



**FY 2024/2025**  
**Consolidated Annual Performance and Evaluation Report**  
**(CAPER)**  
**For the use of Community Development Block Grant**  
**(CDBG)**  
**U. S. Department of Housing and Urban Development**



## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This year, the County has focused on assessing the critical issues and the growing need for affordable housing. APD Urban Planning and Management LLC is finalizing the housing assessment and will have a final report by the end of the year. Details on the housing assessment will be shared in the upcoming Consolidated Plan. Partner agencies, such as St. Johns Housing Partnership, Alpha Omega Miracle Home, Operation Lifeline, and Habitat for Humanity, continue to make significant efforts to retain our residents' housing through rehabilitation, affordable units, and homeownership opportunities.

During the program year, St. Johns County completed a Section 108 loan agreement process to begin the construction of the Hastings Community Center and Library. The Hastings Community Center and Library is reaching the last stages of completion with an estimated opening of Spring 2026. SJC will also continue to support the public service initiatives in the community.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing & Homeless Services Prevention	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit		0				

Affordable Housing & Homeless Services Prevention	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Affordable Housing & Homeless Services Prevention	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	0				
Affordable Housing & Homeless Services Prevention	Affordable Housing	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0				
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs		0				
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted		0				
Home Repair/Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	200	7	3.50%			
Planning and Administration	Planning and Administration	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		8516	1778	20.88%
Planning and Administration	Planning and Administration	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		35	0	0.00%

Planning and Administration	Planning and Administration	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		200	0	0.00%
Planning and Administration	Planning and Administration	CDBG: \$	Other	Other	0	0				
Public Facility or Infrastructure Activities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Public Facility or Infrastructure Activities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	8275	8275	100.00%	8275	1650	19.94%
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	84		241	127	52.70%

Public Services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	750	127	16.93%			
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**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

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

St. Johns County (SJC) continues to focus on addressing the critical needs of the community. Building materials are in high demand, and contractors are working hard to assist residents and businesses. Despite the challenges, SJC is committed to improving production outcomes moving forward. During the fiscal year, SJC was proud of the completion of multiple activities and the beginning of new ones. Focusing strongly on meeting the community's needs, SJC was able to meet the U.S. Housing and Urban Development (HUD) required expenditure ratio goal for a second consecutive year.

The projects awarded during the CDBG Program Year (PY) 2024-2025 addressed the priorities and specific objectives outlined in the St. Johns County Consolidated Plan. The owner-occupied rehabilitation program completed its initiatives by helping a Purple Star veteran bring his home up to health and safety standards. The Hastings Community Center and Library finalized their contract for the Section 108 loan. This Public Infrastructure project began construction in December 2024 and is expected to be open to the public by spring 2026. Vermont Heights is scheduled to start construction in Fall 2025 and is expected to be completed by the end of PY 2025.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	87
Black or African American	81
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>168</b>
Hispanic	1
Not Hispanic	167

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

### Narrative

The above chart only captures the direct beneficiaries associated with the accomplishments across the various projects for Program Year (PY) 2024. Totals represent housing and non-housing activities within West Augustine and other geographic locations within the County. Our partner agencies provide owner-occupied rehabilitation, childcare services, housing for the elderly, homeless, and/or disabled individuals, counseling, case management, and economic opportunities to local businesses

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,143,988	1,480,397
Other	public - state	1,631,235	1,631,235

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Countywide	20	15	Planning and Administration
Elkton/Armstrong	0		Construction
Flagler Estates	0		
Hastings	66	10	PI Hasting Community Center and Library & rehabilitated homes by SJHP and Operation Lifeline
West Augustine	14	15	Kids Zone and Girl Scouts provided afterschool and tutoring program from ELI-MOD families.

