

RESOLUTION NO. 2019-276

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS DESIGNEE TO SUBMIT A SUBSTANTIAL AMMENDMENT TO THE 2018-2019 ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

RECITALS

WHEREAS, the County prepared a 2016–2020 Consolidated Plan and a 2018–2019 Action Plan for the purpose of submitting an application for Community Development Block Grant (CDBG) entitlement funding through the U.S. Department of Housing and Urban Development (HUD);

WHEREAS, HUD has awarded the County a grant, in the amount of \$918,973, to assist the County in providing benefits to low and moderate income residents in accordance with the 2016–2020 Consolidated Plan and the 2018–2019 Action Plan;

WHEREAS, the County allocated \$297,175 was originally allocated for a sidewalk project that HUD later determined was ineligible for funding.

WHEREAS, local leaders and citizens have been advocating for actions that increase and maintain the supply of affordable rental housing available to low to moderate-income households.

WHEREAS, the \$297,175 originally allocated for the sidewalk project, plus an additional \$37,287 from the Administration and Planning budget will be reallocated to fund four affordable rental housing project. One home will be purchased and renovated on behalf of Alpha-Omega Miracle Home, Inc. Two homes will be purchased on behalf of the St. Johns Housing Partnership; Inc. These three homes will be leased to moderate to low-income families. A fourth home, owned by Emergency Services Homeless Coalition, will be rehabilitated so that it may continue to be offered as affordable rental housing for families that have experienced homelessness.

WHEREAS, HUD regulations specify that a Substantial Amendment must be made to the 2018–2019 Action Plan so that the funds may be spent as indicated above.

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

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

Section 2. The Board of County Commissioners authorizes the Chair to sign a letter, addressed to the HUD Senior Community Planning and Development Representative, which provides details of the amendments.

Section 3. The Board of County Commissioners authorizes the County Administrator, or his designee, to submit the amendment to the 2018-2019 Annual Action Plan through HUD's Integrated Disbursement and Information System.

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

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

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County this 20 day of August 2019.

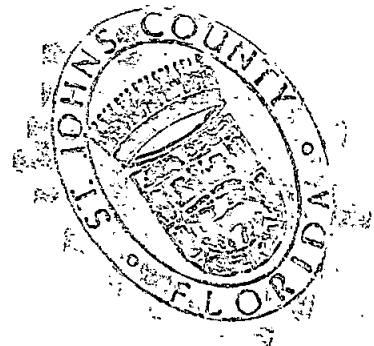
BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS
COUNTY

By: Paul M. Waldron
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE: 8/23/19





St. Johns County Board of County Commissioners

Housing & Community Development

St. Johns County Board of County Commissioners
Housing & Community Development Division
200 San Sebastian View
Suite 2300
St. Augustine, FL 32084

August 20, 2019

Ms. Deidra Hembree
Senior Community Planning and Development Representative
US Department of Housing and Urban Development
Community Planning and Development Division
Charles E. Bennett Federal Building
400 West Bay Street
Suite 1015
Jacksonville, FL 32202

Dear Ms. Hembree,

St. Johns County is pleased to be able to administer the Community Development Block Grant (CDBG) to benefit the County's low/moderate income residents. At this time, the County wishes to inform HUD of the decision to make a Substantial Amendment to the 2018-2019 Annual Action Plan.

The need for this Substantial Amendment arose from discussions with community Stakeholders who advocated for measures to increase the supply of affordable housing available for income-eligible citizens to purchase. At the same time, the U.S. Department of Housing and Urban Development provided guidance that led to the decision to cancel a sidewalk project that had been identified in the 2018-2019 Annual Action Plan. As we implement our CDBG program the projects that The Substantial Amendment and the related public process are described below:

SUBSTANTIAL AMENDMENT: The Substantial Amendment 2018-2019 Annual Action Plan cancels the Flagler Estates Sidewalk project and reallocates the funding for that project to affordable rental housing projects. This amendment includes purchasing three homes, and rehabilitating one of these homes, at a cost of \$322,462. These homes will be used as affordable rental housing for low to moderate-income families. Additionally, \$12,000 will be spent to rehabilitate a fourth house so that it may continue to be used as an affordable rental unit for families that have experienced homelessness. The combined cost of these four affordable housing projects is \$334,462. This amount is \$37,287 more than the allocation for the cancelled sidewalk project; therefore, \$37,287 will be taken from the 2018-2019 Administration and Planning budget to provide the funding needed for the four affordable housing projects.

