

## **CR-05 - Goals and Outcomes**

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

#### **91.520(a)**

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

St. Johns County is an entitlement grantee of the U.S. Department of Housing and Urban Development "HUD" for Community Development Block Grant "CDBG" funds. This Consolidated Annual Performance Evaluation Report "CAPER" covers the period from October 1, 2017 to September 30, 2018 (FY 17-18), which represents the second year of the County's 2016-2020 Consolidated Plan. The Consolidated Plan brings together the planning, application, reporting, and citizen participation components of each of the grant programs. The County's Housing & Community Services Division leads the development, coordination, submission, and implementation of St. Johns County's 2016-2020 Consolidated Plan.

The Strategic Plan, a subset of the Consolidated Plan, identified the following priority needs: 1. Home Repair/Rehabilitation; 2. Public Facility or Infrastructure Activities; 3. Affordable Rental Housing; 4. Public Services; 5. Homeless Services and Prevention

Strategic Plan priority needs were addressed during the 2017-2018 program year with the selection of four projects. The 2017-2018 year proved surprisingly challenging again. Prior to the beginning of the program year, St. Johns County was impacted by Hurricane Irma. After having been impacted by Hurricane Matthew the previous program year, the County's CDBG implementation plan was again hindered as staff assisted with recovery efforts, leveraging county-wide resources with both the private and the non-profit sectors, which included providing referrals for services to individuals impacted by the storm, assisting with the management of the emergency shelters, working with non-profits and other County departments to identify storm-related needs, and applying for additional disaster relief funds funneled through the State Housing Initiatives Partnership (SHIP) grant. At the time of this writing, SHIP funds utilized during FY 17-18 , were used to rehabilitate 51 homes and provide rentals assistance to households which had been affected and/or displaced by Hurricanes Matthew and Irma.

In an effort to ensure HUD guidelines and rules were being followed and properly implemented, especially in lieu of the previous year's challenges, staff spent considerable time conducting an evaluation of the goals of the Consolidated Plan and the projects in the 2017-2018 Annual Action Plan. During FY 17-18, Staff began the implementation of the County's CDBG program and has already completed the Alpha Omega Project, which provided housing for single parentss and

elderly citizens. All of the individuals who were housed were previously homeless.

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

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

Goal	Category	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Rental Housing	Affordable Housing	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		5	5	100.00%
Affordable Rental Housing	Affordable Housing	Rental units constructed	Household Housing Unit	25	5	20.00%			
Affordable Rental Housing	Affordable Housing	Rental units rehabilitated	Household Housing Unit	50	0	0.00%			
Affordable Rental Housing	Affordable Housing	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	250	0	0.00%			
Home Repair/Rehabilitation	Affordable Housing	Homeowner Housing Rehabilitated	Household Housing Unit	110	0	0.00%	8	0	0.00%
Homeless Services and Prevention	Homeless	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	625	0	0.00%			
Homeless Services and Prevention	Homeless	Homelessness Prevention	Persons Assisted	500	0	0.00%			
Planning and Administration	Planning and Administration	Other	Other	0	0				
Public Facility or Infrastructure Activities	Non-Housing Community Development	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	350	0	0.00%	100	0	0.00%
Public Services	Non-Housing Community Development	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	800	34	4.25%	50	34	68.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

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

The following priorities were addressed during the CDBG FY 17-18, which originate from the St. Johns County Consolidated Plan:

1. Home Repair/Rehabilitation

2. Public Facility or Infrastructure Activities
3. Affordable Rental Housing
4. Public Services
5. Homeless Services and Prevention

The projects awarded during the CDBG FY 17-18, which addressed the priorities and specific objectives noted in the St. Johns County Consolidated Plan, were as follows:

- Countywide Housing Rehab- Approximately 8 low income, elderly, and/or disabled households will benefit from the rehabilitation of existing housing.
- West Augustine Drainage Improvements-Service Area 3- Approximately 100 households, of which 90% are low- to moderate-income residents, will benefit from the replacement of failing drainage infrastructure.
- Afterschool Tutorial & Enrichment Program- Approximately 35 eligible school aged children will be provided after school tutoring, homework assistance, and mentoring at two 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.
- Affordable Rental Housing- Moultrie Lakes Condo Acquisition-Five condominium units will be aquired for purchase for the purpose of preserving the units as affordable rental housing to benefit very low, low, and moderate income residents, including elderly, disabled, and homeless citizens.

