

6**AGENDA ITEM
ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS***Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting***8/2/2022****BCC MEETING DATE****TO:** Hunter S. Conrad, County Administrator**DATE:** June 16, 2022**FROM:** Joseph Cone, Assistant Director, Health and Human Services**PHONE:** 904 827-6890**SUBJECT OR TITLE:** Designation of Affordable Housing Lots Within West Augustine CRA**AGENDA TYPE:** Business Item, Resolution**BACKGROUND INFORMATION:**

The West Augustine Historical Community Redevelopment Area Steering Committee (WACRA) has expressed an interest in facilitating the development of affordable housing in West Augustine. The WACRA has requested that 120 parcels within the West Augustine Area and owned by the St. Johns County Community Redevelopment Agency be designated for this use. The subject parcels consist of approximately 27.46 acres. The affordable housing designation would restrict those parcels developed for affordable housing to ownership opportunities affordable to persons earning not more than 140 percent of the St. Johns County AMI.

1. IS FUNDING REQUIRED? No**2. IF YES, INDICATE IF BUDGETED.** No**IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:****INDICATE FUNDING SOURCE:****SUGGESTED MOTION/RECOMMENDATION/ACTION:**

Motion to adopt CRA Resolution 2022-_____, a resolution of the St. Johns County Community Redevelopment Agency, Florida, designating one hundred twenty parcels within the West Augustine Community Redevelopment Area for affordable housing development or uses complimenting the development of affordable housing.

For Administration Use Only:**Legal:** Kealey West 7/21/2022**OMB:** N/A**Admin:** Brad Bradley 7/21/2022

CRA RESOLUTION NO. 2022-_____

A RESOLUTION OF THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY, FLORIDA, DESIGNATING ONE HUNDRED TWENTY PARCELS WITHIN THE WEST AUGUSTINE COMMUNITY REDEVELOPMENT AREA FOR AFFORDABLE HOUSING DEVELOPMENT OR USES COMPLIMENTING THE DEVELOPMENT OF AFFORDABLE HOUSING.

RECITALS

WHEREAS, the St. Johns County Community Redevelopment Agency ("Agency") owns parcels of real property within the boundary of the West Augustine Community Redevelopment Area ("West Augustine Area"); and

WHEREAS, within St. Johns County, Florida, there is a shortage of housing units available for ownership which many persons and families can afford. This shortage constitutes a threat to the health and safety of the residents of the County. Such shortage cannot be relieved except through the encouragement of the development of owner-occupied affordable housing; and

WHEREAS, the West Augustine Community Redevelopment Plan recognizes the need for owner-occupied affordable housing within the West Augustine Area; and

WHEREAS, the Agency has identified 120 parcels, consisting of approximately 27.46 acres within the boundaries of the West Augustine Area, which are be suitable for single-family or multi-family owner-occupied affordable housing projects or provide uses that will compliment affordable housing uses ("Subject Properties"). A list identifying the Subject Properties is attached hereto as Exhibit "A" and incorporated by reference and made a part hereof; and

WHEREAS, in order to provide owner-occupied affordable housing, conditioned upon the availability of allocated funds, St. Johns County will provide funds (either local, state or federal monies, including grants) and in-kind services to provide roads and other improvements to and on the Subject Property when mutually deemed necessary in order to create developable lots on which such housing can be built; and

WHEREAS, in order to provide owner-occupied affordable housing, St. Johns County will partner with private-sector builders when mutually deemed necessary through appropriate procurement process to construct such homes and with the City of St. Augustine to provide water and sewer service to the Subject Property; and

WHEREAS, the Community Redevelopment Agency, in partnership with the volunteer-led West Augustine Community Redevelopment Area Steering Committee, shall establish the Subject Properties for the development of owner-occupied affordable housing or the development of uses complimenting the development of affordable housing; and

WHEREAS, the affordable housing designation would restrict those parcels developed for owner-occupied affordable housing to persons earning not more than 140 percent of the St. Johns County AMI.

NOW, THEREFORE, BE IT RESOLVED BY THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY:

Section 1. The above recitals are hereby incorporated into the body of this resolution, and are adopted as findings of fact.

