

RESOLUTION NO. 2016- 239

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS DESIGNEE TO SUBMIT TO THE U.S. DEPT OF HOUSING AND URBAN DEVELOPMENT THE APPROVED FY 2016-2020 CONSOLIDATED PLAN, FY 2016-2017 ANNUAL ACTION PLAN, SF-424 UNIVERSAL APPLICATION AND CERTIFICATES FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT OCTOBER 1, 2016 – SEPTEMBER 30, 2017 CDBG ENTITLEMENT GRANT PROGRAM YEAR.

WHEREAS, the US Department of Housing and Urban Development (HUD) has determined that St. Johns County meets the population requirement to qualify as an Urban County for the purpose of the County's participation in the Community Development Block Grant Entitlement Program (CDBG); and

WHEREAS, the CDBG Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate income persons; and

WHEREAS, the estimated initial funding allocation is \$799,754 for St Johns County; and

WHEREAS, HUD requires Urban Counties that receive CDBG funding to submit an approved FY 2016-2020 Consolidated Plan, FY 2016-2017 Annual Action Plan, SF-424 Universal Application and Certificates on or before August 16, 2016; and

WHEREAS, the Board directed staff to proceed with the Notice of Intent to Apply, the Citizens Participation Plan, and the completion and submission of the HUD CDBG application; and

WHEREAS, the Housing and Community Development Division is requesting approval from the Board to submit an approved FY 2016-2020 Consolidated Plan, FY 2016-2017 Annual Action Plan, providing a 30 day public notice, according to HUD Rule, SF-424 Universal Application and Certificates on or before August 16, 2016 for the October 1, 2016 – September 30, 2017 CDBG grant program year; and

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

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY:

Section 1. The above recitals are incorporated by reference into the body of this resolution and such recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners authorizes the Chair to execute the attached SF-424 Universal Application and Certificates on behalf of the County.

Section 3. The Board of County Commissioners authorizes the County Administrator, or his designee, to submit an approved CDBG FY 2016-2020 Consolidated Plan, FY 2016-2017 Annual Action Plan, SF-424 Universal Application and Certificates to HUD on or before August 16, 2016 for the October 1, 2016 – September 30, 2017 CDBG grant program year.

Section 4. The Board of County Commissioners grants authority for the County Administrator or his designee to implement, manage, and administer the approved HUD CDBG Entitlement Program.

Section 5. The Board of County Commissioners recognizes that approved projects are subject to the availability of funds and environmental review approvals, and authorizes the County Administrator or his designee to adjust projects that do not rise to the level of a substantial amendment, as defined in the St. Johns County Citizen Participation Plan, and to provide additional information to HUD as may be required.

Section 6. The County Administrator or his designee is identified as the official representative of the Grantee to sign all appropriate sub-recipient agreements for the use of funds approved in the FY 2016-2017 Annual Action Plan for the October 1, 2016 – September 30, 2017 CDBG grant program year.

Section 7. To the extent that there are typographical or administrative errors or omissions that do not change the tone, tenor, or context of this resolution, this resolution may be revised without subsequent approval of the Board of County Commissioners.

Section 8. This resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County Florida this 2 day of August 2016.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: _____

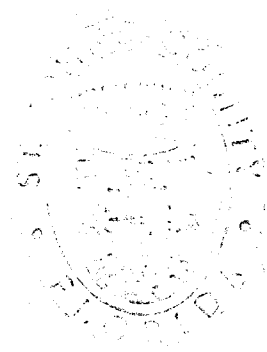
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

By: _____

Deputy Clerk

RENDITION DATE 8/3/16



Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

St. Johns County Board of County Commissioners

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

59-6000825

* c. Organizational DUNS:

0732367390000

d. Address:

* Street1:

500 San Sebastian View

Street2:

* City:

St. Augustine

County/Parish:

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

32084-8686

e. Organizational Unit:

Department Name:

Health and Human Services

Division Name:

Housing & Community Development

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

Prefix:

* First Name:

Shawna

Middle Name:

* Last Name:

Novak

Suffix:

Title:

Director of Health and Human Services

Organizational Affiliation:

* Telephone Number:

904-209-6089

Fax Number:

904-209-6141

* Email:

snovak@sjcfl.us

Application for Federal Assistance SF-424

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

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grants/Entitlement Grants

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

2016-2020 Consolidated Plan and 2016-2017 Action Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424			
16. Congressional Districts Of:			
* a. Applicant	FL-006	* b. Program/Project	FL-006
Attach an additional list of Program/Project Congressional Districts if needed.			
		Add Attachment	Delete Attachment View Attachment
17. Proposed Project:			
* a. Start Date:	10/01/2016	* b. End Date:	09/30/2021
18. Estimated Funding (\$):			
* a. Federal	799,754.00		
* b. Applicant	0.00		
* c. State	0.00		
* d. Local	0.00		
* e. Other	0.00		
* f. Program Income	0.00		
* g. TOTAL	799,754.00		
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?			
☐ a. This application was made available to the State under the Executive Order 12372 Process for review on 			
☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.			
☐ c. Program is not covered by E.O. 12372.			
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)			
☐ Yes ☒ No			
If "Yes", provide explanation and attach			
		Add Attachment	Delete Attachment View Attachment
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)			
☒ ** I AGREE			
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.			
Authorized Representative:			
Prefix:	Honorable	* First Name:	Jeb
Middle Name:			
* Last Name:	Smith		
Suffix:			
* Title:	BCC Chair		
* Telephone Number:	904-209-0300		Fax Number: 904-209-0310
* Email:	bcc2jsmith@sjcfl.us		
* Signature of Authorized Representative:			* Date Signed:



St. Johns County

Community Development Block Grant Program 2016-2020 Consolidated Plan and FY2016-2017 Action Plan

St. Johns County Health and Human Services
Housing and Community Development
200 San Sebastian View, Suite 2300
St. Augustine, FL 32084
904-827-6890

St. Johns County
Community Development Block Grant Program
2016-2020 Consolidated Plan
and
FY2016-2017 Action Plan

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Executive Summary

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

1. Introduction

The United States Department of Housing and Urban Development (HUD) requires that all jurisdictions entitled to receive funding under the Community Development Block Grant (CDBG) develop a Consolidated Plan for housing and community development activities every three to five years, and an Annual Action Plan every year. In developing the FY 2016-2020 Consolidated Plan, St. Johns County sought out and included input received from residents, non-profit organizations, County departments, municipalities, and other interested parties, as related to the goals and objectives outlined in the Plan. Assessments and market analysis were conducted to identify levels of relative need regarding affordable housing, homelessness, housing and home repairs for people with special needs, public services, public improvements, economic development, and non-housing community development needs. The County gathered much of this information through public outreach, review of demographic and economic data, and housing market analysis.

The level of citizen participation and involvement in the planning and assessment of housing and community development programs ensures that the actions proposed in the Plan are coordinated by the public and comprehensively address the following major categories of priority needs identified in the Consolidated Plan:

- Affordable Housing
- Homelessness
- Housing and home repairs for people with special needs
- Public Services
- Public Facilities and Improvement Activities
- Economic Development

St. Johns County's Consolidated Plan is a comprehensive planning document that guides funding decisions from FY 2016 through FY 2020 and an application for funding under all applicable Community Planning and Development formula grant programs.

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

Based on market statistical analysis, needs assessments, and public input via the citizen participation process and a community survey, the St. Johns County Consolidated Plan identifies the jurisdiction's housing and community development needs and priorities as follows: affordable housing, homelessness, housing and home repairs for people with special needs and those earning low income, improvement of public services and facilities, and economic development. The County will leverage CDBG funds with other state, federal, and local funds to address the needs of the community.

The lack of affordable housing units contributes to the most prevalent housing problem faced by County residents - housing cost burden (paying more than 30% of income on housing costs). Of the 68,277 households in St. Johns County, 19% are cost burdened greater than 30%, paying 30-50% of income on housing costs. Sixteen percent (11,192) of county households experience severe cost burden by paying 50% or more of their income on housing costs. The housing cost burden affects the very low and low income households at a higher rate, placing them at risk of becoming homeless. The County will leverage CDBG funds with other state, federal, and local funds to address the lack of affordable housing issue by increasing the supply of affordable housing, by providing rental assistance to low income households, and by funding home repair programs to preserve affordable housing units.

The County will address homelessness by funding supportive services/programs and homeless facilities, and by providing rapid re-housing financial assistance for rents and utilities. The County plans to improve and expand public services and facilities predominately in areas of low income persons, specifically by improving water and sewer lines, streets and sidewalks. Economic development will be addressed by providing job training programs, afterschool programs, and childcare programs in low to moderate income areas.

3. Evaluation of past performance

This is St. Johns County's first allocation so no past performance data is available.

4. Summary of citizen participation process and consultation process

St. Johns County developed a Citizen Participation Plan (CPP) to guide the public process of developing the Consolidated Plan. This Citizen Participation Plan was noticed in the local newspaper and published on the County website for 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 two public hearings in association with the Board of County Commissioners regularly scheduled meeting.
- Held nine (9) Neighborhood Community Meetings throughout all areas of the county. The schedule of these meetings was published in the local newspaper and posted on the county website.
- An electronic survey was created to gather citizen and stakeholder input to help determine what programs/projects should be funded. The survey was published on the county website and notice of the survey was published in the local newspaper. Paper copies of the survey were made available at various community meetings.
- Staff met with stakeholders and community members and attended local meetings to educate citizens on the consolidated planning process and to encourage citizen participation and input.
- A draft copy of the Consolidated/Annual Action Plan will be made available to the public for a 30 day review and comment period.

5. Summary of public comments

Public comments were received at many of the neighborhood community meetings and the public hearings. Hundreds of citizen comments were received through survey participation and all can be referenced on the attached document. Overall, many of the public comments received indicated that the following housing and community development programs/activities are priorities for the community: repair homes for people with special needs, like the elderly or people with disabilities; build or improve water and sewer lines; affordable housing; home repairs for low income households; housing for people with special needs; new homes for low to moderate income homebuyers; after school programs and childcare; build or improve streets, sidewalks, and lighting; business start-ups and job creation; job training; rental apartments for low to moderate incomes; crime prevention programs; wellness programs for seniors; education assistance programs; public transportation; services for homeless; housing for homeless; wellness programs for infants, children, and families; storm water drainage projects; domestic violence programs; upgrades to parks and recreational facilities.

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

All public comments were accepted and considered.

7. Summary

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

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	ST. JOHNS COUNTY	Health and Human Services - Housing and Community Development Division

Table 1 – Responsible Agencies

Narrative

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

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

Consolidated Plan Public Contact Information

Shawna Novak, Health and Human Services Director

200 San Sebastian View, Suite 2300

St. Augustine, FL 32084

904-209-6140

housing@sjcfl.us

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

To comply with federal requirements that a jurisdiction consult with community service providers, other jurisdictions, and other entities with a potential interest in or knowledge of that jurisdiction's housing and non-housing community development issues, the County consulted with many different groups, committees, departments, and organizations to encourage public participation and to identify housing and community development needs. Specifically, the entities listed above were invited to participate in Neighborhood Community Meetings, where information was provided about the CDBG Program eligible activities and feedback was solicited from the entities as to the community's housing and development needs. In addition to the meetings, a survey was posted on the Housing and Community Development website for over 30 days. Paper copies of the survey were also available at the Neighborhood Meetings. The Consolidated Plan will be presented to the public and the Board of County Commissioners at a Public Meeting. Any comments received either verbally or in writing will be accepted. A notification process was established to ensure awareness of each stage of the CDBG process. The process includes public notices and announcements on the Housing and Community Development website and City of St Augustine Beach website. County staff have also engaged in direct correspondence with all interested parties.

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)).

Regarding affordable housing needs and impediments to affordable housing, the County enhanced coordination between public and private entities by attending and facilitating several different meetings with housing providers, public and private agencies, community groups, and advisory boards. Many of these meetings were publically advertised in the local newspaper and published on the County website. The citizen participation process was explained in detail and attendees were encouraged to complete a paper or electronic survey regarding housing and community development priorities. County staff encouraged comment and input from these participants in regards to public housing needs and non-housing community development needs.

In addition, County staff attends the SJC Health and Human Services Advisory Council, Behavioral Health Consortium, and Health Leadership Council monthly meetings to solicit input

from agencies that provide health, mental health, substance abuse, and social services. These agencies are instrumental in identifying housing and social service needs of the community. County staff also attends the Housing Finance Authority monthly meetings to gather feedback from profit and non-profit housing service providers/contractors on the community's housing needs and priorities. The Affordable Housing Advisory Committee (AHAC) has recently reconvened to further engage in conversation regarding affordable housing needs and impediments to affordable housing.

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

The Continuum of Care in St. Johns County is currently undergoing a Collaborative Applicant transition, as well as an HMIS Lead Agency transition. A new CoC Board was recently voted in by the CoC general membership in May 2016. Currently, the strategic planning subcommittee is meeting to reevaluate the Continuum's strategy to end homelessness. County staff will be present and will participate in the Strategic Planning meeting currently scheduled for July 7, 2016. Additionally, County staff regularly attend the Continuum of Care meetings and one staff member sits on the CoC Board. Once the strategic plan to end homelessness in St. Johns County is complete, the Consolidated Plan will be amended to reflect the updated needs and strategies to end homelessness.

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

As previously mentioned, the local Continuum of Care is in a transition stage and is developing performance standards, tools to evaluate outcomes, and reviewing and updating policies and procedures for HMIS administration. The upcoming fiscal year ESG allocation required a single application be submitted by the CoC. The County submitted an application to the Collaborative Applicant for ESG funding. The CoC designated a committee to score and rank the applications.

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

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
St. Johns County Board of County Commissioners	Other government - County	CDBG Program, Housing Needs, Market Analysis, Economic Development
City of St. Augustine Beach	Other government - Local	CDBG Program
Alpha and Omega Miracle Home	Services - Homeless	Homeless Needs- Families with Children
Emergency Services and Homeless Coalition	Services - Homeless	Homeless Needs- Families with Children
Flagler Estates Community Redevelopment Area	Other government - Local	Housing Needs Assessment, Program Needs
West Augustine Community Redevelopment Area	Other government - Local	Housing Needs Assessment, Program Needs
Vilano Beach Community Redevelopment Area	Other government - Local	Housing Needs Assessment, Program Needs
St Johns Housing Partnership	Services - Housing	Housing Needs Assessment
Hastings Revitalization Committee	Other- Neighborhood group	Housing Needs, Program Needs
Weed and Seed Committee	Services- Housing, Education, Employment, Children, Elderly	Housing Needs Assessment, Program Needs
Continuum of Care	Services- homeless	Homeless Needs, Homelessness Strategy

Table 2 – Agencies, groups, organizations who participated

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

No agencies or types of agencies were excluded from participating or giving input in the process of preparing the 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 10-Year Plan	Home Again St. Johns	Both have goals to end chronic homelessness
Comprehensive Plan	St. Johns County Board of County Commissioners	Both identify goals to improve public services in low income areas
LHAP- Local Housing Assistance Plan	SJC Housing and Community Development	Both recognize the severe shortage of affordable housing

Table 3 – Other local / regional / federal planning efforts

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

The County participated in meetings conducted by local municipalities to maintain and encourage open lines of communication to determine the needs of the community. Housing staff also met with other County departments to gather information related to housing and community development programs, needs, and opportunities.

PR-15 Citizen Participation

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

St. Johns County engaged in several activities to ensure citizens and stakeholders had multiple ways to participate in the Consolidated Planning process. On April 5, 2016, the Housing and Community Development Manager presented at a Board of County Commissioners meeting to advise the Commissioners and the public as to the CDBG allocation amount for FY 2016 and to discuss eligible activities. On May 7, 2016, the Housing and Community Development Manager presented the same information to the City of St. Augustine Beach Commission and public citizens. On May 6, 2016, a newspaper advertisement listed that the Citizen Participation Plan was available for a thirty (30) day review and comment period and that a public meeting would be held on June 7, 2016, to review the plan and seek approval from the St. Johns County Board of County Commissioners. A survey was also posted on the St. Johns County Housing and Community Development website between May 9, 2016 and June 17, 2016. The purpose of the survey was to offer citizens the opportunity to provide input on which eligible activities were important to them and their community. Citizens also had the opportunity to provide specific comments as to what projects and programs they felt would benefit the community. In addition to the survey, the Housing Community Liaison went to ten neighborhood community meetings to explain the CDBG allocation amount and eligible activities, and to assist the public with completion of the survey and project or program proposals. On June 7, 2016, the Citizen Participation Plan was presented to the Board of County Commissioners for approval. Public comment was offered at the June 7th meeting and was accepted.

As this is St. Johns County's first year qualifying as an Entitlement Community, a cross section of county staff from various departments will participate in the project and program selection process. Over 400 surveys were received from the public and stakeholders. The data contained in the survey will be analyzed by the Housing and Community Development staff and presented to the staff selection panel for consideration during the project and program evaluation process.

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)
IDIS	Public Meeting	Minorities Persons with Disabilities Non-targeted/broad community Residents of assisted housing	Three (3) presentations at St Johns County Board of County Commissioner and one (1) presentation at the City of St Augustine Beach Commission	See attachments provided	All comments were accepted. See attached comments	
	Newspaper Ad	Same as above	Three (3) Newspaper advertisements	Same as above	See attachments provided	
	Internet Outreach Survey	Same as above	See attachments provided	See attachments provided	See attachments provided	
	Neighborhood Community Meetings	Same as above	Conducted ten (10) meetings in the community to include the Continuum of Care	See attachments provided	All comments were accepted. See attached comments.	

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The information used to develop this needs assessment was gathered from 2008-2012 Comprehensive Housing Affordability Strategy (CHAS) charts as shown, 2008-2012 American Community Survey (ACS), and 2000 Census.

St. Johns County's population grew 44% in 12 years (from 2000 to 2012) and continues to grow at a fast pace (approximately 8% since 2012, according to ACS from 177,695 to 191,495). Many St. Johns County citizens experience one or more of the following housing problems: lack of complete plumbing or kitchen facilities, overcrowding, housing cost burden greater than 30% of income, housing cost burden greater than 50% of income. While data indicates that a disproportionately greater need exists between certain racial groups in relation to housing problems, it appears that all racial and ethnic groups experience greater housing problems when they have lower incomes.

The lack of affordable housing units contributes to the most prevalent housing problem faced by County residents - housing cost burden (paying more than 30% of income on housing costs). Of the 68,277 households in St. Johns County, 19% (13,278) are cost burdened greater than 30%, paying 30-50% of income on housing costs. Sixteen percent (11,192) of county households experience severe cost burden by paying 50% or more of their income on housing costs. The housing cost burden affects the very low and low income households at a higher rate, placing them at risk of becoming homeless.

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

Summary of Housing Needs

St. Johns County's population grew 44% in 12 years (from 2000 to 2012) and continues to grow at a fast pace (approximately 8% since 2012, according to ACS from 177,695 to 191,495). The median income in the County (\$64,346) also increased over the last 12 years by 28%. However, 15% of households are in the extremely low to low income earnings category and are more severely housing cost burdened than other income earning groups.

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	123,135	177,695	44%
Households	58,008	68,277	18%
Median Income	\$50,099.00	\$64,346.00	28%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	5,200	5,304	8,345	6,855	42,565
Small Family Households *	1,704	1,295	2,865	2,765	22,395
Large Family Households *	209	235	585	593	3,875
Household contains at least one person 62-74 years of age	1,043	1,409	1,924	1,603	8,913
Household contains at least one person age 75 or older	975	1,165	1,355	850	3,522
Households with one or more children 6 years old or younger *	700	515	1,357	1,245	6,035
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2008-2012 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	39	30	40	0	109	39	0	0	0	39
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	0	0	0	35	0	0	10	4	14
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	19	95	60	174	4	15	44	15	78
Housing cost burden greater than 50% of income (and none of the above problems)	1,535	1,140	378	180	3,233	1,975	1,525	1,863	1,054	6,417
Housing cost burden greater than 30% of income (and none of the above problems)	35	629	1,425	619	2,708	330	614	1,620	1,630	4,194

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	305	0	0	0	305	295	0	0	0	295

Table 7 – Housing Problems Table

Data 2008-2012 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,604	1,185	515	235	3,539	2,000	1,604	1,928	1,074	6,606
Having none of four housing problems	335	1,025	2,005	1,820	5,185	660	1,564	3,915	3,740	9,879
Household has negative income, but none of the other housing problems	305	0	0	0	305	295	0	0	0	295

Table 8 – Housing Problems 2

Data 2008-2012 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	480	670	753	1,903	794	505	1,420	2,719
Large Related	60	94	79	233	89	115	255	459
Elderly	469	340	364	1,173	965	1,064	1,153	3,182

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	599	714	654	1,967	485	480	675	1,640
Total need by income	1,608	1,818	1,850	5,276	2,333	2,164	3,503	8,000

Table 9 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	470	390	124	984	704	420	940	2,064
Large Related	50	25	15	90	15	105	125	245
Elderly	454	280	110	844	745	720	558	2,023
Other	599	475	139	1,213	455	295	255	1,005
Total need by income	1,573	1,170	388	3,131	1,919	1,540	1,878	5,337

Table 10 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	35	15	10	60	120	4	15	14	4	37
Multiple, unrelated family households	0	4	85	0	89	0	0	40	15	55
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	35	19	95	60	209	4	15	54	19	92

Table 11 – Crowding Information – 1/2

Data 2008-2012 CHAS
Source:

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

Table 12 – Crowding Information – 2/2

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

According to the 2014 ACS, 17,845, or 23.7% of the County's households are single person households. There is no data in the HUD Consolidated Planning Tool specifically describing the housing assistance needs of single person households. However, based on data that at least 35% of St. Johns County households are cost burdened, one could estimate that approximately 35% of single person households (6,245) are cost burdened and therefore may be in need of housing assistance.

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

Approximately 21,595 citizens, nearly 11% of St. Johns County residents have some type of disability. Citizens between the ages of 18 to 64 account for 8.1% of the disabled population, and those under the age of 18 represent the remaining 3.8%. Nearly 9,955 of residents that are over 65 have some sort of disability. Of the 21,595 disabled county residents, approximately 15% live below the poverty level and approximately 12.4% report that they have difficulty living independently and may be in need of housing assistance.

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

What are the most common housing problems?

St. Johns County is a community much like many others nationwide that struggle with affordable housing. Information obtained from Census indicates that approximately 34% of renters and 18% of homeowners are cost burdened. 82% of renters that represent the very low to low income population are severely housing cost burdened.

Census data from 2014 indicates that .02% residences lack complete plumbing and .05% lack complete kitchen facilities. While this may not appear significant, the data does translate into an estimated 540 homes lacking basic facilities within the county (2014 ACS).

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

As previously mentioned, low income households tend to be more cost burdened than other populations, paying more than 30% of their income on housing. Furthermore, 82% of renters earning 0-50% AMI are severely cost burdened, paying more than 50% of income on housing compared to 54% of owners earning the same income.

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

In St. Johns County lack of affordable housing stock, lack of access to affordable child care (there is currently a waiting list of over 400 families seeking subsidized daycare assistance), underemployment and loss of employment, place low income individuals and families with children that are currently housed at imminent risk of becoming unsheltered or requiring placement at a shelter. These same issues affect formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the end of that assistance. If these families experience one major health incident or accident that causes them to lose income due to loss of employment/less hours worked, they are at imminent risk of becoming unsheltered.

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

The Continuum of Care and HMIS reports have the ability to generate data and at risk population estimates.

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

- Lack of affordable housing stock
- Families doubled up due to financial hardship
- Exiting from publicly funded institutions

- Substandard housing
- Living in hotels/motels not paid for by a government or charitable organization
- Cost burdened household

Discussion

The data shown illustrates the need for more affordable housing stock in St. Johns County. While many county residents experience housing cost burden (approximately 36% or 24,470, of the total population), there a greater rate of housing cost burden among lower income households (approximately 65% or 14,125 very low income renters and owners). Having to dedicate such a large portion of income to housing costs creates a situation where basic needs may be sacrificed and leads to an unstable housing situation.

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

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

Introduction

A disproportionately greater need between any ethnic or racial group exists when the rate of a housing problem experienced by a particular group is at least 10% greater than the rate experienced by that category of the population as a whole (as described by HUD).