The following text will be added to **AP-20 Annual Goals and Objectives**:

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4.	Affordable Rental Housing	2016	2020	Affordable Housing	West Augustine Countywide	Affordable Housing	CDBG: \$334,462	3 houses will be purchased and used for rental units; one of which will be rehabilitated; a fourth house will be rehabilitated. Benefit: 4 Households assisted.

The Goal Description will include the following information:

4	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.

Additionally, the Project Name "Affordable Rental Housing" will be added to **AP-35 Projects – 91.220(d)** and the following information will be added to **AP-38 Project Summary**:

2	Project Name	Affordable Rental Housing
	Target Area	West Augustine, Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$334,462
	Description	3 houses will be purchased and used for rental units; one of which will be rehabilitated; a fourth house will be rehabilitated. Benefit: 4 Households assisted
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	4 low to moderate-income households will be have decent, safe, affordable rental homes.
	Location Description	Two homes are in West Augustine and two homes are in neighborhoods close to, but to the north of, West Augustine.
Planned Activities	3 houses will be purchased and used for rental units; one of which will be rehabilitated; a fourth house will be rehabilitated and used for a rental unit.	

CITIZEN PARTICIPATION: In accordance with 24 CFR 91.105(c)(3), the proposed Substantial Amendment to the 2018-2019 Annual Action Plan has been available for review, from July 19, 2019 to August 20, 2019, Monday – Friday, 8:00 AM – 5:00 PM at the Health and Human Services Department at 200 San Sebastian View, Suite 2300, St. Augustine, FL 32084. The Substantial Amendment and the related Public Notice, as well as the Citizens Participation Plan can be viewed on the St. Johns County website: <http://www.sjcf.us/Housing/index.aspx>.

Comments from the public were invited during the period from July 19, 2019 to August 20, 2019. Comments could be made at the Health and Human Services Department at 200 San Sebastian View, Suite 2300, St. Augustine, FL 32084. Comments could also be given by calling 904-827-6890 or emailed to housing@sjcf.us. A written response to all comments is given within fifteen (15) days from the day the comment was received.

PUBLIC HEARINGS: Two public hearings regarding this Substantial Amendment were scheduled. The first was held on August 5, 2019 at 3:00 p.m. at the Health and Human Services Department located at 200 San Sebastian View, Kingfisher Conference Room; St. Augustine, FL 32084. The second public hearing was held as the Final Action associated with the Substantial Amendment at August 20, 2019 meeting of the Board of County Commissioners, at 9:00 a.m., in the County Commission Chambers, 500 San Sebastian View, St. Augustine, Florida 32084

Thank you for reviewing this information related to the Substantial Amendment; upon your approval, the County will make the necessary changes to the 2018-2019 Annual Action Plan in HUD's Integrated Disbursement and Information System.

Sincerely,

Paul M. Waldron, Chair



St. Johns County Community Development Block Grant Proposed Substantial Amendment to the 2018-2019 Action Plan

Notice to Citizens: St. Johns County receives Community Development Block Grant (CDBG) funds as an entitlement community. This program is administered through the U.S. Department of Housing and Urban Development (HUD) for the benefit of low/moderate income residents. St. Johns County uses CDBG funds within the unincorporated areas of the County and within the city limits of St. Augustine Beach. The County has prepared a five-year Consolidated Plan and Annual Action Plans as required by HUD to receive CDBG funding. St. Johns County is considering a Substantial Amendment to its 2018-2019 Annual Action Plan.

Funding for 2018-2019: The Annual Action Plan lays out how the funds will be used for qualifying purposes such as projects, programs, and administration. For the 2018-2019 Fiscal Year, HUD allocated \$918,973 for St. Johns County. The original 2018-2019 Action Plan provided for the following expenditures:

- \$258,282 for renovations and improvements to the Flagler Estates Park.
- \$129,722 for renovations and improvements to the Armstrong Park.
- \$297,175 for installation of a sidewalk in Flagler Estates.
- \$50,000 for homeless prevention services.
- \$183,794 for HUD-approved administrative costs associated with establishing and maintaining a CDBG program.

During the course of vetting the projects identified above, HUD determined that the proposed sidewalk project is not eligible for CDBG funding. Therefore, the funds originally budgeted for this project must be reallocated through the Substantial Amendment process. St. Johns County is proposing that the funds originally budgeted for the sidewalk project instead be used to increase and maintain the supply of affordable rental housing for low to moderate-income households.

This proposed Substantial Amendment includes purchasing three homes, and rehabilitating one of these homes, at a cost of \$322,462. These homes will be used as affordable rental housing for low to moderate-income families.

