVID-19 pandemic, which had detrimental effects on residents' ability to pay for housing. Two-thirds of the survey respondents indicated they were staying with family due to the cost of housing and one-third indicated the housing was in poor condition. It is possible the County will not fully understand the depths of the impact the COVID-19 crisis has had on our residents until more relevant data becomes available. In the meantime, the following were identified by citizens as priorities, and are considered beneficial to the community: home repairs for low income and special needs populations, affordable housing, and improvements to streets, lighting, and sidewalks. Other activities are related to public services, parks and recreational facilities, as well as job training.</p> <p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support activities and implement programs designed to increase availability of affordable housing units</li> <li>• Preserve and rehabilitate the current affordable housing stock with SHIP program funding</li> <li>• Support activities that provide assistance to homeowners faced with foreclosure</li> <li>• Improve streets, sidewalks and lighting within the area on eligible streets</li> <li>• Support and develop public facilities for recreational use in eligible areas</li> </ul>
	<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Barriers to improvement in this area include:</p> <ul style="list-style-type: none"> <li>• Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons</li> <li>• Lack of funding resources to address all needed improvements</li> <li>• Lack of affordable housing is a barrier to improving the quality of life</li> <li>• Competition by municipalities to fund needed projects</li> </ul>
<p><b>5</b></p>	<p><b>Area Name:</b></p>	<p>Countywide</p>
	<p><b>Area Type:</b></p>	<p>Local Target area</p>

<b>Other Target Area Description:</b>	
<b>HUD Approval Date:</b>	
<b>% of Low/ Mod:</b>	
<b>Revital Type:</b>	Comprehensive
<b>Other Revital Description :</b>	
<b>Identify the neighborhood boundaries for this target area.</b>	
<b>Include specific housing and commercial characteristics of this target area.</b>	
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>	
<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

**City of St. Augustine Beach**

As previously mentioned in the Plan, the City of St. Augustine Beach entered into a Cooperation Agreement with the County for the purposes of becoming an HUD Urban County. While the St Augustine Beach area may not meet the income related requirements for many large scale activities or projects, they are still a participating municipality and low to moderate income residents of this area may be eligible for certain CDBG activities. The City of St. Augustine Beach is generally centered between A1A South on the west and the Atlantic Ocean on the east. The area ends at Pope Road on the north and ends at Ocean Drive on the south. The area is approximately 2.17 square miles and has a population of 6,176 according to CT 214.05. Of the 6,176 residents, approximately .08% are Black or African American and 3.7% are Hispanic. There are 4,275 housing units in the area of which 2,847 (67%) are occupied and 1428 (33%) are vacant. Of the occupied units, 66% are owner occupied and 34% are renter occupied. Approximately 33% of residents in CT 214.05 are low to moderate income; however, this CT represents an area that exceeds the City limits.

St. Johns County jurisdiction area is comprised of unincorporated St. Johns County and 3 other municipalities that have entered into Inter local Cooperation Agreements with the County. The CDBG jurisdiction area does not include the City of St. Augustine or the Town of Hastings as those municipalities elected not to participate at this time. St Johns County plans to employ several strategies, which will target investments in the areas of greatest need while taking advantage of other leveraging opportunities. Some programs may serve eligible county wide households while others may be targeted to a specific geographic area where a specific need has been identified or where leveraging opportunities offer greater scale or impact. Some specific areas have been identified within unincorporated portions of the county and participating municipalities. These areas have concentrations of low to moderate income persons or neighborhoods. These areas are mentioned throughout the Plan and are illustrated through maps.



## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Public Facilities and Infrastructure		
	<b>Priority Level</b>	High		
	<b>Population</b>	Extremely Low Moderate Elderly Persons with Persons with Persons with Developmental Disabilities	with with	Mental Physical Disabilities Disabilities
	<b>Geographic Areas Affected</b>	West Flagler Hastings		Low Augustine Estates
	<b>Associated Goals</b>	Planning Public Facility or Infrastructure Activities	and	Administration
	<b>Description</b>	Provision of adequate infrastructure and public facilities to ensure their operation at an efficient level of service and enhance the livability of low- and moderate-income neighborhoods. Activities will be implemented in areas where the population is predominantly low- and moderate income.		
	<b>Basis for Relative Priority</b>	Critical infrastructure improvements and the development and/or preservation of public facilities that reach targeted populations are a high priority for the County as they improve the living conditions of residents and can serve as a catalyst for improved living conditions and growth.		
2	<b>Priority Need Name</b>	Public Services		
	<b>Priority Level</b>	High		

	<b>Population</b>	Extremely Low Moderate Elderly Frail Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions	Low    Elderly Disabilities Disabilities Disabilities
	<b>Geographic Areas Affected</b>	Countywide	
	<b>Associated Goals</b>	Planning and Administration Public Services	
	<b>Description</b>	Provision of public services to very low, low-, and moderate-income families and individuals as well as to persons who are homeless, at risk of becoming homeless, or have special needs. Public services provided will enhance the living environment of the targeted population by addressing basic needs that they do not have, nor the economic means to adequately provide for themselves. The programs to be provided include but are not limited to, after school care, education assistance, crime prevention, wellness programs, and domestic violence programs.	
	<b>Basis for Relative Priority</b>	The need for public services is supported by the number of residents living below the poverty line and other vulnerable populations within our community, including the increasing elderly population, residents living with disabilities, and those at risk of becoming homeless as identified in the Needs Assessment and the Market Assessment.	
<b>3</b>	<b>Priority Need Name</b>	Affordable Housing & Homeless Services	
	<b>Priority Level</b>	High	