According to American Community Survey (ACS) data from 2012, St. Johns County has a population demographic of approximately 85% white, 5% Black or African American, 5% Hispanic, and the remaining 5% encompassing other racial and ethnic groups. Certain racial or ethnic communities have the potential to experience housing problems more often than the jurisdiction as a whole; however, in the case of St. Johns County there is a relative lack of racial diversity. Housing problems include the lack of complete plumbing facilities, lack of complete kitchen facilities, overcrowding (defined as more than 1 person per room) and cost burdened (greater than 30%). The most prevalent housing problem in the county is cost burden.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,969	630	600
White	3,324	470	455
Black / African American	375	135	115
Asian	30	0	20
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	219	0	4

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,964	1,350	0
White	3,209	1,220	0
Black / African American	220	95	0
Asian	110	15	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	309	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,480	2,869	0
White	4,755	2,590	0
Black / African American	205	175	0
Asian	49	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	50	0	0
Hispanic	354	59	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,559	3,318	0
White	3,135	2,943	0
Black / African American	39	195	0
Asian	25	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	220	170	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four housing problems are:

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

Discussion

Available data indicates that 76% of individuals in the 0% to 30% AMI category, experience one or more housing problems. In this category, a disproportionately greater need exists for Hispanics, with 98% (219) of Hispanics experiencing one or more of the four housing problems.

Among the households in the 30-50% AMI category, approximately 75% have one or more housing problems. A disproportionately greater need exists for Asian households (88%), American Indian, Alaska Native (100%), and Hispanic households (100 % or 309 total).

Among the 50-80% AMI households, 65% experience one or more housing problems. A disproportionately greater need exists for Asian households (76%), Pacific Islander (100%), and Hispanic households (85%).

Approximately 52% of the households in the 80-100% AMI category experience one or more housing problems. A disproportionately greater need exists for Asian households with 100% of its population (25) having one or more housing problems.

While the data indicates that a disproportionately greater need exists between certain racial groups in relation to housing problems, it appears that all racial and ethnic groups experience greater housing problems when they have lower incomes.

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

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

Introduction

Severe housing problems are defined as households having one or more of the following housing problems: lacks complete kitchen facility, lacks complete plumbing facilities, severely overcrowded (1.5 persons per room) and severely cost burdened (more than 50% of income is spent on housing). As provided above, St. Johns County demographic information indicates 85% white, 5% Black or African American and 5% Hispanic with the remaining 5% including other racial and ethnic groups.

A disproportionately greater need between any ethnic or racial group exists when the rate of a housing problem experienced by a particular group is at least 10% greater than the rate experienced by that category of the population as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,604	995	600
White	3,034	765	455
Black / African American	315	190	115
Asian	30	0	20
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	209	10	4

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,725	2,589	0
White	2,115	2,309	0
Black / African American	144	170	0
Asian	110	15	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	264	45	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,443	5,920	0
White	2,073	5,280	0
Black / African American	140	240	0
Asian	20	44	0
American Indian, Alaska Native	0	0	0
Pacific Islander	50	0	0
Hispanic	140	279	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,309	5,560	0
White	1,199	4,890	0
Black / African American	4	230	0
Asian	0	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	330	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2008-2012 CHAS

*The four severe housing problems are:

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

Discussion

Among the 0-30% Area Median Income residents, 69% experience severe housing problems. Hispanic households experience a disproportionately greater need, with 93% having one or more severe housing problems. In this income category, approximately 71% White, 60% Asian and 50% Black or African American households experience one or more severe housing problems.

In the 30-50% AMI category, 51% of households have one or more severe housing problems. Asian households have a disproportionately greater need, with 88% experiencing one or more severe housing problems. Hispanic households also have a disproportionately greater need, with 85% experiencing one or more severe housing problems.

Additionally, although the county has a small Pacific Islander population, 100% (50 total) of this population in the 50-80% AMI category experience severe housing problems. 29% of this income category experience one or more severe housing problems.

Nineteen percent of residents in the 80-100% AMI category have one or more severe housing problems.

While the data indicates that a disproportionately greater need exists between certain racial groups in relation to housing problems, it appears that all racial and ethnic groups experience greater housing problems when they have lower incomes.

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

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

Introduction:

A disproportionately greater need between any ethnic or racial group exists when the rate of a housing problem experienced by a particular group is at least 10% greater than the rate experienced by that category of the population as a whole (as described by HUD).

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	43,194	13,278	11,192	600
White	39,360	11,740	9,625	455
Black / African American	1,505	415	575	115
Asian	605	269	160	20
American Indian, Alaska Native	14	25	0	0
Pacific Islander	50	0	0	0
Hispanic	1,275	607	658	4

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2008-2012 CHAS

Discussion:

Of the 68,277 households in St. Johns County, 19% are cost burdened, paying 30-50% of income on housing costs. Sixteen percent (11,192) of county households experience severe cost burden by paying 50% or more of their income on housing costs. The American Indian, Alaska Native experiences a disproportionately greater need (64%) in terms of cost burden (30-50%); however, this ethnic group represents a very small portion of the county's population (approximately .12%). The other population groups are similarly cost burdened within their subcategories and pay 30-50% of income on housing costs: Asian (25%), Hispanic (23%), White (18%), Black/African American (15%). White households represent 88% of the 13,278 total cost burdened households.

In terms of severe cost burden, 11,192 (16%) households in St. Johns County pay 50% or more of income on housing costs. While there are no disproportionately greater need subpopulations, the following subpopulations fall into the severe cost burden category: 26% Hispanic, 22% Black/African American, 15% Asian, and 15% White households.

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

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

Among the 0-30% Area Median Income residents, Hispanics tend to have a disproportionately greater need than this income category as a whole. Ninety-eight percent of Hispanics experience one or more of the four housing problems as compared to 76% of other individuals in the same category. Hispanic households also experience a disproportionately greater need in regards to having one or more severe housing problems (93%).

Among the households in the 30-50% AMI category, approximately 75% have one or more housing problems. A disproportionately greater need exists for Asian households (88%), American Indian, Alaska Native (100%), and Hispanic households (100% or 309 total). Also, in the 30-50% AMI category, 51% of households have one or more severe housing problems. Asian households have a disproportionately greater need with 88% experiencing one or more severe housing problems. Hispanic households also have a disproportionately greater need with 85% experiencing one or more severe housing problems.

Among the 50-80% AMI households, 65% experience one or more housing problems. A disproportionately greater need exists for Asian households (76%), Pacific Islander (100%), and Hispanic households (85%). Additionally, 100% (50 total) Pacific Islander households in the 50-80% AMI category experience severe housing problems.

Approximately 52% of the households in the 80-100% AMI category experience one or more housing problems. A disproportionately greater need exists for Asian households with 100% of its population (25) having one or more housing problems.

The American Indian, Alaska Native experiences a disproportionately greater need (64%) in terms of cost burden (spending 30-50% of income on housing costs); however, this ethnic group represents a very small portion of the county's population (approximately .12%).

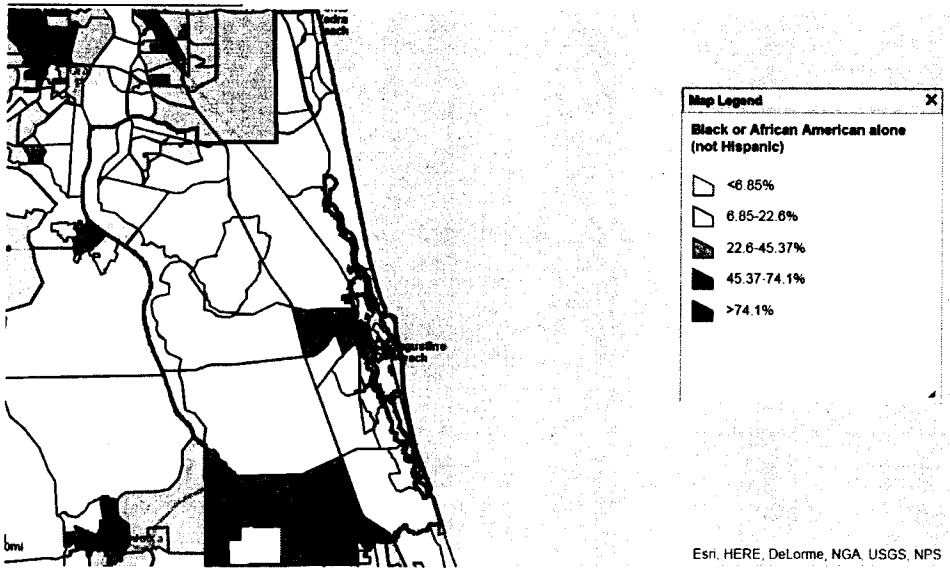
If they have needs not identified above, what are those needs?

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

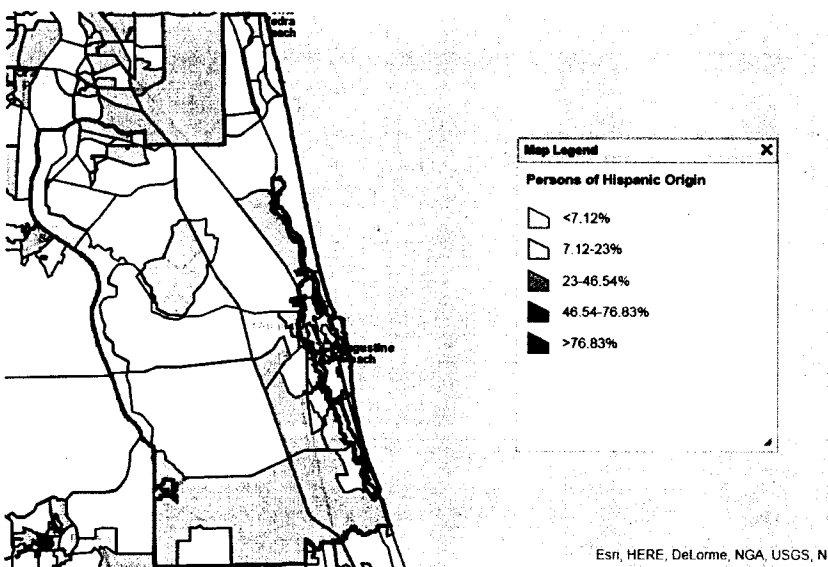
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The following maps show specific areas where the Black/African American residents and Hispanic residents are located in the jurisdiction (CPD Maps). The maps show that Black/African American citizens reside mostly in West Augustine and Hastings, while Hispanic residents reside mostly in the central through the southern areas of the county.

Black/ African American Residents



Hispanic Residents



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NA-35 Public Housing – 91.205(b)

Introduction

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

Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

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

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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

St. Johns County does not have public housing. The information reported in the previous charts is obtained from Jacksonville Housing Authority (JHA) and is not an accurate assessment of St. Johns County residents' needs. The Affordable Housing Advisory Committee (AHAC) is currently working on a housing needs assessment and will produce a report reflecting the housing needs of the County. This Plan will be updated when this report becomes available.

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

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

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

The greatest housing need of St. Johns County population at large is more affordable housing stock.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness in St. Johns County is a difficult issue with many contributing factors. The Continuum of Care (CoC) in the county takes the lead in planning homeless activities and strategies. County staff has membership on the Continuum of Care (CoC) Board and is an active participant in CoC activities. The CoC is responsible for the distribution of ESG, TANF, and Challenge Grant funds, as recently directed by HUD. The Continuum of Care (CoC) has been transitioning over the last year, establishing a new Collaborative Applicant, a CoC Board, and CoC general membership. The CoC is undergoing the steps and research needed to update the Strategic Plan to End Homelessness; County staff will participate in the strategic planning process. The Consolidated Plan will be amended to reflect the data contained in the new Strategic Plan to End Homelessness.

The information used in this section was gathered from the 2016 Point In Time (PIT) count. The PIT was completed by a team of volunteers on January 28, 2016, who physically counted sheltered and unsheltered homeless persons. The purpose of the PIT count is to account for sheltered and unsheltered homeless persons on one given day in St. Johns County. While homeless persons are scattered throughout the County, the majority of homeless are located in or near the city of St. Augustine. One reason for this may be that there are several service providers in the area and access to a limited public transportation system.

The 2016 PIT indicated that 1064 people/846 households were homeless on January 28, 2016, with 809 of those individuals unsheltered and 255 sheltered. While the total number of homeless individuals decreased by 8% from last year, the rate of some minorities increased: the rate of homeless women increased by 11%, Black or African Americans increased by 14%, and multiple race individuals increased by 40%. More research is needed to determine what lead to these minority increases in homelessness. The 2016 PIT count results show that 66% of the homeless counted on one day were male, 62% were White, 16% were persons under 18 years of age, and 48% reported experiencing homeless episodes at least 2-3 separate times in the last 3 years.

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

The 2016 PIT count indicates that 36 (3%) of homeless identified are veterans; 8% of households contained at least one child; and 1% (8) are households with children only. All homeless populations describe their current homeless episode length as follows: 30% have been homeless for one year or longer; 28% have been homeless more than three months but less than 12 months; 28% have been homeless for 1 to 3 months; 13% have been homeless for more than 1 week, less than one month; and 1% have been homeless one week or less. The total homeless population reports the following prior episodes of homelessness in the last 3 years: 48% report being homeless 2 – 3 separate times, 35% report being homeless one time, and 17% report being homeless 4 or more separate times.

The 2016 PIT indicates that 40% (338) of homeless individuals, veterans, households with children, households without children, and chronic homeless state the cause of homelessness as employment/financial issues. Other issues reported by the homeless population, contributing to their homelessness, are as follows: 37% (313) family problems, 17% (144) housing issues- forced to relocate from home, 6% (50) medical/disability problems, and 1 report of natural/other disasters.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
American Indian/Alaska Native	1	3
Asian	1	1
Black/African American	84	282
Native Hawaiian/Pacific Islander	1	0
Multiple Races	15	13
White	153	510
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic/Latino	30	25
Non-Hispanic/Non-Latino	225	784

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

According to the 2016 PIT, there were 846 total homeless households in St. Johns County. Of these, 75 households were in emergency shelters and 49 were in transitional shelters. Seventy-one (8%) homeless households contained at least one child; eight (1%) households were comprised of children only. Emergency Shelters housed 36 children under the age of 18, and 78 children were housed in transitional housing. Military Veterans were not counted as households; there were 36 homeless veterans.

The County needs more homeless facilities that are appropriate for families as many of the emergency facilities in the county are gender specific, or serve individuals. A local homeless service provider has recently acquired land in the area and is in the process of developing a new homeless campus. The hope is that the new campus will have several buildings with dedicated space for homeless families.

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

The majority of St. Johns County's homeless population is White, comprising 62% (663) of the total individual homeless population. There are 366 homeless Black/African American individuals, accounting for 34% of the homeless population. This is a significant percentage since the Black/African American population represents only 5.23% of the County's population as a whole. Hispanics make up 5% of the homeless population; Multiple Races account for 2.5% of homeless; American Indian/Alaska Native 1%; Asian .3%; and Native Hawaiian/Pacific Islander .2%.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2016 PIT indicated that of the 1,064 homeless persons counted, 809 (76%) were unsheltered, 112 (10%) were in emergency shelters and 143 (13%) were sheltered in transitional facilities. 60 children (34%) under the age of 18 were unsheltered; 20 % were in emergency shelter; and 45% were in transitional facilities. The majority of homeless women were unsheltered, 59% or 214 women total. Almost 25% of homeless women were in transitional housing, while 16% were in emergency shelter. Eighty-four percent of men were unsheltered, 8% were in emergency shelter and 8% were in transitional housing. Both White and Black/African American homeless populations were unsheltered at approximately 77%.

Discussion:

While there are many indicators of homelessness, affordable housing and employment issues are in the forefront in St. Johns County. According to the 2016 Point In Time count, 40% of homeless persons listed employment/financial reasons as the cause of homelessness. This data, along with 17% of homeless reporting housing issues as the cause of homelessness, demonstrate the dire need for more affordable housing stock and job training programs. Also reported as a cause of homelessness were family problems, with 37% of homeless citing this reason. Another 6% of homeless people reported medical/disability problems as the cause of homelessness.

The County has initiated several programs to address and decrease the number of homeless persons. The ESG program assists residents with prevention and rapid re-housing funds. These residents are provided case management to stabilize the individual/household and refer other supportive services that may be needed for long term success. The County also offers financial literacy classes and case management to clients receiving general assistance funds, to further promote financial independence.

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

Introduction:

The non-homeless special needs categories in St. Johns County are elderly, disabled (physical or mental), domestic violence victims, persons with alcohol or drug addictions, veterans, those with HIV/AIDS, youths aging out of foster care, and those exiting a public institution.

Describe the characteristics of special needs populations in your community:

The non-homeless special needs populations experience many of the same issues and barriers. Many special needs populations in the county have limited income or no income; have a difficult time finding affordable housing; have negative credit history or criminal background that contribute to landlords being unwilling to lease available housing; lack job skills or job opportunities; have limited transportation, which can affect job status; and have substance abuse or mental health issues.

Elderly

The elderly (65 and over) make up 15.9% of the total population in St. Johns County and this population is expected to increase exponentially over the next 10 years. Thirty-one percent of the elderly population has a disability. Approximately 5,037 of low income elderly households are housing cost burdened and will sacrifice necessities to pay housing costs. There are local service providers who offer a multitude of in home services for the elderly but there is always an extensive wait list due to a lack of funds.

Persons with physical, mental, and /or developmental disabilities

According to the 2014 American Community Survey (ACS), 21,595 (approximately 11%) St. Johns County residents are disabled. Thirty-one percent of the total elderly population is disabled; 7.6% of citizens aged 18-64 are disabled; and 3.7% of citizens under the age of 18 years are disabled. Of the 21,595 disabled county residents, approximately 15% live below the poverty level and approximately 12.4% report that they have difficulty living independently and may be in need of housing assistance (2014 ACS).

Domestic violence victims

According to the Florida Department of Law Enforcement, 781 domestic violence related offenses were reported in St. Johns County in 2015. It is important to note that domestic violence crimes are often not reported and so are usually underrepresented in statistics. There is only one domestic violence shelter located in the county.

Persons with substance addictions

In 2014, the county's only detoxification program/center opened its doors. Prior to the center's opening, residents requiring detoxification treatment services were forced to leave the county or forego treatment. According to the 2014 Community Health Assessment (CHA) and Community Health Improvement Plan (CHIP), during the first six months of the center's operations, 226 patients were admitted. Of those admitted, 56% of patients were admitted for alcohol dependence, and 38% were admitted for prescription drug abuse. According to the Florida DOH, 23.2% of St. Johns County adult residents admitted to heavy or binge drinking in 2013, which is 5.6% higher than adults in the state.

Veterans

There are an estimated 19,623 veterans living in St. Johns County, which represents approximately 12% of the county's total population (2014 ACS). Of this total, 93% of veterans are male and 7% are female; 93% are White, 4% are Black/African American, and 2.9% are Hispanic. It is estimated that 22% of veterans are disabled.

Persons exiting public institutions

According to the Florida Department of Law Enforcement (FDLE), 100,873 inmates were housed in 56 state prisons on December 31, 2014. In one year from July 1, 2013 through June 30, 2014, FDLE released 32,921 inmates from state prisons. The FDLE is currently updating its data management website so no local data was available; this information will be updated in the Plan when made available. The St. Johns County Sheriff's Office has a reentry program for ex-offenders, which provides case management, utility, rent, and deposit assistance for recently released inmates.

Persons with HIV/AIDS

The Florida Department of Health (DOH) in St. Johns County has a program for preventing the spread of HIV/AIDS and for providing treatment to those already infected. The program links clients to medical care, case management, and Medicaid services. According to the Florida DOH, there were 42 new cases of HIV reported in St. Johns County from 2012-2014, and 33 new cases of AIDS were reported. Of the 42 HIV cases, 24 were White, 13 were Black/African American, 4 were Hispanic; 31 were male and 11 were female.

Youths aging out of foster care

The Family Integrity Program in St. Johns County is currently serving 8 youths who are aging out of foster care. Some of the most critical needs of these youth are housing, education, job training, transportation, and counseling.

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

Housing needs of these populations include: affordable housing, supportive housing, assisted living facilities, and emergency housing facilities. The supportive service needs of these populations include: job training, financial counseling, mental health counseling, education assistance, substance abuse treatment options, transportation, in home health services, in home meal services, home repair services.

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

While the overall percentage of St. Johns County residents reporting being infected with HIV/AIDS is relatively small compared to the total population, the rate has increased over the last few years. The reported cases of HIV infection increased from 9 cases in 2014 to 16 cases in 2015, which is an increase of 78%. The reported AIDS cases increased 67%, having only 6 cases in 2014 but 10 reported in 2015. The number of presumed cases living with HIV/AIDS as of 12/23/2015 is 337, leaving the county with a 2015 AIDS case rank of 27 within the state of Florida.

In 2012-2014, the new HIV cases by race are as follows: 24 White, 13 Black/African American, 4 Hispanic (Florida DOH, Division of Public Health Statistics & Performance Management). Of these HIV cases, 31 were male and 11 were female.

In 2012-2014, new AIDS cases reported by race are as follows: 14 White, 15 Black/African American, 2 Hispanic, 2 other. Of these AIDS cases, 26 were male and 7 were female. Since the Black/African American race represents approximately 5% of St. Johns County's total population, it is evident that this same population represents a disproportionately greater portion of the AIDS cases reported in the county. More research is needed to assess why this group is infected with HIV/AIDS at a greater rate than other populations.

Discussion:

The Non-Homeless Special Needs Assessment shows the need for affordable housing and a variety of supportive services for the different special needs groups. The County has established partnerships with many different service providers in the community to help address the special needs of the community.

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

Describe the jurisdiction's need for Public Facilities:

The need for public facilities varies throughout the jurisdiction. Most areas in the county have a need for affordable housing but this is a dire need in the predominantly low income areas. Citizens in the low income, urban areas near the city of St. Augustine stated the need for improvements to the domestic violence shelter, housing for homeless persons, and upgrades to parks and recreation facilities. Other low income areas of the county are in need of more public facilities such as community centers, playgrounds, and libraries. These areas are predominately located in rural areas outside of the city of St. Augustine. Residents in low income rural areas of the county have also indicated that there is a need for a bus shelter at the public bus stop.

How were these needs determined?

County staff attended and facilitated public meetings in all areas of the county and several were conducted in low income areas. Staff solicited and received feedback from the community to determine the housing and non-housing community development needs. A survey was also publicly noticed and posted on the Housing and Community Development website over 30 days. A paper copy of the survey was made available at all nine community neighborhood meetings and also at one Continuum of Care meeting. All survey results were compiled and analyzed to help determine the community's housing and non-housing community development needs and priorities. County staff also attended the Health and Human Services Advisory Council, the Affordable Housing Advisory Committee, and the Housing Finance Authority meetings to solicit feedback from service providers, business leaders, and other stakeholders.

Describe the jurisdiction's need for Public Improvements:

There are many different public improvement needs throughout the County. Some areas with predominately low to moderate income residents have indicated that poor water quality and major sewer issues, such as obsolete or failing septic systems should be improved. These areas also have a need for improved streets, sidewalks, and street lighting. These areas tend to be concentrated in urban areas near the city of St. Augustine. Some residents in low income rural areas of the county have indicated that there is a need for bus shelters at the public bus stop.

How were these needs determined?

County staff attended and facilitated public meetings in all areas of the county and several were conducted in low income areas. Staff solicited and received feedback from the community to

determine the housing and non-housing community development needs. A survey was also publicly noticed and posted on the Housing and Community Development website over 30 days. A paper copy of the survey was made available at all nine community neighborhood meetings and also at one Continuum of Care meeting. All survey results were compiled and analyzed to help determine the community's housing and non-housing community development needs and priorities. County staff also attended the Health and Human Services Advisory Council, the Affordable Housing Advisory Committee, and the Housing Finance Authority meetings to solicit feedback from service providers, business leaders, and other stakeholders.

Describe the jurisdiction's need for Public Services:

The public services needs in St. Johns County are influenced by many different factors, including location, demographics, and income levels. Some of the community's public service needs are: home repairs for people with special needs and people with low incomes, after school programs and childcare, job creation, expanded/improved public transportation, job training, homeless services, and activities for youth and seniors.

How were these needs determined?

County staff attended and facilitated public meetings in all areas of the county and several were conducted in low income areas. Staff solicited and received feedback from the community to determine the housing and non-housing community development needs. A survey was also publicly noticed and posted on the Housing and Community Development website over 30 days. A paper copy of the survey was made available at all nine community neighborhood meetings and also at one Continuum of Care meeting. All survey results were compiled and analyzed to help determine the community's housing and non-housing community development needs and priorities. County staff also attended the Health and Human Services Advisory Council, the Affordable Housing Advisory Committee, and the Housing Finance Authority meetings to solicit feedback from service providers, business leaders, and other stakeholders.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

St. Johns County's Program jurisdiction includes the entire county, with the exception of the City of St. Augustine and the Town of Hastings. Within the jurisdiction there are a total of 82,815 residential housing units with the majority being single family unit structures. Data provided by the 2012 American Community Survey (ACS) indicates that the jurisdiction's primary housing tenure is comprised mainly by homeowners, as opposed to renters, with more than three times as many owner units than renter units.

