



**FY 2025-2026  
Annual Action Plan  
(AAP)  
For the use of Community Development Block Grant  
(CDBG)  
U. S. Department of Housing and Urban Development**



# Executive Summary

## AP-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 home to over 200,000 residents. The growing diversity in population, arts, commerce, and industries is making it a leading County to live, work, and play.

As an entitlement jurisdiction under the United States 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, and socioeconomic and demographic data. Every year, HUD requires entitlement communities like St. Johns County to develop and submit an Annual Action Plan(AAP). St. Johns County's 2021-2025 Consolidated Plan is carried out through its Annual Action Plan, which provides a concise summary of the actions, activities, and specific federal and non-federal resources that will be used annually to address the priority needs and specific goals identified by the 2021-2025 Consolidated Plan.

As approved by HUD, the County's 2021-2025 Consolidated Plan identifies and analyzes the community, social, and economic needs, particularly in low to moderate-income (LMI) areas. The plan outlines multi-year goals to address these needs and strategies for evaluating housing and community development requirements, market conditions, and available resources.

Like the 2021-2025 Consolidated Planning process, the Annual Action Plan process is collaborative. 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 the requirement to comply with federal regulations, the Annual Action Plan allows the County to engage with residents and key stakeholders to assess our community's needs and shape community development, housing, and economic development programs and strategies to respond to those needs.

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

The Annual Action Plan, mandated by the U.S. Department of Housing and Urban Development (HUD), outlines the County's affordable housing and community development needs and identifies strategies for addressing them.

## **2. Summarize the objectives and outcomes identified in the Plan**

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

St. Johns County deployed a comprehensive community engagement campaign along with data provided by the American Community Survey (ACS), Comprehensive Housing Affordability Strategy (CHAS) Data, and Community Planning and Development Mapping Services to create the footprint for this Annual Action Plan. Federal regulations require that Community Development Block Grant funds primarily benefit 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

St. Johns County has implemented new construction requirements, requiring more than \$250,000 in funding, such as the Buy America Build America Act (BABAA). This regulation entitles recipients of an award of Federal financial assistance from a program for infrastructure to be notified that none of the funds provided under this award may be used for a project for infrastructure unless: (1) all iron and steel used in the project are produced in the United States--this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States; (2) all manufactured products used in the project are produced in the United States—this means the manufactured product was manufactured in the United States; and the cost of the components of the manufactured product that are mined, produced, or manufactured in the United States is greater than

55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and (3) all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States.

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

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

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, expanding the funding on eligible activities that were reported on the CAPER, envisioning the possibilities of future investments and responding to natural disasters and a global pandemic.

The program succeeded in the timeliness ratio of expenditure in 2024. Staff work hard to create and execute a plan by having resources available for subrecipients, offering technical assistance, and prioritizing projects. The program also went through a successful HUD monitoring in September 2024. HUD representative monitoring the program provided on-site technical assistance and materials to continue with the program's performance and goals.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

St. Johns County has developed a Citizen Participation Plan (CPP) to guide the public process of developing the Annual Action 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 with the Board of County Commissioners, regularly scheduled meetings.
- Held six (6) workshops and community meetings during the planning process. 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 available at various County locations and during community meetings.

- Staff met with stakeholders and community members and attended local meetings to educate citizens on the planning process and to encourage citizen participation and input.

A draft copy of the AAP was introduced during an advertised public hearing and made available to the public for a 30-day review and comment period.

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

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

Public comments were received at the public hearings, and many of our residents and key stakeholders participated in our survey (all responses can be referenced in the attached document). The overwhelming majority of public comments emphasize the urgent requirement for affordable housing, public infrastructure, and public services in underserved areas. The surveys are attached for review, with key areas being supported for homelessness, funding for small businesses, home repairs for people with special needs, including the elderly, people with disabilities, and veterans, improved public safety, cost of living, support for disabled veterans, roadways and sidewalks in poor repair, upgrades to parks and recreational facilities, and public transportation.