	<p><b>Population</b></p> <p>Extremely Low Moderate Middle Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth</p>
<p><b>Geographic Areas Affected</b></p>	<p>Countywide</p>
<p><b>Associated Goals</b></p>	<p>Affordable Housing &amp; Homeless Services Prevention Planning and Administration</p>
<p><b>Description</b></p>	<p>Increase the supply of affordable housing for sale and affordable rental housing available to very- low, low, moderate, and middle-income residents as well as veterans, elderly, disabled, and homeless persons through new construction or acquisition. Provide rental assistance to persons who qualify as being very-low, low, moderate, and middle-income or as veterans, elderly, disabled, or homeless through a tenant based rental assistance program or through provision of financial assistance to pay delinquent rent and utilities.</p>
<p><b>Basis for Relative Priority</b></p>	<p>Data provided indicates that only 3% of renter units are affordable to households at or below 30% AMI and less than 20% are affordable for households at 50% or below AMI. The creation and preservation of affordable rental opportunities may be achieved through new construction of affordable rentals; acquisition and rehabilitation for conversion to affordable rental; and provision of direct financial subsidy to tenants. Efforts to preserve the existing rental housing stock may include rehabilitation. Affordable housing was identified as a top priority for the County according to the community survey. The County is in the process of pursuing an updated affordable housing study.</p>
<p><b>4 Priority Need Name</b></p>	<p>Rehabilitation of Existing Housing</p>
<p><b>Priority Level</b></p>	<p>High</p>

	<b>Population</b>	Extremely Low Moderate Elderly Elderly Frail Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Other	Low     Elderly Disabilities Disabilities Disabilities
	<b>Geographic Areas Affected</b>	Countywide	
	<b>Associated Goals</b>	Home Planning and Administration	Repair/Rehabilitation
	<b>Description</b>	The rehabilitation of the aging housing stock will continue to be an area of countywide focus. An emphasis will be placed on improving the health and safety, particularly if lead-based paint is present, code violations, accessibility features, and sustainability for extremely low to moderate income households	
	<b>Basis for Relative Priority</b>	St. Johns County is rich in history, but our County’s longstanding legacy also lends itself to an aging housing stock. Many of the responses we received to the Citizen Participation Survey also support this type of an investment, as much of the housing stock is in poor condition and disrepair. The data on the number of our residents experiencing housing cost burden also suggest a significant number of the affordable units need assistance with repairs and maintenance. Housing rehabilitation for extremely low and low-income households and special needs populations are high priorities for us and for our residents.	
5	<b>Priority Need Name</b>	Economic Development	
	<b>Priority Level</b>	High	
	<b>Population</b>	Extremely Low Moderate Middle Non-housing Community Development	Low
	<b>Geographic Areas Affected</b>	Countywide	

	<b>Associated Goals</b>	Economic Planning and Administration <span style="float: right;">Development</span>
	<b>Description</b>	Promotion of Economic Development activities to respond to general needs and to respond to the impact of COVID-19.
	<b>Basis for Relative Priority</b>	COVID-19 crisis.

**Narrative (Optional)**

The priority needs listed above were chosen from among a larger list of overall needs. These identified priority needs will form the basis of selecting projects for each fiscal year based on funding availability.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The data in Section NA-10 indicates that many of St. Johns County residents are experiencing some level of housing cost burden. The median rent in St. Johns County is higher than the HUD established Fair Market rent for the region; there is a need for this type of assistance, however, eligible funding sources are limited. Currently, the County does not receive HOME Investment Partnership funding, nor do we have a Housing Authority to support TBRA.
TBRA for Non-Homeless Special Needs	The data in Section NA-10 indicates that many of St. Johns County residents are experiencing some level of housing cost burden. The median rent in St. Johns County is higher than the HUD established Fair Market rent for the region. There is a need for this type of assistance for Non-homeless Special Needs population exists, however, eligible funding sources are limited. Currently, the County does not receive HOME Investment Partnership funding, nor do we have a Housing Authority to support TBRA. There is limited funding available through the Community Development Block Grant Program to provide supportive services, which may help alleviate the strain of low-income residents.
New Unit Production	<p>The data identified in the Needs Assessment and Market Assessment both sternly suggest there is a need for more affordable housing in St. Johns County. The limited availability of housing has caused the median rent in St. Johns County to exceed the Fair Market Rent as determined by HUD.</p> <p>There are many market factors, which influence the development of new housing units, including but not limited to the cost of land, infrastructure improvements, construction materials, labor costs, employment levels, and interest rates. Currently, the County does not receive HOME Investment Partnership funding to cover the gap for affordable housing.</p>
Rehabilitation	The housing stock, especially, in predominately low-to moderate-income neighborhoods is aging and in poor condition. New construction opportunities are limited, especially, in LMI areas. Housing and market data clearly demonstrate the need for the rehabilitation of existing units. Financial constraints limit many low- to moderate-income households to units that are old and likely to be in substandard condition and/or in need of repairs to support aging in place on a fixed income.

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Acquisition, including preservation	The home values in St. Johns County are rising rapidly. Market conditions influence the cost of acquisition and can be impacted by the demand, the age of structure, cost of land, and cost of infrastructure improvements required for development of land, lending requirements, and pool of potential buyers/renters.

**Table 49 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

St. Johns County anticipates receiving \$1,030,151 in Community Development Block Grant funds from the U.S. Department of Housing and Urban Development for the first program year (October 1, 2021 – September 30, 2022) of the five-year consolidated plan cycle; these funds will be used to address priority needs, goals, and objectives. The County realizes that these funds alone are not sufficient to fulfill the jurisdiction’s housing and community development needs. To help address the gap, the County will be leveraging HUD funding to the maximum extent possible with other state, local and private alternative funding sources which may include a Section 108 Application. The County currently provides general revenue to operate the Housing and Community Development division of Health and Human Services and has established a Housing Trust fund, which has the ability to be utilized to develop much warranted affordable and workforce housing. The County also funds homeless prevention and rapid re-housing activities through its Social Services Division. The Social Services Division receives and matches Emergency Solutions 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	1,030,151	0	0	1,030,151	4,120,604	This is the allocation for FY 21-22



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 - state	Housing	1,739,459	0	0	1,739,459	0	State funding for the SHIP Program

**Table 50 - Anticipated Resources**

**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 will receive \$1,739,459 in FY2021-2022 from the Florida Housing Finance Corporation for the State Housing Initiatives Partnership (SHIP Program). There are not matching requirements for SHIP funding, 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.

In an effort to address the funding gap, the County applies for competitive federal, state, and foundation grants when the application criteria aligns with our goals and staffing capacity. These funds can be used to expand existing programs, develop new programs to address unmet needs in the community, or as leverage for other funding sources. Given that these additional funding sources are competitive, the amount and uses are unknown at this time.