According to the Florida Housing Data Clearing House, the average sales price for a St. Johns County single family home in 2014 was \$353,869 and the median price was \$270,000, compared to a statewide median sales price of \$185,000. St. Johns County residents pay approximately 68% more for homes within the county as opposed to other communities within the State. The median gross rent within St. Johns County is approximately \$1,073 as opposed to a statewide median of \$990.

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

Introduction

According to the 2008-2012 American Community Survey (ACS), there were an estimated 89,900 housing units in St. Johns County, which is a 64% increase in housing units since 2000 (Census 2000). Among the approximately 74,021 occupied housing units in St. Johns County, an estimated 76.7% are owner occupied and 23.3% are renter occupied. The American Community Survey data from 2008-2012 indicates that an estimated 15,969 or 17.7% of housing units were vacant.

An estimated 64,120 housing units (71.3%) are single family; 17,415 (19.3%) are multi-family properties. Of the multi-family properties, approximately 2.9% or 5,202 units are located on properties of 20 units or more. According to the 2008-2012 ACS, an approximate 69.7% of the housing units have 3 or more bedrooms and 25.1% have two bedrooms or less.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	54,613	66%
1-unit, attached structure	4,905	6%
2-4 units	3,069	4%
5-19 units	7,126	9%
20 or more units	4,814	6%
Mobile Home, boat, RV, van, etc	8,288	10%
Total	82,815	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	91	0%	99	1%
1 bedroom	490	1%	1,601	11%
2 bedrooms	7,989	15%	6,246	43%
3 or more bedrooms	45,044	84%	6,717	46%
Total	53,614	100%	14,663	101%

Table 27 – Unit Size by Tenure

Data Source: 2008-2012 ACS

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

The St. Johns County Health and Human Services Department through its Social Services and Housing and Community Development Divisions, provide assistance to households with incomes up to 120% AMI. The County utilizes funding from multiple State and Federal funding sources, including Community Development Block Grant (CDBG) Small Cities, Neighborhood Stabilization Program (NSP), State Housing Initiatives Partnership Program (SHIP), Community Workforce Housing Innovation Pilot Program (CWHIP), Developments of Regional Impact (DRI) and Emergency Solutions Grant (ESG). These funds are used to create affordable housing, rehabilitate existing housing stock, provide down payment assistance for homebuyers (CWHIP), and provide rental assistance and rapid rehousing funds (ESG).

SHIP

Since 2012, over 50 homes received housing rehabilitation and weatherization and were preserved for affordable housing. The program addresses health, safety, and code compliance issues to eliminate sub-standard housing in the County. The program provides housing assistance for low to moderate income residents earning between 30 to 120% area median income (AMI). The SHIP program also provided \$120,000 down payment funding and renovation for a 12 unit multi-family affordable apartment complex in 2015. SHIP program income also provided down payment toward the acquisition of an 8 unit multi-family affordable housing apartment complex in 2014.

CWHIP

The CWHIP program is a \$5 million housing construction and down payment assistance grant provided by Florida Housing Finance Corporation. The private/public partnership with Habitat for Humanity is designed to construct 111 single family homes for workforce and essential services personnel. Habitat has completed 34 homes to serve residents earning 50 to 80% AMI and the Housing Finance Authority (HFA) has completed almost 40 homes to serve residents earning 80 to 140% AMI, by providing \$42,287 purchase assistance to eligible home buyers. All homebuyers receive HUD approved credit counseling and mortgage consulting.

NSP

The County received an NSP1 allocation totaling \$2.4 million to acquire and renovate 15 rental and 9 resale single family bank foreclosure properties. The program includes a very low-income set-aside for rental and homeownership, as well as rental and homeownership opportunities for moderate income residents. All homebuyers receive HUD approved credit counseling and mortgage consulting.

Florida Housing Finance Corporation (FHFC) ELI Special Needs Rental Program

The County is the rental referral agent for 17 units in the Whispering Woods apartment complex for extremely low income (ELI) special needs residents earning less than 30% AMI. FHFC defines special needs as households consisting of a family that is considered homeless, a survivor of domestic violence, a person with a disability, or youth aging out of foster care. Other targeted populations include veterans and elderly residents. The program provides supportive services to its clients.

State of Florida Small Cities CDBG Program – Previous Recipient

2002-03, \$750,000 storm water improvement grant for infrastructure in West Augustine.

2004-05, \$750,000 housing rehabilitation grant to renovate and/or replace 19 homes in West Augustine, Flagler Estates, North Hastings, Armstrong, Orangedale, Kerri Lynn Rd., and Vermont Hts.

2006-07, \$750,000 housing rehabilitation grant to renovate and/or replace 11 homes in West Augustine, Flagler Estates, North Hastings, Armstrong, Orangedale, Kerri Lynn Rd., and Vermont Heights.

2009-10, \$1,300,328 Disaster Recovery Initiative to provide storm water, drainage, and roadway improvements to Masters Drive, Ravenswood, Hastings Township, and Flagler Estates.

2010-11, \$449,466, Disaster Recovery Enhancement Funding to provide additional storm water, drainage, and roadway improvements to Masters Drive, Ravenswood, Hastings Township, and Flagler Estates.

2012-15, \$750,000 economic development grant for assisted living facility roadway infrastructure, public facility improvements and the creation of 76 low to moderate income jobs.

Development of Regional Impact (DRI)

\$15,000 Private developer affordable housing trust fund contribution to provide down payment for single family Youth Build rental housing, received in 2012.

\$135,000 Private developer affordable housing trust fund contribution to provide down payment and renovation to acquire and rehabilitate an 8 unit multi-family apartment complex, received in 2013.

State of Florida Emergency Solutions Grant (ESG) Program

The Emergency Solutions Grant (ESG) program was established through the Stewart B. McKinney Act of 1987, as amended by the Homeless Emergency Assistance and Rapid Transition to Housing of 2009 – the HEARTH Act. The purpose of the Federal ESG Program is to help improve the quality and quantity of emergency shelters for homeless persons, to help cover the costs of operating emergency shelters, and to fund essential supportive services to homeless individuals so they may have access to safe and sanitary shelter and the services and assistance they need to improve their situations. In addition, the ESG Program is used to fund short-term rental assistance to prevent homelessness, as well as to help move homeless persons back into permanent rental housing. Finally, the program can assist street outreach programs to connect unsheltered homeless persons with local housing and supportive services.

Funds are available annually and are competitively awarded by the Department of Children and Families through a grant application process. The County first received State ESG funds in 2012. Between 2012 and 2015 sixty-one (61) clients were assisted with ESG Prevention funding for households at or below at 30% AMI. The funds also assisted ninety-six (96) clients with Rapid Re-housing funding.

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

St. Johns County's most recent affordable housing study is from 2002. County staff are currently in the process of applying for a grant through the Department of Economic Opportunity to conduct an updated affordable housing study. At this time, we are not expecting the loss of any affordable housing units; however, this information will be updated once the study has been completed.

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

Currently the County ranks number twenty-four (24) out of sixty-seven (67) counties in regards to population; however, the county is among the fastest growing counties in both the state and nation. According to the Florida Housing Data Clearing House, the average sales price for a single family home in 2014 was \$353,869 and the median price was \$270,000 compared to a statewide median sales price of \$185,000 (St Johns County residents pay approximately 68% more for homes within the county as opposed to other communities within the State). The median gross rent within St Johns County is approximately \$1073 as opposed to a statewide median of \$990.

As evident in the above data, St. Johns County residents pay more for homeownership and rentals than other residents of the State. As mentioned previously, a lack of affordable housing units is a concern within St Johns County.

Describe the need for specific types of housing:

The jurisdiction has a range of affordable housing needs for extremely low, very low and low income households, seniors and disabled households.

Of the estimated 82,815 total units located within the jurisdiction, only approximately 2.5% are affordable to families at or below 50% AMI. This data reflects a critical need for both rental and owner housing that is affordable to the very low and extremely low income families.

Cost burden statistics published by the Florida Housing Data Clearinghouse (2014 data) indicate that nearly 35% of elderly households within St Johns County are currently paying more than 30% of their income for housing costs. Nearly 7,678 disabled households are paying more than 30% of their income for housing costs.

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

Introduction

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

In St. Johns County, median value of homes has increased by 82% and median contract value of rent increased by 44% since 2000, according to American Community Survey data provided below.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	140,700	256,000	82%
Median Contract Rent	632	912	44%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,978	13.5%
\$500-999	7,073	48.2%
\$1,000-1,499	3,655	24.9%
\$1,500-1,999	1,101	7.5%
\$2,000 or more	856	5.8%
Total	14,663	100.0%

Table 29 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	210	No Data
50% HAMFI	858	1,035
80% HAMFI	4,352	2,315
100% HAMFI	No Data	3,410
Total	5,420	6,760

Table 30 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$616	\$787	\$960	\$1,270	\$1,578
High HOME Rent					
Low HOME Rent					

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Information provided clearly indicates a lack of units affordable to lower income households within the jurisdiction, especially those households with gross incomes at or below 50% AMI. Table information provided above indicates that only 3% of renter units are affordable to households at 30% or below AMI and less than 20% are affordable for households at 50% or below AMI households. There is an insufficient stock of owner units for households at 50% AMI or below, with only 15% of the units being accessible.

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

2008-2012 ACS data reflects that the median contract rent charged within the jurisdiction is \$912 which indicates a 44% increase since 2000 (U.S. Census Base Year). The increase in median home value during the same time period is even more astounding from \$158,000 to \$256,000, reflecting a nearly 62% increase. For the same time period, the median income in the jurisdiction has only increased by 28%, which clearly represents a disproportionate increase in housing costs relative to household income. When examining the population growth, rise in

home value, lack of median income keeping pace with rise of home values, consideration should be given to the creation of affordable rental units. The data continues to reflect a serious need for affordable housing. Consideration should be given to developing relationships with builders and lenders that are interested in building affordable housing for individuals and families with low to moderate income.

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

The jurisdiction does not receive HOME funds.

Median Contract Rent for the Jurisdiction in 2012 was \$912, representing a 44% increase over 2000 Median Contract Rent. Fair Market Rent (FMR) at the time was \$716 for a one bedroom, \$834 for a two bedroom, \$1,047 for a three bedroom and \$1,199 for a four bedroom.

Fair Market Rents in St Johns County have shown an upward trend from 2012 to 2016, with the exception of 2015 limits showing a slight reduction in FMR rent limits for every size unit.

This data supports the need to pursue affordable rental units and to continue efforts to preserve existing rental unit stock.

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

Introduction

HUD tracks data regarding housing conditions to include substandard housing conditions-lacking complete kitchen or plumbing facilities, overcrowding and housing cost burdens. Data provided below indicates that renters experience a significantly higher incidence of housing units with one or more conditions (45%) as opposed to owner occupied units (34%). However, in reviewing available data, cost burdened households represent the majority of units with conditions as opposed to the physical conditions of overcrowding or lacking plumbing and kitchen facilities.

Data from the Florida Housing Data Clearing House indicates that only 2% of St Johns County occupied units lack complete kitchen or plumbing facilities and a mere 1% of occupied units experience overcrowding.

Data provided in the tables below indicates that the housing stock in St Johns County is relatively new construction with approximately 41% of structures being built after the year 2000.

Definitions

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

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

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	18,347	34%	6,507	44%
With two selected Conditions	51	0%	195	1%
With three selected Conditions	23	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	35,193	66%	7,961	54%
Total	53,614	100%	14,663	99%

Table 32 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	22,851	43%	4,566	31%
1980-1999	23,691	44%	5,764	39%
1950-1979	6,403	12%	3,947	27%
Before 1950	669	1%	386	3%
Total	53,614	100%	14,663	100%

Table 33 – Year Unit Built

Data Source: 2008-2012 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,072	13%	4,333	30%
Housing Units build before 1980 with children present	6,995	13%	2,043	14%

Table 34 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units *Data for this table is pending further confirmation of local estimates.

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			15,493
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

HUD provided data from ACS that includes the percentage of owner and renter occupied units within the jurisdiction that are over forty years old. Nearly 86% of housing stock within the jurisdiction was built after the year 1980. 13% of owner occupied units and 30% of renter occupied units were built prior to 1980. The assumption can be made that for units built prior to 1980, rehabilitation will be necessary to maintain the units, especially the rental units. It can also be deduced that since the housing values are overtaking the income growth within the County, many homeowners are likely to rehabilitate their existing properties rather than purchase a new home.

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

HUD's guidelines for the Evaluation and Control of Lead-based Paint Hazards in Housing indicate that the presence of lead-based paint in a housing unit is closely related to the age of the dwelling.

ACS data from 2008-2012 indicates that there are a total of 11,405 units built prior to 1980, of which 13% are owner occupied and 30% are renter occupied. Of this total, 27% of these households represent units with children present and possible exposure to LBP.

Florida Department of Health 2012 Annual Childhood Lead Poisoning Surveillance report indicated that on a five-year average, only two (2) new cases are reported annually in St Johns County for children under the age of six.

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

Introduction

St Johns County does not currently have a Public Housing Authority. Data provided in the table below reflects information from Jacksonville Housing Authority which is located in Duval County. St Johns County residents interested in Public Housing are referred to the Jacksonville Housing Authority, which is the nearest public housing authority.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	498	2,687	7,030	355	6,675	1,331	0	0
# of accessible units									

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

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

As previously mentioned, St Johns County does not currently have any public housing developments.

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

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

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

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

The jurisdiction does not currently have any public housing units.

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

The jurisdiction does not currently have any public housing units.

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

Introduction

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

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

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

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

The following inventory has been furnished directly by the St. Johns County Continuum of Care Collaborative Applicant. Total beds available for Households with children, adults only, veterans and unaccompanied youth are estimated at 256. An additional 73 beds are available through ESG with Rapid Rehousing Program funds. It should be noted that “chronically homeless” and Veterans are subpopulations of homeless and have the potential to be duplicate bed count in one of the other categories. In addition, unaccompanied youth data provided does not offer a specific number of beds for unaccompanied youth; however, does provide that eight local agencies do participate in McKinney-Vento.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	50	0	122	20	0
Households with Only Adults	40	2	16	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	No data provided	0	6	6	0
Unaccompanied Youth	No data provided	No data provided	No data provided	No data provided	No data provided

Table 38 - Facilities and Housing Targeted to Homeless Households

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

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

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

Summary of all beds reported by Continuum of Care:
CoC beds reported by Program Type:

Emergency, Safe Haven and Transitional Housing		Subset of Total Bed Inventory									
		Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Total Year-Round Beds	Seasonal	Overflow / Voucher	Chronic Beds ²	Veteran Beds ³	Youth Beds ³
		87	188	77	0	265	0	2	n/a	0	0
	Emergency Shelter	23	58	32	0	90	0	2	n/a	0	0
	Transitional Housing	64	130	45	0	175	n/a	n/a	n/a	0	0
	Permanent Housing	50	158	48	0	206	n/a	n/a	0	10	0
	Permanent Supportive Housing*	19	50	46	0	96	n/a	n/a	0	10	0
	Rapid Re-Housing	31	108	2	0	110	n/a	n/a	n/a	0	0
Grand Total		137	346	125	0	471	0	2	0	10	0

Emergency Shelter for Mixed Populations		Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
Provider Name	Facility Name								Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Safety Shelter of SJC	Betty Griffin House	18	42	8	0	0	0	50	n/a	0	0
Total		18	42	8	0	0	0	50	n/a	0	0

Emergency Shelter for Adult Individuals		Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
Provider Name	Facility Name								Chronic Beds ²	Veteran Beds ³	Youth Beds ³
St. Augustine Society	St Francis House	5	16	24	0	0	2	42	n/a	0	0
Total		5	16	24	0	0	2	42	n/a	0	0

Transitional Housing for Families ¹		Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
Provider Name	Facility Name								Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Emergency Services & Homeless Coalition	ESHC Transitional Housing	19	64	0	0	n/a	n/a	64	n/a	0	0
Total		19	64	0	0	n/a	n/a	64	n/a	0	0

Transitional Housing for Mixed Populations		Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
Provider Name	Facility Name								Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Alpha Omega Miracle Home	Alpha Omega Miracle Home	15	26	6	0	n/a	n/a	32	n/a	0	0
Safety Shelter of St Johns Cnty	Betty Griffin House TH	8	16	0	0	n/a	n/a	16	n/a	0	0
St. Augustine Society	St. Francis House	16	16	0	0	n/a	n/a	16	n/a	0	0
St. Gerard House	St. Gerard House	6	8	8	0	n/a	n/a	16	n/a	0	0
Total		45	66	14	0	n/a	n/a	80	n/a	0	0

Transitional Housing for Adult Individuals

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Trinity Rescue Mission	Freedom Farm	0	0	31	0	n/a	n/a	31	n/a	0	0
Total		0	0	31	0	n/a	n/a	31	n/a	0	0

Permanent Supportive Housing for Families¹

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
St Johns County Housing Dept	St Johns County Housing Dept	11	25	0	0	n/a	n/a	25	0	0	0
Total		11	25	0	0	n/a	n/a	25	0	0	0

Permanent Supportive Housing for Mixed Populations

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Alpha Omega Miracle Home	Alpha Omega Miracle Home P	8	25	0	0	n/a	n/a	25	0	0	0
Dept of Veterans Affairs	North Florida Veterans Health	0	0	10	0	a	n/a	10	0	10	0
Total		8	25	10	0	n/a	n/a	35	0	10	0

Permanent Supportive Housing for Adult Individuals

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
St. Johns Welfare	Buckingham Smith Assisted Li	0	0	36	0	n/a	n/a	36	0	0	0
Total		0	0	36	0	n/a	n/a	36	0	0	0

Rapid Re-Housing for Families¹

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Salvation Army St Johns County	Prevention and RRH St Johns	3	11	0	0	n/a	n/a	11	n/a	0	0
Total		3	11	0	0	n/a	n/a	11	n/a	0	0

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Rapid Re-Housing for Mixed Populations

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow/ Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Catholic Charities of St Johns County	ESG Prevention and RRH	8	34	2	0	n/a	n/a	36	n/a	0	0
St Johns County Health & Human Services	Prevention and RRH	20	63	0	0	n/a	n/a	63	n/a	0	0
Total		28	97	2	0	n/a	n/a	99	n/a	0	0

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2014 HMIS Data Standards. ¹Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

2-Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

3-Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

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

Introduction

Special Needs Facilities and services are made available in St. Johns County through local public and private programs and serve the following:

Elderly (62 years and older)

Frail elderly (elderly person that requires assistance with three or more daily living activities such as bathing, walking or light housework)

Persons with mental, physical and/or developmental disabilities

Persons suffering with drug or alcohol addiction

Persons diagnosed with HIV/AIDS and their family members

Victims of domestic violence, dating violence, sexual assault or stalking

Veterans

Youth aging out of foster care

Ex-offenders

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

Supportive housing needs are experienced by non-special needs populations as well as the homeless population. These needs are often the result of having no income or being on a fixed income, lack of positive credit history, lack of employment opportunities, lack of health insurance, health, substance abuse or mental health disorders and often times multiple issues. The supportive needs of this population include financial counseling, education and employment assistance, affordable child care, affordable housing and rental assistance.

Supportive needs for the elderly/frail elderly and persons with disabilities are typically provided by adult day care centers, group homes, assisted living centers, skilled nursing facilities, transportation companies, and in home support services (home health aide, etc.). There is currently a lack of affordable assisted living or skilled nursing facilities in St Johns County. There are also very limited subsidized options for persons with disabilities, as well.

St Johns County also experiences a lack of affordable Inpatient Treatment Facilities for individuals struggling with addiction. There are currently only 10 detox beds within the County and 6 Inpatient Treatment beds. While there are several other local agencies that provide Inpatient Treatment, they are extremely costly.

St. Johns County offers services to victims of domestic violence, sexual assault, dating violence and stalking through the Betty Griffin House. Betty Griffin House is a transitional shelter that serves women and children and has a capacity of 82 beds. Betty Griffin House frequently has a waiting list as they operate at capacity a majority of the time. In addition to housing, they also offer counseling services and recently initiated a substance abuse program to provide treatment services to the women housed at the facility.

St. Johns County does not currently have a HOPWA Program. Catholic Charities, a local non-profit organization, currently facilitates a Ryan White support group in the County.

Youth exiting foster care that opt to remain in extended foster care are provided services through the Independent Living Program with the Family Integrity Program. The Family Integrity Program is the Lead Community Based Care Agency for St Johns County and is a division of the St Johns County Health and Human Services Department. Services offered through the Independent Living Program include tuition assistance, housing assistance and a monthly financial stipend. There has not been an identified need for specific housing geared toward this population as there are currently only eight young adults participating in the program and most of them are living with roommates or independently.

Veterans and ex-offenders will be provided with housing assistance through programs that offer tenant based rental assistance, mortgage and utility assistance, emergency and transitional housing services where appropriate and other supportive services. Funding for these services comes from CDBG, SHIP, ESG and other federal, state or local programs.

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

St. Johns County has two non-profit agencies that receive state and federal funding to address mental health and substance abuse needs within the County. Stewart Marchman Act and EPIC Behavioral Healthcare offer a variety of individual and group counseling and case management services to address the needs of this population.

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

St. Johns County supplements its own service array of housing and supportive services for persons that do not qualify as homeless yet have special needs, by providing financial assistance to other service providers in the County. These services include, but are not limited to, detoxification services, inpatient and outpatient treatment for substance related disorders, transportation, services for elderly and disabled, case management services, emergency and transitional housing, services for victims of domestic violence, services for children and families at risk of abuse, counseling and many others.

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

The services listed in the section above are funded by St Johns County ad valorem funds and are supplemented with funds from other State and Federal Programs such as CDBG, SHIP and ESG funds. Leveraging of funding sources is encouraged by the County. The County also receives funding from the Florida Department of Children and Families through their contract with the Family Integrity Program to provide services to children and families involved with child abuse, neglect or abandonment or at risk of any of those maltreatments. St Johns County Family Integrity Program is the only County operated Community Based Care Agency in the State; the other 19 agencies are non-profit organizations.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

According to the St Johns County Comprehensive Plan 2010-2025 Housing Element, the 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 and investigating new programs and identifying funding sources that will work toward the elimination of substandard housing and improve aesthetic qualities of existing houses and encourage improvements that reduce energy and water consumption
- Through its Future Land Use Map and its review of the County Land Development Code shall ensure that County zoning districts include areas for the location of housing for very low, low and moderate income households, single family households, single family homes, mobile homes, manufactured homes, group homes and foster care facilities adequate to meet the needs for these housing types during the planning period
- Continue to implement its existing Land Development Code regulations which further the identification and protection of historically significant structures and districts.
- Review all existing codes and ordinances and adopt appropriate regulations which address conservation, rehabilitation or demolition of housing.
- Provide for uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Section 421.55 F.S.
- Improve and maintain the quality and integrity of its residential communities. Strategies to achieve this include: encouraging the development of residential neighborhoods which are sustainable, which provide for networks of interconnected streets for both pedestrian and vehicular use, which address aesthetics, architecture, and urban design, and which discourage sprawl; coordinating with local law enforcement agencies to promote programs designed to improve the safety and security

of neighborhoods; and encouraging the utilization of environmental design strategies to reduce the potential of crime in neighborhoods.

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

In recent months, the Affordable Housing Advisory Committee has reconvened to begin addressing some of the impediments to construction of affordable housing within the community. They are currently in the process of examining barriers to creating and maintaining affordable housing to update a report to the State at the end of the calendar year. Among concerns related by housing providers, members of the community and this committee are impact fees. There has been discussion in the community about available options including waving impact fees or financing them out over a specified period of time for builders interested in bringing affordable housing units into the community. When a final report is furnished by the committee, this Plan will be updated to include any additional barriers public policies may have on affordable housing and residential investment.

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

Introduction

St. Johns County was established in 1821 and is one of the two counties established after Florida was ceded to the United States. The county is named after the St. Johns River which borders the western side of the county. The County is a total of 822 square miles with 601 square land miles and the remaining 221 square miles are water. The City of St. Augustine is the county seat and Ponte Vedra Beach is the largest community within the County. The County is comprised of several municipalities including: City of St Augustine, City of St Augustine Beach, Town of Hastings, Town of Marineland and an additional 20 other unincorporated communities. 2015 Census estimates the County population at 226,640.