Section 2. The Community Redevelopment Agency of St. Johns County hereby designates the one hundred twenty parcels within the West Augustine Area as identified on Exhibit "A", for the use of owner-occupied affordable housing development or uses complimenting the development of affordable housing.

Section 3. To the extent that there are typographical, administrative, or scrivener's errors that do not change the tone, tenor, or context of this resolution, then this resolution may be revised without further action by the Board of County Commissioners.

Section 4. This resolution shall be effective upon its adoption by the Board.

PASSED AND ADOPTED by the St. Johns County Community Redevelopment Agency, this ____ day of _____, 2022

ST. JOHNS COUNTY COMMUNITY
REDEVELOPEMNT AGENCY

By: _____
Henry Dean, Chair

ATTEST: Brandon J. Patty, Clerk of the
Circuit Court and Comptroller

By: _____
Deputy Clerk

EXHIBIT “A”

Parcel ID	Acreage	Address	Property Description
1157000130	0.21	751 N MCLAUGHLIN ST	4-28 AFRO AMERICAN SUB OF BLK 70 DANCY TRACT LOT 13 OR1874/598 &2208/566
1157200190	0.15	818 HELEN ST	4-28 AFRO AMERICAN SUB OF BLK 70 DANCY TRACT LOT 19 OR1874/598 &2208/566
1157500080	0.22	817 E AIKEN ST	4-28 AFRO AMERICAN SUB OF BLK 71 DANCY TRACT LOT 8 OR1874/598 &2208/566
1157500090	0.15	813 E AIKEN ST	4-28 AFRO AMERICAN SUB OF BLK 71 DANCY TRACT LOT 9 OR1874/598 &2208/566
1157500100	0.14	809 E AIKEN ST	4-28 AFRO AMERICAN SUB OF BLK 71 DANCY TRACT LOT 10 OR1874/598 &2208/566
1157500110	0.14	805 E AIKEN ST	4-28 AFRO AMERICAN SUB OF BLK 71 DANCY TRACT LOT 11 OR1874/598 &2208/566
1157500120	0.14	801 E AIKEN ST	4-28 AFRO AMERICAN SUB OF BLK 71 DANCY TRACT LOT 12 OR1874/598 &2208/566
1157800080	0.24	817 AVERY ST	4-28 AFRO AMERICAN SUB OF BLK 72 LOTS 2 3 5 & 6 DANCY TRACT LOT 8 OR1874/598 &2208/566
1157800090	0.23	816 E AIKEN ST	4-28 AFRO AMERICAN SUB OF BLK 72 LOTS 2 3 5 & 6 DANCY TRACT LOT 9 OR1874/598 &2208/566
1165500000	0.15	895 E AIKEN ST	4-28 AFRO-AMERICAN SUB OF BLK 80 DANCY TRACT LOT 1 OR1874/598 &2208/566
1166000230	0.22	878 JOSIAH ST	4-28 AFRO-AMERICAN SUB OF BLK 80 DANCY TRACT LOT 23 OR1874/598 &2208/566
1166000240	0.14	882 JOSIAH ST	4-28 AFRO-AMERICAN SUB OF BLK 80 DANCY TRACT LOT 24 OR1874/598 &2208/566
1166000250	0.14	886 JOSIAH ST	4-28 AFRO-AMERICAN SUB OF BLK 80 DANCY TRACT LOT 25 OR1874/598 &2208/566
1166000260	0.14	890 JOSIAH ST	4-28 AFRO-AMERICAN SUB OF BLK 80 DANCY TRACT LOT 26 OR1874/598 &2208/566
1166000270	0.14	894 JOSIAH ST	4-28 AFRO-AMERICAN SUB OF BLK 80 DANCY TRACT LOT 27 OR1874/598 &2208/566
1166000280	0.23	820 N VOLUSIA ST	4-28 AFRO-AMERICAN SUB OF BLK 80 DANCY TRACT LOT 28 OR1874/598 &2208/566