**(Continued)**

St. Johns County also allocated +\$772,267 in funds (Affordable Housing Grant) that were associated with mitigation designed to address housing needs associated with Development of Regional Impacts (DRI) in the County. All of the funds were allocated to support housing needs as they related to individuals who fell between 120% AMI to no income (homeless). The allocations were based on a competitive application process, with all subrecipients being local nonprofits. The County also utilized \$1.2 million in State Housing Initiatives Partnership (SHIP) dollars toward recovery efforts in response to Hurricane Matthew during program FY 17-18. In addition to managing these unexpected funds, the St. Johns County Housing and Community Development Division was instrumental in recovery efforts related to Hurricane Irma. The County's Housing and Community Development Division engaged in a number of recovery-

oriented operations including but not limited to, providing referrals for services to individuals impacted by the storm, assisting with the management of the emergency shelters, working with non-profits and other departments to identify storm-related needs, distribution of recovery materials such as tarps, and applying for additional disaster relief grant funds funneled through the SHIP grant. This is further discussed in the section of this report entitled CR-20 Affordable Housing.

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

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	8
Black or African American	32
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
<b>Total</b>	<b>40</b>
Hispanic	0
Not Hispanic	42

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

### Narrative

According to St. Johns County’s current Consolidated Plan, the County recognizes four geographic target areas: West Augustine, Elkton/Armstrong, Flagler Estates, and Hastings. According to the most recent census data there are three census tracts considered Areas of Minority Concentration, with more than 50% minority representation, within St. Johns County. The 2017-2018 Annual Action Plan identified 3 projects to be implemented in the Elkton/Armstrong and Flagler Estates area. It is also important to note, the Moultrie Lakes Acquisition (Alpha Omega) project occurred roughly less than a half mile from the West Augustine Community Development Area. The West Augustine population total is approximately 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 Area. The West Augustine Community Redevelopment Plan was prepared utilizing input from the community to create redevelopment programs that address the priorities expressed in the meetings 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. Not included in the table above are the FY 2017-2018 additional CDBG client racial categories of Other Race: 2.

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

#### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,583,859	474,095
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other	1,004,951	1,922,826

**Table 3 - Resources Made Available**

#### Narrative

The above table auto-populates based on previous CDBG awards, monies previously spent, and other grant funds awarded to the County's Health and Human Services Department.

The St. Johns County Housing and Community Services Division is the lead agency in development, coordination, submission, and implementation of St. Johns County's 2016-2020 Consolidated Plan. During FY 17-18, the Housing and Community Services Division was responsible for managing the following resources that are designed to address many of the same goals noted in the Consolidated Plan: The Affordable Housing Grant (DRI), Community Workforce Housing Innovation Pilot Program-Affordable Housing (CWHIP), St. Johns County Community Redevelopment Area (CRA)-Addressing Blight, and the State Housing Initiative Partnership Grant (SHIP)-Preservation of Affordable Housing.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Countywide	71	27	Housing Rehabilitation, Homeless Housing Rehab, and Planning & Administration.
Elkton/Armstrong			
Flagler Estates			
Hastings			
West Augustine	29	2	West Augustine Drainage Improvements & Afterschool Tutorial & Enrichment Program

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

All projects shall serve LMI individuals and or individuals defined as Special Needs, as determined by HUD, and may include individuals in areas such as, but not limited to: Hastings, St. Augustine Beach, Elkton, Flagler Estates, and other areas.

**Leveraging**

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

Every reasonable effort is made to leverage financial support from other sources in addition to using federal funds to complete the projects undertaken. CDBG sub-recipients must document the use and search for other funds as part of the application process. No public lands were utilized to address the needs identified in the plan. However, there are statutory requirements that require St. Johns County to maintain an inventory of county-owned properties. Staff is currently in the process of implementing an equitable process of distribution to property developers who would agree to improve the properties for affordable housing purposes. Staff has researched other property distribution programs around the nation and attended various educational seminars that deal either directly or indirectly with this subject matter.

St. Johns County also expended ±\$440,359, at the time of this writing, in funds during FY '17-'18 (Affordable Housing Grant) that were associated with mitigation designed to address housing

needs associated with Development of Regional Impacts in the County. All of the funds were allocated to assist housing needs as they related to individuals who fell between 120% AMI to no income (homeless). The allocations were based on a competitive application process, with all sub grantees being local nonprofits.