The County has a diversified economy, supported by tourism, hospitality and leisure, education and health services, professional and business services, government, construction, trade, transportation and utilities, manufacturing and financial services. The largest employers in the County are the St Johns County School District, Flagler Hospital, Northrup Grumman and St. Johns County. St Johns County has an excellent reputation for its school district with seven consecutive years of number one ranking in total school accountability points. The County also has four post-secondary institutions located within the area: Flagler College, St Johns River State College, First Coast Technical College and St. Augustine University for Health Sciences. Bethune-Cookman College also has a satellite campus located in the town of Hastings.

St. Johns County was added to the JAXPORT Foreign Trade Zone 64 service area which allows participating businesses to receive tax-deferred or exempt status on internationally imported and exported products, providing them an additional cost-savings benefit by doing business in St. Johns County. Several Federal Interstates and Highways are located in the Northeast Florida area. St Johns County has immediate access to the Federal Interstate 95, and I-10 and I-4 are relatively nearby as well. US Highway 1 is located within the County, as well as several other State Highways that facilitate transportation within the County. The Florida East Coast Railway and the Northeast Florida Regional Airport are both located within the county.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	442	503	1	1	1
Arts, Entertainment, Accommodations	10,669	9,104	16	21	6
Construction	3,357	2,098	5	5	0
Education and Health Care Services	12,165	7,437	18	17	0
Finance, Insurance, and Real Estate	8,388	2,545	12	6	-6
Information	1,454	721	2	2	0
Manufacturing	3,207	2,308	5	5	1
Other Services	2,599	2,168	4	5	1
Professional, Scientific, Management Services	6,534	2,344	9	6	-4
Public Administration	0	0	0	0	0
Retail Trade	9,538	7,384	14	17	3
Transportation and Warehousing	1,885	484	3	1	-2
Wholesale Trade	3,517	2,135	5	5	0
Total	63,755	39,231	--	--	--

Table 39 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	89,936
Civilian Employed Population 16 years and over	83,180
Unemployment Rate	7.51
Unemployment Rate for Ages 16-24	16.59
Unemployment Rate for Ages 25-65	5.10

Table 40 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	25,638
Farming, fisheries and forestry occupations	2,799
Service	7,481
Sales and office	22,916
Construction, extraction, maintenance and repair	5,362
Production, transportation and material moving	3,173

Table 41 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	45,101	59%
30-59 Minutes	26,915	35%
60 or More Minutes	4,017	5%
Total	76,033	100%

Table 42 - Travel Time

Data Source: 2008-2012 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,767	696	1,868
High school graduate (includes equivalency)	13,265	1,326	5,389
Some college or Associate's degree	22,005	1,656	6,016

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	31,722	1,205	7,335

Table 43 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	164	246	237	794	1,047
9th to 12th grade, no diploma	1,803	762	982	2,310	1,958
High school graduate, GED, or alternative	3,812	3,670	4,101	12,209	6,688
Some college, no degree	3,999	4,269	4,854	12,108	5,874
Associate's degree	1,050	1,838	2,111	4,685	1,808
Bachelor's degree	1,133	5,278	8,784	14,069	6,072
Graduate or professional degree	102	1,432	3,370	7,673	4,219

Table 44 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,282
High school graduate (includes equivalency)	28,183
Some college or Associate's degree	33,392
Bachelor's degree	51,069
Graduate or professional degree	73,829

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

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

The major employment sectors within St Johns County are arts, entertainment, accommodations (9,104 jobs); education and healthcare services (7,437 jobs); retail trade (7,384 jobs) and finance, insurance and real estate (2,545 jobs). A slight growth has also been seen locally in manufacturing.

Describe the workforce and infrastructure needs of the business community:

The Florida Department of Economic Opportunity, Bureau of Labor Statistics from May of 2016, reports that St. Johns County has a labor force of 114,248 and an unemployment rate of 3.2% (total unemployed 3,609). St Johns County has a 1.5 % lower unemployment rate than both the State and National rate of 4.7%. St Johns County has the third lowest unemployment rate within the State currently. American Community Survey data from 2010-2014 estimate that 60% of the labor force are individuals between the ages of 40 and 64 years of age, 94.6% having graduated high school or higher and 40% with a Bachelor's degree or higher. Persons aged 16-24 have the highest unemployment rate. Only 1,235 individuals in the 18-24 age range have a Bachelor's degree or higher, representing 10% of that population. 90% of that age range has less than a Bachelor's degree (10,828 individuals). Of the civilian employed labor force in the County, an estimated 77% have some college, an Associate's degree or higher.

American Community Survey data from 2008-2012 indicates that 59% (45,101) of the workforce in St Johns County have a 30 minute or less travel time to work. This data could represent workforce members that live in the northern part of the county. The northern half of St Johns County borders Duval County, which is home to Jacksonville, the largest metropolitan area in Northeast Florida. Jacksonville offers a wide variety of employment opportunities and for residents in the northern part of the county may offer a shorter travel time than employment opportunities within the County. Data offered also indicates that another 35% (26,915) of residents spend between 30 to 59 minutes traveling to their jobs, thus indicating that a significant amount of County residents that do not reside in the northern part of the County also travel outside of the County for work. Significant amounts of travel outside of the County for employment also has unintended consequences of wear and tear of the roads within the jurisdiction, thus requiring increased expense of road maintenance. This information clearly indicates a need for employment opportunities for all skills levels within the County. In response to this need, the County took steps to increase economic development in the area by hiring a Director of Economic Development in recent years. Economic development is a high priority of the St Johns County Board of County Commissioners.

Additional needs identified can be found within the City of St Augustine. The Historic District, or downtown area, draws numerous tourists each year as it is the oldest city in the Nation and just celebrated its 450th year in 2015. There are numerous historic buildings, shops and restaurants in the area, however there is a significant lack of parking, which deters many locals from going downtown and does have an impact on the local businesses in the area.

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

Newly approved residential communities with significant commercial development opportunities include **North Twin Creeks** and **Shearwater**. Located along County Road 210, just east of I-95, North Twin Creeks is a fully-entitled, shovel-ready 1,000+ acre mixed-use project featuring 1,000,000 sq. ft. general retail/commercial, 700,000 sq. ft. office and 1,950,000 sq. ft. flex light industrial/office campus space, along with 1,300 residential units. Also, along County Road 210, a few miles west of I-95, Shearwater will construct 2,000 homes on 1,500 acres and 400,000 sq. ft. commercial/ retail space.

Also, on the commercial development side, the Board of County Commissioners approved the **Durbin Creek National** project in 2015, which is being compared to a St. Johns Town Center-type regional mixed-use development. The 1,600+ acre property, owned by Gate Petroleum, is located primarily west of I-95 (9B extension) and south of Race Track Road, and is proposed to encompass 2,800,000 sq. ft. office, 2,400,000 sq. ft. retail, 1,000 multi-family units and 350 hotel units phased out over 20 years. This property constitutes the largest area planned for intensive commercial development in St. Johns County and is uniquely situated to provide commercial services, employment opportunities, and ad valorem and sales tax revenues to the County. The primary anchor announced for this development is **Bass Pro Shops**, who announced in late 2012 their intent to locate in the Durbin National project. It is understood that Bass Pro Shop plans to open in 2018 upon the completion of the 9B roadway extension from I-95 to CR 2209. Bass Pro estimates it will employ 250 people when open in 2018.

Estimated employment impact for the entire Durbin Creek National project at build-out is nearly 15,000 new jobs.

The most significant company project underway in St. Johns County is the construction of **Northrop Grumman's Aircraft Integration Center of Excellence**. The first phase of the \$80 million, 365,000 sq. ft. facility is complete and the second phase is underway, which will ultimately house 1,400 employees, including the addition of 400 new high-wage manufacturing jobs announced in conjunction with the project.

The largest home builder in the country, **D.R. Horton**, completed the relocation of their regional headquarters by moving into a new 35,100 sq. ft. office building on Race Track Road in northwest St. Johns County, employing 150 people. They forecast growing to 270 employees within the next 2-3 years.

Several new hotel projects are underway in St. Johns County. In St. Augustine Beach, a new **Courtyard by Marriott** has just opened, and a new **Guy Harvey Outpost Resort** begins its redevelopment of the Holiday Isles Oceanfront Resort. **Embassy Suites** has also received approval to construct an oceanfront property at the former Beachfront Resort location adjacent to the St. Johns County Pier. In downtown St. Augustine, the **Sebastian Hotel** is under construction along U.S. 1. Vilano Beach will see the development of Hotel Vilano, which is anticipated to open in 2017.

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

Skills training and education play a significant role for individuals seeking employment opportunities within St Johns County. Data from ACS indicates that management, business and financial, as well as sales and office occupations, account for approximately 74% of opportunities in the area. These types of positions frequently require some college and preferably a degree. People with an Associate's degree or higher are more likely to find employment and earn higher wages. Data reflects that residents with a Bachelor degree median earnings from 2008-2012 were approximately \$51, 069. Residents with a Graduate or professional degree earned approximately \$73,829.

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

St. Johns County has a well-educated population base and the top-ranked public school district within the state of Florida. Local skills development programs are in place with the school district through 16 specific career academies, and a technical college (First Coast Technical College – FCTC) that has been flexible in creating new programs to meet needs of growing manufacturing base. Such new programs created include welding and compressed natural gas engine repair to accommodate new natural gas fleets being utilized within the county. Other local education partners working with employers include Flagler College and St. Johns River State College.

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

St. Johns River State College offers two and four year degrees, as well as several other certificate programs. The College also offers Workforce Advisors to assist students in career planning. The College was recently named one of the nation's top 150 community colleges eligible to compete for the 2017 Aspen Prize for Community College Excellence. First Coast Technical College (FCTC) is also located within the County and its mission is to provide career, technical and adult education to meet the changing needs of students, businesses, and the workforce. FCTC offers several programs of study. The college offers a career center which is available to students searching for employment opportunities. The college also permits students to utilize campus computers for resume creation, conducting job searches and completing job applications. Flagler College is a small, private college located within the City of St Augustine. Flagler offers a choice of 29 major courses of study and thirty-four minors that combine academic study with real world experiences and community integrated projects. The table below provides some general information regarding the institutions. Each of these certificate and degree programs support the County's local workforce development initiatives, in addition to other company specific training programs in place with companies such as Northrop Grumman.

Local Educational Institution	Enrollment/ Graduation Rates	Degrees/Certificates Offered
Flagler College	2013 Enrollment: 2,839 Graduation Rate: 63%	BA/BS Art/Design, Business Administration, Education, Math/Science/Technology, Sports Management and Theatre Management, among others.
St. Johns River State College	2013 Enrollment: 2,075 (SJC Campus) Graduation Rate: 41%	AS degrees Computer Information Technology, Computer Engineering Network Technology, Computer Programming/Analysis, Internet Services Technology. SJRSC is an authorized Cisco Networking Academy partner.
First Coast Technical College	2013 Enrollment: 631 Graduation Rate: 41%	Certificates for HVAC Technology, Aircraft Fabrication, Agriscience (Landscape/Nursery/Pest Control/ Turf Management), Carpentry, Culinary Arts, Health Sciences (Dental/Nursing Assistant/Pharmacy Tech/Patient Care), Small Engine Technology, Welding, and others.
St. Johns County School District	2014 Enrollment: 34,400 CA Enrollment: 3,656 Graduation Rate: 86.7%	16 Career Academies Aerospace, Communications, Emerging Technology, Business/Finance, Int'l Business/Mktg, Engineering.

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

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

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

As mentioned previously, St. Johns County participates in the Northeast Florida Regional Council. Please see the attached economic development initiatives for the Council.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of “concentration”)

There are several areas within the County where households with multiple problems exist. These areas tend to be in the more rural parts of the county or the lower income neighborhoods that border the City of St. Augustine. There are some small areas located out by the beaches that also experience housing problems. As mentioned throughout this plan, there is a racial disproportionality within the county as 85% of the population is white and the majority of the housing is relatively new construction. Households are more likely to experience housing problems in the Elkton, Armstrong, Hastings, Flagler Estates and West Augustine areas of town.

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

As mentioned previously, 85% of the jurisdiction is White, 5% are Black or African American, 5% are Hispanic and the remaining 5% are comprised of other racial or ethnic groups. Elkton, Hastings, Armstrong, Flagler Estates and West Augustine are areas of town that do not have very many employment opportunities and are considered to be lower income areas of the County.

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

The most recent housing study or housing market analysis for St Johns County was conducted in 2000. As previously mentioned, the County is currently in the process of working on a grant through the Department of Economic Opportunity to complete an updated housing study. After the updated study is complete, the Plan will be updated to reflect the information gathered.

Are there any community assets in these areas/neighborhoods?

As previously mentioned, the most recent housing study or housing market analysis for St. Johns County was conducted in 2000. As was also previously mentioned, the County is currently in the process of working on a grant through the Department of Economic Opportunity to complete an updated housing study. After the updated study is complete, the Plan will be updated to reflect the information gathered. However, each of the above areas do have public facilities, community centers, libraries, parks and churches which are considered assets. Several of these areas have non-profit organizations, churches and community redevelopment agencies to focus on redevelopment and increasing economic opportunity.

Are there other strategic opportunities in any of these areas?

The most recent housing study or housing market analysis for St Johns County was conducted in 2000. As previously mentioned, the County is currently in the process of working on a grant through the Department of Economic Opportunity to complete an updated housing study. After the updated study is complete, the Plan will be updated to reflect the information gathered. However, as mentioned above, several of these areas of the County have Community Redevelopment Agency's (CRA's) and neighborhood organizations that focus on rehabilitating dilapidated structures and economic development.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The St. Johns County Housing & Community Services Division is responsible for the promotion, development, preservation and administration of affordable housing programs, initiatives and policies in St. Johns County. As part of the consolidated planning process, the County has taken into consideration several factors, internal as well as external, that impact community and economic development outcomes within the County. Existing policies, programs and services were reviewed, and will continue to be reviewed, to evaluate effective service delivery to the citizens of St. Johns County.

The planning process has resulted in the development of several priorities, goals, resources or programs which are all intended to address the County's social, economic and housing needs over the next five years. Public and private partnerships and leveraging of funds are of vital importance and will support the County as it assists with the jurisdiction's critical needs, including: affordable housing, infrastructure, needs of the homeless population, economic development, public service programs and activities, and others.

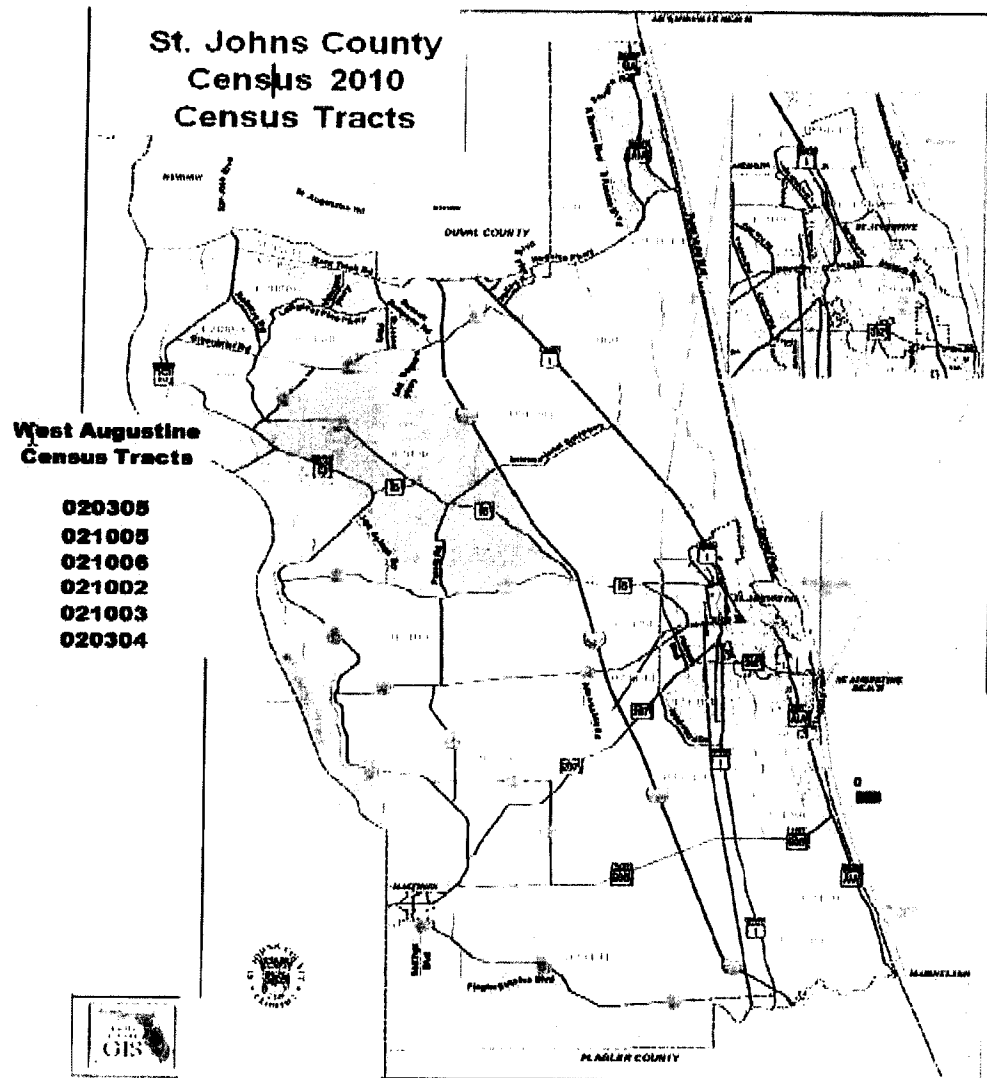
In keeping in line with the U.S. Department of Housing and Urban Development's mission to create strong, sustainable, inclusive communities and quality affordable homes for all and ensuring national objectives are met, St Johns County has set forth goals in the FY 2016-2020 Consolidated Plan. Through planning and implementation of viable solutions to address community and economic development needs set forth, the County will be able to accomplish these goals which are targeted mainly toward the low and moderate income residents of St. Johns County.

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

Geographic Area

1	Area Name:	West Augustine
	Area Type:	Local Target area
	% of Low/ Mod:	70%
	Revitalization Type:	Comprehensive
	Identify the neighborhood boundaries for this target area.	It is approximately bounded on the north by Ravenswood Drive and west to N Clay Street and crossing over Holmes Blvd. The area extends along Holmes Blvd and South to County Rd 207. The eastern border extends between Ravenswood Rd and 207 along Whitney Street. The area is approximately 13.01 square miles in size. The target area is located in CT 210.02, 210.03 and 203.05. The estimated percentage of low/mod income persons in the target area is 70%. The area population total is 12,657 with a minority concentration of approximately 30% Black or African American.
	Include specific Housing and commercial characteristics of this target area.	The majority of parcels in the target area are residential in nature. There are a total of 6,142 housing units with 5,235 occupied units (85%) and 907 vacant units (15%) within in the target area. The Occupied housing units consist of 3,214 owner-occupied units and 2,021 renter-occupied units.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	According to Census data, 7,700 residents of this area are low-moderate income, which constitutes approximately 60% of population of this area, thus making the area an eligible area for CDBG activities. In addition to this, the County has designated West Augustine as a Community Redevelopment Agency. The West Augustine CRA was the first of three redevelopment areas. The West Augustine Community Redevelopment Plan was prepared utilizing input from the community to create redevelopment programs that address the priorities expressed in the meeting of the West Augustine CRA Steering Committee. The Plan addresses the elimination of blighted conditions, provides for community policing, affordable housing programs, infrastructure improvement, economic development incentives, and encourages the development of activities, which impact on the quality of life of the people who live and work in West Augustine. In addition to this, more than 70 community surveys were received from the zip code associated with West Augustine. While there is no way to verify that all responses came from within the targeted area, responses did indicate high priority needs of infrastructure creation or improvements, affordable housing, public service programs and homes and home repairs for special needs populations and low income residents.

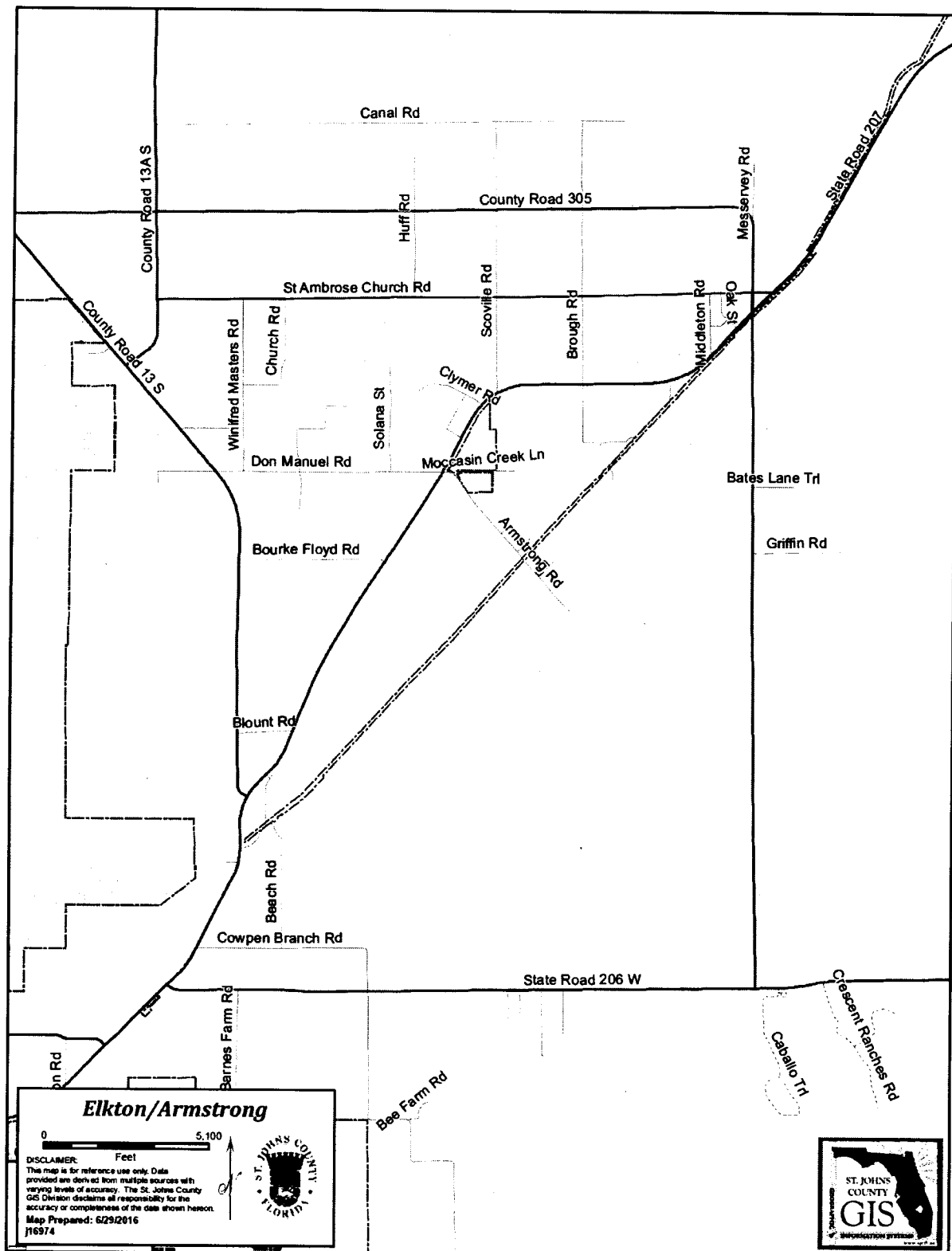
Identify the needs in this target area.	In reviewing survey data and comprehensive plan goals the following improvements are considered beneficial to the community: infrastructure improvements including roadway reconstruction, sidewalks, drainage, sewer and water improvements, adequate street lighting, as well as public service programs.
What are the opportunities for improvement in this target area?	Opportunities for improvement include the following: • Support activities and implement programs designed to increase availability of affordable housing units • Preserve the current affordable housing stock with SHIP program funding • Support activities which provide assistance to homeowners faced with foreclosure • Improve existing infrastructure that is in various stages of failing • Support public service programs aimed at serving at risk youth of low to moderate income households.
Are there barriers to improvement in this target area?	Barriers include: • Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure • Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons • Lack of funding resources to address all the needed improvements • Lack of affordable housing is a barrier to improving the quality of life • Lack of resources to provide assistance to homeowners faced with foreclosure • Competition by municipalities to fund needed projects



2

Area Name:	Elkton/Armstrong
Area Type:	Local Target area
% of Low/ Mod:	37%
Revitalization Type:	Comprehensive
Identify the neighborhood boundaries for this target area.	The area is an unincorporated community located off of County Rd 207 and includes Armstrong Rd in St Johns County. The area is located in CT 211.02 and is 87.13 square miles. The population of CT 211.02 is 4,518 of which 459 (10%) are Black or African American and 267(6%) are Hispanic. The estimated amount of low to moderate income individuals in this area is 37%. Due to the extremely small size of the community, specific census tract information is unavailable.
Include specific housing and commercial characteristics of this target area.	The majority of parcels in the target area are residential in nature. There are a total of 2089 housing units with 1841 occupied units (88%) and 242 vacant units (12%) within in the target area. The Occupied housing units consist of 1569 owner-occupied units and 272 renter-occupied units.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	According to Census data, 1520 residents of this area are low-moderate income, which constitutes approximately 37% of population of this area, thus making the area an eligible area for CDBG activities. The community survey had over 40 responses from the zip code affiliated with Elkton/Armstrong communities.
Identify the needs in this target area.	In reviewing survey data the following improvements are considered beneficial to the community: Home repairs for low income and special needs populations, affordable housing, and improvements to streets, lighting and sidewalks were identified by citizens as priorities. Other activities mentioned related to public services and parks and recreational facilities as well as job training.
What are the opportunities for improvement in this target area?	Opportunities for improvement include the following: • Support activities and implement programs designed to increase availability of affordable housing units • Preserve and rehabilitate the current affordable housing stock with SHIP program funding • Support activities which provide assistance to homeowners faced with foreclosure • Improve streets, sidewalks and lighting within the area on eligible streets • Support and develop public facilities for recreational use in eligible areas

Are there barriers to improvement in this target area?	Barriers include: • Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons • Lack of funding resources to address all the needed improvements • Lack of affordable housing is a barrier to improving the quality of life • Competition by municipalities to fund needed projects
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3

Area Name:	Flagler Estates
Area Type:	Local Target area
% of Low/ Mod:	68%
Revitalization Type:	Comprehensive
Identify the neighborhood boundaries for this target area.	The area is an unincorporated area located in the southwest portion of the county. Flagler Estates is bordered by Ashley Street on the north and extends west just past Hennessey Ave and runs south to Division Street and ends to the east at Amos Ave. The area is approximately 11.94 square miles. According to CT 211.01 the population of Flagler Estates is 3,215, of which 6.2% are Hispanic and 6.1% are Black or African American. 68% of the population is of low to moderate income.
Include specific housing and commercial characteristics of this target area.	The majority of the parcels in the target area are residential in nature. There are a total of 1,307 housing units with 1,115 (85%) occupied and 192 (15%) vacant. Of the occupied units in the area, 940 are owner-occupied units and 175 are renter-occupied.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	According to Census data, 2,205 residents of this area are low-moderate income, which constitutes approximately 68% of population of this area, thus making the area an eligible area for CDBG activities. The community survey had over 68 responses from the zip code affiliated with Flagler Estates community.
Identify the needs in this target area.	A comprehensive survey of community needs relating to public facilities and infrastructure is needed. However, responses from the citizens in this census tract indicated an overwhelming response for home repairs and housing for special needs persons like the elderly, home repairs for low income persons, drainage projects, building or improving streets, sidewalks and lighting, sewer and water line improvements and affordable housing.

