

2016-2020 Consolidated Plan

Substantial Amendment – CARES ACT Amendment

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

Table 1 - Geographic Priority Areas

1	Area Name:	West Augustine
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description :	
	Identify the neighborhood boundaries for this target area.	<p>It is approximately bounded on the north by Ravenswood Drive and west to North Clay Street and crossing over Holmes Blvd. The area extends along Holmes Blvd and South to County Road 207. The eastern border extends between Ravenswood Road and CR 207 along Whitney Street.</p> <p>The area is approximately 13.01 square miles in size. The target area is located in CT 210.02, 210.03 and 203.05. 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.</p>
	Include specific housing and commercial characteristics of this target area.	<p>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.</p>

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>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, 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.</p>
<p>Identify the needs in this target area.</p>	<p>In reviewing survey data and comprehensive plan goals the following improvements are considered beneficial to the community: infrastructure improvements including roadway reconstruction, sidewalks, drainage, sewer and water improvements, adequate street lighting, as well as public service programs.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>Opportunities for improvement in this area include the following:</p> <ul style="list-style-type: none"> • 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.

	<p>Are there barriers to improvement in this target area?</p>	<p>Barriers to improvement in this area include:</p> <ul style="list-style-type: none"> • 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	<p>Area Name:</p>	<p>Elkton/Armstrong</p>
<p>Area Type:</p>	<p>Local Target area</p>	
<p>Other Target Area Description:</p>		
<p>HUD Approval Date:</p>		
<p>% of Low/ Mod:</p>		
<p>Revital Type:</p>	<p>Comprehensive</p>	
<p>Other Revital Description :</p>		
<p>Identify the neighborhood boundaries for this target area.</p>	<p>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 track information is unavailable.</p>	
<p>Include specific housing and commercial characteristics of this target area.</p>	<p>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.</p>	

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>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.</p>						
<p>Identify the needs in this target area.</p>	<p>In reviewing survey data the following improvements are considered beneficial to the community: home repairs for low income and special needs populations, affordable housing, and improvements to streets, lighting, and sidewalks were identified by citizens as priorities. Other activities mentioned related to public services, parks and recreational facilities, as well as job training.</p>						
<p>What are the opportunities for improvement in this target area?</p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> • 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 that 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 						
<p>Are there barriers to improvement in this target area?</p>	<p>Barriers to improvement in this area include:</p> <ul style="list-style-type: none"> • Lack of resources to fund activities which benefit the greatest number of low- and moderate-income persons • Lack of funding resources to address all needed improvements • Lack of affordable housing is a barrier to improving the quality of life • Competition by municipalities to fund needed projects 						
<p>3</p>	<table border="1"> <tr> <td data-bbox="573 1650 878 1707"> <p>Area Name:</p> </td> <td data-bbox="878 1650 1430 1707"> <p>Flagler Estates</p> </td> </tr> <tr> <td data-bbox="573 1707 878 1764"> <p>Area Type:</p> </td> <td data-bbox="878 1707 1430 1764"> <p>Local Target area</p> </td> </tr> <tr> <td data-bbox="573 1764 878 1858"> <p>Other Target Area Description:</p> </td> <td data-bbox="878 1764 1430 1858"> </td> </tr> </table>	<p>Area Name:</p>	<p>Flagler Estates</p>	<p>Area Type:</p>	<p>Local Target area</p>	<p>Other Target Area Description:</p>	
<p>Area Name:</p>	<p>Flagler Estates</p>						
<p>Area Type:</p>	<p>Local Target area</p>						
<p>Other Target Area Description:</p>							

HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description :	
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 Avenue 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 eligible 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.

	<p>What are the opportunities for improvement in this target area?</p>	<p>Opportunities for improvement in the area include the following:</p> <ul style="list-style-type: none"> • 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
	<p>Are there barriers to improvement in this target area?</p>	<p>Barriers to improvement in this area include:</p> <ul style="list-style-type: none"> • 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 that 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	<p>Area Name:</p>	Hastings
	<p>Area Type:</p>	Local Target area
	<p>Other Target Area Description:</p>	
	<p>HUD Approval Date:</p>	
	<p>% of Low/ Mod:</p>	
	<p>Revital Type:</p>	Comprehensive
	<p>Other Revital Description :</p>	

<p>Identify the neighborhood boundaries for this target area.</p>	<p>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%.</p>
<p>Include specific housing and commercial characteristics of this target area.</p>	<p>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.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>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.</p>
<p>Identify the needs in this target area.</p>	<p>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.</p>

<p>What are the opportunities for improvement in this target area?</p>	<p>Opportunities for improvement in the area include the following:</p> <ul style="list-style-type: none"> • 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 	
<p>Are there barriers to improvement in this target area?</p>	<p>Barriers to improvement in this area include:</p> <ul style="list-style-type: none"> • 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 	
<p>5</p>	<p>Area Name:</p>	<p>Countywide</p>
<p>Area Type:</p>	<p>Local Target area</p>	
<p>Other Target Area Description:</p>		
<p>HUD Approval Date:</p>		
<p>% of Low/ Mod:</p>		
<p>Revital Type:</p>	<p>Comprehensive</p>	
<p>Other Revital Description :</p>		

Identify the neighborhood boundaries for this target area.	
Include specific housing and commercial characteristics of this target area.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
Identify the needs in this target area.	
What are the opportunities for improvement in this target area?	
Are there barriers to improvement in this target area?	