1166000290	0.23	840 N VOLUSIA ST	4-28 AFRO-AMERICAN SUB OF BLK 80 DANCY TRACT LOT 29 OR1874/598 &2208/566
1166000300	0.22	860 N VOLUSIA ST	4-28 AFRO-AMERICAN SUB OF BLK 80 DANCY TRACT LOT 30 OR1874/598 &2208/566
1168300030	0.17	939 JOHN ST	AFRO AMERICAN SUB OF LOTS 1 2 4 5 & 6 BLK 84 DANCY TRACT LOT 3 BLK 84 OR1874/598 &2208/566
1168300060	0.25	925 JOHN ST	3-47 AFRO AMERICAN SUB OF LOTS 1 2 4 5 & 6 BLK 84 DANCY TRACT LOT 6 OR1874/598 &2208/566
1168300070	0.22	921 JOHN ST	3-47 AFRO AMERICAN SUB OF LOTS 1 2 4 5 & 6 BLK 84 DANCY TRACT LOT 7 OR1874/598 &2208/566
1168300080	0.23	917 JOHN ST	3-47 AFRO AMERICAN SUB OF LOTS 1 2 4 5 & 6 BLK 84 DANCY TRACT LOT 8 OR1874/598 &2208/566
1168300090	0.14	913 JOHN ST	3-47 AFRO AMERICAN SUB OF LOTS 1 2 4 5 & 6 BLK 84 DANCY TRACT LOT 9 OR1874/598 &2208/566
1168300100	0.14	909 JOHN ST	3-47 AFRO AMERICAN SUB OF LOTS 1 2 4 5 & 6 BLK 84 DANCY TRACT LOT 10 OR2208/566
1168300110	0.14	905 JOHN ST	3-47 AFRO AMERICAN SUB OF LOTS 1 2 4 5 & 6 BLK 84 DANCY TRACT LOT 11 OR1874/598 &2208/566
1169300000	0.14	933 PEARL ST	3-47 AFRO AMERICAN SUB OF BLK 85 DANCY TRACT LOT 4 OR1874/598 &2208/566
1169300050	0.23	829 PEARL ST	3-47 AFRO AMERICAN SUB OF BLK 85 DANCY TRACT LOT 5 OR1874/598 &2208/566
1169800230	0.23	928 JOHN ST	3-47 AFRO AMERICAN SUB OF BLK 85 DANCY TRACT LOT 23 OR1874/598 &2208/566
1169800240	0.14	938 JOHN ST	3-47 AFRO AMERICAN SUB OF BLK 85 DANCY TRACT LOT 24 OR1874/598 &2208/566
1170400000	0.15	939 BRUEN ST	3-47 AFRO-AMERICAN SUB OF BLK 86 DANCY TRACT LOT 3 OR1874/598 &2208/566
1171600000	0.15	945 HELEN ST	4-28 AFRO-AMERICAN SUB OF BLK 87 DANCY TRACT LOT 1 OR1874/598 &2208/566
1171600020	0.15	941 HELEN ST	4-28 AFRO-AMERICAN SUB OF BLK 87 DANCY TRACT LOT 2 OR1874/598 &2208/566
1171600030	0.15	937 HELEN ST	4-28 AFRO-AMERICAN SUB OF BLK 87 DANCY TRACT LOT 3 OR1874/598 &2208/566