Table 4 – Identify the geographic distribution and location of investments

### Narrative

All projects shall serve Low-Moderate Income (LMI) individuals and/or individuals defined as Special Needs, as determined by HUD, and may include individuals in areas such as, but not limited to: West Augustine, Hastings, St. Augustine Beach, Elkton, Flagler Estates, and other areas. The total expenditure for CDBG, which amounts to \$1,480,397.44, encompasses all activities from past years.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

All reasonable attempts are made to utilize financial assistance from various sources and federal funds to finalize the projects pursued. CDBG sub-recipients are required to provide documentation regarding the utilization of funds and their pursuit of additional financing during the application process. No public lands were utilized to address the needs identified in the plan. However, some statutory requirements require St. Johns County to maintain an inventory of county-owned properties. Buildable properties with sufficient infrastructure are being utilized through partnerships with local agencies to create more housing, social services, and/or economic opportunities.

During the State of Florida fiscal year 2024-2025, St. Johns County continued to utilize the State Housing Initiatives Partnership Program (SHIP) funds to preserve affordable housing. The Down Payment Assistance program was successfully launched and closed on 40 homes, totaling \$3,947,869. During this period, SHIP rehabilitated 29 single-family homes, using \$1,631,234.55 in state grant funds. Additionally, SHIP funds were utilized to provide housing counseling. The Housing Counselors conducted 180 appointments, 73 clients took the First Homebuyer Education, and nine families purchased homes without using the Down Payment Assistance provided by the County.

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	9
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>9</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	34	91
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>34</b>	<b>91</b>

Table 6 – Number of Households Supported

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

Table 5 and Table 6 (above) capture the seven CDBG rehab projects completed during the program year. In addition to the valuable CDBG funding, SHIP funding played a crucial role in enhancing the quality of life for 29 households by rehabilitating their owner-occupied homes. Utilizing SHIP funds, the County has far exceeded its overarching housing goals for Rehab of Existing Units (+38), as recognized in the 5-year Consolidated Plan. SJC anticipates the continuation and expansion of housing production, with more housing units completed in the future

Local non-profits continue to utilize local grant funds through the St. Johns County Affordable Housing Grant to address affordable housing. Habitat for Humanity has finalized the construction of Canopy Oaks. However, they have started three subdivisions, Volusia Woods, King Crossings, and Cypress Villages, that will further address the affordable housing in the West Augustine area. Alpha Omega Miracle Home Inc. held a blessing and initiation of construction ceremony for their \$3.5 million campus, which will feature 10 two-bedroom apartments, 12 efficiency apartments, and six dormitory-style rooms. These new units will house up to 100 residents combined and provide supportive services, including therapy, life skills training, and case management. The campus will house single mothers, their children, and senior women facing homelessness. Additionally, Alpha Omega Miracle Homes purchased an apartment building to support further efforts to address homelessness. Alpha Omega Miracle Home Inc. continues to identify existing housing units that can be acquired and provided to serve the same special needs population.

**Discuss how these outcomes will impact future annual action plans.**

SJC staff maintains their resolve and commitment to attaining the goals and objectives set forth within the 5-year Consolidated Plan and by extension, the State Local Housing Assistance Plan using SHIP funding. Now, more than ever, there is a critical need for affordable and sustainable housing within our community. In the coming year, SJC will support our community partners for more innovative approaches to create long-term housing for the homeless, special needs, and low-income residents of St. Johns County. SJC will remain alert and ready to deploy resources to ensure that our community remains housed and safe

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	72	0
Low-income	98	0
Moderate-income	1	0
<b>Total</b>	<b>171</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

As previously identified, SJC continues to focus on creating additional housing options that produce long-term, sustainable housing. New and existing opportunities to partner with social service agencies will be explored to address and provide the necessary housing with permanent supportive services for various populations within the community. Opportunities to expand the supply of quality, affordable housing remain at the core focus of SJC and our dedicated partners within the community.

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## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The County continues to provide partial funding, based on availability, for the operation and maintenance of an 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. The St. Johns County Continuum of Care (CoC) continues to address the needs of emergency shelter and transitional housing in our community by providing additional resources and staffing for emergency case management, increasing referrals to other resources, and placements in permanent housing.