**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.

St. Johns County will consider and encourage proposals that will redevelop publicly owned property to meet the needs of the community. The County maintains an inventory of County owned lots and properties. Upon receipt of a request to the Board of County Commissioners (BCC) for the conveyance or lease of property, these lots and properties may be sold or donated to entities (non-profits and municipalities) for public and community interest purposes. St. Johns County Ordinance 2011-17 provides 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.

## **Discussion**

Creativity, local funding, and collaborative partnerships and possibly Section 108 funding are all necessary if we are to achieve larger impact projects.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
St. Johns Continuum of Care	Continuum of care	Homelessness	Jurisdiction
Housing Finance Authority of St. Johns County	Government	Ownership Rental	Jurisdiction
Affordable Housing Advisory Committee	Government	Ownership Rental	Jurisdiction
ST. JOHNS COUNTY	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
City of St. Augustine Beach	Government	neighborhood improvements public facilities public services	Other
St. Johns County School District	Departments and agencies	Homelessness public services	Jurisdiction
St. Johns Housing Partnership	Non-profit organizations	Ownership Rental neighborhood improvements	Jurisdiction
Habitat for Humanity of St. Augustine/St. Johns County	Non-profit organizations	Ownership	Jurisdiction
Health and Human Services Advisory Council	Government	Homelessness public services	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Northeast Florida Community Action Agency	Non-profit organizations	Homelessness public services	Jurisdiction
Home Again St. Johns	Non-profit organizations	Homelessness public services	Jurisdiction
St. Gerard Campus	Non-profit organizations	public services	Jurisdiction
St. Francis House	Non-profit organizations	Homelessness public services	Jurisdiction
Alpha Omega Miracle Home, Inc.	Non-profit organizations	Homelessness public services	Jurisdiction
Safety Shelter of St. John's County dba Betty Griffin House	Non-profit organizations	Homelessness public services	Jurisdiction
ESH Coalition of St. Johns County, Inc.	Non-profit organizations	Homelessness public services	Jurisdiction
Catholic Charities St. Augustine	Community/Faith-based organization	Homelessness neighborhood improvements public services	Jurisdiction
JACKSONVILLE AREA LEGAL AID, INC.	Non-profit organizations	public services	Region
EPIC Behavioral Healthcare	Non-profit organizations	public services	Jurisdiction
Stewart-Marchman-Act Behavioral Healthcare	Non-profit organizations	public services	Jurisdiction
Big Brothers Big Sisters, St. Johns County	Non-profit organizations	public services	Jurisdiction
Boys and Girls Club of St. Augustine	Non-profit organizations	public services	Jurisdiction
The ARC of St. Johns	Non-profit organizations	public services	Jurisdiction
Salvation Army St. Johns	Non-profit organizations	Homelessness public services	Jurisdiction
Welfare Federation of St. Johns DBA BayView Healthcare	Non-profit organizations	public services	Jurisdiction
Good Samaritan Health - Wildflower Clinic	Non-profit organizations	public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Flagler Hospital	Other	public services	Jurisdiction
Florida Department of Health-St. Johns County	Government	public services	Jurisdiction
Healthy Families St. Johns	Non-profit organizations	public services	Jurisdiction
Council on Aging - St. Johns County	Non-profit organizations	public services	Jurisdiction
Career Source NEFL	Non-profit organizations	public services	Jurisdiction
First Coast YMCA	Non-profit organizations	public services	Jurisdiction

**Table 51 - Institutional Delivery Structure  
Assess of Strengths and Gaps in the Institutional Delivery System**

St. Johns County has developed a strong institutional delivery system through the cultivation of relationships with both public and private agencies. One of the most notable strengths is that there are a number of agencies within the County providing year-round housing, public services, economic development services, and homeless services, as well as other community development activities including: capital improvements, public facilities, and infrastructure. It should be noted that the County 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 to best serve our residents.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		

<b>Street Outreach Services</b>			
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Developing an effective and efficient program delivery system has been a priority for the County to meet the needs of any of our residents experiencing homelessness. St. Johns County coordinates with several community partners that provide various services to address the complex needs of the homeless, which is spearheaded by Flagler Hospital, the lead agency of the Continuum of Care. Currently, agencies work together to meet the needs of these individuals by referring out to other agencies for services not offered by a particular agency. Referrals are most often to County Social Services (rapid rehousing, prevention, SSI, Medicaid, rent/mortgage assistance, utility assistance, medical and prescription assistance), Stewart Marchman Act or EPIC for substance abuse or mental health needs, Salvation Army and Catholic Charities (rapid rehousing), Wildflower Clinic (medical) and other providers that offer food, clothing, legal and employment assistance. St. Johns County also has a local CareerSource office to assist with job training and employment searches.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Overall, St. Johns County has excellent services and a service delivery system due to the professionalism and cooperation between and among service providers. Current gaps include lack of Emergency Shelter beds as our service providers are frequently at capacity and have waiting lists or are forced to turn individuals away.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility or Infrastructure Activities	2021	2025	Non-Housing Community Development	Elkton/Armstrong West Augustine Flagler Estates Hastings Countywide	Public Facilities and Infrastructure	CDBG: \$2,500,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 8275 Households Assisted
2	Public Services	2021	2025	Non-Housing Community Development	Elkton/Armstrong West Augustine Flagler Estates Hastings Countywide	Public Services	CDBG: \$168,750	Public service activities for Low/Moderate Income Housing Benefit: 750 Households Assisted
3	Affordable Housing & Homeless Services Prevention	2021	2025	Affordable Housing	Elkton/Armstrong West Augustine Flagler Estates Hastings Countywide	Affordable Housing & Homeless Services	CDBG: \$350,000	Rental units rehabilitated: 75 Household Housing Unit
4	Home Repair/Rehabilitation	2021	2025	Affordable Housing	Elkton/Armstrong West Augustine Flagler Estates Hastings Countywide	Rehabilitation of Existing Housing	CDBG: \$1,451,870	Homeowner Housing Rehabilitated: 200 Household Housing Unit



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Economic Development	2021	2025	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$2,125,999	Jobs created/retained: 1000 Jobs Businesses assisted: 500 Businesses Assisted
6	Planning and Administration	2021	2025	Planning and Administration	Countywide	Affordable Housing & Homeless Services Economic Development Public Facilities and Infrastructure Public Services Rehabilitation of Existing Housing	CDBG: \$1,030,151	Other: 0 Other