During the State of Florida fiscal year 17-18, St. Johns County continued to utilize SHIP funds for the preservation of affordable housing. During this period, \$1,161,667 in state grant funds were used primarily for the rehabilitation of single-family homes (19 households), disaster mitigation associated with Hurricane Matthew (32 households), and homeownership counseling (242 appointments/29 households purchased homes).

Since 2010, a public-private partnership has allowed the County to be awarded a \$5 million Community Workforce Housing Innovative Pilot Program (CWHIP) grant. Upon completion, 95 affordable houses were built utilizing the County’s revolving construction loan program. In 17-18, the County utilized this grant to create 8 housing units for non-homeless individuals. The CWHIP grant was completed in 2017-2018.

St. Johns County encourages the leveraging of Federal funds through the use of other public and private resources. The County's annual application cycle emphasizes the need to leverage requested funds with other types of private and public funds in order to meet more of the needs within the community.

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

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

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	5	9
Number of Non-Homeless households to be provided affordable housing units	8	12
Number of Special-Needs households to be provided affordable housing units	4	4
<b>Total</b>	<b>17</b>	<b>25</b>

**Table 5 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	12
Number of households supported through The Production of New Units	0	15
Number of households supported through Rehab of Existing Units	8	51
Number of households supported through Acquisition of Existing Units	5	5
<b>Total</b>	<b>13</b>	<b>83</b>

**Table 6 – Number of Households Supported**

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

All Strategic Plan priority needs were addressed during the 2017-2018 program year with the selection of four projects. Within months of the start of the program year, the County’s CDBG implementation plan was again hindered as staff assisted with disaster recovery efforts in response to Hurricane Irma. The County’s Housing and Community Development staff engaged in a number of recovery oriented operations including providing referrals for services to individuals impacted by the storm, assisting with the management of the emergency shelters, working with non-profits and other County departments to identify storm-related needs, distribution of recovery materials such as tarps, and applying for additional disaster relief grant funds funneled through the State Housing Initiatives Partnership (SHIP) grant. During FY 17-18, SHIP funds were used to rehabilitate 51 homes, primarily associated with Hurricane Matthew, and to provide rentals assistance to 12 households that had been displaced by Hurricane Irma. Utilizing \$1.2 million SHIP dollars the County received in FY 16-17 for disaster relief, the County far exceeded its goals for **Rehab of Existing Units (+43)** and **Rental Assistance (+12)**, as recognized in the 5-year Consolidated Plan.

Originating in 2010, a public-private partnership has allowed the County to be awarded a \$5 million Community Workforce Housing Innovative Pilot Program (CWHIP) grant. Upon completion of the program, 95 affordable homes were built utilizing the County’s revolving construction loan program. In FY 17-18, the County utilized this grant to create 8 housing units for non-homeless individuals. Utilizing the CWHIP program, the County exceeded its goals for **Number of non-homeless to be provided affordable housing units (+4 households)**, as recognized in the 5-year Consolidated Plan.



Emergency Services and Homeless Coalition of St. Johns County, Inc. (ESCH) utilized local grant funds (Affordable Housing Grant) to renovate three freestanding housing units, which had previously been vacant or had been used as office space, and converted them to 3 affordable housing residences. Utilizing the Affordable Housing Grant, the County exceeded its goals for **Number of homeless to be provided affordable housing units** (+4 households) and **The Production of New Units** (+15 housing units), as recognized in the 5-year Consolidated Plan.

Using CDBG funds, Alpha-Omega Miracle Home, Inc. acquired units 59, 60, 61, 63, and 64 of the Moultrie Lakes Condominiums, located at 1845 Old Moultrie Road, St. Augustine, FL 32084, to provide affordable housing to low- and moderate-income individuals and households. Although the individuals residing in the condominiums at the time of purchase were not homeless (they had been homeless prior to residing in the units), it is expected that the units will provide housing for individuals transitioning out of homelessness in the future. Utilizing CDBG funds, the County exceeded its goals for **Number of non-homeless to be provided affordable housing units** (+4) and **The Production of New Units** (+15 housing units) as well as addressing **Number of special-needs to be provided affordable housing units** (+0), as recognized in the 5-year Consolidated Plan.