The County collaborates with local housing providers, including St. Johns Housing Partnership, Alpha Omega Miracle Home, West Augustine Historical Community Development Corporation, and Ability Housing, among others. Their goal is to refer individuals in need of affordable housing who may be at risk of homelessness. The County also refers individuals to the local housing authorities, Jacksonville Housing Authority to the north and the Housing Authority of Flagler County to the south, in an effort to help individuals receive and utilize housing vouchers. St. Johns County typically refers 20 or more households every week. The number of calls requesting information has decreased because most of the information is now available on the county's new website, which serves to assist the community.

The focus has been refined from transitional housing into transition-to-permanent housing within our community. SJC continues to support programs that assist in emergency to permanent housing for victims of domestic violence, veterans, the elderly, youth, and families with children. During 2025, the CoC reported **316 individuals within their Point in Time Count**. Through partnerships and support in creating additional housing units, collectively, SJC is working to accommodate the over **133 unsheltered individuals** living within the County.

Rapid Rehousing and prevention services through the CoC are provided via Emergency Solutions Grant (ESG) funding, the Department of Children and Families (DCF) Challenge Grant, and the Temporary Assistance for Needy Families (TANF) Prevention Grant. The County is collaborating with the CoC, the Affordable Housing Advisory Committee (AHAC), and other community stakeholders to develop strategies to not only increase our affordable and permanent housing stock but also to explore possible funding streams to develop and implement a Tenant-Based Rental Assistance Program. Alternative options consist of a Housing Reentry Assistance Program and additional strategies to enhance our resources for permanent supportive housing.

The AHAC continues to meet and explore affordable housing issues in St. Johns County and how they affect not only those individuals who are seeking housing, but also individuals who are presently homeless. Social Services will continue to provide financial assistance in the form of emergency rent and utility payments to those households at risk of becoming homeless. These prevention funds target those who would become homeless without assistance.

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

The County continues 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 the 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.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

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

The AHAC continues to meet and explore affordable housing issues in St. Johns County and how they affect not only those individuals who are seeking housing, but also individuals who are presently homeless.

**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 continues to utilize local, state, and federal funding when available to support prevention activities designed to help our low-income individuals and families who find themselves at risk of homelessness. The County continues to partner with area agencies to refer homeless individuals and families who find themselves stranded with relocation assistance through the St. Augustine Police

Department. This will allow for their return home to out-of-area relatives.

The County continues 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.

Within the program year, SJC and its multiple agencies collaborated to serve over 486 individuals and/or families with multiple projects underway or planned projects. These future units will support the population of the elderly, youth, domestic violence victims, those with substance abuse issues, single individuals, and families that simply need a safe and secure place to call home. While these units and projects are being completed and made operational, critical case management is being administered as part of the Countywide collaborative intake response system.

Some of our more vulnerable populations include youth who are victims of abuse or are aging out of foster care. The SJC Family Integrity Program (FIP) has a formal protocol for discharging youth as they transition out of foster care. This protocol involves collaborating with the Florida Department of Children & Families (DCF), the FIP Independent Living Case Manager, and other partner agencies to prevent homelessness among these youths. The goal is to ensure a smooth transition from foster care to self-sufficiency. Efforts will continue to be supported and/or funded as resources become available.

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## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

St. Johns County does not have a Public Housing Authority. Residents wishing to apply for public housing must apply for a voucher through the Jacksonville Housing Authority (JHA) in neighboring Duval County to the north or the Housing Authority of Flagler County, located in Bunnell, to the south. The St. Johns County Housing & Community Development Division provides support pertaining to public housing to the residents of St. Johns County by making referrals to both agencies.