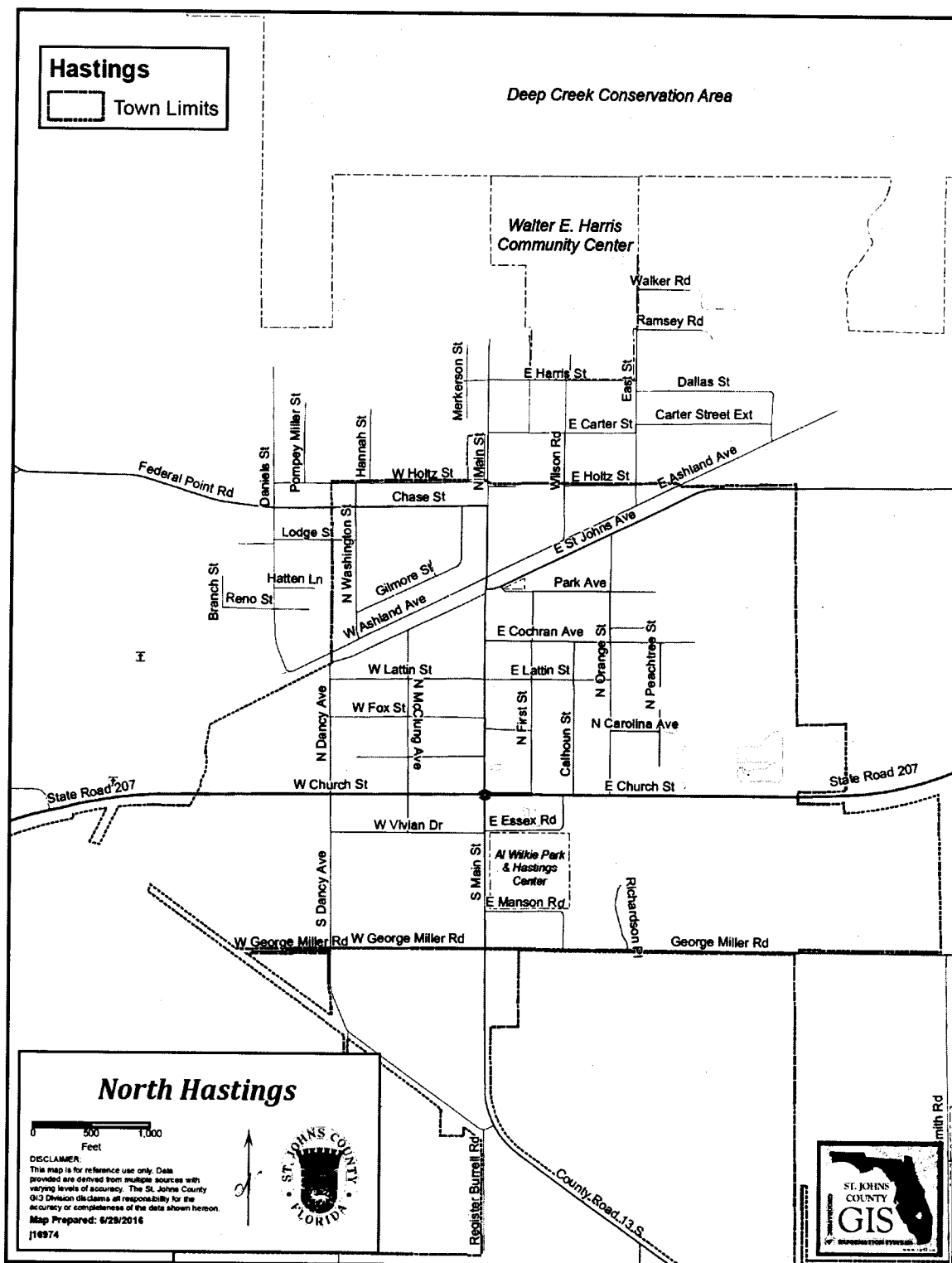
What are the opportunities for improvement in this target area?	Opportunities for improvement include the following: • Support activities and implement programs designed to increase availability of affordable housing units • Preserve the current affordable housing stock with SHIP program funding • Support activities which provide assistance to homeowners faced with foreclosure • Create or improve infrastructure in eligible areas • Support public service programs aimed at serving community needs for eligible individuals/areas
Are there barriers to improvement in this target area?	Barriers include: • Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure • Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons • Lack of funding resources to address all the needed improvements • Lack of affordable housing is a barrier to improving the quality of life • Lack of resources to provide assistance to homeowners faced with foreclosure • Competition by municipalities to fund needed projects

4

Area Name:	Hastings
Area Type:	Local Target area
% of Low/ Mod:	68%
Revitalization Type:	Comprehensive
Identify the neighborhood boundaries for this target area.	For the purpose of this Plan, the target area is the unincorporated portion of Hastings. The Town of Hastings surrounds County Road 207 and runs just north of East Ashland Avenue and heads west until ending near Wildwood Lane. The town also is bordered on the east as far over as Smith Road. The southern area of the town runs along George Miller Road. For the purposes of estimating the target area in this portion of the County (North Hastings), data was used from Census Tract 211.01. Estimated population of the area is 1,667 and was calculated by subtracting the populations of the Town of Hastings and Flagler Estates. No specific data was available as to the presence of minorities in North Hastings; however, the incorporated area is nearly 50% African American. Hastings is largely farming community and again, the estimated low to moderate income persons in this census tract is approximately 68%.
Include specific housing and commercial characteristics of this target area.	As mentioned above, no specific data is available for this portion of CT 211.01 so data estimates include the incorporated parts of Hastings and Flagler Estates. This portion of the county is mainly farmland and residential structures. There are an estimated 2,267 housing units and of the units 1,923 (84%) of them are occupied and 344 (16%) are vacant. Of the occupied units, 1,537 are owner-occupied and 386 are renter occupied.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	According to Census data, 2,205 residents of this area are low-moderate income, which constitutes approximately 68% of population of this area, thus making the area an eligible area for CDBG activities. The community survey had over 68 responses from the zip code affiliated with the Hastings community.
Identify the needs in this target area.	A comprehensive survey of community needs relating to public facilities and infrastructure is needed. However, responses from the citizens in this census tract indicated an overwhelming response for home repairs and housing for special needs persons like the elderly, home repairs for low income persons, drainage projects, building or improving streets, sidewalks and lighting, sewer and water line improvements and affordable housing.

What are the opportunities for improvement in this target area?	Opportunities for improvement include the following: • Support activities and implement programs designed to increase availability of affordable housing units • Preserve the current affordable housing stock with SHIP program funding • Support activities which provide assistance to homeowners faced with foreclosure • Create or improve infrastructure in eligible areas • Support public service programs aimed at serving community needs for eligible individuals/areas
Are there barriers to improvement in this target area?	Barriers include: • Lack of sufficient funding resources to address underserved needs relating to housing, removal of unsafe structures and aging infrastructure • Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons • Lack of funding resources to address all the needed improvements • Lack of affordable housing is a barrier to improving the quality of life • Lack of resources to provide assistance to homeowners faced with foreclosure • Competition by municipalities to fund needed projects

Table 46 - Geographic Priority Areas



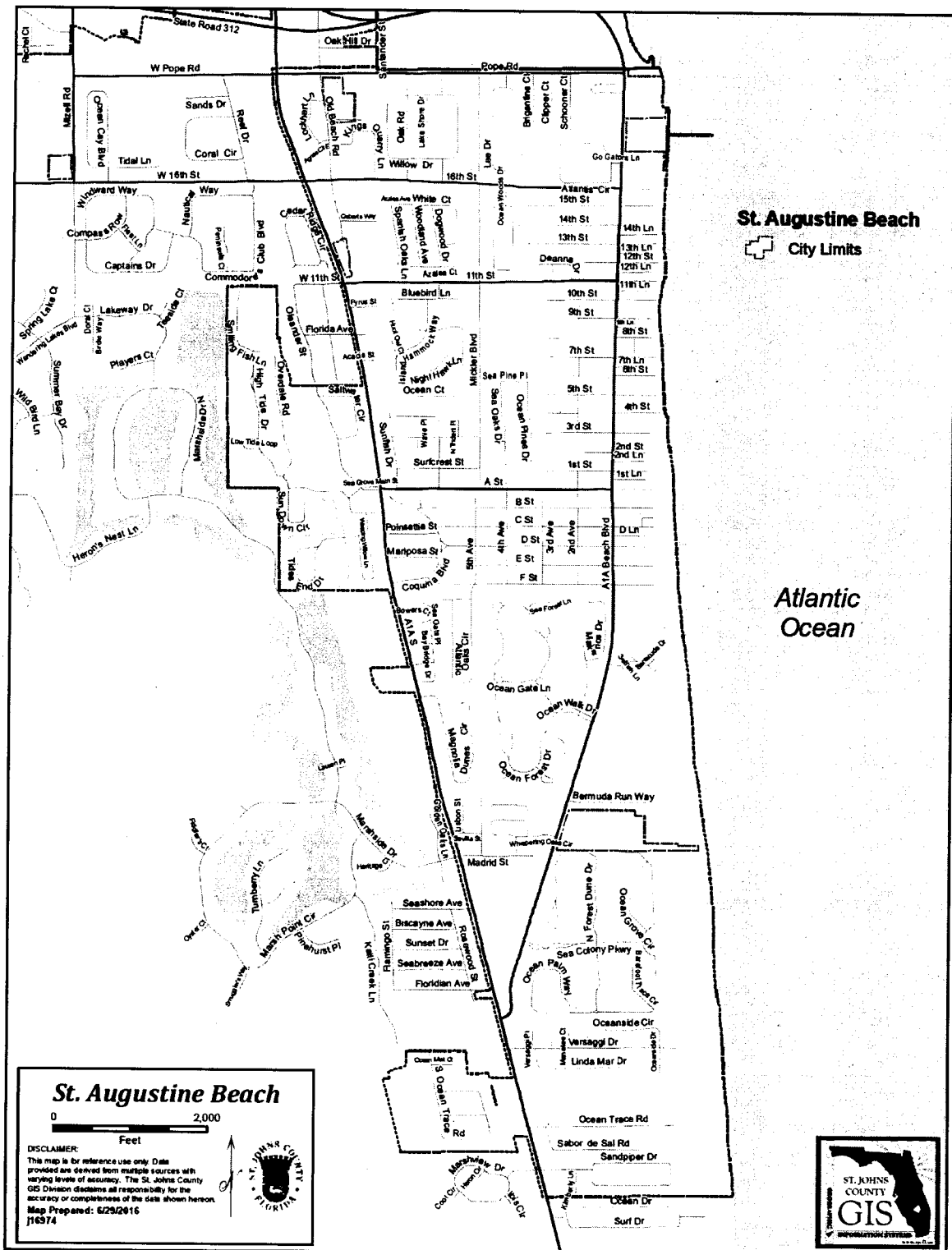
General Allocation Priorities

City of St. Augustine Beach

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

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

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



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

Priority Needs

1	Priority Need Name	Rehabilitation of Existing Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Disabled Veterans
	Geographic Areas Affected	City of St Augustine Beach Countywide
	Associated Goals	Residential Rehabilitation
	Description	The County will continue to focus on rehabilitation of owner occupied housing on a countywide basis due to aging housing stock. The strategy will focus on improving health and safety, code violations, accessibility and sustainability for extremely low to moderate individuals (including but not limited to elderly, disabled and veterans) below 50% AMI.
	Basis for Relative Priority	The housing stock in portions of St Augustine Beach and other target areas is old and a significant number have fallen into disrepair. Information obtained during this planning period indicates a significant lack of affordable units to lower income households within the jurisdiction thus necessitating rehabilitation of the existing stock when appropriate. Housing rehabilitation for special needs people and for low income households were high priorities identified through citizen input.
2	Priority Need Name	Public Facilities and Infrastructure
	Priority Level	High
	Population	Very Low income Low Income Moderate Income Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities

	Geographic Areas Affected	Countywide
	Associated Goals	Build or improve water and sewer lines Build or improve streets, sidewalks and lighting Drainage Other public facilities and infrastructure
	Description	Provision of adequate infrastructure and public facility to ensure their operation at an efficient level of service and enhance the livability of low- and moderate income neighborhoods. Activities will be implemented in areas where the population is predominantly low- and moderate income.
	Basis for Relative Priority	Critical infrastructure improvements and the development and/or preservation of public facilities that reach targeted populations are a high priority for the County as they improve the living conditions of residents and can serve as a catalyst for improved living conditions and growth.
3	Priority Need Name	Public Services
	Priority Level	High
	Population	Very Low income Low Income Moderate Income Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Geographic Areas Affected	Countywide
	Associated Goals	Child care services After school care services Health services Disabled services Senior services Abused and neglected children Youth services Housing counseling services Fair housing services Education assistance programs Food distribution programs
	Description	Provision of public services to very-low, low-, and moderate-income families and individuals as well as to persons who are homeless, at risk of becoming homeless or have special needs. Public service provided will enhance the living environment of the targeted population by addressing basic needs that they do not have nor the economic means to

		adequately provide for themselves. The programs to be provided include but are not limited to, after school care, education assistance, crime prevention, wellness programs and domestic violence programs.
	Basis for Relative Priority	The need for provision of public service to the general population is supported by data indicating that 8.2% of County population has income below the poverty level. As a comprehensive community needs assessment is in the process of being updated, the community survey was used to obtain input as to needed services currently. After School programs and childcare, crime prevention programs, wellness programs for seniors/infants/families/children, education assistance programs and domestic violence programs were priorities identified by the community.
4	Priority Need Name	Homeless Assistance
	Priority Level	High
	Population	Very low Low income Individuals at risk of homelessness Families with Children at risk of homelessness
	Geographic Areas Affected	Countywide
	Associated Goals	Housing for the Homeless Homeless Services Affordable Rental Housing
	Description	Provide housing and support services to assist individuals and families who are homeless or at risk of becoming homeless.
	Basis for Relative Priority	The County will continue to work with the CoC on strategies to assist individuals and families facing homelessness with an emphasis on the housing first model.
5	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Very Low income Low income Moderate Income Families with Children Elderly

	Chronic Homelessness Individuals Veterans Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
Geographic Areas Affected	Countywide
Associated Goals	Rental Housing - New construction Rental Housing - Rehabilitation Rental Housing - Acquisition
Description	Increase the supply of affordable rental housing available to very- low, low, moderate, and middle-income residents as well as veterans, elderly, disabled, and homeless persons through new construction or acquisition. Provide rental assistance to persons who qualify as being very-low, low, moderate, and middle-income or as veterans, elderly, disabled, or homeless through a tenant based rental assistance program or through provision of financial assistance to pay delinquent rent and utilities.
Basis for Relative Priority	Data provided indicates that only 3% of renter units are affordable to households at or below 30% AMI and less than 20% are affordable for households at 5% or below AMI. The creation and preservation of affordable rental opportunities may be achieved through new construction of affordable rentals; acquisition and rehabilitation for conversion to affordable rental; and provision of direct financial subsidy to tenants. Efforts to preserve the existing rental housing stock may include rehabilitation. Affordable housing was identified as a top priority for the County according to the community survey. The County is in the process of pursuing an updated affordable housing study.

Table 47 – Priority Needs Summary

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	A significant share of St. Johns County households are both low income and housing cost burdened, or paying more than 30% of their incomes for housing. Increase in severely cost burdened renter/owner low income households. Existing housing inventory provides a limited availability of affordable units. The housing market provides an insufficient amount of subsidized housing units. Increasing fair market rents charged to low income, special needs, and workforce households.
TBRA for Non-Homeless Special Needs	Limited availability of affordable units. High incidence of cost burden and severe cost burden among special needs populations. Insufficient supply of subsidized housing units/voucher. Significant deficiency in special needs housing inventory. Increasing fair market rents charged. Limited funding for supportive services.
New Unit Production	Limited availability of affordable rental and resale units for low to moderate income households and for special needs populations. High growth, high cost housing market. Increase rental costs due to demand/supply. Housing construction concentrated in more affluent communities and sub-divisions. Increase renter population due to economic downturn and foreclosure crisis. Impediments to affordable housing production include high land costs, lack of available infrastructure, impact fees and development costs.
Rehabilitation	St. Johns County has an aging housing stock in predominately low to moderate income neighborhoods, which makes housing renovation and preservation a priority. Existing housing inventory reveals an increase of households in substandard conditions. High cost to construct new units. New construction opportunities are limited. Housing market rate conversion of rental apartments to condominiums.

Acquisition, including preservation	Rapidly increasing home values in St. Johns County makes acquisition and preservation a primary housing strategy. The aging housing stock in St. Johns County make renovation and rehabilitation of existing housing stock a priority. Availability of housing units due to remaining effects of foreclosure crisis. Tightened lending requirements and increased mortgage regulations impacts both housing construction and acquisition.
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Table 48 – Influence of Market Conditions

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

Introduction

St. Johns County recognizes that Federal funds alone are insufficient to meet the need to create affordable housing and community development assets. As such, the County will be leveraging HUD funding to the maximum extent possible with other state, local and private funding sources. The County currently provides general revenue to operate the Housing and Community Development division of Health and Human Services and has already established a Housing Trust fund which has the ability to be utilized to develop affordable and workforce housing. These funds will be used to address priority needs, specific goals and objectives. The FY CDBG allocation for St Johns County is \$799,754. As this is the first year the County qualified as an Urban County, there are no Program Income funds from prior allocations or Prior Year Resource funds to include.

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	Admin and Planning Housing Public Improvements Public Services Acquisition Economic development	\$799,754	0	0	\$799,754	\$3,199,016	This is the allocation for FY 16/17
SHIP	Public-state	Admin and Planning Housing rehab and acquisition Homebuyer education Emergency repairs Rental acquisition and construction development	\$1,364,517	0	\$1,016,151	\$1,364,517	\$5,458,068	These are anticipated funds for the FY16/17
ESG	Public-federal	Prevention Rapid rehousing	\$20,000	0	\$76,905	\$20,000	\$80,000	This is an anticipated amount for FY 16/17
Challenge	Public-federal	Homeless prevention Non-homeless services	\$20,000	0	\$21,228	\$20,000	\$80,000	This is anticipated and based on funds received from 15/16. The County has not yet applied for FY16/17 funds as the Notice of Funding available has not been released yet.
TANF	Public-federal	Homeless prevention Non-Homeless service	\$15,000	0	\$9,971.25	\$15,000	\$60,000	This is an anticipated amount for FY 16/17

Table 49 - Anticipated Resources

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

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

The St. Johns County Continuum of Care (CoC) is applying and is the recipient of ESG and TANF grant funding, totaling \$50,000. The CoC is also applying for SOAR funding through the Challenge Grant application.

St. Johns County received just under \$35,000, 2014, and received a \$20,000 Challenge Grant award, 2015.

The County General Fund through, ad valorem tax, supports homeless/ prevention activities by matching ESG, TANF, and Challenge funds, and by providing cash: \$45,000 for rent assistance and \$27,000 for utilities, in general assistance.

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

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

Florida Statutes at Title XI, Section 125.35 (County Authorized to Sell Real and Personal Property and to Lease Real Property), 125.38 (Sale of County Property to United States or State), 125.37 (Exchange of County Property), 125.379 (Disposition of County Property

for Affordable Housing) and St Johns County Ordinance 2011-17 provide guidelines as to the distribution of land owned by the County. The disposition of any County owned land for purposes of addressing the needs identified in this Consolidated Plan are subject to Florida State Statute and County Ordinance.