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

All public comments were accepted and considered consistent with the 5-year Consolidated Plan and activities that address social services, housing, and community-based infrastructures. The survey was available to all residents, internal and external social agencies, planning, transportation, parks and recreation, and other stakeholders.

## **7. Summary**

St. Johns County values and encourages the input and participation of its citizens, stakeholders, and community members affected by or involved with housing and community development projects. By utilizing the citizen participation process and consulting with public service providers, advisory committees, other County departments, and community development corporations, the County gathered 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 AAP.

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

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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

Table 1 – Responsible Agencies

#### Narrative (optional)

The 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 community members. Housing and Community Development is a division within Health and Human Services and is responsible for promoting, developing, preserving, and administering 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 2400

St. Augustine, FL 32084

904-209-6140/ housing@sjcfl.us

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

### **1. Introduction**

St. Johns County is committed to considering resident input for developing the PY 2025 Annual Action Plan for the U.S. Department of Housing and Urban Development. Residents, especially those in low-income or potentially marginalized LMI areas, are strongly encouraged to participate in the Survey and public hearings. County staff, officials, and consultants met with many groups, committees, departments, and organizations to encourage public participation in identifying housing and community development needs.

The meeting details were published on our website and local media outlets for at least fifteen (15) days prior. The survey was published on our website via Microsoft Teams and made available in paper form for over thirty (30) days. There were also six in-person public meetings and workshops, during which hard copies of the survey were provided.

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.

#### **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/UF Health Office of Care Connect in St. Johns County, Salvation Army, Home Again (a Non-profit agency serving the homeless in St. Johns County), and others. Staff also attended the annual Fair Housing Training.

#### **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.**

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

In efforts to coordinate and share data, the Homeless Management Information System (HMIS) 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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

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. To fully address the needs of the homeless members of our community, County staff have regular contact with the CoC. This involves ESG allocation's performance standards, evaluation of outcomes, and the development of funding, policies, and procedures for the administration of HMIS. This ongoing communication and collaboration centered on strategic goals as part of the Annual Action Plan development process and will continue even upon the completion, submission, and approval of the PY2025 Annual Action Plan.

The County does not receive a direct allocation of ESG from HUD but rather applies for funding from the State. ESG is designed to support the first steps in homelessness prevention and assist people experiencing homelessness in transitioning to 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 jurisdiction's 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 Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing two-way communication with the BOCC via public meetings, public comment, and strategic meetings to align the goals and objectives for the County. The program is anticipated to remain focused on those objectives that the adopted 5-year Consolidated Plan further complements.
2	<b>Agency/Group/Organization</b>	Home Again St. Johns
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homeless Needs - Chronically homeless
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Identify goals to end chronic homelessness.
3	<b>Agency/Group/Organization</b>	Salvation Army St. Johns
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Identify goals to assist individuals and families from becoming homeless or who are already chronically homeless.
4	<b>Agency/Group/Organization</b>	Flagler Health +-Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-homeless Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
5	<b>Agency/Group/Organization</b>	St. Johns Housing Partnership
	<b>Agency/Group/Organization Type</b>	Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Identify goals to assist individuals and families from becoming homeless or who are already chronically homeless. Provide families with a safe and healthy environment.
6	<b>Agency/Group/Organization</b>	St. Johns County Legal Aid
	<b>Agency/Group/Organization Type</b>	Housing

<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Identify individuals and families to provide legal advice to prevent homelessness.

### 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 preparing the PY2025 Annual Action Plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	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	St. Johns County Housing and Community Development	Both recognize the severe shortage of affordable housing

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

### Narrative (optional)

Citizen engagement and participation are key factors in determining how funding should be allocated within our community. St. Johns County is committed to considering all input received collaboratively and cooperatively for a fully comprehensive approach. According to our Citizen Participation Plan, the County seeks citizen engagement via community meetings, surveys, consultations, focus groups, and Public Notices.

DRAFT

## **AP-12 Participation – 91.105, 91.200(c)**

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

Per the Citizen Participation Plan, St. Johns County actively engages residents, community members, and key stakeholders to identify community needs and influence goal setting.