**Table 53 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Public Facility or Infrastructure Activities
	<b>Goal Description</b>	Provision of adequate infrastructure and public facilities to enhance the livability of low- to-moderate income neighborhoods and assure efficient levels of service

2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Provision of public services to very-low, low-, and moderate-income families and individuals. Public services provided will enhance the living environment of the targeted area by addressing basic needs that are unmet due to economic disparity
3	<b>Goal Name</b>	Affordable Housing & Homeless Services Prevention
	<b>Goal Description</b>	Promote an increase of the supply of affordable rental housing available to very low, low, and moderate income residents as well as veterans, elderly, disabled, and homeless persons through new construction or acquisition; provide housing counseling and/or support services to assist individuals and families in crisis. Other funding sources will need to be identified.
4	<b>Goal Name</b>	Home Repair/Rehabilitation
	<b>Goal Description</b>	Housing repairs for low income households, people with special needs like the elderly or people with disabilities, and veterans.
5	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Promote Economic Development activities, to respond to general needs and to respond to the impact of COVID-19, by implementing activities such as Direct Financial Assistance to For-Profits to provide operating capital. Forms of assistance may include loans, loan guarantees, and grants. In previous years the accomplishments were higher in the midst of the pandemic, but the economic development assistance will look different in the next five-years as we shift to a stage of recovery.
6	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Provide grant administration structure for the planning, implementation, management, and HUD compliance oversight of the CDBG program. The budget below is the 5-year estimate.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The jurisdiction does not receive HOME funds.

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The jurisdiction does not currently have Public Housing.

**Activities to Increase Resident Involvements**

Not applicable as the jurisdiction does not currently have any residents of public housing.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

**Plan to remove the ‘troubled’ designation**

This is not applicable to the jurisdiction as the County does not have Public Housing or a Public Housing Agency.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

St. Johns County published an Analysis of Impediments to Fair Housing Choice in March of 2019. The High Priority items include discriminatory patterns in lending, access to low poverty areas, moderate levels of segregation for black households, insufficient affordable housing in a range of unit sizes, insufficient accessible affordable housing, Black and Hispanic households tend to have lower levels of access to opportunity, lack of fair housing infrastructure, insufficient fair housing education, insufficient understanding of credit.

The St. Johns County Board of County Commissioners is committed to addressing the identified barriers to affordable housing in the community. In 2020 they approved a Workforce Housing Zoning which allows a higher density of housing and restrictions to ensure at least 40% of the units built in these zones are made available to the LMI community.

The actions they took are part of a much larger fifteen-year Comprehensive Plan, in which Housing is considered a key element. The Comprehensive Plan encompasses 2010-2025, and the Plan provides addresses the following:

- 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 and improve aesthetic qualities of existing houses; also 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 both 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.

- Implement cost effective measures to reduce energy and water consumption and promote energy conservation, carbon reduction, green building and economic development through its housing initiatives.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The St. Johns County Board of County Commissioners is committed to addressing the identified barriers to affordable housing in the community. In 2020, they approved a Workforce Housing Zoning which allows a higher density of housing and restrictions to ensure at least 40% of the units built in these zones are made available to the LMI community.

The actions they took are part of a much larger fifteen-year Comprehensive Plan, in which Housing is considered a key element. The Comprehensive Plan encompasses 2010-2025, which aligns with this consolidate plan cycle. There will be an updated plan for the next Consolidated Plan, which will likely include more of the issues raised in the 2019 AFFH Report, but for now the plan is 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 and improve aesthetic qualities of existing houses; also 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.

- Implement cost effective measures to reduce energy and water consumption and promote energy conservation, carbon reduction, green building and economic development through its housing initiatives.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Through the collaboration with St Johns County CoC along with other organizations, St Johns County will continue to strengthen its efforts to provide outreach and education to the homeless population, including those who are unsheltered by definition. 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 operated by the St. Francis House and has been very successful since its implementation in 2016. 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, this program has been instrumental in assisting in the identification of these unsheltered individuals and the areas in which they live. The objective of Street Outreach is to reduce the number of unsheltered homeless persons on the street by providing engagement and essential services, and ensuring everyone has a path to permanent housing. The program is able to assess each individual by identifying their most critical needs and navigating them to those resources in an expeditious manner. This outreach program has assisted 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 in which will the rapid re-housing of these individuals.

Eligible clients will be served using a program model that brings services to the client. This includes providing services in homeless encampments, parks, streets, libraries, and/or other frequented areas identified by street outreach workers. After an initial intake is completed, advocates will provide basic care services, including food, clothing, shelter, or connections to medical care if necessary. After attending to immediate basic needs, advocates will complete a service or goal plan with client input and participation.

The St. Francis House also operates the only emergency shelter in St. Johns County, providing 24 beds for individuals, 5 family units. They have an additional 8 overflow beds for access by local law enforcement.

### **Addressing the emergency and transitional housing needs of homeless persons**

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 everyone 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 continue to assist homeless persons and families to transition into permanent supportive/independent housing. The ESG funding is come the State not a direct entitlement allocation from HUD. The financial assistance provided through the state 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 their Social Services Division.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

St. Johns County (SJC) will continue to 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.



Social Services will continue to 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.

The County will continue to 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 their return home to out of area relatives.

The County will continue to collaborate with community partners to implement a community-wide policy to assist in the discharge of our homeless from hospitals, mental health facilities, and correctional facilities.

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

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

According to data from the 2013-2017 American Community Survey census data, there are an estimated 17,368 housing units built prior to 1980 with children present, representing approximately 22.24% of total housing pool.

The Florida Department of Health (DOH) is the lead agency for the surveillance and follow-up related to human exposure to hazardous lead-based materials. Florida's Lead Poisoning Prevention Program conducts surveillance of blood lead testing and poisonings in the state, promotes blood lead screening for high-risk populations, and provides information to health care providers, individuals, and businesses on lead poisoning prevention. Statewide program activities include: Surveillance and epidemiology; Lead Poisoning investigation; Primary prevention; and Coordination of care.