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

St. Johns County does not have any public housing developments, nor does it issue Housing Choice vouchers. However, when individuals seeking housing contact the St. Johns Housing & Community Development Division, they are often referred to a variety of different services. The Housing and Community Development Division has a staff member assigned to handle these referrals. The Housing and Community Development Division also has a staff member assigned to provide housing and financial counseling. During FY 2024-2025, over 180 individuals received some form of debt management counseling, homebuyer education, and/or credit counseling. A total of \$3,947,869 in down payment assistance was leveraged with \$2,704,740 of homeownership mortgages and a potential pipeline of over 170 new applications in process to receive housing counseling. Staff assigned are available to provide services to any St. Johns County resident interested in learning more about homeownership and/or financial literacy. Staff coordinates assistance with other members of the County's Housing Division and Social Services Division to support these citizens.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable. St. Johns County does not have a Public Housing Authority.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The St. Johns County Affordable Housing Advisory Committee (AHAC) has the responsibility of reviewing and assessing established policies and procedures, ordinances, land development regulations, as well as the local government comprehensive plan, and recommending specific action or initiatives to encourage or facilitate affordable housing. The AHAC is required to furnish a report outlining recommendations to the Board of County Commissioners and the State of Florida annually. The most recent report was completed in 2024 which outlined the following recommendations:

- The processing of approvals of development orders or permits, as defined in s.163.3164 (7) And (8), for 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 developments.

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

SJC champions the ongoing synergy to:

- Provide support to homeless individuals and families, and other underserved populations, by allocating funds to non-profit agencies that provide support to those populations, including the use of the local Affordable Housing Grant.
- Promote cooperation between agencies by participating in and providing leadership and

technical assistance to the different coordinating bodies in the County, including 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.

- Search and apply for new funding from Federal and/or State sources to not only implement new programs but to also strengthen existing programs and/or perform research to better identify the community needs of local underserved populations. See the final bullet point associated with this section as an example of a recent funding award.
- Addressing infrastructure deficiencies in low to moderate income areas through CDBG and CDBG-DR funding.
- Utilizing State funds to perform home rehabilitation work in concentrated areas of individuals with underserved needs, such as Lincolnville (City of St. Augustine), Flagler Estates, Elkton, Hastings, and other areas throughout the County. These funds are often leveraged with grant funding associated with the State's Weatherization Grant that has been awarded to a local non-profit.
- Providing Homeownership and Financial counseling to the residents of St. Johns County. Last year this service helped 204 households during 14 classes, which yielded in 24 participants purchasing a home. Although the remaining participants are not currently credit and mortgage ready, success is being measured by the financial literacy- teaching the importance of budgeting, financial planning, and the critical role credit plays in this process of caring for the housing needs of each family.
- Housing and Community Development joined the local Emergency Food and Shelter Program, EFSP to provide funding for temporary housing solutions for Rehab clients while a residence might not be livable during phases of the repair/rehab processes, effective October 2024.

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

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 poisoning prevention. Statewide program activities include:

- Surveillance and epidemiology;
- Lead Poisoning Investigation;
- Primary Prevention; and
- Coordination of Care.

The County defers to the DOH St. Johns for any potential Lead-Based Paint (LBP) exposure to its residents. 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; and
4. 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.

More information concerning the DOH's programs can be found here:

<http://www.floridahealth.gov/environmental-health/lead-poisoning/index.html>

Healthy Start, a Maternal and Child Health Program managed locally by the Children's Home Society, utilizes registered nurses who review screenings of pregnant mothers 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 LBP hazards are provided guidance on how to reduce exposure, and if needed, are provided information on how to access safe housing.

The St. Johns County Building Services Department also provides information concerning LBP hazards on their website, noting that "Contractors in Florida performing renovation, repair and painting projects that disturb lead-based paint in homes, childcare facilities, and schools built before 1978 must be certified and follow specific work practices to prevent lead contamination."

(<http://www.sjcf.us/BuildingServices/>) The Building Services website also provides a link to the United States Environmental Protection Agency webpage concerning the rules and regulations associated with lead-based paint. (<https://www.epa.gov/lead#contractors>).