Additionally, \$12,000 will be spent to rehabilitate a fourth house so that it may continue to be used as an affordable rental unit for families that have experienced homelessness.

The combined cost of these four affordable housing projects is \$334,462. This amount is \$37,287 more than the allocation for the cancelled sidewalk project; therefore, \$37,287 will be taken from the 2018-2019 Administration and Planning budget to provide the funding needed for the four affordable housing projects.

Public Comment Period: As required by HUD, the proposed Substantial Amendment to the 2018-2019 Annual Action Plan is available for review Monday – Friday, 8:00 AM – 5:00 PM at the Health and Human Services Department, 200 San Sebastian View, Suite 2300, St. Augustine, FL 32084. Additionally, the proposed Substantial Amendment can be viewed on the St. Johns County website: <http://www.sjcfcl.us/Housing/index.aspx>. The public is encouraged to comment on the proposed Substantial Amendment from July 20, 2019 through August 20, 2019. Comments from the public will be accepted at the Health and Human Services Department at 200 San Sebastian View, Suite 2300, St. Augustine, FL 32084. Comments can also be given by calling 904-827-6890 or emailed to housing@sjcfcl.us. A written response will be given within fifteen (15) days, to all written comments received. For additional information, please call 904-827-6897.

Public Hearings: Two public hearings regarding this proposed Substantial Amendment are scheduled. The first hearing will be held on August 5, 2019 at 3:00 p.m. at the Health and Human Services Department located at 200 San Sebastian View, Kingfisher Conference Room; St. Augustine, FL 32084. In accordance with the Americans with Disabilities Act,

persons needing a special accommodation to participate in these proceedings should contact the ADA Coordinator at (904) 209-0650, or at the County Administration Building at 500 San Sebastian View, St. Augustine, Florida 32084. For deaf and/or hard of hearing individuals: Telecommunications Device for the Deaf (TDD): (904) 209-0650, or the Florida Relay Service: (800) 955-8770. To request services, please notify the County five days prior to the hearing date. The second public hearing shall be held as the **Final Action** associated with the plan (see below).

Final Action: The Substantial Amendment to the 2018-2019 Annual Action Plan is scheduled for Board action on August 20, 2019, at the regularly scheduled meeting of the Board of County Commissioners, at 9:00 a.m., in the County Commission Chambers, 500 San Sebastian View, St. Augustine, Florida 32084.



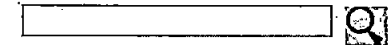
Equal Housing Opportunity



St. Johns County Government

Elected Officials, Divisions, Departments, & Information | P: (904) 209-0655 | TF: 1-877-475-2468 | E: info@sjcl.us

Departments Services Information Calendars Government Links Contact Home



Housing & Community Services



News & Announcements

Substantial Amendment to the 2018 Annual Action Plan – A Substantial Amendment to the 2018 Annual Action Plan is proposed for the purpose of increasing affordable rental housing available to low to moderate-income households. For additional information, visit the [CDBG page](#).

St Johns County Housing Counseling Program is granted HUD (Housing and Urban Development) Approval as a certified Housing Counseling Program. For the past several years St Johns County Health and Human Services has been moving forward to provide St Johns County residents the availability of housing and credit counseling based on HUD (Housing and Urban Development) standards. In December of

2018, the Department received this approval. If you like more information on the program, or to register, please visit [Housing and Financial Counseling Program](#) or contact Ginny Campbell, HUD Certified Counselor at (904) 209-6146 or vcampbell@sjcl.us.

Affordable Housing Advisory Committee Vacancies – St Johns County currently has a need for two individuals to join the Affordable Housing Advisory Committee. Candidates should have one of the following qualifications to be considered for appointment to the vacant seats on the Affordable Housing Advisory Committee:

Housing & Community Services

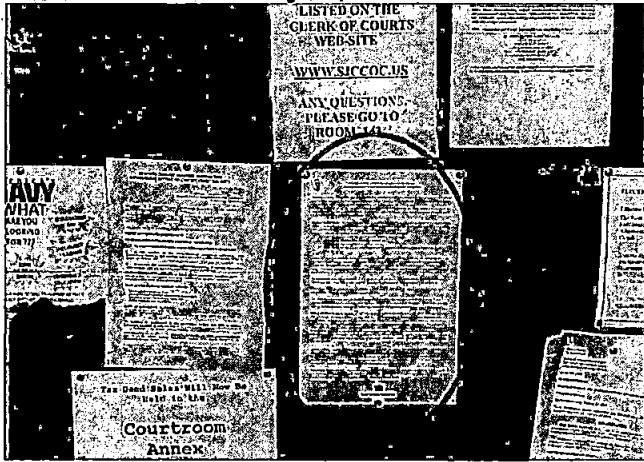
- :: [H&CS Home](#)
- :: [Community Development Block Grant](#)
- :: [Housing and Financial Counseling Program](#)
- :: [Emergency Services](#)
- :: [Fair Housing Act](#)
- :: [Housing Finance Authority](#)
- :: [Community Redevelopment Agency](#)
- :: [Related Links](#)
- :: [State Housing Initiatives Partnership](#)
- :: [Contact](#)