A summary of the activities for the development of the County's PY 2025 Annual Action Plan includes:

- **Six (6) Public meetings and Workshops were held in March and April 2025.** The meetings 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.
- **A public meeting was held on July 10<sup>th</sup>, 2025.**
- **Surveys were solicited.** Citizens were invited to participate in a Survey to gain insight into priorities and Fair Housing issues. The surveys were made available electronically and on paper for 30 days.
- **2nd Public Hearing was held on August 5<sup>th</sup>, 2025.** The hearing was publicized through the resources mentioned above. The County will accept comments for up to 30 days.

Drafts of the PY 2025 Annual Action 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 from individual citizens and agencies, is highly valuable and contributes to establishing 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 Hearing	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>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.</p>	<p>Survey responses received and attached in AD-25. No other comments were received.</p>	<p>All comments were accepted. See attached comments.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Two (2) newspaper advertisements.	Survey responses attached in AD-25. No additional comments were received specifically regarding the PY2025 Annual Action Plan.	All comments were accepted. See attached comments.	<a href="https://www.staugustine.com/public-notices/notice/03/26/2024/public-notice-st-johns-county-community-2024-03-26-st-augustine-record-florida-18e7a7903f">https://www.staugustine.com/public-notices/notice/03/26/2024/public-notice-st-johns-county-community-2024-03-26-st-augustine-record-florida-18e7a7903f</a>
3	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Survey responses are attached.	Survey responses are attached.	All comments were accepted. See attached comments.	<a href="https://www.sjcfl.us/departments/housing-community-development/">https://www.sjcfl.us/departments/housing-community-development/</a>

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)
4	Newspaper Ad	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Survey responses are attached in AD-25. No additional comments were received specifically regarding the PY2025 Annual Action Plan.</p>	All comments were accepted.	See attached comments.	<a href="https://www.staugustine.com/public-notices/notice/05/24/2024/public-notice-and-invitation-for-public-2024-05-24-st-augustine-record-florida-18faa80c63">https://www.staugustine.com/public-notices/notice/05/24/2024/public-notice-and-invitation-for-public-2024-05-24-st-augustine-record-florida-18faa80c63</a>
5	Community Board Posting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Postings on community boards at Health and Human Services, County Courthouse, and Libraries.</p>	All comments were accepted.	See attached comments.	



**Table 4 – Citizen Participation Outreach**

DRAFT

## Expected Resources

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

#### Introduction

St. Johns County anticipates receiving \$1, 138,383.00 in Community Development Block Grant funds from the U.S. Department of Housing and Urban Development for the fourth program year (October 1, 2025 – September 30, 2026) of the five-year consolidated plan cycle; these funds will be used to address priority needs, goals, and objectives. The County realizes these funds alone are insufficient to fulfill the jurisdiction's housing and community development needs. To help address the gap, the County will leverage HUD funding to the maximum extent possible with other state, local, and private alternative funding sources, including HUD CDBG Section 108 Guaranteed Loan. The County currently provides general revenue to operate the Housing and Community Development division of Health and Human Services. It has established a Housing Trust fund, which can be utilized to develop much-needed affordable workforce housing. The County also funds homelessness 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	1,138,383.00	0.00	0.00	1,138,383.00	1,138,383.00	This is the allocation for PY 2025.
Other	public - state	Admin and Planning Housing	2,542,226.00	0.00	0.00	2,542,226.00	2,542,226.00	St. Johns will receive \$2,542,226 for the 2025/2026 fiscal year; funds will complement the CDBG accomplishing the estimated goal.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

St. Johns County will receive \$2,542,226 in FY 2025-2026 from the Florida Housing Finance Corporation for the State Housing Initiatives Partnership (SHIP Program). There are no matching requirements for SHIP funding. However, the leverage of funds is encouraged. The SHIP program funds local governments to incentivize the creation of 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.

To address the funding gap, the County applies for competitive federal, state, and foundation grants when the application criteria align 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.

DRAFT

**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 the purpose of addressing the needs identified in this Consolidated Plan is 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 (BOCC) for the conveyance or lease of the property. Pending BOCC's 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 BOCC, 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 (BOCC) 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 for the distribution of land owned by the County. The disposition of any County-owned land for the purpose of addressing the needs identified in this Consolidated Plan is subject to Florida State Statute and County Ordinance.