General Allocation Priorities

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

City of St. Augustine Beach

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

are occupied and 1428 (33%) are vacant. Of the occupied units, 66% are owner occupied and 34% are renter occupied. Approximately 33% of residents in CT 214.05 are low to moderate income; however, this CT represents an area that exceeds the City limits.

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

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

Priority Needs

Table 2 – Priority Needs Summary

1	Priority Need Name	Rehabilitation of Existing Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Other
	Geographic Areas Affected	Countywide
	Associated Goals	Home Repair/Rehabilitation Planning and Administration
	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	Extremely Low Low Moderate Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	West Augustine
	Associated Goals	Planning and Administration Public Facility or Infrastructure Activities
	Description	Provision of adequate infrastructure and public facilities to ensure their operation at an efficient level of service and enhance the livability of low- and moderate income neighborhoods. Activities will be implemented in areas where the population is predominantly low- and moderate income.
	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	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth

	Geographic Areas Affected	Countywide
	Associated Goals	Affordable Rental Housing Planning and Administration Affordable Housing for Home-ownership
	Description	Increase the supply of affordable housing for sale and affordable rental housing available to very- low, low, moderate, and middle-income residents as well as veterans, elderly, disabled, and homeless persons through new construction or acquisition. Provide rental assistance to persons who qualify as being very-low, low, moderate, and middle-income or as veterans, elderly, disabled, or homeless through a tenant based rental assistance program or through provision of financial assistance to pay delinquent rent and utilities.
	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 50% or below AMI. The creation and preservation of affordable rental opportunities may be achieved through new construction of affordable rentals; acquisition and rehabilitation for conversion to affordable rental; and provision of direct financial subsidy to tenants. Efforts to preserve the existing rental housing stock may include rehabilitation. Affordable housing was identified as a top priority for the County according to the community survey. The County is in the process of pursuing an updated affordable housing study.
4	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Frail 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	Homeless Services and Prevention Planning and Administration Public Services
	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 services provided will enhance the living environment of the targeted population by addressing basic needs that they do not have, nor the economic means to adequately provide for themselves. The programs to be provided include but are not limited to, after school care, education assistance, crime prevention, wellness programs, and domestic violence programs.
	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 current needed services. 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.
5	Priority Need Name	Homeless Services and Prevention
	Priority Level	High
	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Countywide
	Associated Goals	Affordable Rental Housing Homeless Services and Prevention Planning and Administration

	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.
6	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	Planning and Administration Public Services Economic Development
	Description	Promotion of Economic Development activities to respond to general needs and to respond to the impact of COVID-19.
	Basis for Relative Priority	

Narrative (Optional)

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, 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	<div>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. Increased rental costs due to demand/supply. Housing construction concentrated in more affluent communities and subdivisions. Increased 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.</div>
Rehabilitation	<div>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</div>
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 impact both housing construction and acquisition.

Table 3 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 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. 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. The County realizes that these funds alone are not sufficient to fulfill the jurisdiction’s housing and community development needs. 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. The County also 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.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	799,754	0	0	799,754	3,199,016	This is the allocation for FY 16/17

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	20,000	0	0	20,000	80,000	This amount is anticipated for FY16/17
Other	public - federal	Public Services Other	35,000	0	0	35,000	140,000	This amount is anticipated for FY16/17
Other	public - state	Acquisition Admin and Planning Housing Other	1,364,517	0	0	1,364,517	5,458,068	These are anticipated funds for FY16/17

Table 4 - 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 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 is anticipating \$50,000 in ESG and TANF funds combined in FY16-17. Challenge Grant funds just under \$35,000 in 2014, and \$20,000 in 2015 were awarded for the SOAR Program; the County is expecting to receive similar funding in FY16-17.)

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 \$576,211. 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 tax 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 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.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

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

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

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

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

Table 5 - 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			

Table 6 - 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), Wildflower Clinic (medical) and other providers that offer food, clothing, legal and

employment assistance. St Johns County also has a local CareerSource office to assist with job training and employment searches.