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The County's poverty-reducing goals and policies are established by the Board of County Commissioners, who govern and provide direction to all County departments administering poverty-reducing programs. Coordination between departments is facilitated through collaborative planning efforts, participation on coordinating bodies, and program-specific partnerships. St. Johns County has overall objectives and policies in the Comprehensive Plan that are geared toward poverty reduction:

- Objective A.1.9 and related policies address mixed use development.
- Objective A.1.11 and related policies address efficient and compact development.
- Objective A.1.13 and related policies address community and neighborhood creation and preservation.
- Objective A.1.21 and related policies addresses economic development.
- Objective A.2.1, applies to the Northwest Sector which allows for an economically diverse area, and
- Objective A.3.1 which apply to the Town Center design which allows for economically diverse areas.

In addition to the above, the County will continue to:

- Upgrade the Community Redevelopment Area (CRA) Housing Stock, which predominantly provides for low-income persons and continues its efforts to develop low to moderate income rental housing stock. Health and Human Services staff works with the County Attorney's office as well as the Code Enforcement Department on code-related housing issues, attends monthly Weed & Seed meetings and CRA meetings to stay apprised on housing issues in the County's blighted areas.
- Inventory all surplus County-owned land, foreclosed properties, and in-fill opportunities that could be used to promote affordable housing provision and production. The County is currently implementing a procedure to distribute these properties, which are approved by the Board of County Commissioners every three years, so that they may be developed for affordable housing purposes. The program, specifically the property distribution itself, has been approved by the Board of County Commissioners.
- Strategically work with developers seeking to develop affordable housing projects close to major employment centers and available amenities. The County's Housing staff provides comments and discusses housing development issues with the County's Planning Department on a continuous basis as part of the Development Review Process.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

St. Johns County has a strong institutional delivery system that manages and delivers services from community programs. There are a number of public and private agencies within the County that participate year-round in the provision of housing, public services, economic development services, homeless services, and other community development activities, including capital improvements, public facilities and infrastructure. Every group in the lists below includes representatives from different agencies, encompassing both private and public sectors, that offer services to the institutional delivery system aligned with the organizational framework of the County. As such, communication between agencies is frequent, goal oriented, and aimed at resolving needs and addressing gaps identified within the County. The County also has several groups that collaborate and 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)
- Affordable Housing Advisory Committee (AHAC)

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

In[JH1] addition to the agencies listed above, relatively new agencies and response groups have originated to address social and housing needs in the county. Groups such as the Voluntary Organizations Active in Disaster (VOAD) coordinate communication between agencies, serve individuals in need, evaluate community needs, and meet quarterly to discuss storm-related issues, with the goal of remaining vigilant and proactive rather than reactive. The local Chamber of Commerce and the St. Augustine, Ponte Vedra and the Beaches Visitors & Convention Bureau provided technical assistance and/or referrals as part of hurricane housing recovery efforts. The Housing and Community Services Manager also participates in Loss Mitigation Strategy quarterly meetings at the Emergency Operations Center (EOC) to seek out hurricane relief funding opportunities.

The Health and Human Services Department conducts extensive outreach, attends various community functions, and regularly hosts discussions among both private and public housing and general service providers to address community needs. These discussions provide invaluable technical assistance and often result in referrals to other governmental partners and like-minded nonprofit service providers that are meeting similar needs or can provide guidance for structural capacity building.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The St. Johns County Board of County Commissioners is committed to addressing the identified barriers to affordable housing in the 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 addresses the following:

- Continuing 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 it's 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, provide for networks of interconnected streets for pedestrian and vehicular use, address aesthetics, architecture, urban design, and discourage sprawl.
- Coordinating with local law enforcement agencies to promote programs designed to improve the safety and security of neighborhoods, along with 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.

In accordance with the applicable statutes and regulations concerning the Consolidated Plan, St. Johns County certifies that they are affirmatively furthering fair housing by taking appropriate actions to overcome the effects of any impediments identified in the Analysis of Impediments to Fair Housing Choice and maintaining records that reflect the analysis and actions taken in this regard.