Affordable Housing Links

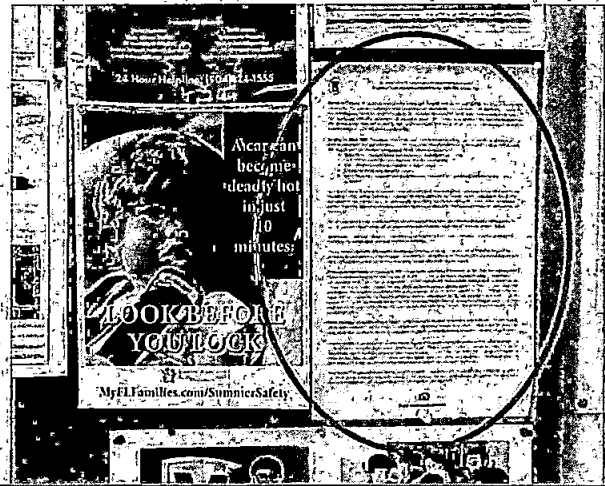
- :: [Affordable Housing Grant Program](#)
- :: [Affordable Housing Resources](#)
- :: [Credit Resources](#)

**Public Notice of the Proposed Substantial Amendment to the
2018-2019 Annual Action Plan - Posted at 3 Locations + CDBG Webpage**

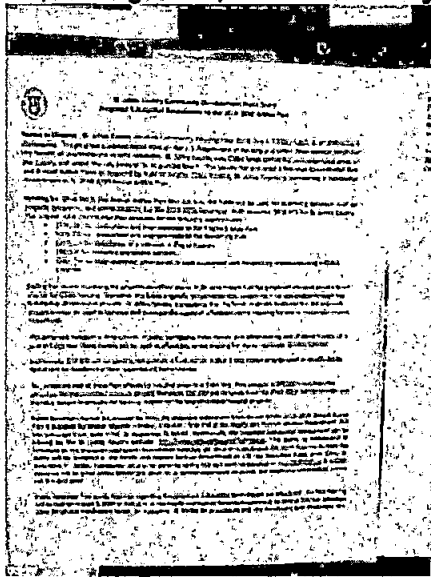
**Posted at the St. Johns County Courthouse on
July 19, 2019.**



**Posted in the St. Johns County Social Services Lobby
on July 19, 2019.**



**Posted at the Solomon Calhoun Community Center, 1300
Duval Street, St. Augustine, FL 32084 on July 19, 2019**



**Posted on the St. Johns County
website on
July 19, 2019**
<http://www.sjcf.us/Housing/CDBG.aspx>

**Published in the
St. Augustine Record
on
July 20, 2019**
<https://www.staugustine.com/>

The Public Notice of the Proposed 2019-2020 Annual Action Plan (pictured above at three locations and on the CDBG webpage) was posted on July 19, 2019, and published in the St. Augustine Record on July 20, 2019.

Sworn to me on this 22nd day of July 2019, by Gregory Lulkoski, who is personally known to me.

Signature of Notary:

Seal:



THE ST. AUGUSTINE RECORD
Affidavit of Publication

SJC HOUSING & COMMUNITY SERVIC
200 SAN SEBASTIAN VIEW, STE 2300

SAINT AUGUSTINE, FL 32084

ACCT: 15632
AD# 0003197512-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

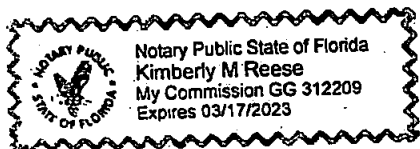
STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF ACTION in the matter of BLOCK GRANT FUNDING was published in said newspaper on 07/20/2019.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this 22 day of JULY 2019
by Melissa Rhinehart who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)



St. Johns County Community Development Block Grant
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Equal Housing Opportunity

0003197512 July 20, 2019