Actions to address LBP hazards and to increase access to housing without LBP 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 CHD 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.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The Florida Department of Health (DOH) is the lead agency for the surveillance and follow-up related to human exposure to hazardous lead-based materials. Florida's Lead Poisoning Prevention Program conducts surveillance of blood lead testing and poisonings in the state, promotes blood lead screening for high-risk populations, and provides information to health care providers, individuals, and businesses on lead poisoning prevention. Statewide program activities include: surveillance and epidemiology; lead poisoning investigation; primary prevention; and coordination of care.

### **How are the actions listed above integrated into housing policies and procedures?**

The Department of Health (DOH), through integrated partnerships and programs administered by local county health departments, is able to inform and educate community members, local policy makers, local code enforcement, and other regulatory authority on important community health issues such as housing policies and procedures. The County does not have any policies and procedures directly related to LBP and defers to the DOH St. Johns for any potential LBP exposure to its residents.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Data from the 2019 American Community Survey indicates there are approximately 16,815 residents living below the poverty line which represents approximately 6.4% of our total population. The County, in partnership with local social service agencies is working on developing strategies to assist in reducing poverty within the jurisdiction. Approximately 15% of the entitlement funds will be expended on public service activities to help our low-income residents realize a greater degree of economic stability and improve their quality of life.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The St. Johns County Board of County Commissioners (BCC) governs and establishes the County's poverty-reducing goals and policies. Based on the direction received by the BCC leadership, the County departments are responsible for collaborating and 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 C.1.1 is for the "Creation and Preservation of Affordable Workforce and Special Needs Housing", Objective C.1.2 states that "The County shall maintain its existing programs, investigate new programs and identify funding sources which will work toward the elimination of substandard housing and improve the aesthetic qualities of existing housing and encourage improvements that reduce energy and water consumption" which supports many of the needs identified in the community survey. Objective C.1.3 ensures "Adequate Areas for Very-Low, Low and Moderate Income Households, Mobile Homes, Manufactured Homes, Group Homes and Foster Care Facilities". The BCC has also made it a priority to incorporate energy efficient building practices through the permitting and approval process, which will ultimately reduce energy costs for LMI households living in these homes. 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.
- The County will also continue its Ten Year Plan to End Homelessness in St. Johns County.

### **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

## Expected Resources

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

#### Introduction

St. Johns County anticipates receiving \$1,022,927 in Community Development Block Grant funds from the U.S. Department of Housing and Urban Development for the second program year (October 1, 2022 – September 30, 2023) of the five-year consolidated plan cycle; these funds will be used to address priority needs, goals, and objectives. The County realizes that these funds alone are not sufficient to fulfill the jurisdiction’s housing and community development needs. To help address the gap, the County will be leveraging HUD funding to the maximum extent possible with other state, local and private alternative funding sources which may include a Section 108 Application. The County currently provides general revenue to operate the Housing and Community Development division of Health and Human Services and has established a Housing Trust fund, which has the ability to be utilized to develop much warranted affordable and workforce housing. The County also funds homeless prevention and rapid re-housing activities through its Social Services Division. The Social Services Division receives and matches Emergency Solutions 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: \$		

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	0	0	0	0	0	
Other	public - state	Housing	0	0	0	0	0	State funding for the SHIP Program

**Table 54 - 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**

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

**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	Public Facility or Infrastructure Activities	2016	2020	Non-Housing Community Development	Flagler Estates Hastings Countywide	Public Facilities and Infrastructure	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8275 Persons Assisted
2	Public Services	2016	2020	Non-Housing Community Development	Countywide	Public Services	CDBG: \$33,750	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
4	Home Repair/Rehabilitation	2016	2020	Affordable Housing	Countywide	Rehabilitation of Existing Housing	CDBG: \$290,374	Homeowner Housing Rehabilitated: 8 Household Housing Unit
6	Planning and Administration	2016	2020	Planning and Administration	Countywide	Public Facilities and Infrastructure Public Services Rehabilitation of Existing Housing	CDBG: \$206,030	Other: 0 Other

Table 55 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Public Facility or Infrastructure Activities
	<b>Goal Description</b>	Public infrastructure and public facilities to enhance the livability of low- and moderate-income neighborhoods and assure efficient levels of community services and safety.
2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Social programs for low- to moderate-income households.
4	<b>Goal Name</b>	Home Repair/Rehabilitation
	<b>Goal Description</b>	Emergency repair, spot or full house rehabilitation of existing housing for extremely low- to moderate-income residents below 50% AMI (including but not limited to residents who are elderly, disabled, and veterans.)
6	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Provide grant administration structure for the planning, implementation, management, and HUD compliance oversight of the CDBG program.

## 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.

The priorities and allocations were established based on citizen and stakeholder participation in the Survey and the most recent Census data. St. Johns County will continue to support area non-profit agencies and participate with the Continuum of Care homeless providers to meet the needs of underserved residents within our community. Access to sufficient funding to meet the needs of our community's underserved remains a primary obstacle. Incoming funding from Federal, State, and local sources is not sufficient to meet all of the needs identified by our residents and the data trends.

Pending approval the County would like to fund a social/transportation program for low-to moderate-income residents through the Girl Scouts in the amount of \$33,750; Emergency repair, spot or full house rehabilitation of existing housing for extremely low-to-moderate income residents below 50% AMI (including but not limited to residents who are elderly, disabled, and veterans) through the St. Johns Housing Partnership Rehab Program in the amount of \$290,374; Public infrastructure and public facilities to enhance the livability of low- to-moderate income neighborhoods and assure efficient levels of community services and safety through the proposed new construction Hastings Community Center and Library Project in the amount of \$500,000; and administration expenses in the amount of \$206,030.