With the addition of the SHIP funds associated with disaster relief the County greatly exceeded or matched all of its affordable housing goals, as recognized in the 5-year Consolidated Plan, during the 2017-2018 fiscal year.

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

Staff is in the process of laying the groundwork to catch up on the 2016-2017 grant year as well as developing processes to successfully implement both the 2017-2018 grant year and all of the succeeding grant years to come. During the CAPER reporting period (10/01/17-09/30/18), St. Johns County was negatively impacted by Hurricane Irma. During this time, staff applied for another Disaster Grant, with the State of Florida, and continues to assist with individuals who have been impacted by the storm. Should disastrous weather events occur more frequently, a change in goals as well as an amendment to the County's Consolidated Plan may be in order. Staff is also working towards increasing communication with the community and increasing technical assistance to the different entities throughout the county. During 2017-2018, staff also began working more diligently with the County's Public Information Office to utilize different types of mediums, including nontraditional types such as social media and commissioner newsletters, to increase communication with the County's citizens.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	10	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>10</b>	<b>0</b>

**Table 7 – Number of Households Served**

### **Narrative Information**

During FY 17-18, the County utilized CDBG funds to serve a total of 10 persons with affordable housing through the Alpha Omega Miracle Home, Inc. project. The Alpha Omega project purchased five condominiums that are used as affordable rental units for individuals and families that have experienced homelessness, focusing primarily on the elderly and single mothers. Of the 10 persons served, all were extremely low income persons as defined by HUD. It is the intent of the County to continue to use CDBG and other grant funds to help persons that qualify as low to moderate income (LMI).

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

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

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

Through collaboration with the St. Johns County Continuum of Care (CoC), along with other organizations, St. Johns County utilizes 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 the County’s plight to end homelessness. The Street Outreach program has been successful since its implementation a little over two years ago. As of March 2017, the program has been under the direction of St. Francis House. The outreach efforts include assessing the homeless individual/family’s needs in order to provide the appropriate housing and supportive services referrals. For the period October 1, 2017 through September 30, 2018, St. Francis House operated three outreach teams: ESG, PATH, & Youth. During this period the ESG team encountered 278 people, the PATH team encountered 555 people, and the Youth team encountered 85 unaccompanied youth.

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, 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 assessment instrument, the Service Prioritization Decision Assistance Tool (SPDAT), which is an evidence-based approach to assessing an individual’s or family’s acuity, which is measured as part of 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. During the FY 17-18 year, the CoC assessed 659 individuals through the coordinated entry process utilizing the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT). This tool assists in prioritizing those in greatest need. Of those individuals assessed, 145 of the 394 adults were, upon assessment, considered to be unsheltered, living on the streets or in a place not meant for habitation.

St. Francis House, an emergency shelter, continues to serve as the main point of access for homeless services in St. Johns County despite having been negatively affected by both Hurricane Matthew and Hurricane Irma. St. Francis House provides 32 beds for single individuals as well as 4 housing units for families that can accommodate up to 16 people. St. Francis House reserves 8 beds for the City of St. Augustine to assist the city in dealing with homeless issues that occur within the city limit.

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

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

The County also works with local housing providers, such as the St. Johns Housing Partnership, to refer individuals who are in need of affordable housing and may be close to homelessness. The County also refers individuals to local housing authorities, Jacksonville Housing authority to the north and the Housing Authority of Flagler County to the south, in an effort to help individuals receive and utilize housing vouchers. St. Johns County typically refers between three and five households every week.

Although transitional housing is no longer a priority in our community, we continue to have programs that assist in transitional housing for victims of domestic violence, the elderly, and families with children. During the FY 17-18 year, the CoC sheltered 842 individuals and 648 households in emergency shelter and transitional housing. These data points from the CoC exclude Domestic Violence Emergency Shelter and Transitional Housing. Of those sheltered in Emergency Shelter and Transitional Housing, 150 were elderly, 71 households were families with children, and 165 adult individuals reported a history of domestic violence, whereas 39 reported actively fleeing from domestic violence.

The County continues to work with the CoC toward a goal of "Functional Zero" whereby every person wanting to exit homelessness will be offered appropriate housing within 30 days. By utilizing the Housing Crisis Center and other Crisis Housing resources for emergency shelter and

service linkage, homeless persons will receive the support and services best matched to their circumstances.