**Discussion**

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

## **Annual Goals and Objectives**

### **AP-20 Annual Goals and Objectives**

DRAFT

## 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 Flagler Estates Hastings	Public Facilities and Infrastructure	CDBG: \$789,761.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 8488 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Public Services	2021	2025	Non-Housing Community Development	Elkton/Armstrong West Augustine Flagler Estates	Public Services	CDBG: \$120,946.00	Public service activities other than Low/Moderate Income Housing Benefit: 35 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Planning and Administration	2021	2025	Planning and Administration	Countywide	Affordable Housing & Homeless Services Public Facilities and Infrastructure Public Services Rehabilitation of Existing Housing	CDBG: \$227,676.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 8488 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 35 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted Other: 0 Other

Table 6 – Goals Summary

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Public Facility or Infrastructure Activities
	<b>Goal Description</b>	<p>Public Infrastructure- Section 108 Loan (\$589,771)- These funds will be allocated to the construction and repayment of the Hastings Community Center and Library. 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.</p> <p>Public Infrastructure SEA Community (\$200,000)-This project is designed to further support our community by providing them a space to combat food insecurity and establishing a foremost center for efficient storage, distribution, and community outreach efforts aimed to those in need.</p>
<b>2</b>	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Public Services-Kids Safe Zone (\$120,946000)-This project will provide 30-35 HUD certification criteria-approved eligible youth in grades K-8th with a safe and structured free after-school tutorial and academic program during the 2025-2026 calendar school year.
<b>6</b>	<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 PY2025 Annual Action Plan identifies four (4) projects to be funded by the CDBG program. These projects include public services infrastructure and allowable administrative costs. The projects will be completed no later than September 30, 2026, the end of the jurisdiction's second program year of the 2021-2025 Consolidated Plan.

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 underserved communities remains a primary obstacle. Incoming funding from Federal, State, and local sources is insufficient to meet all the needs identified by our residents and the data trends.

Pending approval by the BOCC, Staff has requested to fund a public service program for low-to-moderate-income residents through the Kids Safe Zone Afterschool and Mentoring Program for \$120,940; public facilities program through SEA Community that would house and facilitate distribution food and clothing. The amount awarded for this project is \$200,000; the public infrastructure Section 108 loan and construction of the Hastings Community Center and Library is \$589,761; and Planning and Administration expenses are \$227,676.

#### Projects

#	Project Name
1	SEA Communities
2	Kids Safe Zone
3	Hastings Community Center and Library- Section 108
4	Planning and Administration 2025

**Table 7 - Project Information**

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

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 insufficient to meet all the needs identified by our residents and the data trends.

Increase the supply of affordable rental housing available through acquisition and/or preservation by rehabilitation.

DRAFT

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

DRAFT

1	<b>Project Name</b>	SEA Communities
	<b>Target Area</b>	Armstrong Flagler Hastings
	<b>Goals Supported</b>	Public Infrastructure/Facility
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	The program will provide storage for food and clothing for the distribution center for the families in need.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	450 families per month
	<b>Location Description</b>	West Augustine
	<b>Planned Activities</b>	Matrix Code 05W-This program will provide food and clothing donation to the low-mod income community.
2	<b>Project Name</b>	Kids Safe Zone
	<b>Target Area</b>	West Augustine
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$120,940.00
	<b>Description</b>	The program will provide 30-35 HUD certification criteria-approved eligible youth in grades K-8th with a safe and structured free after-school tutorial and academic program during the 20245-2026 calendar school year.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Matrix Code 05L- The program will provide 30-35 HUD certification criteria-approved eligible youth in grades K-8th with a safe and structured free after-school tutorial and academic program during the 2025-2026 calendar school year.
	<b>Location Description</b>	West Augustine