#### Projects

#	Project Name
1	Public Facility/Public Services
2	Public Services
3	Affordable Housing
4	Planning & Administration

Table 56 – Project Information

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

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Public Facility/Public Services
	<b>Target Area</b>	Hastings
	<b>Goals Supported</b>	Public Facility or Infrastructure Activities
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	Public Infrastructure/Public Facilities to enhance the livability of low to moderate income neighborhoods and assure efficient levels of community service and safety.
	<b>Target Date</b>	4/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This proposed public facilities project will benefit surrounding households in the unincorporated area of Hastings and Flagler Estates. The project is based upon the priority needs in the Citizen Survey. It will serve an estimated 8,275 residents.
	<b>Location Description</b>	On an undeveloped vacant lot in the center of the Unincorporated town of Hastings on Main Street.
	<b>Planned Activities</b>	Development of a Community Center and Library
2	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$33,750
	<b>Description</b>	Social/Transportation Program for low to moderate income residents.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Families and households participating in the Girl Scouts after school programs
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Social/transportation services for low-to-moderate-income residents participating in the Girl Scouts after school programs
3	<b>Project Name</b>	Affordable Housing
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Home Repair/Rehabilitation

	<b>Needs Addressed</b>	Rehabilitation of Existing Housing
	<b>Funding</b>	CDBG: \$290,374
	<b>Description</b>	Emergency Repair, Spot or Full House Rehabilitation of existing housing for extremely low to moderate income residents below 50% AMI, including, but not limited to, residents who are elderly, disabled, or veterans.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Serve approximately 8 households at or below 50% AMI including but not limited to elderly, disabled, and veteran residents
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Rehabilitation activities
<b>4</b>	<b>Project Name</b>	Planning & Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$206,030
	<b>Description</b>	Planning & Administrative functions related to the operation of the CDBG program.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Planning and administrative functions required to support the proposed projects in the AAP
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Planning and administrative functions required for the administration 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**

St. Johns County has low- and moderate-income families and individuals residing throughout the County with minority concentrations and aging housing in the West Augustine area and infrastructure needs in the Hastings/Flagler Estates areas, in addition to needs county-wide. Funding will be distributed throughout the county for social service and housing programs with targeted infrastructure and public facilities. All proposed CDBG-eligible activities under the Consolidated Plan are intended to serve low- to moderate income households and special needs populations.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Elkton/Armstrong	0
West Augustine	4
Flagler Estates	0
Hastings	49
Countywide	47

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The County has established priorities and allocations based on citizen and stakeholder input as well as Census data trends. The County intends to invest the funds in communities identified as areas of greatest need with the potential for positive changes in the lives of our residents. To comply with CDBG program requirements, at least 70% of funds benefit low- and moderate-income households. The majority of funding will be used for infrastructure and public facilities to promote livability and public safety, the rehabilitation of the existing housing stock in LMI areas to address housing affordability for our most vulnerable households, and social services/public services to meet non-housing needs.

### **Discussion**

St. Johns County has the benefit of serving urban, suburban, and rural areas within the county lines. Each of these different community types means our residents have a variety of choices in places to live, work, and play, but it also presents challenges when trying to address the diverse needs of our residents when there are varying non-financial resources in each of the areas. The citizen and stakeholder input was used to support prioritization of not only the different needs, but also the different geographical areas.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The St. Johns County 2021-2025 Consolidated Plan identifies the need of affordable housing for our very low to moderate income residents. The Plan also identified the need to repair the existing aging housing stock ensuring our residents have access to decent, safe, affordable housing options. The 2021 Action Plan provides funding for the rehabilitation of existing housing for residents at or below 50% AMI including, but not limited to residents who are elderly, disabled, and veterans.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	8,425
Special-Needs	8
Total	8,433

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

**Table 59 - One Year Goals for Affordable Housing by Support Type**

### Discussion

St. Johns County is committed to increasing the affordable housing available to our residents. In addition to the CDBG investment, the County will leverage resources from other sources to assist with the affordable housing goals, including indirect assistance from the General Fund to assist with affordable housing and rehabilitation of existing housing stock. The County also receives State Housing Initiative Program (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. However, it should be noted, even with these additional sources, the County is not able to meet all 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 at risk of becoming homeless. The County, along with area non-profit agencies and organizations, will continue to provide services and funds to aid in the prevention of homelessness, provide funds for rapid re-housing programs to house the homeless, and provide 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**

St. Johns County is a growing community with homeless needs, unfortunately, our population has not reached the level for a direct allocation of Emergency Shelter Grant (ESG) funds or HOME Investment Partnership funds. We will seek to receive ESG and other funding from the State of Florida and other sources, but our efforts are presently limited to the activities we can undertake solely with our Community Development Block Grant (CDBG) funding. Our goals for this year include a focus on affordable housing and supportive services to help vulnerable residents remain housed.

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 operated by St. Francis House and has been very successful since its implementation in 2016. 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 objective of Street Outreach is to reduce the number of unsheltered homeless persons on the street by providing engagement and essential services, ensuring everyone has a path to permanent housing. The program is able to assess each individual by identifying their most critical needs and helping them to navigate to those resources in an expeditious manner. The 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.

Eligible clients will be served using a program model that brings services to the client. This includes providing services in homeless encampments, parks, streets, libraries, and/or other frequented areas

identified by street outreach workers. After an initial intake is completed, advocates will provide basic care services, including food, clothing, shelter, or connections to medical care if necessary. After attending to immediate basic needs, advocates will complete a service or goal plan with client input and participation.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The St. Francis House operates the only emergency shelter in St. Johns County, providing 24 beds for individuals, 5 family units. 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 is currently in the second year of a three year funding contract with DCF. This funding provides rapid re-housing and prevention support to area agencies and organizations. Programs will provide financial assistance to homeless individuals/families to regain stability in permanent housing. The financial assistance 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 if funding remains available.

**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**

When available, St. Johns County will utilize local, state and federal funding 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.

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 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.

## **Discussion**

As previously mentioned, St. Johns County does not receive a direct entitlement allocation of Emergency Shelter Grants (ESG). The County will continue to apply for funds from the State of Florida and support the Continuum of Care to the greatest extent possible.

The St. Johns County CoC is guided by the following vision and mission:

Vision: Believing housing is a human right, we envision a community where all people have access to safe, stable and affordable housing.

Mission: The Continuum of Care leads the effort to prevent and end homelessness, bringing together resources and partnerships to make homelessness rare, brief and one time.

Through the Continuum of Care strategic planning session in February 2020, community stakeholders established four priorities and four strategies to address homelessness in St. Johns County. The

Continuum of Care is working on the following priorities: ensuring that homelessness is rare, homelessness is brief, homelessness is one time and sustaining an end to homelessness. The strategies and goals of the St Johns County CoC Strategic Plan provides a foundation for collective action

The first strategy is to increase permanent housing options. Goals within this strategy include using a housing first philosophy, advocating for local state, and federal policies which increase affordable housing, and prioritizing funding applications that offer permanent housing opportunities.