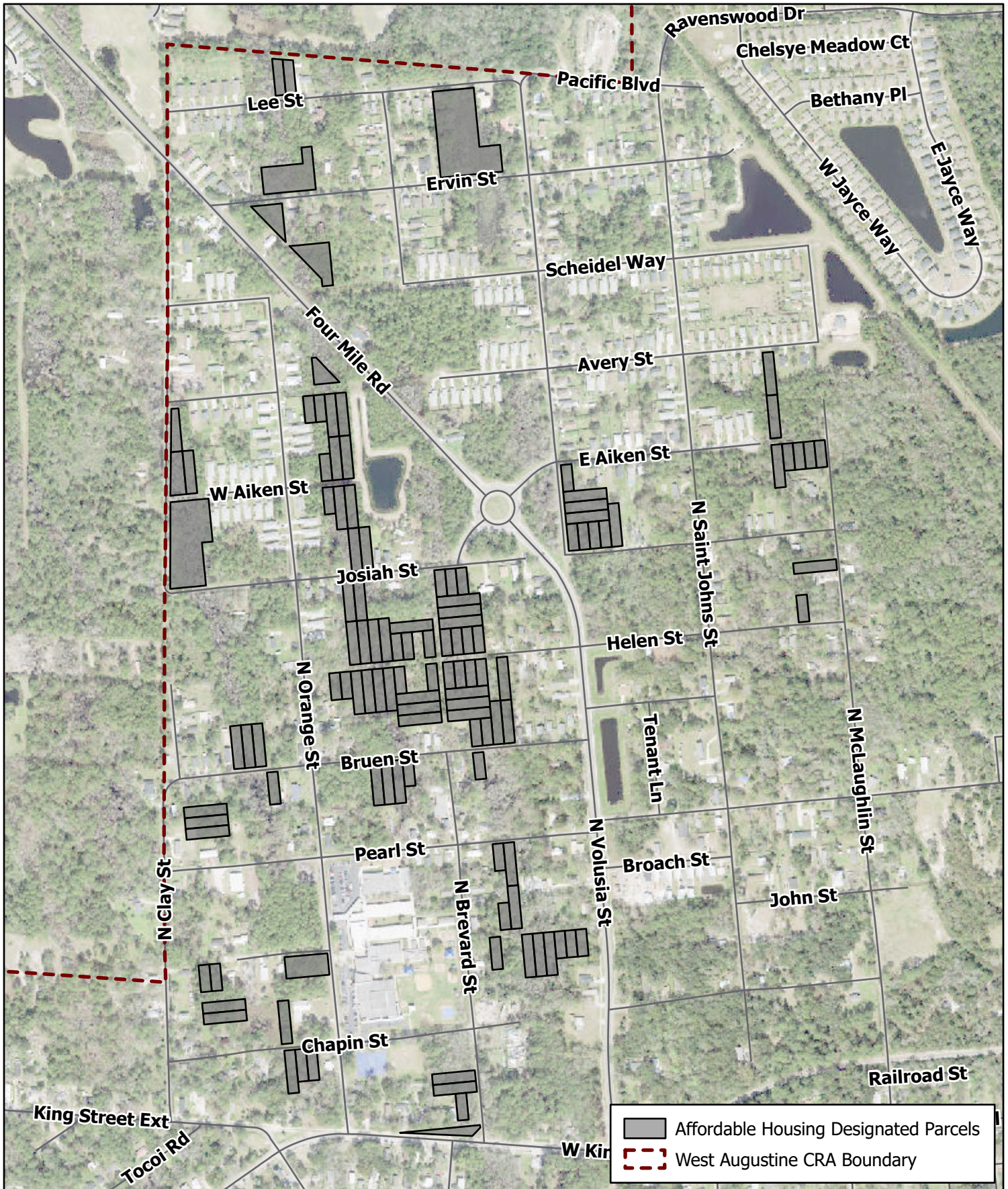
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1171600060	0.22	925 HELEN ST	4-28 AFRO-AMERICAN SUB OF BLK 87 DANCY TRACT LOT 6 OR1874/598 &2208/566
1172000220	0.21	924 BRUEN ST	4-28 AFRO-AMERICAN SUB OF BLK 87 DANCY TRACT LOT 22 OR2799/1454(Q/C
1172000230	0.23	928 BRUEN ST	4-28 AFRO-AMERICAN SUB OF BLK 87 DANCY TRACT LOT 23 OR1874/598 &2208/566
1172000240	0.13	932 BRUEN ST	4-28 AFRO-AMERICAN SUB OF BLK 87 DANCY TRACT LOT 24 OR1874/598 &2208/566
1172000250	0.15	936 BRUEN ST	4-28 AFRO-AMERICAN SUB OF BLK 87 DANCY TRACT LOT 25 OR1874/598 &2208/566
1172000280	0.24	620 N BREVARD ST	4-28 AFRO-AMERICAN SUB OF BLK 87 DANCY TRACT LOT 28 OR1874/598 &2208/566
1172000290	0.23	640 N BREVARD ST	4-28 AFRO-AMERICAN SUB OF BLK 87 DANCY TRACT LOT 29 OR1874/598 &2208/566
1172000300	0.23	660 N BREVARD ST	4-28 AFRO-AMERICAN SUB OF BLK 87 DANCY TRACT LOT 30 OR1874/598 &2208/566
1172100000	0.14	945 JOSIAH ST	4-28 AFRO-AMERICAN SUB OF BLK 88 DANCY TRACT LOT 1 OR1874/598 &2208/566
1172100020	0.14	941 JOSIAH ST	4-28 AFRO-AMERICAN SUB OF BLK 88 DANCY TRACT LOT 2 OR1874/598 &2208/566
1172100030	0.14	937 JOSIAH ST	4-28 AFRO-AMERICAN SUB OF BLK 88 DANCY TRACT LOT 3 OR1874/598 &2208/566
1172800240	0.14	932 HELEN ST	4-28 AFRO-AMERICAN SUB OF BLK 88 DANCY TRACT LOT 24 OR1874/598 &2208/566
1172800250	0.14	936 HELEN ST	4-28 AFRO-AMERICAN SUB OF BLK 88 DANCY TRACT LOT 25 OR1874/598 &2208/566
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1172800290	0.23	740 N BREVARD ST	4-28 AFRO-AMERICAN SUB OF BLK 88 DANCY TRACT LOT 29 OR1874/598 &2208/566
1172800300	0.23	760 N BREVARD ST	4-28 AFRO-AMERICAN SUB OF BLK 88 DANCY TRACT LOT 30 OR1874/598 &2208/566