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

St. Johns County continues to assist homeless persons and families transition into permanent supportive/independent housing. During the FY 17-18 year the CoC sheltered 842 individuals, 648 households in Emergency Shelter (ES) and within Transitional Housing (TH). These numbers exclude Domestic Violence Emergency Shelter and Transitional Housing clients. Of those sheltered in ES and TH, 150 were elderly, 71 households were families with children, and 165 adult individuals reported a history of domestic violence and 39 reported actively fleeing domestic violence.

Prevention services through the CoC are provided via ESG funding, the Department of Children and Families (DCF) Challenge Grant and the Temporary Assistance for Needy Families (TANF) Prevention Grant. In FY17-18, the CoC reported 322 individuals were assisted with prevention funds.

The County is also supporting new projects that will increase the number of permanent supportive housing units utilizing its Affordable Housing Grant and SHIP funds.

The County is the recipient of Challenge grant funding to assist in funding of a SSI/SSDI Outreach, Access, and Recovery (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. During FY 17-18, the County's SOAR processor assisted 13 clients (9 of which are still pending), while 3 were awarded SSI/SSDI.

The County is collaborating with the CoC, the Affordable Housing Advisory Committee (AHAC), and other community stakeholders to develop strategies to not only increase our affordable and permanent supportive housing stock but is 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.

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

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

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

Social Services will continue to provide financial assistance in the form of emergency rent and utility payments to those households at risk of becoming homeless. These prevention funds target those who would become homeless without assistance.

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

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

In FY 17-18, the CoC assisted 2,147 individuals. Of those, 1,196 households were assisted through the following programs: Coordinated Entry, Emergency Shelter, Transitional Housing, Homeless Prevention, Rapid Re-Housing, Street Outreach, and other Permanent Housing Programs.

756 Adults were considered to be in a homeless situation upon enrollment to the program types listed (670 of which were unsheltered- in streets or places not meant for human habitation).

Of the 1,196 households assisted, 218 were families with children. There were 1,477 adults, 134 identified as veterans, 156 were considered to be of youth age 18-25 (22 were parenting

youth). 174 individuals were chronically homeless.

The SJC Family Integrity Program (FIP) has a formal protocol for the discharge of youth aging out of foster care. This protocol involves collaboration with the Florida Department of Children & Families (DCF), the FIP Independent Living Case Manager, and other partner agencies to prevent homelessness for these youths. The intent is to have a smooth transition from foster care to self-sufficiency. During FY 17-18, the County, through this funding, was able to provide services to 3 individuals.

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

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

St. Johns County does not have a Public Housing Authority. Residents wishing to apply for public housing must apply for a voucher through the Jacksonville Housing Authority (JHA) in neighboring Duval County to the north or the Housing Authority of Flagler County, located in Bunnell, to the south. The St. Johns County Housing & Community Development Division provides support, pertaining to public housing, to the residents of St. Johns County by making referrals to both agencies. The St. Johns County Housing and Community Services Department provides 3 to 5 referrals per week.

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

St. Johns County does not have any public housing developments nor does it issue Housing Choice vouchers. However, when individuals seeking housing make contact (up to 15 calls a week) with the St. Johns Housing & Community Development Division, they are often referred to a variety of different services. The Housing and Community Development Division has a staff member assigned to handling these referrals. The Housing and Community Development Division also has a staff member assigned to providing housing and financial counseling. During FY 17-18, this individual served over 242 individuals. Staff assigned are available to provide services to any resident of St. Johns County who is interested in learning more about homeownership and/or financial literacy. Staff coordinates assistance with the other members of both the County's Housing Division and the County's Social Services Division to provide these citizens with assistance.

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

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



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

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

The St. Johns County Affordable Housing Advisory Committee (AHAC) has the responsibility of reviewing and assessing established policies and procedures, ordinances, land development regulations, as well as the local government comprehensive plan, and recommending specific action or initiatives to encourage or facilitate affordable housing. The AHAC is required to furnish a report outlining recommendations to the State of Florida once every three years. The most recent report was completed in 2016. The AHAC is currently reviewing existing impediments to affordable housing in hopes of making additional recommendations in the future but is also taking the time to educate its members and the general public on issues surrounding affordable housing. Following the end of 2016, the following summarized incentives and recommendations are currently in place for St Johns County (RES2016-358):