The second strategy is to strengthen the Coordinated Entry System. To do this, the CoC will need 100% participation by homeless services providers in coordinated entry. The CoC will also need to enhance coordinated entry to better serve households experiencing homelessness and improve the processes and performance of the Coordinated Entry System.

The third strategy is to improve overall performance of the Continuum of Care. There are four goals within this strategy. To improve the overall performance, the CoC needs to strengthen the Homeless Management Information System (HMIS), make data driven decisions, increase nonprofit capacity for agencies serving households experiencing homelessness, and identify and address gaps in service to strengthen the crisis response system.

The last strategy is to strengthen the leadership of the crisis response system. To do that, the CoC Lead Agency and Governance Board will need to increase capacity. The CoC will also need to implement a marketing and education plan.

## **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:**

The County staff and Board of County Commissioners realize that public policies can affect the supply and new construction of affordable housing in our community through the 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 community resources such as transportation, employment opportunities, and public services that help ensure housing stability for our LMI residents. 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 residents, 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 sections 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. It should be noted, however, that this Annual Action Plan is for Year 1 of a 5-year Strategic and Consolidated Plan and not all will be fully addressed within the first year.

### **Actions planned to address obstacles to meeting underserved needs**

St. Johns County has oriented our programs toward maintaining affordable housing and meeting the underserved needs of our most vulnerable residents. The largest obstacle is the lack of sufficient resources to fully meet the needs of our community. The County will take the following actions to address those obstacles:

- 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
- Provide assistance with the rehabilitation of existing homes, especially for extremely low income households, elderly, disabled and veterans
- Search and apply for new funding from Federal and/or State sources
- Possibly 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, and land development regulations, as well as the local government comprehensive plan and recommending specific actions or initiatives to encourage and facilitate affordable housing. The AHAC prepares an annual report (formerly a triennial report) and its purpose is to include incentives that would encourage affordable housing for both rental and homeownership. The AHAC is currently working on the annual report for 2021. The most recent report contained 20 incentives, many of which are expected to remain in the 2021 report to promote and encourage affordable housing in St. Johns County.

- The processing of approvals of development orders on permits, as defines in s. 163.3164 (7) and (8) for all affordable housing projects is expedited to a greater degree than other projects



- The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- The allowance of flexibility in densities for affordable housing.
- The reservation of infrastructure capacity for housing for very low-income persons, low-income persons and moderate-income persons.
- The allowance of affordable accessory residential units in residential zoning districts.
- The reduction of parking and setback requirements for affordable housing.
- The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- 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 development.

### **Actions planned to reduce lead-based paint hazards**

St. Johns County will continue to take steps to ensure the affordable housing stock for our residents is safe from lead hazards. Program partners distribute “Protecting Your Family from Lead” pamphlets and other 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**

St. Johns County is dedicated to supporting a continuum of coordinated outreach efforts and services to enhance the lives of our residents, especially those living below the poverty line. The County works to strengthen neighborhoods and support families and individuals with social service programs, home repair, and infrastructure and public facilities, as well as collaborating with nonprofit partners and other state and local resources and service providers. The programs outlined in the five (5) year Consolidated Plan are designed to meet the needs of our most vulnerable residents tailored to meet immediate, short-term, and long-term goals.

The St. Johns County Board of County Commissioners (BCC) governs and establishes the County's poverty-reducing goals and policies. Based on the direction received by the BCC leadership, the County departments are responsible for collaborating and 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 C.1.1 is for the "Creation and Preservation of Affordable Workforce and Special Needs Housing", Objective C.1.2 states that "The County shall maintain its existing programs, investigate new programs and identify funding sources which will work toward the elimination of substandard housing and improve the aesthetic qualities of existing housing and encourage improvements that reduce energy and water consumption" which supports many of the needs identified in the community survey. Objective C.1.3 ensures "Adequate Areas for Very-Low, Low and Moderate Income Households, Mobile Homes, Manufactured Homes, Group Homes and Foster Care Facilities". The BCC has also made it a priority to incorporate energy efficient building practices through the permitting and approval process, which will ultimately reduce energy costs for LMI households living in these homes. 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.
- The County will also continue its Ten Year Plan to End Homelessness in St. Johns County.

### **Actions planned to develop institutional structure**

The leadership of St. Johns County begins with the Board of County Commissioners and filters through a variety of departments working collaboratively to meet the varied needs of our residents and businesses. 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.

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

St. Johns County will continue to strengthen its relationships with partnering 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:**

St. Johns County is committed to meeting the needs of our underserved residents and making our County a great place to live, work and play. This includes efforts to affirmatively further fair housing in our community, so that all residents feel welcome and valued members of our community.

## Program Specific Requirements

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

#### Introduction:

St. Johns County expects to receive \$1,030,151 in CDBG funding for Fiscal Year 2021.

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### 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%

St. Johns County will meet or exceed the minimum overall benefit of 70% of CDBG funds to be used to benefit persons of low and moderate income. There is no program income to report.

### **Appendix - Alternate/Local Data Sources**

RESOLUTION NO. 2021-299

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS DESIGNEE TO SUBMIT TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THE 2021-2025 CONSOLIDATED PLAN, FY 2021-2022 ANNUAL ACTION PLAN, SF-424 UNIVERSAL APPLICATION AND CERTIFICATES FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT.

RECITALS

WHEREAS, the US Department of Housing and Urban Development (HUD) provides annual grants on a formula basis through the Community Development Block Grant (CDBG); to entitled counties to develop viable urban communities by providing decent housing, suitable living environments, and economic opportunities, principally for low and moderate income persons; and

WHEREAS, HUD requires entitlement counties that receive CDBG funding to prepare a Consolidated Plan that provides strategic goals and guidance on how the local CDBG program will operate for a period of five years, as well as Annual Action Plans that indicate the annual planning that will foster the achievement of the strategic goals of the Consolidated Plan; and

WHEREAS, St. Johns County has prepared a 2021-2025 Consolidated Plan, with input from community stakeholders and citizens, and a FY 2021-2022 Annual Action Plan, for which the HUD funding allocation is \$1,030,151.00; and

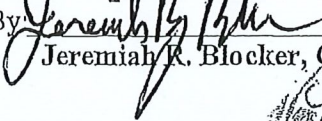
WHEREAS, the Housing and Community Development Division is requesting the Commission's approval of the 2021-2025 Consolidated Plan and FY 2021-2022 Annual Action Plan; and

WHEREAS, Housing and Community Development Division is requesting approval from the Commission to submit to HUD the 2021-2025 Consolidated Plan and FY 2021-2022 Annual Action Plan, SF-424 Universal Application and Certificates on or before August 16, 2021; and


WHEREAS, participation in the CDBG Entitlement Program serves a public purpose and is in the best interest of St. Johns county residents.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County  
this 20 day of July 2021.