	<b>Planned Activities</b>	Program Activities and objectives will include five (5) tutors providing academic tutorial/ homework assistance for the 30-35 youth for 3-4 hours each day. This includes, but is not limited to, behavioral health, teacher conferences, mentoring, educational field trips, swim lessons, arts/crafts, and music.
<b>3</b>	<b>Project Name</b>	Hastings Community Center and Library-Section 108
	<b>Target Area</b>	Elkton/Armstrong Flagler Estates Hastings
	<b>Goals Supported</b>	Public Facility or Infrastructure Activities
	<b>Needs Addressed</b>	Public Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$589,761.00
	<b>Description</b>	These funds will be allocated to repay the Section 108 Loan that will be utilized for the construction of the Hastings Community Center and Library. 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>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8275
	<b>Location Description</b>	Hastings/Flagler Estates/ Elkton/Armstrong
	<b>Planned Activities</b>	Matrix Code 19F- 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>4</b>	<b>Description</b>	This project is designed to further support our community by providing them with a much-needed metal building, septic/ water well system parking lot to combat food insecurity by establishing a foremost center for efficient storage, distribution, and community outreach efforts aimed at providing essential nourishment to those in need.
	<b>Target Date</b>	9/30/2026
	<b>Project Name</b>	Planning and Administration 2025
	<b>Target Area</b>	Countywide

<b>Goals Supported</b>	Public Facility or Infrastructure Activities Public Services Planning and Administration
<b>Needs Addressed</b>	Public Facilities and Infrastructure Public Services Affordable Housing & Homeless Services
<b>Funding</b>	CDBG: \$227,676.00
<b>Description</b>	For HUD-approved Planning & Administrative functions related to the operation of the CDBG program.
<b>Target Date</b>	9/30/2025
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	0
<b>Location Description</b>	
<b>Planned Activities</b>	Matrix Code 21A-Planning and administrative functions are requires to support the proposed projects in the AAP.



## **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, aging housing in the West Augustine area, infrastructure needs in the Hastings/Flagler Estates areas, and needs county-wide. Funding for social service and housing programs will be distributed throughout the County. All proposed CDBG-eligible activities under the 2021-2025 Consolidated Plan are intended to serve low- to moderate-income households and special needs populations.

The areas below, where the infrastructure is being invested, have a high level of extremely low to moderate population, as well as the elderly and persons with disabilities. The provision of adequate infrastructure enhances the livability of low—and moderate-income people. Critical infrastructure improvements and the development and/or preservation of public facilities that reach targeted populations are high priorities for the County as they improve residents' living conditions and can serve as catalysts for improved living conditions and growth.

. Public services will enhance the targeted population's living environment by addressing basic needs they do not have, nor the economic means to provide for themselves adequately. The programs to be provided include, but are not limited to, after-school care, education assistance, crime prevention, wellness programs, mental health, and domestic violence programs.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Elkton/Armstrong	18
West Augustine	11
Flagler Estates	0
Hastings	52
Countywide	20

**Table 8 - Geographic Distribution**

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

The County has established priorities and allocations based on citizen and stakeholder input and 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. Most funding will be used for infrastructure and public facilities that support expanding public safety and the

creation/preservation of existing housing units in LMI areas.

St. Johns County benefits from serving urban, suburban, and rural areas within the county lines. Each of these different community types means our residents have various choices in living, working, and playing places. However, the varying non-financial resources in each area also present challenges when trying to address the diverse needs of our residents. Citizen and stakeholder input prioritized the different ends and the geographical regions.

## Affordable Housing

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

#### Introduction

The St. Johns County 2021-2025 Consolidated Plan identified the need for 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 can access decent, safe, affordable housing options. The PY 2025 Annual Action Plan provided 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. SJC PY 2025 funds will not support affordable housing initiatives due to the limited resources, but this critical need will be filled using our PY 2025 SHIP allocation of \$2.5 million.

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

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

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

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

St. Johns County is committed to increasing the affordable housing available to our residents. For this PY 2025, SJC will not invest any CDBG funding and instead will focus its \$2.5 million of SHIP funds on furthering the affordable housing needs within the County. SHIP funds have greater flexibility in addressing a wider range of housing types for incomes ranging up to 140% of the area median income. SHIP funds 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 for all housing and household types. With the \$2.5 million, we estimate to work on up to 30 homes; additionally, through CDBG, we will be working on infrastructure to provide the necessary utilities to

help support housing creation in our next fiscal year.