- The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- The support of development near transportation hubs and major employment centers and mixed-use developments.
- Recommend modification to the Down Payment Assistance guidelines to reflect homeowners who qualify for down payment assistance should only receive an amount necessary to make the home affordable instead of awarding a "flat fee" amount given regardless of their income.
- Credit and credit counseling education is needed and should be performed by certified housing/nonprofit organizations to ensure potential homebuyers have been counseled and are taking standard credit education.
- Work with County Code Enforcement to potentially foreclose on the liens held by the County on properties that are dilapidated and require the County to expend County funds to demolish existing structures that are beyond repair and considered a safety hazard.
- Create a record for existing structures that would qualify for a reduced impact fee credit for the property.
- Make all incentives available to both for-profit and non-profit providers.
- Provide incentives to homebuilders of up to \$25,000 per unit of affordable rental with qualifying rents, and low to moderate income qualified renters.
- Offer down payment assistance subsidy amount for qualified buyers of affordable

housing.

- Investigate the potential/requirements for a Community Land Trust.
- Utilize the Housing Finance Authority as housing experts to assist in evaluating proposals and financing pro formas.
- Consider using private funds such as DRI contributions for lower interest rate enticements.
- The County actively promotes economic development through their Economic Development Office and partnership with the Economic Development Council of the St. Johns County Chamber of Commerce. However, to be completely successful, there should be a higher priority placed on creating more affordable housing.
- Consider reducing landscape requirements for development of affordable housing units.
- Waive water re-use requirements for affordable housing units.
- Use County Inventory of Land for Affordable Housing for joint venture experiments
- Consider removal or reduced percentage rate for bond requirement for roadway improvements if it will serve affordable housing.

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

- Provide support to homeless individuals and families, and other underserved populations, by allocating funds to non-profit agencies that provide support to those populations. Including the use of '16-'17 DRI funds (Affordable Housing Grant), which are currently encumbered and being utilized, to assist underserved populations. One of the projects is complete (ESCH) and the remaining projects are on-going.
- Promote cooperation between agencies by participating in and providing leadership and technical assistance to the 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 to not only implement new programs but also strengthen existing programs and/or perform research to better identify the community needs of local underserved populations.
- Addressing infrastructure deficiencies in low to moderate income areas through CDBG and CDBG-DR funding.
- Utilizing state funds to perform home rehabilitation work in concentrated areas of individuals with underserved needs, areas such as Lincolnton, Flagler Estates, Elkton, Hastings, and other areas throughout the County. These funds are often leveraged with grant funding associated with the State's Weatherization grant that has been awarded to a local non-profit.

- Providing Homeownership and Financial counseling to the residents of St. Johns County. Last year this service provided assistance to 242 households.

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

The Florida Department of Health (DOH) is the lead agency for the surveillance and follow-up related to human exposure to hazardous lead-based materials. Florida's Lead Poisoning Prevention Program conducts surveillance of blood lead 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. 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.

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 mothers and infants and then, as needed, conduct home visits which include a safety assessment (i.e. for potential sources of lead exposure) and child developmental screenings.

Through the Nurse Case Management Model, those clients living in housing with LBP hazards are provided guidance on how to reduce exposure, and if needed, are provided information on how to access safe housing.

(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.

More information concerning the DOH's programs can be found here: <http://www.floridahealth.gov/environmental-health/lead-poisoning/index.html>

**(Continued)**

The St. Johns County Building Services Department also provides information concerning LBP hazards on their website, noting that "Contractors in Florida performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and follow specific work practices to prevent lead contamination." (<http://www.sjcfcl.us/BuildingServices/>) The Building Services website also provides a link to the United States Environmental Protection Agency webpage concerning the rules and regulations associated with lead-based paint. (<https://www.epa.gov/lead#contractors>) The County is in contract with the St. Johns Housing Partnership to perform rehabilitation work on homes as it pertains to emergency housing needs and utilizing SHIP funds. The Partnership also participates in a number of different programs outside the County's purview, such as the State of Florida Weatherization program. Each client assisted within the Partnership's programs, as they pertain to construction work, received a lead-based paint pamphlet that originates from the Federal Environmental Protection Agency. According to the Florida Department of Health, a total of 32 cases of lead poisoning were reported to the Florida Department of Health from October 1, 2017 to September 30, 2018, in St. Johns County. None of the cases reported lead based paint as their source of lead exposure. There were no health educational outreach activities performed in St Johns County during that period. As a part of case management services, health education is provided to adults with a risk of lead exposure and parents and caregivers of children exposed to lead. A lead poisoning case is defined as a blood lead level  $\geq 5$   $\mu\text{g}/\text{dL}$ . Prior to 2017, DOH considered blood lead levels  $\geq 10$   $\mu\text{g}/\text{dL}$  to be lead poisoning. Children with a blood lead level  $\geq 10$   $\mu\text{g}/\text{dL}$  were counted as a case of lead poisoning. In 2017, DOH started using blood lead levels  $\geq 5$   $\mu\text{g}/\text{dL}$  to define lead poisoning to align with national guidelines put forth by the Centers for Disease Control and Prevention (CDC) and Council of State and Territorial Epidemiologists (CSTE). As a result, the count of lead poisoning cases from 2017 onwards will be higher than previous