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

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
St Johns Continuum of Care	Government	Homelessness	Jurisdiction
Housing Finance Authority of St Johns County	Government	Ownership Rental	Jurisdiction
Housing Trust Group	Developer	Ownership Rental	Jurisdiction
Affordable Housing Advisory Council	Government	Ownership Rental	Jurisdiction
St Johns County Board of County Commissioners	Government	Economic Development Homelessness Non-Homeless special needs Ownership Rental Neighborhood improvements Public facilities Public services	Jurisdiction
City of St Augustine Beach	Government	Neighborhood improvements Public facilities	other
St Johns County School District	Departments and agencies	Public services Homelessness	Jurisdiction
St Johns Housing Partnership	Non-profit organization	Ownership Rental Home and neighborhood improvements	Jurisdiction
Habitat for Humanity	Non-profit organization	Ownership	Jurisdiction
Health and Human Services Advisory Council	Government	Homelessness Public services	Jurisdiction

Community Action Agency	Non-Profit Organization	Homelessness Public services	Jurisdiction
Home Again St Johns	Non-profit organization	Homelessness Public Services	Jurisdiction
St Gerard House	Non-Profit Organization/Faith Based Organization	Public services	Jurisdiction
St Francis House	Non-Profit Organization	Homelessness Public services	Jurisdiction
Alpha Omega Miracle Home	Non-profit Organization	Homelessness Public services	Jurisdiction
Betty Griffin House	Non-profit Organization	Homelessness Public services	Jurisdiction
Emergency Services and Homeless Coalition	Non-profit Organization	Homelessness Public services	Jurisdiction
Catholic Charities	Community Organization/Faith Based Organization	Homelessness Public services	Jurisdiction
Legal Aid Society	Non-profit organization	Public services	Jurisdiction
EPIC Community Services	Non-profit Organization	Public services	Jurisdiction
Stewart Marchman Act	Non-profit organization	Public services	Jurisdiction
Big Brothers Big Sisters	Non-profit Organization	Public services	Jurisdiction
Boys And Girls Club	Non-profit organization	Public services	Jurisdiction
The ARC of St Johns	Non-profit organization	Public services	Jurisdiction
Salvation Army	Non-profit organization	Homelessness Public services	Jurisdiction
Welfare Federation of St Johns	Non-profit organization	Public services	Jurisdiction
Good Samaritan Clinic/Wildflower Clinic	Non-profit organization	Public services	Jurisdiction
Flagler Hospital	Hospital	Public services	Jurisdiction
SJC Department of Health	Government	Public services	Jurisdiction
Healthy Families St Johns	Non-profit organization	Public services	Jurisdiction
Council on Aging	Non-profit organization	Public services	Jurisdiction
CareerSource of Northeast Florida	Non-profit organization	Public services	Jurisdiction
First Coast YMCA	Non-profit organization	Public services	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

St Johns County has a fairly strong institutional delivery system. Among the most notable strengths are that there are a number of public and private agencies within the County that participate year round in provision of housing, public services, economic development services, homeless services as well as other community development activities including: capital improvements, public facilities and infrastructure. It should be noted that the County has several groups that collaborate continually to lobby for resources to alleviate identified gaps within the community. These groups include, but are not limited to: Health and Human Services Advisory Council (HHSAC), Health Leadership Council, Behavioral Health Consortium, Continuum of Care (CoC), Housing Finance Authority (HFA) and the Affordable Housing Advisory Committee (AHAC). Each of these groups has representatives from various agencies that provide services for the institutional delivery system within the county. As such, communication between agencies is frequent, goal oriented and aimed at resolving needs and gaps identified within the County. Several of these groups are currently in the process of updating respective needs assessments. It is expected that a Comprehensive Needs Assessment will be available in spring of 2017, as Flagler Hospital, St Johns County Health Department, Health and Human Services Advisory Council and the Behavioral Health Consortium are currently collaborating on an updated assessment aimed at identifying gaps related to healthcare, mental health, substance abuse and other socio-economic concerns. The Continuum of Care is currently working on an updated 10 year strategic Plan to address homelessness and services for the homeless. Lastly, County staff has applied for a grant to address the affordable housing needs of the County. This Plan will be updated to reflect all new information received as a result of these assessments and studies.

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

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

Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			
Other			

Table 51 - Homeless Prevention Services Summary

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

St Johns County coordinates with several community partners that provide various services to address the complex needs of the homeless. Home Again St Johns is in the process of becoming the Collaborative Applicant for the local Continuum of Care. They are also in the process of developing an improved coordinated entry system and will be utilizing a screening tool to ensure a proper assessment is conducted on every individual seeking services.

Currently, agencies work together to meet the needs of these individuals by referring out to other agencies for services not offered by a particular agency. Referrals are most often to County Social Services (rapid rehousing, prevention, SSI, Medicaid, rent/mortgage assistance, utility assistance, medical and prescription assistance), Stewart Marchman Act or EPIC for substance abuse or mental health needs, Salvation Army and Catholic Charities (rapid rehousing), Wallflower Clinic (medical) and other providers that offer food, clothing, legal and employment assistance. St Johns County also has a local CareerSource office to assist with job training and employment searches.

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

St. Johns County Continuum of Care is currently in the process of strategic planning for the next ten years. The planning session is set to begin on July 7, 2016. This plan will be updated to reflect any gaps identified as a part of that session. St Johns County is currently in the initial phases of developing an improved coordinated entry system and developing improved

assessment tool (VI-SPDAT under consideration) to ensure the homeless receive the services they need. Current gaps include lack of Emergency Shelter beds; both St Francis House and Betty Griffin House are frequently at capacity and have waiting lists or are forced to turn individuals away. These agencies are recipients of County funds and are required to provide quarterly updates to the Health and Human Services Advisory Council (HHSAC). Updates in spring of 2016 from both of these agencies reported the above information. Additionally, there is no permanent supportive housing located within the county currently.

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

Various St Johns County Departments will continue to fund organizations that provide public services, economic development services, homeless services, affordable housing and other community development related activities. In addition to county funding, the jurisdiction will continue to seek other funding opportunities through federal, state, local, private funding streams that focus on funding for programs and activities to assist low, very low and low to moderate income residents and households.

As mentioned previously, several updated Needs Assessments are forthcoming and are expected to identify gaps and needs within the County. Once these Assessments are completed, this plan will be updated to reflect the strategy for overcoming identified gaps within the institutional structure and service delivery system.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding - 5 year estimate	Goal Outcome Indicator
1	Home Repair/Rehabilitation	2016	2020	Affordable Housing	Countywide	Home repairs for low income households Repairs for elderly, veterans and other special needs populations	CDBG: \$1,000,000 SHIP: \$600,000	Home repairs benefitting: 110 households
Goal Description	Housing repairs for low income households, people with special needs like the elderly or people with disabilities, veterans							
2	Public Facility or Infrastructure Activities	2016	2020	Non-Housing Community Development	Countywide	Build or improve sewer or water lines Build or improve streets, sidewalks or lighting Drainage projects	CDBG: \$1,750,000	Public facility or infrastructure activities other than low moderate income housing benefit: 350
Goal Description	Actions to be taken include improving failing drainage systems or systems at risk of failing in eligible areas. Building or improving streets, sidewalks (to include handicap cuts) and lighting in eligible areas. Building or improving water and sewer lines in eligible areas.							

3	Affordable Rental Housing - Rental units constructed - Rental units rehabilitated - Tenant-based rental assistance - Rental units acquired	2016	2020	Affordable Housing	Countywide	Affordable Rental Housing	CDBG: \$500,000 SHIP: \$1,500,000 ESG: \$50,000 TANF: \$75,000	Rental Units Constructed or acquired: 25 Rental Units Rehabilitated: 50 Tenant based assistance/Rapid re-housing: 250 households assisted
Goal Description	Increase the supply of affordable rental housing available to very- low, low, moderate, and middle-income residents as well as veterans, elderly, disabled, and homeless persons through new construction. Provide rental assistance to persons who qualify as being very-low, low, moderate, and middle-income or as veterans, elderly, disabled, or homeless through a tenant based rental assistance program or through provision of financial assistance to pay delinquent rent and utilities.							
4	Public Services - Child care services - After school programs - Youth services - Health services - Abused and neglected children services - Education assistance - Crime prevention programs - Domestic violence programs - Substance abuse and mental health services	2016	2020	Non-Housing Community Development	Countywide	Provision of Public Services	CDBG: \$250,000 Ad Valorem: \$4,389,255	Public Service activities including low and moderate income and others, assisting 3,200 persons

Goal Description	Provision of public services to very-low, low-, and moderate-income families and individuals. Public service provided will enhance the living environment of the targeted population by addressing basic needs that they do not have or the economic means to adequately provide for themselves. The programs to be provided include, <i>inter alia</i> , child care, after school care, health care, housing counseling, as well as specific services to abused and neglected children, youths aging out of foster care, and food distribution programs.							
5	Homeless Services and Prevention	2016	2020	Homeless	Countywide	Provision of Public Services	CDBG: \$500,000 Ad Valorem: \$3,008,270 ESG: \$50,000	Public Service activities other than low to moderate income housing benefitting: Services: 2,500 Prevention: 500
Goal Description	Actions to be taken to address homelessness will concentrate on homeless prevention (provision of funds to allow payment of delinquent rent and utilities), Rapid Re-housing of homeless individuals/families and provision of assistance to emergency shelters to cover operating and program expenses.							

Table 52 – Goals Summary

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

The jurisdiction does not receive HOME funds

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

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

The jurisdiction does not currently have Public Housing.

Activities to Increase Resident Involvements

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

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

St Johns County does not currently have a public housing agency.

Plan to remove the ‘troubled’ designation

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

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

Barriers to Affordable Housing

According to the St Johns County Comprehensive Plan 2010-2025 Housing Element, the 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 and investigating new programs and identifying funding sources that will work toward the elimination of substandard housing and improve aesthetic qualities of existing houses and encourage improvements that reduce energy and water consumption
- Through its Future Land Use Map and its review of the County Land Development Code shall ensure that County zoning districts include areas for the location of housing for very low, low and moderate income households, single family households, single family homes, mobile homes, manufactured homes, group homes and foster care facilities adequate to meet the needs for these housing types during the planning period
- Continue to implement its existing Land Development Code regulations which further the identification and protection of historically significant structures and districts.
- Review all existing codes and ordinances and adopt appropriate regulations which address conservation, rehabilitation or demolition of housing.
- Provide for uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Section 421.55 F.S.
- Improve and maintain the quality and integrity of its residential communities. Strategies to achieve this include: encouraging the development of residential neighborhoods which are sustainable, which provide for networks of interconnected streets for both pedestrian and vehicular use, which address aesthetics, architecture, and urban design, and which discourage sprawl; coordinating with local law enforcement agencies to promote programs designed to improve the safety and security of neighborhoods; and encouraging the utilization of environmental design strategies to reduce the potential of crime in neighborhoods.
- Implement cost effective measures to reduce energy and water consumption and promote energy conservation, carbon reduction, green building and economic development through its housing initiatives.

In recent months, the Affordable Housing Advisory Committee has reconvened to begin addressing some of the impediments to construction of affordable housing within the community.

They are currently in the process of examining barriers to creating and maintaining affordable housing to update a report to the State at the end of the calendar year. Among concerns related by housing providers and members of the community and this committee are impact fees. There has been discussion in the community about available options including waving impact fees or financing them out over a specified period of time for builders interested in bringing affordable housing units into the community. When a final report is furnished by the committee, this Plan will be updated to include any additional barriers public policies may have on affordable housing and residential investment.

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

- *Processing and 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.* Expedited permitting for affordable housing was established in St Johns County in 2002 and is a continued strategy currently. As of the writing of the report, the typical time is two to five days.
- *The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.* There has not been a recommendation put forth as to the modification of impact fees yet however a County Ordinance (2005-101) did establish the Affordable Housing Economic Incentive Program (AHEI). Section 9 of the ordinance states that a qualified residential unit that receives AHEI

assistance may be eligible for the following: expedited permitting; and exemption from individual building plan review if part of a set of preapproved plans. A qualified residential unit may also be eligible for a utility connection deferral under the procedures set forth in County Ordinance 2001-25. The final determination of eligibility will be made by the County and will be determined on a case by case basis.

- *The allowance of flexibility in densities for affordable housing.* The County has an affordable housing incentive. Comprehensive Plan Policy A.1.11.1 (m) (7) Note 2 provides: For each unit of affordable housing provided within a development, one additional unit of market rate housing shall be permitted, up to a maximum overall density increase (including affordable units) of one (1) unit per net acre in Density Zone "A" and "B" designations, and two (2) units per net acre in Density Zone "C" and "D" designations. Part 5.07.00 of the Land Development Code further provides standards to address affordable housing projects.
- *The reservation of infrastructure capacity for housing for very low income persons, low income persons and moderate income persons.* Accessory family units are allowed on any residential or Open Rural zoned lots within St. Johns County; however, there are stipulations and conditions that must be met. These conditions include:; Accessory Family Unit is limited to Family members of the owner(s) of the main use Structure which has been declared and continues to be declared as homestead by the Property Appraiser; Accessory Family Unit shall be non-rental and shall not be sold separately from the main use Structure; Accessory Family Unit shall be located on the same Lot as the main use Structure and may not be subdivided onto a separate Lot; Accessory Family Unit may not exceed the lesser of thirty five percent (35%) of the square footage of the main use Structure, up to two thousand (2,000) square feet of living quarters, except that the Accessory Family Unit may be at least eight hundred (800) square feet; Accessory Family Unit shall meet the same required Yards as the main use Structure; if a manufactured/Mobile Home is utilized as an Accessory Family Unit, the minimum Lot requirement shall be two (2) acres and shall only be allowed on the property that is properly zoned for the use of a Manufactured/Mobile Home; Accessory Family Unit shall provide adequate parking as reasonably determined by the County Administrator; Accessory Family Unit must comply with all other zoning and permitting requirements; Accessory Family Unit shall not be considered a separate Dwelling Unit for purposes of the Land Development Code and Comprehensive Plan provided all the above requirements are met and the Accessory Family Unit is in continual compliance. Discontinuance of the Use as an Accessory Family Unit will require compliance with all requirements of the Land Development Code and laws and regulations of the County; when an Accessory Family Unit is contained within the main use Structure, it shall be constructed in such manner as to provide permanent interior accessibility from the main use portion for the Structure.
- *The allowance of affordable accessory residential units in residential zoning districts.*

- *The reduction of parking and setback requirements for affordable housing* The County allows zero lot line development and flexible lot configuration with a Planned Unit Development (PUD) or Planned Rural Development (PRD) zoning classification.
- *The 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.* Resolution 2007-174 passed and adopted on June 12, 2007 approved the 2007 Inventory List of County Land Available for use as Affordable Housing within the St Johns County jurisdiction. The list is available to public, non-profit agencies and private developers.
- *The support of development near transportation hubs and major employment centers and mixed use developments.* Comprehensive Plan Objective A.1.9 and related policies provide for mixed use development. The Mixed Use Future Land Use Designation allows up to 13 units per acre are generally located in areas where employment centers, transportation hubs and other public facilities and service are generally available; however, there are a few Mixed Use designations that are outside of these areas and are planned for future growth as public facilities and services become available.

SP-60 Homelessness Strategy – 91.215(d)

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

Through the collaboration with St Johns County CoC along with other organizations, St Johns County will continue to strengthen its efforts to provide outreach and education to the homeless population, including those who are unsheltered by definition. St Johns County CoC has identified “Street Outreach” as an important role in our county’s plight to end homelessness. Currently, the street outreach program is under the direction of Home Again St Johns and has been very successful since its implementation a little over two years ago. The outreach efforts include initially assessing the homeless individual/family’s needs in order to provide the appropriate housing and supportive services referrals. In addition, this program has been instrumental in assisting in the identification of these unsheltered individuals and the areas in which they live. The program is able to assess each individual by way of a vulnerability assessment, by identifying their most critical needs and navigate them to those resources in an expeditious manner. Recently, the CoC has agreed to transition to a new tool the Service Prioritization Decision Assistance Tool (SPDAT) which is an evidence-based approach to assess an individual’s or family’s acuity to be used during the outreach process. This tool prioritizes who is in the greatest need, and identifies the areas in the person’s life where support services are necessary to avoid housing instability in the future. This outreach program has assisted these individuals in accessing much needed support services in the areas of medical care, employment, assistance in applying for State, Federal and local programs to help meet their needs and in which will the rapid re-housing of these individuals. St. Francis House is the identified agency through the next ESG funding cycle, to assume the responsibility for our CoC’s outreach program, aimed specifically at unaccompanied youth. . In addition, Home Again St Johns will continue to provide street outreach, coordinate supportive services and navigational services for the homeless.

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

Addressing the emergency and transitional housing needs of homeless persons

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

community by continuing to increase the resources available for emergency case management, increase referrals and placements in permanent housing.

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

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

St Johns County will continue to assist homeless persons and families to transition into permanent supportive/independent housing. The CoC will continue to provide ESG funding to support Rapid Re-housing Programs to area agencies and organizations when funding is available. This program will provide financial assistance to homeless individuals /families to regain stability in permanent housing. The financial assistance provided through this source may be used for rent and utility assistance as well as assistance with rent and utility deposits.

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

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

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

Reentry Assistance Program and other strategies to increase our resources for permanent supportive housing.

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

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

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

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

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

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

The County and other community stakeholders continue to 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 continue to assess the needs for additional shelter capacity on an ongoing basis as well.

Upon the recommendation of the St Johns County CoC Governance Committee, the St Johns County Continuum of Care established four county-wide focus areas to end homelessness. The

areas identified were: increase community involvement and awareness, increase service capacity, increase housing stock and increase the usage and reliability of the data.

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

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

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

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

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

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

According to census data there are an estimated 18,151 total number of housing units in St Johns County constructed prior to 1980, thus representing approximately 19.60% of total housing pool.

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

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

- (1) Surveillance and Epidemiology: Tracking and follow-up of reportable conditions such as lead exposure, as well as, case management including risk screenings and home assessments, as needed;
- (2) Environmental Public Health: Inspection of limited-use drinking water systems and timely water quality monitoring related to lead and other contaminants; environmental health education;
- (3) Public Health Practice and Policy: One of our many community partnerships, the St. Johns County Health Leadership Council convenes the triennial Community Health Assessment (CHA) which uses a formal method to identify key community issues in our community (i.e. safe housing, transportation, etc.) and community health status data (i.e. lead poisoning rates, access to community water systems, etc.). DOH-St. Johns partners with the federally funded Head Start program by serving as a seasonal co-location site to allow for comprehensive screenings (i.e. child development and lead exposure) to children ages 3 to 5.
- (4) Healthy Start (a Maternal and Child Health Program): Registered nurses review screenings of pregnant moms and infants then, as needed, conduct home visits which include a safety assessment (i.e. for potential sources of lead exposure) and child developmental screenings. Through the Nurse Case Management Model, those clients living in housing with LBP hazards are

provided guidance on how to reduce exposure, and if needed, are provided information on how to access safe housing.

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

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

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

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

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

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

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

The United States Bureau of Statistics from 2014 estimates the population of St Johns County at 215,828 people, 7.2% (15,434) of which are below the federal poverty level. The County, through its Departments of Health and Human Services, Economic Development, Growth Management and Land Management, along with partnerships with other agencies, are providing programs and developing strategies to assist in reducing poverty within the jurisdiction.

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

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

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

SP-80 Monitoring – 91.230

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

All federal, state or county programs have requirements and measures that the grantee must abide by and are typically delineated in the agreement between the agency and the County. The St. Johns County Health and Human Services Department Housing and Community Development Division has the responsibility for ensuring that Federal funds spent on any activity to benefit the low and moderate income households comply with Federal guidelines. Performance monitoring activities include routine monitoring and technical assistance by Housing and Community Development staff to sub-recipients. As this is the County's first allocation, it is expected that the monitoring processes may improve over the course of the plan period as needed to ensure all guidelines are being followed.

Any sub-recipient will be expected to enter into an agreement with the County. These agreements will include a detailed scope of services and will outline measurable objectives. Federal general provisions, along with any Office of Management and Budget and County Finance Department expectations will also be provided in the agreement to ensure compliance with any County monitoring compliance reviews.

St. Johns County Health and Human Services staff, to include the Housing and Community Development staff, Quality Assurance staff and Contract Coordinator, will continue to monitor sub-recipient of Federal CDBG Program funds. Monitoring processes may include onsite reviews of performance measures and federal guideline compliance or may include reviews of quarterly performance reports, depending on the type of project or program. Other County Departments may perform additional reviews related to requests for payment and annual audit reports. The County Finance Department and Office of Management and Budget work closely with Housing and Community Development Division staff in regards to financial procedures and requirements for CDBG funds.

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Expected Resources

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

Introduction

St. Johns County anticipates receiving \$799,754 from HUD through the CDBG program during the first program year (October 1, 2016 – September 30, 2017). These funds will be used to address priority needs, goals, and objectives. However, the County realizes that these funds alone are not sufficient to fulfill the jurisdiction's housing and community development needs. The County will leverage CDBG funds with other state, local, and private resources, as these other funds become available. The County currently funds homeless prevention and rapid re-housing activities through its Social Services Division. The Social Services Division also receives and matches Emergency Solution Grant (ESG), Temporary Assistance for Needy Families (TANF), and Challenge grant funds to aid in the prevention of homelessness. The Housing and Community Development Division receives State Housing Initiatives Partnership (SHIP) funds to produce and preserve affordable homeownership and multi-family housing for low to moderate income persons.

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	Admin and Planning Housing Public improvements Public Services Acquisition Economic development	\$799,754	0	0	\$799,754	\$3,199,016	This is the allocation for FY 16/17
SHIP	Public-state	Admin and Planning Housing rehab and acquisition Homebuyer education Emergency repairs Rental acquisition and construction development	\$1,364,517	0	\$1,016,151	\$1,364,517	\$5,458,068	These are anticipated funds for the FY16/17
ESG	Public-federal	Prevention Rapid rehousing	\$20,000	0	\$76,905	\$20,000	\$80,000	This is an anticipated amount for FY 16/17
Challenge	Public-federal	Homeless prevention Non-homeless services	\$20,000	0	\$21,228	\$20,000	\$80,000	This is anticipated and based on funds received from 15/16. The County has not yet applied for FY16/17 funds as the Notice of Funding available has not been released yet.
TANF	Public-federal	Homeless prevention Non-Homeless service	\$15,000	0	\$9,971.25	\$15,000	\$60,000	This is an anticipated amount for FY 16/17

Table 53 - 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

The County currently funds homeless prevention and rapid re-housing activities through its Social Services Division. The Social Services Division also receives and matches Emergency Solution Grant (ESG), Temporary Assistance for Needy Families (TANF), and Challenge grant funds to aid in the prevention of homelessness. The County has allocated approximately \$500,000 annually, in salary and benefits for staff that carry out re-housing and homeless prevention related activities, \$46,500 in direct rental assistance costs, and \$29,711 in direct financial assistance such as utility assistance. The current yearly budgeted total for eligible grant match is \$574,711. Building space allocation for Social Services per fiscal year is \$63,252.00. The source of the cash funding is from the County's General Fund, primarily ad valorem taxes revenue. It is anticipated that the St. Johns County Board of County Commissioners will fund Health and Human Services, at the same level in Fiscal year 2017.

The Housing and Community Development Division receives State Housing Initiatives Partnership (SHIP) funds to produce and preserve affordable homeownership and multi-family housing for low to moderate income persons. St. Johns County allocation for State SHIP funds total \$1,016,151 and \$1,364,517 for FY 15/16 and FY 16/17, respectively. SHIP funding does not have matching fund requirements; however, leverage of funds is encouraged. The 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.

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

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

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Repair/Rehabilitation	2016	2017	Affordable Housing	Countywide	Home repairs for low income households; Home repairs for elderly, veterans and other special needs populations	CDBG: \$208,000	Home repair activities to benefit approximately 13 households
2	Public Facility or Infrastructure Activities	2016	2017	Non-housing community development	West Augustine	Public facilities and infrastructure	CDBG: \$300,402	Infrastructure activities to benefit approximately 350 households
3	Affordable Rental Housing	2016	2017	Affordable Housing	Countywide	No affordable housing projects are being funded this program year	No affordable housing projects are being funded this program year	No affordable housing projects are being funded this program year
4	Public Services	2016	2017	After school programs	West Augustine	Provision of Public Services	CDBG: \$40,740	Provide after school tutoring for approximately 30 eligible school aged children

5	Homeless Services and Prevention	2016	2017	Homeless	Countywide	Provision of public services	CD8G: \$90,661	Home repairs benefitting 5 homeless households
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Table 54 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

#	Project Name
1	Countywide Housing Rehab/St. Augustine Beach Rehab
2	West Augustine Drainage Improvements
3	Afterschool Tutorial & Enrichment Program
4	Homeless Housing Rehabilitation

Table 55 – Project Information

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

The allocations and priorities contained in the Consolidated Plan were established by using input received from community meetings, electronic and paper surveys, public meetings, County departments, other municipalities, and advisory groups. Obstacles to addressing underserved needs include the lack of resources to accomplish the identified goals and needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	Countywide Housing Rehab/St. Augustine Beach Rehab
	Target Area	Countywide and St. Augustine Beach
	Goals Supported	Home Repair/Rehabilitation
	Needs Addressed	Improving the health and safety, accessibility and sustainability of housing for low to moderate income individuals. Improve aging housing stock and address code violations. Housing rehabilitation for special needs people and low income households.
	Funding	\$208,000
	Description/ Planned Activities	This program will assist low income households, especially elderly, disabled, and/or veterans, by providing home repair services. Projected costs for each rehab are approximately \$15,000.
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit approximately 13 households.
	Location Description	Scattered sites throughout the County.
2	Project Name	West Augustine Drainage Improvements
	Target Area	West Augustine
	Goals Supported	Public Facility or Infrastructure Activities
	Needs Addressed	Drainage; Build or improve streets, sidewalks, and lighting
	Funding	\$300,402
	Description/ Planned Activities	This activity includes replacement of failing drainage infrastructure.
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 350 households, of which 90% are low to moderate income residents, will benefit from this activity.
	Location Description	Francis Street to North Volusia Street

3	Project Name	After school Tutorial & Enrichment Program
	Target Area	West Augustine
	Goals Supported	Public Services
	Needs Addressed	Education Assistance, After school program
	Funding	\$40,740
	Description/ Planned Activities	This activity will provide after school tutoring, homework assistance, and mentoring at three different sites, all located within West Augustine, a predominately low income area. Each student will receive a pre and post program year academic performance test to provide a unit of measure. The program will cover the salaries of three tutors, four hours per day, supplies, and administrative costs.
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that at approximately 30 eligible school aged children will be tutored during the program year.
	Location Description	The program will be offered at three different sites in the West Augustine area.
4	Project Name	Homeless Housing Rehabilitation
	Target Area	Within Jurisdiction
	Goals Supported	Homeless Services and Prevention
	Needs Addressed	Rehabilitation of existing aging housing for accessibility and sustainability, housing for homeless
	Funding	\$90,661
	Description/ Planned Activities	This project seeks to renovate five homeless housing structures to be converted to permanent affordable housing for homeless families with children. These houses were built in 1925 and need refurbishment to bring them up to code.
	Estimate the number and type of families that will benefit from the proposed activities	This project will serve 5 homeless households.
	Location Description	57, 58, 59, 60, and 61 Chapin Street, St. Augustine, FL 32084

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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

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

Geographic Distribution

Target Area	Percentage of Funds
West Augustine	43%

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	13
Special-Needs	
Total	18

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	
Rehab of Existing Units	18
Acquisition of Existing Units	
Total	18

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

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

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

Introduction

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

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

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

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

St. Francis House is the identified agency through the next Emergency Solutions Grant funding cycle to assume the responsibility for our CoC’s outreach program. In addition, Home Again St.