1173500000	0.06	W KING ST	3-47 AFRO AMERICAN SUB OF BLK 91 A DANCY TR LOTS 1 & 2 (EX R/W OF RD #S214 IN OR33/603) (EX SE'LY TRI PT TO SJC IN OR2549/1952) OR2208/566
1173700060	0.23	141 N BREVARD ST	3-47 AFRO AMERICAN SUB OF LOTS 1 & 4 BLK 92 DANCY TRACT LOT 6 OR2208/566
1173700070	0.23	121 N BREVARD ST	3-47 AFRO AMERICAN SUB OF LOTS 1 & 4 BLK 92 DANCY TRACT LOT 7 OR2208/566
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1175700060	0.23	975 BRUEN ST	3-47 AFRO-AMERICAN SUB OF BLK 95 DANCY TRACT LOT 6 OR2208/566
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1175700090	0.14	963 BRUEN ST	3-47 AFRO-AMERICAN SUB OF BLK 95 DANCY TRACT LOT 9 OR2208/566
1176800030	0.14	987 HELEN ST	4-28 AFRO AMERICAN SUB OF BLK 96 DANCY TRACT LOT 3 OR2208/566
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1176800070	0.24	971 HELEN ST	4-28 AFRO AMERICAN SUB OF BLK 96 DANCY TRACT LOT 7 OR2208/566
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1177000130	0.23	661 N BREVARD ST	4-28 AFRO AMERICAN SUB OF BLK 96 DANCY TRACT LOT 13 OR2208/566
1177000140	0.23	641 N BREVARD ST	4-28 AFRO AMERICAN SUB OF BLK 96 DANCY TRACT LOT 14 OR2208/566

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1178100070	0.22	978 AVERY ST	4-8 AFRO AMERICAN SUB OF BLK 100 DANCY TRACT LOT 7 BLK A OR2208/566
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1178300050	0.22	1017 CHAPIN ST	3-47 AFRO-AMERICAN SUBD OF BLK 101 DANCY TRACT LOT 5 OR2208/566
1179300000	0.45	JOHN ST	1-1 DANCY TRACT N 1/2 LOT 4 BLK 102 OR2208/566
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1181400200	0.24	BRUEN ST	4-28 AFRO AMERICAN SUB OF BLK 105 DANCY TRACT LOT 20 OR2208/566