years.

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

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

Objective A.1.9 and related policies address mixed use development.

Objective A.1.11 and related policies address efficient and compact development.

Objective A.1.13 and related policies address community and neighborhood creation and preservation.

Objective A.1.21 and related policies 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 continues its efforts to develop low to moderate income rental housing stock. Housing & Community Services staff attends monthly Weed & Seed meetings, where housing issues in West Augustine are addressed, works with both the County Attorney's office as well as the Code Enforcement Department on code-related housing issues, and attend CRA meetings to stay apprised on housing issues in the County's blighted areas.
- Inventory all surplus County-owned land, foreclosed properties, and in-fill opportunities that could be used to promote affordable housing provision and production. The County is currently implementing a procedure to distribute these properties, which are approved by the Board of County Commissioners every three years, so that they may be developed

for affordable housing purposes. This procedure is currently undergoing both peer and legal review prior to implementation. The program itself has been approved by the Board of County Commissioners.

- Strategically work with developers seeking to develop affordable housing projects close to major employment centers and available amenities. The County's Housing staff provides comments and discusses housing development issues with the County's Planning Department on a continuous basis as part of the Development Review Process.

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

St. Johns County has a strong institutional delivery system that manages and delivers services from community programs. There are a number of public and private agencies within the County that participate year round in the provision of housing, public services, economic development services, homeless services, and other community development activities, including: capital improvements, public facilities and infrastructure. The County also has several groups that collaborate and lobby for resources to alleviate identified gaps within the community. These groups include, but are not limited to: Health and Human Services Advisory Council (HHSAC), Health Leadership Council, Behavioral Health Consortium, Continuum of Care (CoC), the Housing Finance Authority (HFA) and the Affordable Housing Advisory Committee (AHAC). Each of these groups has representatives from various agencies, within both the private and public spectrum, that provide services to the institutional delivery system that coincides with the institutional structure of 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:

- The 2017 Community Health Assessment & 2018-2020 Community Health Improvement Plan for St. Johns County, FL was published in the spring of 2018 as Flagler Hospital, the Department of Health for St. Johns County, Health and Human Services Advisory Council, and the Behavioral Health Consortium collaborated on an updated assessment aimed at identifying gaps related to healthcare, mental health, substance abuse and other socio-economic concerns. (<http://stjohns.floridahealth.gov/programs-and-services/community-health-planning-and-statistics/community-health-assessments/index.html>)
- The Continuum of Care is currently working on an updated 3-year Strategic Plan to End Homelessness.

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

In addition to the agencies listed above, and due in large part to our local response to Hurricanes Matthew and Irma, a number of new agencies and response groups have originated to address social and housing needs in the county. Groups such as Voluntary Organizations Active in Disaster (VOAD) have coordinated communication between agencies, served individuals in needs, evaluated community needs, and meet monthly to discuss storm-related issues. In addition, both the local Chamber of Commerce and the St. Augustine, Ponte Vedra, & the Beaches Visitors & Convention Bureau provided technical assistance and/or referrals as part of hurricane housing recovery efforts.

The Health and Human Services Department does a great deal of outreach, attends various community functions, and routinely hosts discussions, amongst service providers, concerning community needs. These discussions provide invaluable technical assistance and often result in referrals to other governmental partners and like-minded nonprofit service providers, who are meeting similar needs or who can provide guidance for structural capacity building.