Johns will continue to provide street outreach, coordinate supportive services and navigational services for the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

St. Johns County will assist homeless persons and families to transition into permanent supportive/independent housing by providing financial assistance and case management. The

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

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

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

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

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

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

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

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

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

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

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

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

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

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

who have frequent contact with hospitals and criminal justice systems further fosters the goal of self-sufficiency.

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

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

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

Introduction:

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

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

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

- Continuing the housing implementation policies such as density bonuses, infill housing and an expedited development review process for affordable workforce housing developments
- Maintaining existing programs, investigating new programs, and identifying funding sources that will work toward the elimination of substandard housing, improve aesthetic qualities of existing houses, and encourage improvements that reduce energy and water consumption
- Through its Future Land Use Map and its review of the County Land Development Code shall ensure that County zoning districts include areas for the location of housing for very low, low and moderate income households, single family households, single family homes, mobile homes, manufactured homes, group homes and foster care facilities adequate to meet the needs for these housing types during the planning period
- Continue to implement its existing Land Development Code regulations which further the identification and protection of historically significant structures and districts.
- Review all existing codes and ordinances and adopt appropriate regulations which address conservation, rehabilitation or demolition of housing.

- Provide for uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Section 421.55 F.S.
- Improve and maintain the quality and integrity of its residential communities. Strategies to achieve this include: encouraging the development of residential neighborhoods which are sustainable, which provide for networks of interconnected streets for 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.

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

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

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

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

Actions planned to foster and maintain affordable housing

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

- Expedited permitting for affordable housing was established in St. Johns County in 2002, and is a continued strategy. On average, the typical permitting time for affordable housing units is two to five days.
- County Ordinance (2005-101) establishes the Affordable Housing Economic Incentive Program (AHEI). Section 9 of the ordinance states that a qualified residential unit that receives AHEI assistance may be eligible for the following: expedited permitting; and exemption from individual building plan review if part of a set of preapproved plans. A qualified residential unit may also be eligible for a utility connection deferral under the procedures set forth in County Ordinance 2001-25. The final determination of eligibility will be made by the County and will be determined on a case by case basis. The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing is currently being discussed by the AHAC as a possible strategy.
- The County has an affordable housing incentive: Comprehensive Plan Policy A.1.11.1 (m) (7) Note 2 provides for each unit of affordable housing provided within a development, one additional unit of market rate housing shall be permitted, up to a maximum overall density increase (including affordable units) of one (1) unit per net acre in Density Zone "A" and "B" designations, and two (2) units per net acre in Density Zone "C" and "D" designations. Part 5.07.00 of the Land Development Code further provides standards to address affordable housing projects.
- The reservation of infrastructure capacity for housing for very low income persons, low income persons and moderate income persons. Accessory family units are allowed on any residential or Open Rural zoned lots within St. Johns County; however, there are stipulations and conditions that must be met.
- The allowance of affordable accessory residential units in residential zoning districts. Accessory family units are allowed on any residential or Open Rural zoned lots within St. Johns County; however, there are stipulations and conditions that must be met.
- The reduction of parking and setback requirements for affordable housing.
- The County allows zero lot line development and flexible lot configuration with a Planned Unit Development (PUD) or Planned Rural Development (PRD) zoning classification.
- The modification of street requirements for affordable housing
- The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations or plan provisions that increase the cost of housing
- The preparation of a printed inventory of locally owned public lands suitable for affordable housing. Resolution 2007-174 passed and adopted on June 12, 2007, approved the 2007 Inventory List of County Land Available for use as Affordable Housing

within the St. Johns County jurisdiction. The list is available to public, non-profit agencies and private developers.

- The support of development near transportation hubs and major employment centers and mixed use developments. Comprehensive Plan Objective A.1.9 and related policies provide for mixed use development. The Mixed Use Future Land Use Designation allows up to 13 units per acre are generally located in areas where employment centers, transportation hubs and other public facilities and service are generally available; however, there are a few Mixed Use designations that are outside of these areas and are planned for future growth as public facilities and services become available.

Actions planned to reduce lead-based paint hazards

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

(1) Surveillance and Epidemiology: Tracking and follow-up of reportable conditions such as lead exposure, as well as, case management including risk screenings and home assessments, as needed;

(2) Environmental Public Health: Inspection of limited-use drinking water systems and timely water quality monitoring related to lead and other contaminants; environmental health education;

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

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

are provided guidance on how to reduce exposure, and if needed, are provided information on how to access safe housing.

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

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

St. Johns County has a fairly strong institutional delivery system that manages and delivers services from community programs. There are a number of public and private agencies within

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

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

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

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

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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Appendix - Alternate/Local Data Sources

CDBG Survey Question # 2 Results

405 Completed Surveys

Please rank the following programs from lowest to highest priority for you:

	Not a priority for me	Low	Moderate	High priority for me	Total Respondents
Repair homes for people with special needs, like the elderly or people with disabilities	16.67% 64	4.69% 18	17.19% 66	61.46% 236	384
Build or improve water and sewer lines	11.60% 45	9.54% 37	21.39% 83	58.76% 228	388
Affordable Housing	20.37% 78	4.70% 18	16.97% 65	59.01% 226	383
Home repairs for low income households	18.09% 70	5.17% 20	19.64% 76	58.14% 225	387
Housing for people with special needs, like the elderly on fixed incomes or people with disabilities	17.14% 66	5.19% 20	20.52% 79	57.66% 222	385
New homes for low to moderate income homebuyers	22.80% 88	6.99% 27	19.69% 76	50.78% 196	386
After school programs and childcare	23.04% 91	9.87% 39	18.73% 74	48.61% 192	395
Build or improve streets, sidewalks, and lighting in the area	18.96% 73	11.17% 43	20.78% 80	49.09% 189	385
Business start-ups and job creation	23.21% 91	11.22% 44	18.11% 71	47.45% 186	392
Job training	21.20% 81	8.38% 32	23.30% 89	47.12% 180	382
Rental apartments for low to moderate incomes	25.85% 99	6.53% 25	22.19% 85	45.95% 176	383
Crime prevention programs	17.45% 67	10.16% 39	27.08% 104	45.57% 175	384
Wellness programs for seniors	17.45% 67	13.28% 51	24.74% 95	45.05% 173	384
Education assistance programs	21.37% 81	9.50% 36	24.54% 93	44.59% 169	379
Public transportation	19.47% 74	8.95% 34	28.42% 108	43.68% 166	380
Services for homeless	22.99% 86	8.82% 33	24.87% 93	43.85% 164	374
Housing for homeless	24.87% 96	13.47% 52	19.95% 77	42.23% 163	386
Wellness programs for infants, children, and families	20.84% 79	12.14% 46	25.59% 97	41.42% 157	379
Storm water drainage projects	21.84% 83	13.95% 53	24.21% 92	40.53% 154	380
Domestic Violence programs	21.35% 82	11.72% 45	28.91% 111	38.02% 146	384
Upgrade parks and recreational facilities	22.83% 87	12.86% 49	31.50% 120	32.81% 125	381

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Appendix II

**Community Development Block Grant (CDBG) Survey
Question 3 Results**

What housing and community development programs and projects would you like to see in St. Johns County?

answered question 405
skipped question 0

#	Zip Code	Response Text
1	32033	Elkton Fla 32033 Armstrong
2	32033	Armstrong Community Center
3	32033	Armstrong Center
4	32033	I would like to see programs for the Armstrong K.O.C I also would like to see a Community (Armstrong) (the next 3 words are illegible) and lighting in Armstrong.
5	32033	Community Center Brough Rd, Elkton, Fla
6	32033	Armstrong
7	32033	Elkton Fla 32033 Armstrong
8	32033	Community Center Armstrong
9	32033	Armstrong Community Center
10	32033	Armstrong Community Center
11	32033	Armstrong
12	32033	Armstrong Center
13	32033	Armstrong
14	32033	Elkton, Armstrong, Fla

- 15 **32033** Increased management of public cigarette butt disposal placement and maintenance of receptacles and enforcement of fines for littering.
- Removal of gum from walkways and sidewalks ordinances fines and enforcement to prohibit the cause.
- Vigilant policing of roadside trash for the removal of bottles, cans, food wrappers etc.
- Chemical removal of automotive oil stains and oil soaked asphalt sections of in parking areas
- Total focus on correcting the degenerative optical conditions (eye sores) that prevent this area from being the attractive area it once was but could be again.
- Local officials who seek government grants designed to attract low income and no income residents should consider seeking and implementing visions that attract the most upscale
- possible. Visit Naples, Bonita beach, Marco Island. Low income housing? Public transportation? Really?
- 16 **32033** activities for youth and seniors
- 17 **32033** Help for low income people. Those that are working, but can not afford rent and day care.
- 18 **32033** Affordable Housing that assists those individuals /families that are cost burdened and severely cost burdened low income . In St Johns that translates to 14,370 cost burdened low income households of which 9,305 are severely cost burdened. These numbers are going up. The senior population alone currently indicates that there are 4400 seniors living with income below 100% FPL and 5500 living below 150%. Last year in St Johns County over 25 million dollars in SNAP benefits were provided to St Johns County residents. In addition to Affordable Housing home repairs are needed to help those low income seniors stay in their homes in a safe , healthy environment in the community they have been their entire life.
- 19 **32033** Shelter for Sunshine Bus on 207, need lights, need garbage cans, repairs as needed
- 20 **32033** Shelter for Sunshine bus on 207, make sure everyone has a place to live-make sure no one is homeless including home repairs etc. need Community Center. Draining needs to be fixed, need garbage cans, need school bus shelters for Armstrong
- 21 **32033** Pam Trees planted coming into Armstrong, affordable housing, bus stop bench with shelter overhead covering, afterschool trailer on playground, home repairs, street lights (Main Street and Lanes), County garbage cans, side walks on side where ditches are
- 22 **32033** community center. I would like a house built anywhere you can. A laundry mat
- 23 **32033** Community Center for Armstrong, play area for children , county provided trash cans, bus stop benches and shelter for the area, stop light at the end of Armstrong Rd and 207
- 24 **32033** Community Center Bus Stop Armstrong
- 25 **32033** Armstrong

- 26 **32033** Community center Armstrong
27 **32033** community center Armstrong bus Stop
28 **32033** community service armstrong
29 **32033** Armstrong
30 **32033** Armstrong Rd
31 **32033** Elkton area Brugh Rd needs lights, ditches cleaned trees trimmed
32 **32033** Armstrong Brough Rd we need lights
33 **32033** Community Center for Armstrong. A new play area on the playground for the children. Shelter at the bus stop at the end of the road
34 **32033** a community center for Armstrong and a new playground for the Armstrong community
35 **32033** shelter, public transportation Armstrong, sidewalks Armstrong, drainage runoff Armstrong
36 **32033** Housing (Weatherization) does good work but at the same time, I had some things left worse than when it was before and, why? My roof was rotten my bathroom was in need of work . My sewer and electricity was done. The lights still don't work but although weatherization was helpful
37 **32033** Housing (Weatherization) does good work but at the same time, I had some things left worse than when it was before and why? My roof was rotten, my bathroom was in need of work. My sewer and electricity was done, the lights still don't work but I thought weatherization was helpful
38 **32033** street lighting, community center, bus ports in Armstrong
39 **32033** To fix my mother house been on the waiting list for a while
40 **32033** A multiple unity center. With resources to grow our farm community. it should include a library, rec center, pool, job training, 4h clubs, local farmers showing youths how to grow their own veggies. maybe even a baseball field so the kids in our community could compete within north Florida regions. music center. all to attract and keep our community informed, create jobs and deter crime and violence.
41 **32033** more green space & parks
42 **32080** Our water is terrible. It contains more particulates than any other water I have ever seen. It does not pass the minimum water safety standards and requires a waiver to continue operations. Please repair, enhance, or improve our water system in any way you can.
43 **32080** More housing, including transitional, for survivors of domestic violence.
44 **32080** I'd like to see more rental housing that is affordable to low wage / minimum wage workers. Part of every new development should be acreage and/or \$\$ given to county / city for this purpose.
45 **32080** Would like to see village for homeless individuals with supporting services such as medical, laundry, access to public transportation, and assistance with social security, veterans and other legal matters.
46 **32080** public transportation for people to get job training
47 **32080** additional education assistance programs
47 **32080** None, move the homeless & low income housing some where else. Not at the Beach !

- 48 **32080** Stimulate affordable housing by reducing or eliminating impact fees for rental property projects, reducing impact fees on basic starter home and modifying zoning regulations to allow urban infill projects with tiny homes as homeless transition and very poor singles housing.
- 49 **32080** Assistance with proper water service including sewer and pipe replacement.
- 50 **32080** Can you spend money on particular sub categories of citizens and ignore the water quality everyone uses? I hope not.
- 51 **32080** We have very hard water. It does not pass minimum safety standards. Improve the water before you do anything else.
- 52 **32080** Our water is not very good. It has lots of room for improvement. Please improve our water.
- 53 **32080** Our water does not meet the minimum safe water standards. Our waiver from the safe water standards indicates we need to improve our water supply. Please make our water safe.
- 54 **32080** Water is a basic need. Please make our water better. We have to buy water to cook and drink. Please improve the water system.
- 55 **32080** Our water corrodes everything in our homes. We spend thousands to replace faucets, water heaters, dishwashers and anything that touches the water supply. We spend thousands buying bottled water. Please upgrade our water system.
- 56 **32080** West Augustine improvements
- 57 **32080** A good community starts with good water. Our water needs improvement. Please do what ever is possible to improve our water.
- 58 **32080** Our water is an embarrassment. I am sure some tourists do not return to rental homes because the water is so bad. Please start improving our water service.
- 59 **32080** Water is all important. Bad water like ours hurts everyone. Please spend what ever is necessary to make our water clean and safe.
- 60 **32080** Our water desperately needs to be improved by someone sometime.
- 61 **32080** Better water is good for everyone. We all have to buy clean water because the county water is so bad. We either use filters or bottled water. It is more expensive for us to clean the water after we get it than for the county to clean it first.
- 62 **32080** Cleaner water will help everyone and not just a select set of citizens such as the poor.
- 63 **32080** Water is basic to everyone's life. Please improve our water and everyone's life.
- 64 **32080** Please get a start on improving our water. Please do anything possible to eventually get us better water. This will help me the most.
- 65 **32080** Please do anything possible to improve our water in any way possible. Our water really needs to be improved.
- 66 **32080** I think a goal should be clean, safe, affordable housing for everyone. I think we should have sufficient resources for the homeless, and I think in needs to be well thought out so it is not just a hand-out but set up so that the homeless individual collaborates with the community provider to incentivize the homeless person to get back on his or her feet. So, I guess I am advocating for ideally transitional housing and food for them with the goal that they become independent. You mentioned wellness programs--I feel strongly that both children and the elderly should have access to high quality food. I am convinced there is enough food around; we need to figure out how to distribute it efficiently.
- 67 **32080** Our infrastructure is super important. We need good roads and water systems and a user friendly public transportation system.
- 68 **32080** Cleaner water will save me a bunch of money.
- 69 **32080** Clean, fresh, soft drinking water is essential. Please spend every extra penny on supplying decent water.
- 70 **32080** Better water helps everyone. Currently our water does not meet minimum safety standards. We must get a waiver to stay legal.
- 70 **32080** Please make our water better.

- 71 **32080** Affordable housing near employment .. keeps workforce involved/committed/dedicated to where they live and work
 72 **32080** Infrastructure investments are the longest lasting and the best use of a bolus of money that may not come each year.

Helping the elderly with upkeep of their homes so they can stay independent.

- 73 **32080** Housing is one of the most critical deficits in St John's County and I believe organizations working to find solutions to this problem should be supported as a priority.
 74 **32080** none
 75 **32080** More affordable housing/ rentals job training
 76 **32080** None that involve low income housing or free housing for the homeless.
 77 **32080** Our water should be brought up to minimum standards and not require waivers.
 78 **32080** Our water is not drinkable. Our water does not meet minimum standards. (Getting a waiver from the standards is not meeting the minimums).
 79 **32080** Water is used by the old, young, rich, and poor. Fix our water and you will help everyone.
 80 **32080** Section 8 housing
 81 **32080** Improve our water plz.
 82 **32080** Please clean and soften our water. Our water is not acceptable.
 83 **32080** Addition public parking with permeable surface

More shade, parks and trees, including in parking areas, public and private

Solar lighting

Attractive and plentiful bike racks and bike and shaded walking paths

Large shade tree like cedars planted to provide shade in the pier area.

Less grass, more ground cover

Public and whimsical art

Free shuttles to events including the Wednesday Farmers market

- 84 **32080** Projects and programs to encourage community development through participation. Citizen involvement through sharing expertise and exchange of ideas; promoting diversity through active participation in classes i.e.raise health awareness, promote healthy activities, (low impact such as walking, biking, Tai chi or swimming) share expertise such as travel, cooking, gardening, art in public places, dances, music, sports.
- It was said and is true, people who choose to live in our community " had a LIFE before they came and
- 85 **32080** want to continue to be involved and active." The diversity in age, background and income enrich our community.
- 86 **32080** Affordable housing and keeping people in their homes.
- Pros vs Cons:
- Cons: Improved water supply is very expensive.
- Pros: Less money spent on:
1. New faucets
 2. New hot water heaters
 3. Power washing driveways, sidewalks, roadway gutters, and houses
 4. Individual bottled water bottles
 5. Bulk water purchases of 1 to 10 gallons
 6. Gas to go get bottled and bulk water
 7. Wasted time to go get bottled and bulk water
 8. Home water softening systems
 9. Business water softening systems
 10. Flushing the water pipes to force chlorine down steam in the water pipes
 - a. Employee time to do the flushing
 - b. Water wasted to do the flushing
 11. Boil water alerts and retractions

12. Filing compliance and exemptions requests with the government

13. Time and expense explaining to tourists that our water is almost safe

and the list goes on and on.

- 87 **32080** Our water is not within standards and is only permitted due to a waiver.
- 88 **32080** Low income and homeless housing.
- 89 **32080** Our water sinks and can not be used for drinking or cooking. It also corrodes our faucets and appliances.
- 90 **32080** Please spend all the money necessary to bring our water up to the minimum national standards.
- 91 **32080** Better water will help everyone, not just a few.
- 92 **32080** Please improve the water lines so that St. Johns County does not have to bleed the water pipes constantly. Letting water flow looks like a waste and shows tourists that we are no better than a third world country with a broken water system.
- 93 **32080** Water is so bad that a waiver must be gotten from the federal government. Waivers keep St. Augustine legal but do not give us soft clean water.
- 94 **32080** Affordable housing that the average person who makes 30,000 to 45,000 dollars can afford Not what a developer can squeeze out of yhe citizen , city , county or other governmental agency.
- 95 **32080** Please remove the iron from our drinking water. This will allow us to use solar hot water heaters (yes they corrode in 4 years),
- tap water for cooking and drinking,
- water for lawn watering (current water stains the driveway, sidewalk, gutters, and house), and
- water for indoor faucets (current water corrodes faucets in 10 years).
- Cleaner, softer, iron free, water will benefit all citizens, tourists, and save us money on all of the above.
- 96 **32080** Clean water may prove to save more money than it costs to create.
- one stop facility for the homeless
- before and after school care and nutrition for low income children of all ages
- 97 **32080** More affordable housing for the workforce
- 98 **32080** No housing projects more open space land
- 99 **32080** Cleaner water would benefit all citizens.

- 100 **32080** Housing for low income, those on disability.
- 101 **32080** Improve our water to help all of us.
- 102 **32080** With all the tourist oriented facilities in SAB, we have a lot of 'service' people- domestic/restaurant/etc. that commute in. We need to have low income housing here for those people.
- We also need a good bus system for those workers and the homeless population that live in our woods. Without transportation, they cannot get to jobs or seek medical help.
- 103 **32080** Please improve our water supply. Better water will help all our citizens. Better water will help: the young, the old, the homeless, and tourists.
- 104 **32080** I would like soft, clean, drinkable water. Water is a must! Please do anything possible to improve our water.
- 105 **32080** Residential solar power initiatives for low/middle income families.
- 106 **32080** I think what is already in place serves St.Johns county just fine.
- 107 **32080** none
- 108 **32080** I need more information before making a suggestion.
- 109 **32080** A place for teenagers to go, affordable housing
- 110 **32080** Affordable housing
- 111 **32080** Mental health programs with sober living facilities.
- 112 **32080** I would like to see more homes priced for for the low and moderate income population. Home ownership provides a sense of security and accomplishment compared to renting a property. In addition to more affordable new homes and condos, maybe find a way to take existing homes that are foreclosed, etc & make possible for purchase for low and moderate income households. Many teachers and other moderate income professions find it difficult to afford high rent prices and home purchases.
- 113 **32080** Affordable homes for rent and purchase. We do not have enough to support the working families. People should be able to afford to live where they work.
- 114 **32080** There is a great lack of reasonably priced rentals for minimum wage singles and families. Flagler students take what is available and rents go up because their parents foot the bills.
- More permits for reasonably priced rentals.
- Seniors need assistance and lower property taxes.
- 115 **32080** Home assessments and modifications to keep older adults in their homes.
- 116 **32080** Homeownership
- 117 **32080** 1. Better public transportation to help low income persons who cannot afford to own/maintain a vehicle get to and from work, shopping and recreation areas.