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1182500100	0.16	1037 AVERY ST	4-28 AFRO AMERICAN SUB OF BLK 108 DANCY TRACT LOT 10 (EX W PT OF CR) OR2208/566
1182500110	0.27	1036 W AIKEN ST	4-28 AFRO AMERICAN SUB OF BLK 108 DANCY TRACT LOTS 11 & 12 (EX W PT OF CR) OR2208/566
1182500130	0.24	1032 W AIKEN ST	4-28 AFRO AMERICAN SUB OF BLK 108 DANCY TRACT LOT 13 OR2516/67
1184710100	0.54	SCHEIDEL WAY	4-8 AFRO AMERICAN SUB OF BLK 123 DANCY TRACT LOT 10 OR2208/566
1184710300	0.34	995 ERVIN ST	4-8 AFRO AMERICAN SUB OF BLK 123 DANCY TRACT LOT 30 OR2208/566
1184750230	0.77	994 ERVIN ST	4-8 AFRO AMERICAN SUB OF BLK 127 DANCY TRACT LOTS 23 THRU 27 OR2208/56
1184760050	2.05	929 LEE ST	4-8 AFRO-AMERICAN SUB OF BLK 128 DANCY TRACT LOTS 5 THRU 8 & 18 THRU 23 OR2208/566
1184800030	0.2	987 PACIFIC BLVD	4-8 AFRO AMERICAN SUB OF BLK 132 DANCY TRACT LOT 3 OR2208/566
1184800040	0.17	983 PACIFIC BLVD	4-8 AFRO AMERICAN SUB OF BLK 132 DANCY TRACT LOT 4 OR2208/566





**ST. JOHNS COUNTY
FLORIDA**

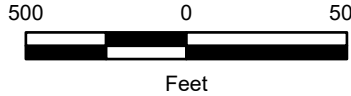


**ST. JOHNS COUNTY
FLORIDA
GIS**

Project: j19460

DISCLAIMER:
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.





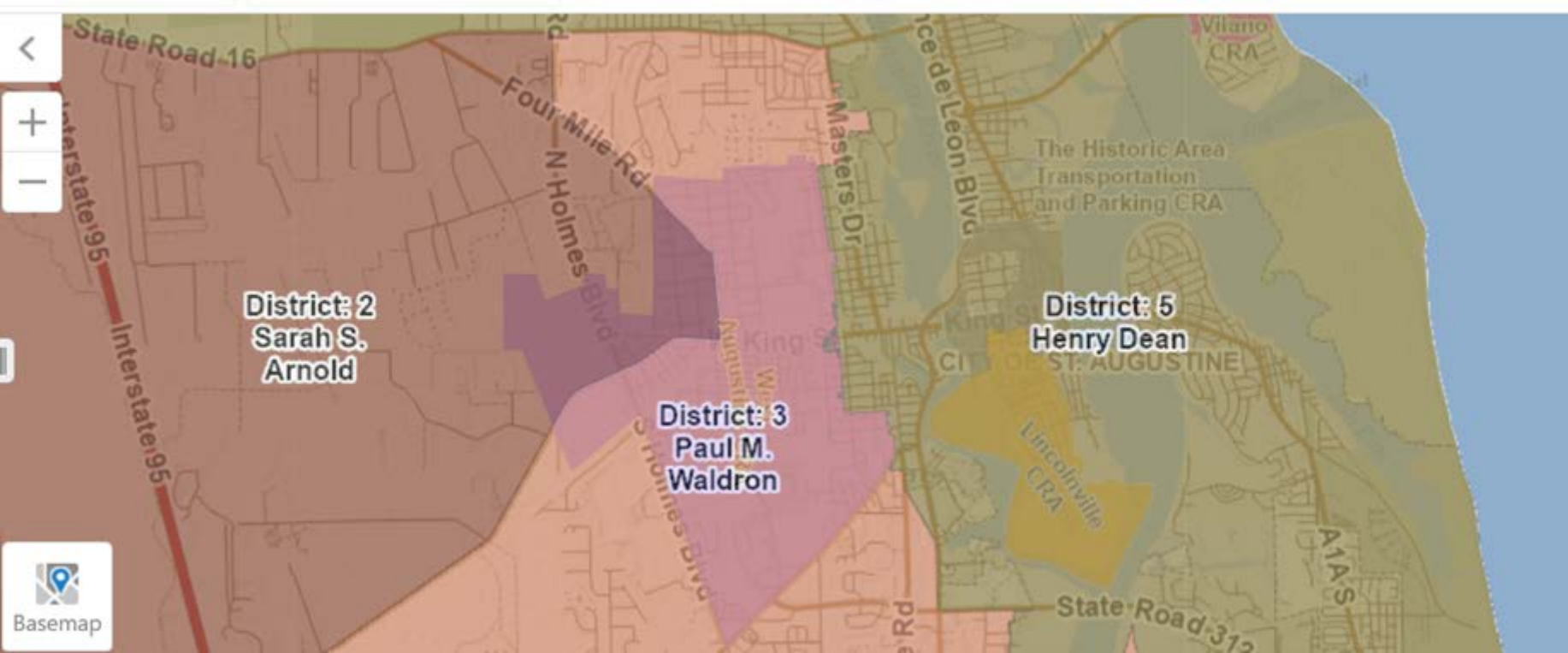
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Feet