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

On July 8, 2015, the U.S. Department of Housing and Urban Development (HUD) released a final rule on Affirmatively Furthering Fair Housing clarifying and simplifying existing fair housing obligations for HUD grantees to analyze their fair housing landscape and set locally-determined fair housing priorities and goals through an Assessment of Fair Housing (AFH). The rule creates a streamlined AFH planning process, which will help communities analyze challenges to fair housing choice and establish their own goals and priorities to address the fair housing barriers in their community. While the final rule took effect 30 days after publication (July 8, 2015), it was not fully implemented immediately. The initial AFH needs to be submitted at least 270 calendar days before the start of the program participants' new Consolidated Plan year. St. Johns County will not be required to complete its AFH until 270 days prior to its 2021-2025 Consolidated planning cycle and until such time, the County is required to comply with existing requirements.

It was recently brought to St. Johns County's attention that an Analysis of Impediments to Fair Housing Choice (AI) was due immediately, as a number of federal implementation rules had been reversed. The County was now responsible for authoring an AI so that both CDBG & CDBG-DR funds could be expended. St. Johns County is in the process of developing its AI, including holding public forums, issuing surveys, and receiving public feedback.

St. Johns County currently works with St. Johns County Legal Aid, located in St. Augustine, FL, in conjunction with their parent organization, Jacksonville Area Legal Aid, with regard to technical assistance in educating the community on Fair Housing. The County and the CoC work closely with Legal Aid to ensure all Fair Housing and ADA rules and laws are effectively implemented and enforced in all projects. In addition to the Fair Housing and ADA laws, the County ensures persons with disabilities and limited English proficiency, which would also include the large hearing impaired community in the county, are fully accommodated through the use of interpreters and translators whenever necessary.

St. Johns County Legal Aid markets its housing and supportive services through an outreach mobile team which goes into the community and reaches those who have special needs and those who would not know about the services, or how to apply for services, without such affirmative outreach. This team is "on the ground" and even "in the woods" as needed, to reach those populations who are most in need of services. This one-on-one personal relationship creates trust and open communication with special needs and difficult-to-reach residents.

Per the St. Johns County Silver Creek CDBG agreement (13DB-OI-04-65-01-E07), Legal Aid provides quarterly presentations to a variety of different housing and social service outreach groups. In addition to providing educational materials to these groups, all of these meetings are open to the public. The St. Johns Health and Humans Services Department also provides educational materials, concerning Fair Housing, to library branches throughout the community. St. Johns County also works in conjunction with Legal Aid to adress Fair Housing questions and concerns that originate throughout the County.



## **CR-40 - Monitoring 91.220 and 91.230**

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

St. Johns County is aware of the importance of monitoring as a control technique to ensure the effective and proper use of federal dollars. All aspects of grant overview and continuity, to include monitoring, were affected by hurricane recovery efforts, as a majority of staff is being exposed to the nuances of the CDBG grant for the first time, and the additional pressures placed on staff by the expanding economy. Regardless of this challenging transition, the St. Johns County Housing and Community Development staff has Implemented monitoring activities and has established administrative and program files in both paper and electronic format.

The St. Johns County Housing and Community Development staff continues developing a Policies and Procedures Manual, to include long-term compliance monitoring as it relates to CDBG, SHIP, and other grant program requirements overseen by the department.

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

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

Per the direction of the County's Participation Plan (approved in 2016), a display ad was placed in the local newspaper, the St. Augustine Record, posted on the County's website, and also posted on the bulletin boards inside the County Courthouse and the Health and Human Services Building on 11/15/18, noticing the public that the CAPER was available for review and comment. The ad noted the locations where the CAPER could be reviewed and the address for providing written comments, as well as the timeline for public comment and submission to HUD. On December 18, 2018, County staff submitted the CAPER via a public meeting with the St. Johns Board of County Commissioners. A copy of the ad is attached. The County was prepared to offer reasonable accommodations to disabled citizens should it have been requested.

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

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

St. Johns County is still in the initial steps of building its CDBG program. The County continues to develop processes and seek ways to utilize varied grant funds and CDBG funds together, in an effort to assist those in our community with underserved needs. Leveraging both direct and indirect efforts with public funding is currently encouraged to supplement federal funds and increase the resources available to address community needs. County staff attend meetings dealing with both blighted areas and LMI areas of the County, in an effort to identify County-wide needs and educate the general public on the CDBG grant.

Should disastrous weather events occur more frequently, a change in goals as well as an amendment to the County's Consolidated Plan may be in order.

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

No

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