118	32081	Low income housing
119	32081	Affordable Housing
120	32084	I would like to see programs that assist working parents with free pre and after school care for their young school aged children.
121	32084	a bus transit system is needed
122	32084	no response provided
123	32084	no response provided
124	32084	Affordable housing, After school programs (free) Better system for providing meals to the sick and elderly
125	32084	no response provided
126	32084	no response provided
127	32084	no response provided
128	32084	no response provided
129	32084	no response provided
130	32084	no response provided
131	32084	no response provided
132	32084	no response provided
133	32084	no response provided
134	32084	job training, rentals for single men and women (1 bedroom apartments)
135	32084	Educational assistance
136	32084	First time homebuyer program
137	32084	no response provided
138	32084	no response provided
139	32084	no response provided
140	32084	no response provided
141	32084	no response provided
142	32084	no response provided
143	32084	A good service to find jobs for ex-offenders
144	32084	no responses provided
145	32084	sewer lines, repairs out west side, low income homes west side
146	32084	Hud, Programs for Seniors and Kids
147	32084	no response provided
148	32084	more housing in St Augustine for people with disabilities, affordable apartments for people that have fixed incomes for them to live on their own and be independent.
149	32084	more affordable housing and rentals

150	32084	Improve the community by helping the elderly with repairs and ramps on their houses.
151	32084	Public transportation
152	32084	More community programs for veterans
153	32084	Projects and programs for youth, especially males
154	32084	Improve projects in the community
155	32084	Home health care for elderly
156	32084	Special programs to educate the young people in our community males and females
157	32084	Help for the homeless in the community
158	32084	More education for youth in our community
159	32084	No comment
160	32084	Home repairs for low income homeowners
		grants for homeowners for repairs and improvements
		service for yard upkeep for seniors and disabled
		services for low income disabled seniors for food services and to help pay bills
161	32084	Need to improve all services
162	32084	No comment
163	32084	No comment
164	32084	No comment
165	32084	No comment
166	32084	No comment
167	32084	Business start-up projects
		Upgrade parks and rec. projects
		crime prevention projects
168	32084	No comment
169	32084	Homeless veterans housing assistance
		Student mentors
		Afterschool programs
170	32084	Activities for youth and seniors
171	32084	Activities for youth and seniors
172	32084	assisted living apartments for elderly in West Augustine, more streetlights

173	32084	Please improve the quality of our water.
174	32084	Our DV shelter is bursting at the seams - women and children of the county are in danger for their lives. This needs to be a priority!!!
175	32084	Low income apartments for seniors
176	32084	I would like to see more affordable housing especially for victims who have to leave there homes due to domestic violence.
177	32084	Please see the survey
178	32084	activities for youth and seniors
179	32084	Housing for homeless and low income families. Better facilities and services for mental health, drug/alcohol addiction, homeless. A more comprehensive dental facility for low income people that does complete dental work.
180	32084	Affordable rental housing for low income individuals and individuals on fixed incomes ie..SSDI.
181	32084	Housing projects that will serve and provide stable housing for the low and moderate income population.
182	32084	More affordable housing
183	32084	Coordination between providers
184	32084	I would like to see more afterschool programs for youth and male mentoring programs
185	32084	programs for youth and seniors
186	32084	home repairs and upgrades for low income seniors
187	32084	More housing for homeless. More activites for seniors. And also street lights and sidewalks.
188	32084	Affordable housing and school funding.
189	32084	Affordable child care. Programs for school age children. inexpensive summer camps for children age 8-17
190	32084	I'd like to see more job training
191	32084	mentoring for our young adults to keep them off the streets
192	32084	programs for youth and seniors
193	32084	activities for youth and seniors
194	32084	subsidized housing allowance for low income seniors
195	32084	Section 8 app. needed for me, 2-3 bedroom
196	32084	more low income housing
197	32084	activities for youth and seniors
198	32084	Activites for youth and seniors
199	32084	Activites for youth and seniors
200	32084	Street lights
201	32084	Gas station on the westside
		Activities for youth and seniors
		Activities for youth and seniors
		West Augustine sewer project-- City service area

202	32084	Rebuild or repair existing houses before clearing land in the same area there are alot of unoccupied homes. I hate seeing the wooded areas everywhere in Saint John's county disappearing so quickly when there are houses unoccupied right down the street or around the corner. Thanks so much for the help youre going to do, whatever it may be.
203	32084	There is a strong need for low income housing for families and women who have disabilities. Because St. Johns County main industry is tourism, perhaps apartments that can provide housing for the service staff that are employed by the tourist industry.
204	32084	Permanent Supportive Housing, Tenant Based Rental Assistance
205	32084	New businesses in West Aug.
206	32084	none listed
207	32084	I would like to see unbiased people working for the community and not their family and friends (like Habitat for Humanity). The stipulations should match the household situation. "Favoritism" should not count at all!!!
208	32084	none listed
209	32084	much needed
210	32084	none listed
211	32084	more educational and afterschool programs for our youth
212	32084	none listed
213	32084	none listed
214	32084	none listed
215	32084	none listed
216	32084	all that are needed
217	32084	none listed
218	32084	more youth improvement programs, financial responsibility self help programs
219	32084	new homes for all low income families and seniors
220	32084	none listed
221	32084	none listed
222	32084	None listed
223	32084	Let's get decent water. It must be the most important thing to have.
224	32084	Our water does not meet the minimum safe water standards. We obtain a waiver to remain legal. Our water corrodes everything it touches. It costs businesses and residents a great deal of money to work around our water. Please make our water safe, soft, and good to drink.
225	32084	Our water is terrible. Please start to improve our water system.
226	32084	More rental housing for lower paid workers in our tourist oriented community
227	32084	Please clean up our water.

- 228 **32084** Please help everyone with clean soft water. Our water is really bad. It smells and contains lots of particles. It does not meet the minimum safe water standards. We need a waiver from the standards just to stay legal. The recent "boil water" alert is just an example of how bad our water system is. Water is constantly being bled from the end points of the system just to keep the water safe. Help us and our water supply. Nothing is needed more than clean water.
- 229 **32084** Incentives or programs to encourage people to purchase, and live-in, previously constructed homes instead of building new ones.
- 230 **32084** Our water is just no good. It really needs to be improved. If this takes pipes or treatment plants then let's start the work. We need better water for many reasons.
- 231 **32084** Improve water which is used by all, instead of something used by only a few. Water purity comes at a steep price. Let's start getting better water, even though it is so expensive.
- 232 **32084** Better water may attract more tourists to pay for the new expensive water. Better water will, at least, not push tourists away.
- 233 **32084** Our water is in desperate need of improvement. Please start to improve our water.
- 234 **32084** Our water smells bad, tastes bad, and corrodes our homes. Please start to improve our water.
- 235 **32084** Do what you can to improve our water supply. Currently our water is a disgrace.
- 236 **32084** Afterschool tutorial programs for students, housing for low income seniors and families, and business start-ups in low income areas.
- 237 **32084** Our water tastes bad. Our water smells bad. Please lay the ground work for better water in the long run.
- 238 **32084** Do anything and everything possible to improve the water quality in Saint Johns County.
- 239 **32084** Clean water will cost a lot of money. Let's use whatever money we can find to make a start in cleaning up our water.
- 240 **32084** Water is needed by all citizens. Please perform this basic service. Provide clean drinkable water.
- 241 **32084** Our water needs improving. It should meet minimum safety standards without waivers. The money you spend on water will help everyone save money.
- 242 **32084** Please provide better water. Every dollar you spend will mean two dollars less everyone else has to spend on stuff like:
- Faucets
- hot water heaters
- water softeners
- purchased water
- cleaning driveways and the sides of houses (irrigation stains)
- 243 **32084** All improvements for the county
- 244 **32084** Educational programs. Job creation.
- 245 **32084** Youth Crisis programs
- 246 **32084** More affordable homes for our younger generation.

- 247 **32084** Free summer camp programs and after school transportation to after school programs.
- 248 **32084** homeownership
- 249 **32084** I would like to see programs to help the elderly on a fixed income and programs for people who actually have jobs but can not. Make ends meet.
- 250 **32084** Assistance to small business owners and just to large developers.
- 251 **32084** Affordable housing for middle income workers teachers planners nurses
- 252 **32084** Affordable housing for moderate income families and road repairs in lower socio-economic areas (e.g. Old Dixie, Kings Street)
- 253 **32084** More apartment rentals that are affordable.
- 254 **32084** All that is necessary to upgrade the community living conditions
- I'd like to see streets west of u.s. 1 and out of tourists eye sight lighted and with side walks.
- Holmes Blvd South is a prime example, heavy traffic, unlit, no sidewalks and pedestrian/bicycle traffic is a take your chances thing.
- I've lived in this county for 25 +yrs and witnessed sidewalks and lighting installed where pedestrian traffic is light.
- Masters Dr , Wildwood and West King are also examples of poor lighting and unsafe for foot/bicycle traffic.
- 255 **32084** Apartment and more housing for low income families
- 256 **32084** Affordable housing as a requirement for granting permission for development.
- 257 **32084** I think there are some good programs in place that require funding to improve accessibility and scope
- 258 **32084** Whatever development is proposed, there needs to be some teeth in the tree removal process, too damned much clear cutting.
- 259 **32084** Home Again St. John's planned center for homeless services on route 207. Sewers in West Augustine. Affordable rental housing.
- 260 **32084** More choices of apartments/housing for Section 8 or low income based people. More availability of assistance with Habitat process
- 261 **32084** More low income housing
- 262 **32084** Water and sewage
- 263 **32084** More low income housing.
- 264 **32084** Habitat is awesome but i wish they could expand their home reach. I would love to participate but I work 2 jobs and have no time for myself. Like Ive really looked into it and tried to rearrange my work and kids but I have no help or time. My kids would love to live in a home. Im working 2 jobs and still I cant afford a home.
- I like to see something done to the empty abandoned homes in some of the low income areas. Fix them up and make it an rent home for the poor. Theres not enough. Rent is ridiculous in sjc.
- 265 **32084** I would like to see economic development in West Augustine and improved infrastructure such as making sewer available and affordable for residents.
- 266 **32084** More Habitat for humanity , more affordable housing ,

- 267 **32084** Projects that add to the variety of housing types. Duplexes, quads, even bungalows (smaller homes). Projects that encourage alternative housing materials, traditional neighborhood designs (porches and grids, specifically). Projects centered around building a community and promoting livability, are environmentally conscious, promote urban farming and community gardens.
- 268 **32084** I would love to see a community home built for the homeless and disabled. Also incorporated into this job training.
- 269 **32084** Permanent Supportive Housing for Chronic Homeless and homeless with disabilities. Single room housing for homeless individuals, affordable units for individuals and families \$400-\$500 per month.
- 270 **32084** Affordable childcare and after school programs. Services for the homeless and job training in occupations that are higher paying for homeless and low income people.
- 271 **32084** Im not sure
- 272 **32084** Helping to repair low income families houses
- 273 **32084** Helping to repair low income families houses
- 274 **32084** 2nd time I filled one out :)
- 275 **32084** More affordable housing. Transportation and better jobs
- 276 **32084** Help for runaway or displaced use. As well as educational programs for them. Financial, Health, and emotional Care for Seniors.
- 277 **32084** Accessibility between housing and jobs.
- Accessibility to basic utilities.
- Accessibility to basic healthcare.
- 278 **32084** The county doesn't need to spend any more money on surveys, we all know what needs to be done and getting sewer in west Augustine is paramount.stop the incessant quibbling.
- 279 **32084** Single room occupancy units for seniors and chronic homeless.
- 280 **32084** Home repairs for seniors & like to moderate income households.
- 281 **32084** Affordable rental properties.
- 282 **32084** More help for those that already have homes but cannot keep up with the maintenance required to keep it from becoming dilapidated.
- Group homes for seniors.
- 283 **32086** Sewer and road improvements West King Street
- I would like to see more housing for homeless and homeless vets.

- 284 **32086** no response provided
- 285 **32086** no response provided
- 286 **32086** More affordable housing, you need to raise levels-your either poor and can't afford rent-or your poor an a family makes \$11.00 to much for program doesn't make sense
- 287 **32086** Preparing for sea level rise - now. Expand the ankle monitoring program for domestic violence abusers - they literally get away with murder. Please take care of the people already in our county.
- 288 **32086** I don't agree with rubber stamped, mindless, widespread "development" of St. Johns County - the beauty of our county is the "small town feel" and the actual nature that is still left, beaches where you can drive and take your dog. Please don't do to this area what South Florida did to their area - that can't be undone - it's destroyed.
 Low Income House
 Low Income Housing for Elderly and/or disabled
- 289 **32086** More affordable housing for low income individuals particularly families.
- 290 **32086** activities for youth and seniors
- 291 **32086** x
- 292 **32086** Affordable housing
- 293 **32086** Adequate shelter and supportive housing.
- 294 **32086** Assisted living
 Assistance to keep elderly in their home
 Parenting classe
 Mentoring
- 295 **32086** I would like to see affordable housing. It is impossible for a single parent to afford a home with the high cost of rentals in St. Johns County
- 296 **32086** A project to build affordable, rent controlled housing/apartment housing for our local work force.
- 297 **32086** Affordable housing for the people that work in St. John's County.
- 298 **32086** Half way housing
- 299 **32086** 1. low-income apartments
 2. supportive housing for those with special needs

3. subsidies for low income people to afford existing housing

300	32086	clean up and improvements on low income neighborhoods
301	32086	To help the low to middle income and of course the homeless.
302	32086	Education programs to help ppl leave poverty behind them.
303	32086	More boat ramps.
304	32086	I would like to see not so many developments coming here and tearing out the woods for a bunch of cookie cutter homes and calling it the Preserve ! We have too many people here already !
305	32086	Unfortunately we need every aspect of housing- and much of the lack of it is complicated by land costs(which can't be controlled) and lack of infrastructure which can be planned
306	32092	Activities for youth and seniors
307	32092	More parks and recreational fields in middle NW St. Johns County 32092. Public Library
308	32092	More income based housing alternatives.
309	32092	We need affordable housing. It is crazy that working families would have to pay half or more of their monthly salary on housing and utilities.
310	32092	none listed
311	32092	none listed
312	32092	none listed
313	32092	none listed
314	32092	none listed
315	32092	Affordable housing for low income families programs that will help restore home owners homes that can't afford to do so
316	32092	Small home communities to help with transient population. Tear down, removal of drug motels along rt 16. More patrols from officers or citizen police groups. A work program for at risk youths in the king street area of st aug, for redirection and better options so that community can improve. Help for seniors to repair their homes without fear of condemnation or removal from their homestead. More love among our neighbors, projects to bring everyone together.
317	32092	Apartments, town homes, anything affordable!
318	32092	Na
319	32095	Domestic violence programs and housing
320	32095	fixing of the roads in downtown St. Augustine and establish more parking options
321	32095	affordable housing
322	32095	Elic housing
		Workforce housing
323	32145	Education, sport program
324	32145	drainage for the entire community

325	32145	no response provided
326	32145	no response provided
327	32145	low income housing
328	32145	no response provided
329	32145	no response provided
330	32145	no response provided
331	32145	no response provided
332	32145	no response provided
333	32145	no response provided
334	32145	no response provided
335	32145	no response provided
336	32145	City water in Flagler Estates
337	32145	no response provided
338	32145	no response provided
339	32145	would like to see side walk on Flagler estates Blvd from west deep crook to County Road 13. As well with Street lights- Thank You.
340	32145	no response provided
341	32145	Education, afterschool programs, home repairs, stormwater drainage, job training
342	32145	Sidewalks and lighting
343	32145	Crime prevention and intervention and rehab project

Drug and alcohol abuse treatment facility.

344	32145	Post or alternative high school Education and vocational training facility for young adults. The western part of St. Johns County is often left out of consideration compared to areas around Ponte Vedra and St. Augustine. I would like to see the county put some development efforts into places like Hastings, Switzerland, and Armstrong to name a few.
345	32145	Affordable housing and aide with home repair for low income family and the elderly on fix income
346	32145	Affordable housing and aide with home repair for low income family and the elderly on fix income
347	32145	Affordable housing and aide with home repair for low income family and the elderly on fix income
348	32145	More home built on vacant property in the Hastings area
349	32145	Businesses creating jobs in Hastings.
350	32145	Any programs that enhance finance management, home repairs, programs for children, adults, and elderly needs. Tree maintenance, roads/streets, computer classes, college prep. and loan programs geared towards paying debts.

351	32145	Family Support & Education Programs, rental, homebuyer, and homeowner assistance.
352	32145	Education, Sport Program, Low Income Home
353	32145	More affordable housing, employment, and a grocery store; in the Hastings community.
354	32145	Affordable housing for low income people, and jobs.
355	32145	Affordable housing for low income people, and jobs.
356	32145	Better parks and affordable housing
357	32145	I would like to see any type of program that would assist the elderly and low income families to live somewhere safe and affordable.
358	32145	Affordable housing, jobs,.
359	32145	Home repairs in Flagler Estates
360	32145	Flagler Estates activities
361	32145	Flagler Estates, bike lanes, parks, swimming pools and lessons, complete road 305 through to Flagler Estates
362	32145	Activites in Flagler Estates
363	32145	Activities in Flagler Estates
364	32145	Activities in Flagler Estates
365	32145	Activites in Flagler Estates
366	32145	Activites in Flagler Estates
367	32145	Park equipment for Flagler Estates kids and speed humps
368	32145	Flagler Estates activities
369	32145	affordable housing
370	32145	activites for youth and seniors
371	32145	activites for youth and seniors
372	32145	Flagler Estates
373	32145	Flagler Estates park, ballfield, and community center
374	32145	activities for youth and seniors
375	32145	Develop medical facilities for Flagler Estates
376	32145	activities for youth and senior
377	32145	Flagler Estates
378	32145	activities for youth and seniors
379	32145	Flagler Estates
380	32145	Flagler Estates
381	32145	Flagler Estates
382	32145	Flagler Estates

- 383 **32145** Services for the elderly, including house repairs and maintenance is critical for our area. It is also important that the quality of the services offered is high. While many of the programs have been utilized in our area, the quality of the repairs and workmanship is extremely low. This has resulted in the need to revisit the same homes over and over.
- 384 **32145** 1- Reliable internet service - Broadband? So we could have emergency and schooling easily accessible
- 385 **32145** 2- County facility for day care - medical for family & elderly - and other county programs in Flagler Estates
- 386 **32145** Our community need improved access to the internet for the purpose of education and emergency information that is reliable.
- 387 **32145** SHIPP program and better homes for HUD.
- 388 **32145** The median income is around 30k. We need neighborhoods for 1st time buyers that reflect what they can in reality pay. Most rents are more than a single mom can pay!!
- 389 **32145** I would like to see more housing and community development programs in the Hastings area. Even though we are a farming town we have a lot of low income families who need a chance to feel the freedom of owning a home. we have a lot of children who have nothing to do after school except get into trouble because they have no resources to keep them busy and be productive to the community. Saint Augustine is to far for most people to travel everyday to give these children the opportunity to thrive and give back to the world. I would really like to see and do whatever I could to get more help for Hastings.
- 390 **32145** Housing for people who are disabled and our veterans that are low on income. Also homes getting fixed properly so the low income families and people can stay in their homes. Also stuff for disabled children and families with disabled children and adults.
- 391 **32259** Elderly and persons with disabilities need more help. Our government is not helping enough with care and housing.
- 392 **32259** Affordable housing to include rentals that are affordable to individuals and families who are currently homelessness and permanent supportive housing. St. Johns County needs long-term rentals that people are not in jeopardy of losing.
- 393 **32259** Stop rewarding women who continue to have child after child out of wedlock, and start paying more attention to your seniors
- 394 **32259** Sustain what exists. Saint Johns is quickly becoming overbuilt. The schools system can't keep up.
- 395 **32259** I would like to see available funding for assistance in providing housing for low income individuals and families directed to not for profit organizations such as the St. Johns Housing Partnership. My rationale is simple: The SJHP has an outstanding track record in delivering support and results to address the affordable housing issue for St. Johns County in a manner that maximizes any investment of funding for this critical issue. The bottom line is that any funds directed to the SJHP will result in the highest and best use of valuable funding options available to the County.
- 396 **32137** More street lighting and affordable housing
- 397 **32137** activities for youth and seniors
- 398 **32177** More parks and low income housing.
- 399 **32177** More assistance given to low-income families in historic neighborhoods (such as Lincolnville) who are being forced to give up their homes or move out, selling them to investors who just wish to tear down the historic home and build a new, modern home on its plot. If we were able to help them repair the home and stay in their home, there would be an incentive to manage those historic properties rather than let them fall into decay and eventually be torn down.
- 400 **32244** St Johns has plenty. Putnam County has much greater need.
- 400 **32244** Cheaper, reputable child daycare options.

401	33084	Housing for homeless
402	92220	Public Service Projects
403	32806	Housing for seniors.
404	32980	Please give us cleaner water.
405	322084	we need affordable after school child care and tutorial programs for elementary students

CDBG Citizen Participation Comments

West Augustine CRA Meeting, June 13, 2016:

- A representative of the West Augustine CRA Steering Committee should be represented on the project scoring and ranking team.
- A representative of the City of St. Augustine Beach should be represented on the project scoring and ranking team, because the City's population was critical to qualify for the HUD grant.
- West Augustine committee members commented that the survey was heavily weighted with housing related questions which caused the results to be predetermined.

Hastings Neighborhood Community Meeting, June 16, 2016:

- North Hastings wants to be informed of recommended projects in their neighborhood and would like to be provided a map of the North Hastings boundaries.
- Hastings residents appreciated the opportunity to participate in the CDBG process.

Flagler Estates Neighborhood Community Meeting, May 26, 2016:

- Engineering, Parks and Rec., and Housing County Departments should submit recommended projects on behalf of the residents of Flagler Estates.
- Flagler Estates residents appreciated the opportunity to participate in the CDBG process. The community feels they are often left out in the County process to approve and implement services and projects.

Armstrong Neighborhood Community Meeting, May 18, 2016:

- Armstrong residents want to insure housing and community projects are funded to benefit their community to include Spuds, Elkton, and Armstrong.
- Armstrong residents appreciated the opportunity to participate in the CDBG process.

Continuum of Care General Meeting, June 8, 2016:

- City of St. Augustine Mayor Shaver commented that residents of the City should be informed and involved in the administration of the CDBG process, funding awards, and project approvals. She indicated that the County should use additional media and meetings to insure public comment and public participation.

SJC Board of County Commissioners Meeting, June 7, 2016:

- Resident Tom Reynolds commented that he supports the CDBG project but wants to insure that low income and senior residents in the City of St. Augustine Beach are well served by this grant award, as intended.

Vilano Beach CRA meeting, June 15, 2016:

- Residents and business operators wanted additional input on how the CDBG grant could compliment the mission to eliminate economic blight in Vilano Beach. The committee believes that County Administration and County Commission should attend and participate in the Vilano CRA and Main Street meetings.

Weed and Seed Committee Meeting, May 19, 2016:

- The committee wants to be informed of program updates and program timelines and be provided the opportunity to participate in the CDBG process to determine project selection and funding allocations. Citizen groups should be able to participate on the project ranking and scoring teams, along with County staff.

Community Development Block Grant (CDBG) Survey

St. Johns County Citizen Participation Plan

St. Johns County expects to receive Community Development Block Grant (CDBG) funds in the amount of \$799,754, which will help to address housing and community development needs. Program activities must meet at least one of three national objectives outlined by HUD: activities benefiting low and moderate income persons; activities preventing or eliminating slums or blight; and/or activities meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs. Please complete this survey to help us determine what programs/projects should be funded.

*** 1. What is your ZIP code?**

*** 2. Please rank the following programs from lowest to highest priority for you:**

	Not a priority for me	Low	Moderate	High priority for me
Affordable Housing	☐	☐	☐	☐
Home repairs for low income households	☐	☐	☐	☐
Rental apartments for low to moderate incomes	☐	☐	☐	☐
New homes for low to moderate income homebuyers	☐	☐	☐	☐
Housing for homeless	☐	☐	☐	☐
Services for homeless	☐	☐	☐	☐
Housing for people with special needs, like the elderly on fixed incomes or people with disabilities	☐	☐	☐	☐

	Not a priority for me	Low	Moderate	High priority for me
Repair homes for people with special needs, like the elderly or people with disabilities	☐	☐	☐	☐
Build or improve streets, sidewalks, and lighting in the area	☐	☐	☐	☐
Build or improve water and sewer lines	☐	☐	☐	☐
Storm water drainage projects	☐	☐	☐	☐
Upgrade parks and recreational facilities	☐	☐	☐	☐
After school programs and childcare	☐	☐	☐	☐
Business start-ups and job creation	☐	☐	☐	☐
Education assistance programs	☐	☐	☐	☐
Job training	☐	☐	☐	☐
Wellness programs for infants, children, and families	☐	☐	☐	☐
Wellness programs for seniors	☐	☐	☐	☐
Public transportation	☐	☐	☐	☐
Domestic Violence programs	☐	☐	☐	☐
Crime prevention programs	☐	☐	☐	☐

*** 3. What housing and community development programs and projects would you like to see in St. Johns County?**

Completed surveys must be submitted electronically, hand delivered, or postmarked no later than June 17, 2016. The electronic survey can be found on the St. Johns County Housing and Community Development website: www.sjcfi.us/housing. Paper surveys can be mailed or hand delivered to: SJC Housing and Community Development, 200 San Sebastian View, Suite 2300, St. Augustine, FL 32084.

Project applications for CDBG funds can be found on the Housing and Community Development website: www.sjcfi.us; or in the Housing and Community Development office: 200 San Sebastian View, Suite 2300, St. Augustine, FL 32084. Project applications must be properly completed and submitted according to application guidelines, by 4:00 p.m. on June 17, 2016. Projects requesting CDBG funds must meet one or more of the CDBG National Objectives as outlined in the application. Technical Assistance is available by contacting the Housing and Community Development office via email at housing@sjcfi.us.

Done

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See how easy it is to [create a survey](#).

CERTIFICATIONS

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

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

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

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Specific CDBG Certifications

The Entitlement Community certifies that:

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

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) _____, _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

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

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

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

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

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

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

District Manager
16838590A July 15, 22, 2016