**Subject West Augustine
CRA Properties**

Photography Date: 2/2021

Date Prepared: 7/20/2022





District: 2
Sarah S.
Arnold

District: 3
Paul M.
Waldron

District: 5
Henry Dean

The Historic Area
Transportation
and Parking CRA

Lincolnville
CRA

Vilano
CRA

ALAS

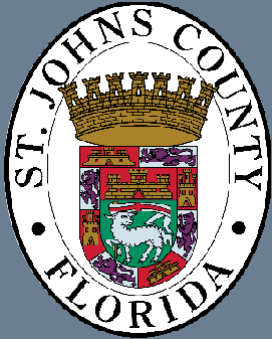
Agenda Item #6

Designation of Affordable Housing Lots Within West Augustine CRA

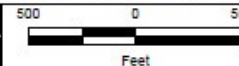
St. Johns County
Board of County Commissioners
August 2, 2022



Project Area



DISCLAIMER: Project: J19460
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are derived from multiple sources with varying
levels of accuracy. St. Johns County GIS Division
disclaims all responsibility for the accuracy or
completeness of the data shown herein.



Photography Date: 2/2021

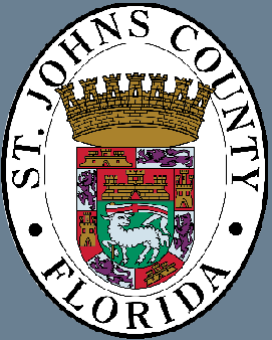
Date Prepared: 6/20/2022

Subject West Augustine
CRA Properties

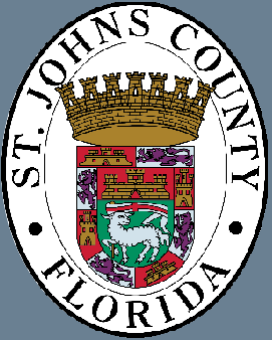


Resolution Will:

- Designate 120 parcels, ±27.46 acres, within the boundaries of the West Augustine Community Redevelopment Area, for single-family or multi-family owner-occupied affordable housing projects or provide uses that will compliment these types of affordable housing uses.
- Is consistent with the West Augustine CRA Plan.
- Provide staff with direction to partner with community allies, when able, in an effort to develop workforce housing near the urban core.
- Restrict the subject parcels to be developed for affordable housing for persons earning no more than 140 percent of the St. Johns County AMI. (3 Person Household= \$105,420)



Proposed Motion



Motion to adopt CRA Resolution 2022-_____,
a Resolution of the St. Johns County Community
Redevelopment Agency, Florida, designating one
hundred twenty parcels within the West Augustine
Community Redevelopment Area for affordable
housing development or uses complimenting the
development of affordable housing.