## **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.

### **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**

St. Johns County does not have public housing, so this is not applicable to the jurisdiction. *AP-65 Homeless and Other Special Needs Activities – 91.220(i)*

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

### **Introduction**

St. Johns County is dedicated to improving housing opportunities for all its residents, especially the homeless, the 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. The County's goals for the PY 2025 Annual Action Plan continue to focus on affordable housing and supportive services to help vulnerable residents remain housed using our State funding sources of \$2.5M, while focusing our limited CDBG on infrastructure and social service projects that support the community.

Through collaboration with the Continuum of Care and 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 necessary 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 assessing the homeless individual/family’s needs to provide 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 can assess each individual by identifying their most critical needs and helping them navigate those resources expeditiously. The outreach program will assist these individuals in accessing much-needed support services in the areas of medical care and employment, assist them 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, 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 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, the chronically 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 increasing the resources available for emergency case management and increasing 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 transitional housing for those victims of domestic violence, the elderly, and families with children who are homeless. EPIC has added transitional housing for substance abuse.

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 St. Johns County Continuum of Care (CoC) has issued a Request for Proposals (RFP) for the following funding opportunities through the Florida Department of Children and Families (DCF): 1. Emergency Solutions Grant (ESG) and 2. Emergency Solutions Grant – COVID3 (ESG-CV3). ESG Funds: Florida Department of Children and Families (DCF) renewed the FY19-22 unified contract with Flagler Hospital through

06/30/2025 (an additional three years). For fiscal years 2023-2025, the CoC Board has decided to renew Challenge and TANF awards and have a local competition for ESG. The amounts for each eligible activity and each corresponding deliverable were decided by 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 low-income individuals and families who are at risk of homelessness and need 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 following vision and mission guide the St. Johns County CoC:

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 sessions, 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 2022-24 Strategic Plan provide a foundation for collective action. The first goal is to increase attainable housing opportunities. The first strategy is to expand the provider pool within the CoC for special housing opportunities through providers of mental health, substance use, and medical services that include those experiencing homelessness. The second strategy is to plan and deliver a landlord workshop to be replicated, as needed, with support from the Membership, Recruitment, and Public Education Committee. The third strategy is to increase the number of Permanent Supportive Housing units. The fourth strategy is to diversify revenue and increase funding streams with support from the HMIS/Data Committee and the Finance Committee. The second goal is to strengthen the Crisis Response System. The first strategy is to increase outreach, buy-in, and support for the CoC from mental health and substance abuse providers and healthcare providers. The second strategy is to conduct a complex GAPS analysis. The third strategy is to implement expanded case management (via service delivery models ACT (also known as FACT) and “Care Coordination” for clients who are assisted with a short-term, no-resource, or self-resolved outcome. The third goal is to increase advocacy and education at the Local, State, and Federal Levels. Finally, Goal #4 is that the CoC’s culture is diverse, inclusive, and equitable. *P-75 Barriers to affordable housing – 91.220(j)*

The St. Johns County CoC 2022-24 Strategic Plan is currently under review and will be submitted to the St. Johns County CoC at the end of July 2025 for approval for submittal. The final and updated SJC Strategic Plan will be available for review during the planning of the Con Plan for 2026-2030.

## **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 implementing policies and strategies to maintain and provide affordable housing inventory for residents. The County is currently in the final stages a Housing Assessment that was conducted through the Affordable Housing Advisory Council (AHAC). The final presentation is tentatively scheduled to be presented at the end of July 2025. The Housing Assessment final report will also be available to review with the ConPlan 2026-2030.

### **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 the 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 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.