## CR-40 - Monitoring 91.220 and 91.230

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

St. Johns County Housing and Community Development staff have implemented monitoring activities and have established administrative and program files in both paper and electronic format to ensure compliance with program requirements and alignment with the Consolidated Plan. Contracts that are developed for projects include the specific alignment to the consolidated plan, required timelines and milestones, monthly meetings, and monthly or quarterly reporting. Each project receives on-site monitoring.

Subgrantees monitoring includes technical assistance/risk assessment review at the start of the activity and continues through project implementation. Sub-grantees are required to submit all appropriate supporting and backup documentation such as, but not limited to, timesheets, pay stubs, purchase orders, check copies, etc., along with their requests for reimbursement as a means of desk monitoring. Subgrantees, as required by HUD, are expected to produce an independent external audit.

SJC also receives an annual outside audit in accordance with generally accepted accounting standards and single audit requirements. A procedure manual for all housing programs has been developed to improve efficiency and cycle time. Checklists are used to ensure compliance with all codes and regulations. The St. Johns County Housing and Community Development staff continues to develop its policies and procedures manual, to include long-term compliance monitoring as it relates to CDBG, SHIP, and other grant program requirements overseen by the department.

The County targets economic development activities to promote job creation. The County has several groups that collaborate to lobby for resources, such as minority businesses, to alleviate identified gaps within our 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. Communication between agencies is frequent, goal-oriented, and aimed at resolving needs and gaps identified within the County.

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

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

Citizens are given multiple opportunities to assess and comment on performance reports related to CDBG, as well as other grants and funding opportunities. This may be done at any point through community meetings, public hearings, phone calls, emails or other written comments to the SJC Housing Department. Citizens, public agencies, and other interested parties, including those households most affected, all can receive information, review, and submit comments on the proposed Consolidated Annual Performance Evaluation Report (CAPER).

Information regarding the CAPER and the CDBG program in St. Johns County are maintained on the St. Johns County Housing & Community Services website Housing & Community Services ([st-johns.fl.us](http://st-johns.fl.us)) The Consolidated Plan, Action Plan, CAPER, and amendments are always available on the Housing Department's website and made available to citizens free of charge.

These documents may also be obtained by calling (904) 827-6890. Program records will be available to interested parties for at least a period of five years. Records may be reviewed by appointment during regular business hours. The County is prepared to offer reasonable accommodations to disabled citizens should it be requested. A public hearing was held at 11:00 a.m. on December 19, 2025, in the Muscovy Conference Room in the Health & Human Services building at 200 San Sebastian View, St. Augustine, FL 32084. No public comments were made during the publication period. The public hearing is be conducted in English. If a translator is required, citizens may contact 904-209-0650. A service request should be made at least five business days before each meeting.

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL DEAF AND HARD-OF-HEARING PERSONS:** Under the Americans with Disabilities Act, persons needing a special accommodation to participate in these proceedings should contact the ADA Coordinator at (904) 209- 0650, or the County Administration Building at 500 San Sebastian View, St. Augustine, Florida 32084. For deaf and/or hard-of-hearing individuals: Telecommunications Device for the Deaf (TDD): (904) 209- 0650, or the Florida Relay Service: (800) 955-8770.

## **CR-45 - CDBG 91.520(c)**

### **Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

St. Johns County continues to evaluate and enhance the processes in administering the CDBG program.

The ongoing evaluation includes actions and accomplishments to ensure that the CDBG program objectives remain viable and to identify any potential need for change/enhancements. The County continues to develop processes and seek ways to utilize various grant funds and CDBG funds together to assist underserved communities. Leveraging both direct and indirect efforts with public funding is currently encouraged to supplement federal funds and increase the resources available to address community needs. County staff attend meetings addressing both blighted areas and LMI areas of the County, in an effort to identify County-wide needs and educate the general public about the CDBG grant. At this reporting, no alterations have been made to the County's objectives.

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

No

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

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

No

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

## CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	16,528				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

**Table 8 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

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

## Narrative

The construction of the Hastings Community Center and Library began on May 2025. The contracted company has done a great job sending their certified payroll and keeping in compliance with Davis Bacon for the PY 2024.

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