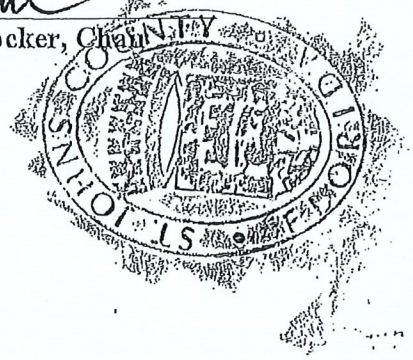
BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS  
COUNTY

By:   
Jeremiah R. Blocker, Chairman

ATTEST: Brandon J. Patty, Clerk of the  
Circuit Court and Comptroller

By:   
Deputy Clerk

REVISION DATE 7/21/21





Res. 2021-299

OMB Number: 4040-0004  
Expiration Date: 10/31/2019

Application for Federal Assistance SF-424

\* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

\* 2. Type of Application:

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name:

Saint Johns County Board of County Commissioners

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

59-6000825

\* c. Organizational DUNS:

0732367390000

d. Address:

\* Street1:

500 San Sebastian View

Street2:

\* City:

St. Augustine

County/Parish:

St. Johns County

\* State:

FL: Florida

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

32084-8686

e. Organizational Unit:

Department Name:

Health and Human Services

Division Name:

Housing and Community Services

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Roberto

Middle Name:

Juan

\* Last Name:

Ortiz

Suffix:

Title:

Housing and Community Services Manager

Organizational Affiliation:

\* Telephone Number:

904-827-6894

Fax Number:

\* Email:

rortiz@sjcfl.us



Application for Federal Assistance SF-424

\* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

\* 10. Name of Federal Agency:

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

\* 12. Funding Opportunity Number:

\* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

\* 15. Descriptive Title of Applicant's Project:

2021-2022 Annual Action Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

\* a. Start Date:

\* b. End Date:

18. Estimated Funding (\$):

* a. Federal	1,030,151.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	1,030,151.00

\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on  .
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

- Yes  No

If "Yes", provide explanation and attach

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

\*\* I AGREE

\*\* The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

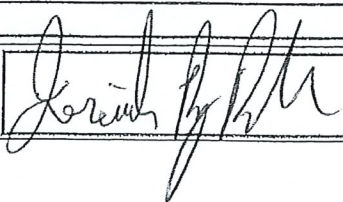
Authorized Representative:

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative: 

\* Date Signed:



**CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

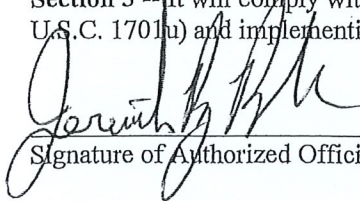
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

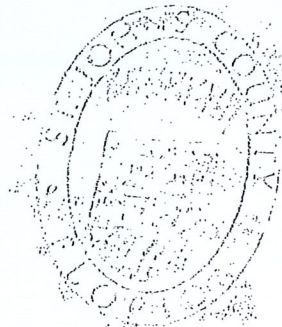
**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

  
\_\_\_\_\_  
Signature of Authorized Official

08/03/21  
Date

St. Johns County Commissioner  
\_\_\_\_\_  
Title





## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) FY- 21-22, FY-22-23, FY-23-24 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

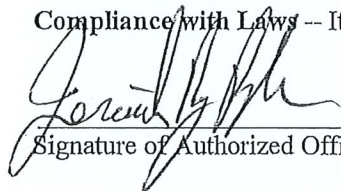
**Excessive Force**-- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

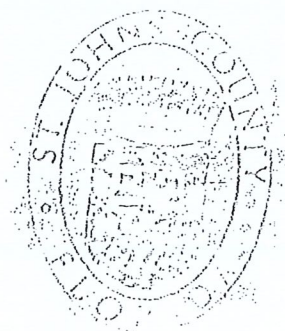
**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature of Authorized Official

08/03/21  
Date

St. Johns County  
Title Commissioner



OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

N/A

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title



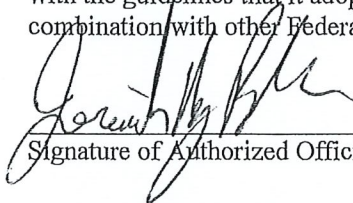
**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
\_\_\_\_\_  
Signature of Authorized Official

08/03/21  
Date

St. Johns County  
Title Commissioner



Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

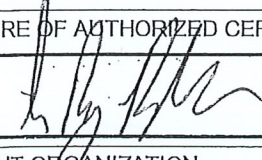
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.



11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of

Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Chair, Board of County Commissioners
APPLICANT ORGANIZATION	DATE SUBMITTED
St. Johns County	08/03/21



## Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

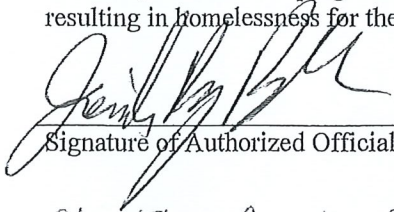
**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
\_\_\_\_\_  
Signature of Authorized Official

08/03/21  
Date

St. Johns County Commissioner  
Title



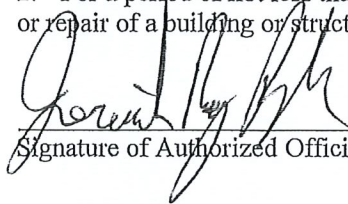
**Housing Opportunities for Persons With AIDS Certifications**

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

  
\_\_\_\_\_  
Signature of Authorized Official

08/03/21  
Date

St. Johns County Commissioner  
Title





## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.