**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 proximity to community resources such as transportation, employment opportunities, and public services that help ensure housing stability for our low-moderate income 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 that 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. Most of the strategies and actions taken by the County are done in collaboration with non-profit agencies, municipalities, other organizations, and advisory boards/committees. The following sections outline 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 3 of a 5-year 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, the 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, the elderly, the 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) is responsible for reviewing and assessing established policies and procedures, ordinances, land development regulations, and the local government's comprehensive plan, and recommending specific actions or initiatives to encourage and facilitate affordable housing. The AHAC prepares an annual report, the purpose of which is to include incentives that encourage affordable housing for both rental and homeownership. The AHAC is currently working on the yearly report of 2024. The most recent report contained 12 incentives, many expected to remain in the 2024 report, to promote and encourage affordable housing in St. Johns County.

- The processing of approvals of development orders on permits, as defined in s. 163.3164 (7) and (8) for all affordable housing projects are 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, low-income, 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.
- Support development near transportation hubs, 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 includes, but is 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 and 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 lead-based poison 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-Year 2021-2025 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 (BOCC) governs and establishes the County's poverty-reducing goals and policies. Based on the direction received by the BOCC 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 BOCC 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: The 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 HHSAC, the AHAC, the HFA, 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 \$1,138,383 in CDBG funding for Program Year 20245.

#### 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.



## 1. What is your zip code?

24 Responses


ID ↑	Name	Responses
1	anonymous	32086
2	anonymous	32086
3	anonymous	32145
4	anonymous	32095
5	anonymous	32086
6	anonymous	32084
7	anonymous	32084
8	anonymous	32033
9	anonymous	32086
10	anonymous	32084
11	anonymous	32086
12	anonymous	32084
13	anonymous	32084
14	anonymous	32084
15	anonymous	32086
16	anonymous	32084
17	anonymous	32084
18	anonymous	32092
19	anonymous	32084
20	anonymous	32145
21	anonymous	32084
22	anonymous	32145
23	anonymous	32084
24	anonymous	32084

Responses Overview

Closed


Responses

24




Average Time

08:23



Duration

31 Days



1. What is your zip code?

24

Responses

Latest Responses

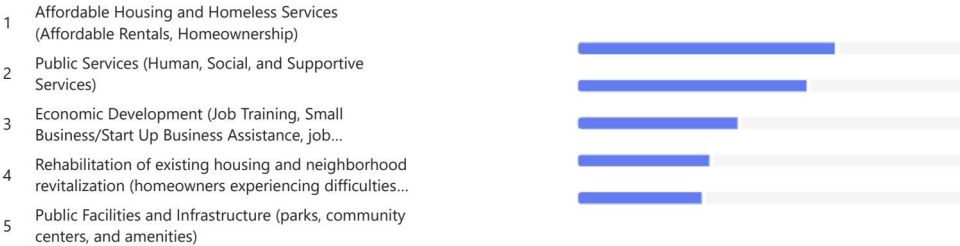
"32084"

"32084"

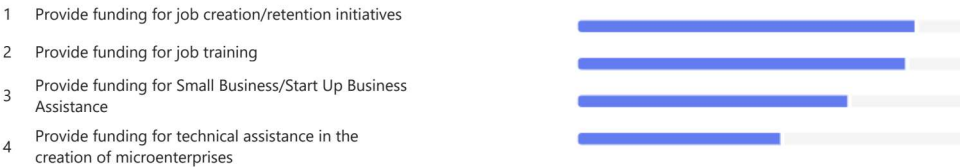
"32145"

...

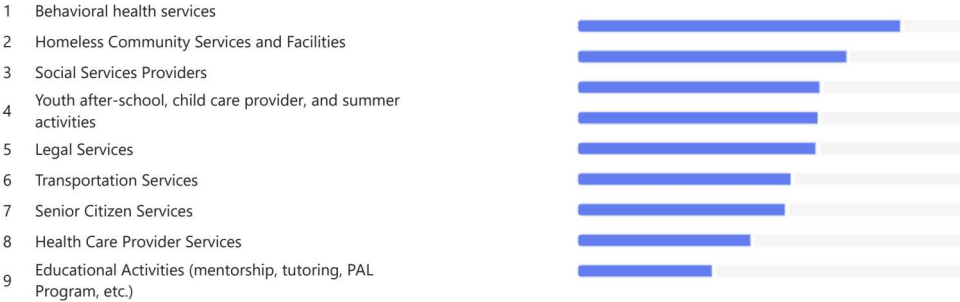
2. Please rank the following Consolidated Plan priorities/strategies in order of importance in your community