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Home Repair/Rehabilitation	2016	2020	Affordable Housing	Elkton/Armstrong West Augustine Flagler Estates Hastings Countywide	Rehabilitation of Existing Housing	CDBG: \$700,000	Homeowner Housing Rehabilitated: 110 Household Housing Unit
2	Public Facility or Infrastructure Activities	2016	2020	Non-Housing Community Development	Elkton/Armstrong West Augustine Flagler Estates Hastings Countywide	Public Facilities and Infrastructure	CDBG: \$1,408,967	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 350 Households Assisted
3	Affordable Rental Housing	2016	2020	Affordable Housing	Elkton/Armstrong West Augustine Flagler Estates Hastings Countywide	Affordable Housing Homeless Services and Prevention	CDBG: \$500,000	Rental units constructed: 25 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2016	2020	Non-Housing Community Development	Elkton/Armstrong West Augustine Flagler Estates Hastings Countywide	Public Services Economic Development	CDBG: \$250,000	Public service activities for Low/Moderate Income Housing Benefit: 800 Households Assisted
5	Homeless Services and Prevention	2016	2020	Homeless	Elkton/Armstrong West Augustine Flagler Estates Hastings Countywide	Homeless Services and Prevention Public Services	CDBG: \$500,000	Public service activities for Low/Moderate Income Housing Benefit: 625 Households Assisted Homelessness Prevention: 500 Persons Assisted
6	Planning and Administration	2016	2020	Planning and Administration	Countywide	Affordable Housing Homeless Services and Prevention Public Facilities and Infrastructure Public Services Rehabilitation of Existing Housing Economic Development	CDBG: \$639,803	Other: 0 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Affordable Housing for Home-ownership	2018	2020	Affordable Housing	Elkton/Armstrong West Augustine Flagler Estates Hastings Countywide	Affordable Housing	CDBG: \$300,000	Rental units constructed: 8 Household Housing Unit
8	Economic Development	2019	2020	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$2,125,999	Jobs created/retained: 3000 Jobs Businesses assisted: 1500 Businesses Assisted

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Home Repair/Rehabilitation
	Goal Description	Housing repairs for low income households, people with special needs like the elderly or people with disabilities, and veterans.
2	Goal Name	Public Facility or Infrastructure Activities
	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	Goal Name	Affordable Rental Housing
	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	Goal Name	Public Services
	Goal Description	Provision of public services to very-low, low-, and moderate-income families and individuals. Public services provided will enhance the living environment of the targeted populations 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	Goal Name	Homeless Services and Prevention
	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.
6	Goal Name	Planning and Administration
	Goal Description	Provide grant administration structure for the planning, implementation, management, and HUD compliance oversight of the CDBG program.
7	Goal Name	Affordable Housing for Home-ownership
	Goal Description	Affordable Housing units will be constructed or acquired for homeownership - available to very- low, low, moderate, and middle-income residents, as well as veterans, elderly, disabled, and homeless persons.
8	Goal Name	Economic Development
	Goal Description	Promote Economic Development activities, to respond to general needs and to respond to the impact of COVID-19, by implementing activities such as Direct Financial Assistance to For-Profits to provide operating capital. Forms of assistance may include loans, loan gaurentees, and grants.

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

The jurisdiction does not receive HOME funds.

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

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

The jurisdiction does not currently have Public Housing.

Activities to Increase Resident Involvements

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

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

N/A

Plan to remove the ‘troubled’ designation

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

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

Barriers to Affordable Housing

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The St Johns County (SJC) Affordable Housing Advisory Committee (AHAC) has the responsibility of reviewing and assessing established policies and procedures, ordinances, land development regulations, and 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 SJC:

- Expedited permitting for affordable housing was established in SJC in 2002, and is a continued strategy. Currently, the typical permitting time is two to five days.
- County Ordinance (2005-101) establishes the Affordable Housing Economic Incentive Program (AHEI). The ordinance states that a qualified residential unit that receives AHEI assistance may be eligible for expedited permitting and exemption from individual building plan review. 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 County has an incentive to allow flexibility in densities for affordable housing. 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 unit per net acre in Density Zone "A" and "B" designations, and two units per net acre in Density Zone "C" and "D" designations.
- 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 SJC; however, there are stipulations and conditions that must be met as defined in the Land Development Code.
- The reduction of parking and setback requirements for affordable housing.
- The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing 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 is allowed by Resolution 2007-174. The list is available to public, non-profit agencies and private developers.
- Comprehensive Plan Objective A.1.9 supports development near transportation hubs and major employment centers and mixed use developments. The Mixed Use Future Land Use Designation allows up to 13 units per acre and is generally located in areas where employment centers, transportation hubs and other public facilities and service are available; however, there are 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 (SJC) will continue to utilize local, state and federal funding when available to support prevention activities designed to help our low-income individuals and families that find themselves at risk of homelessness.

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

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

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

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

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

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

According to 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 applies 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