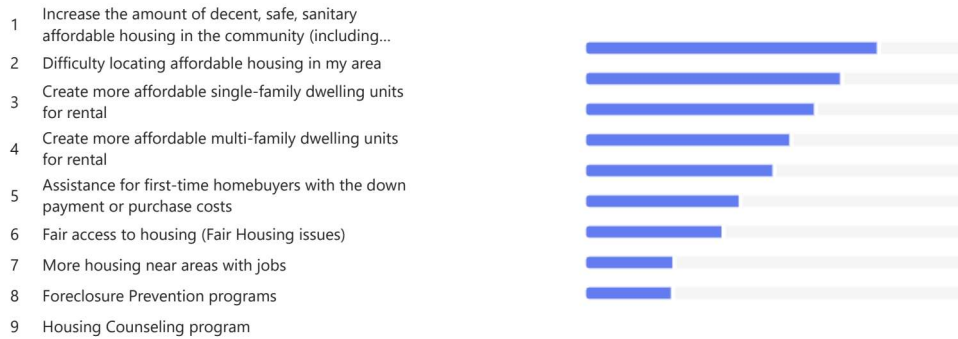
3. About Economic Development, what are the top issues affecting our community?



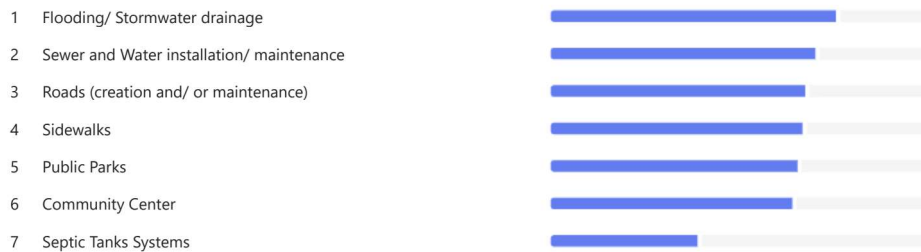
4. About Public Services, what are the top services needed in our community?



5. About Affordable Housing and Homeless Services, what are the top services needed in our community?



6. About Public Facilities and Infrastructure Services, what are the top needs in our community?



7. About the Rehabilitation of Existing Housing and Neighborhood Revitalization, what are the top challenges that property owners are facing?



8. Please list ideas on how the County staff can partner with citizens and organizations to help make your neighborhood the most desirable place to live and raise a family.

12  
Responses

Latest Responses  
...

8. Please list ideas on how the County staff can partner with citizens and organizations to help make your neighborhood the most desirable place to live and raise a family.

12 Responses

ID ↑	Name	Responses
1	anonymous	More beautification opportunities for areas that struggle
2	anonymous	Sidewalks that run the entire length of Old Moultrie
3	anonymous	Make more affordable housing for Seniors and Homeless Agencies
4	anonymous	More transportation options, street lights, sidewalks
5	anonymous	Have developers put in infrastructure (roads, schools, sidewalks, lighting) prior to building homes. Enforce a building moratorium and upgrade the infrastructure we have in place that is insufficient
6	anonymous	More police officers interacting with the community they are protecting to show how valuable the police officers are in the community.
7	anonymous	Assist with developing affordable housing not only for work force housing but low-income housing.
8	anonymous	luxury apartments that are not luxury costing an arm and a leg while the affordable housing is less than desirable bordering on unlivable.
9	anonymous	Add sidewalks to Old Moultrie area Road behind Ponce mall that extend to the Kings Estate Light on both sides.
10	anonymous	Help the "missing middle" and lower income workers and residents live in St. Johns County without the fear of having to pull up their roots and move.
11	anonymous	Lighting and traffic calming on Main Street in Hastings is sorely needed. It is especially dark at the bus stop at 6:30AM
12	anonymous	Return to older parts of the county to provide sidewalks. Example Master's Drive.