

Housing Element **Draft** Data & Analysis

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Housing Element

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Introduction

The Housing Element is a required comprehensive plan element under Florida's Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes). The Housing Element must consist of principles, guidelines, standards, and strategies to provide housing for all current and anticipated future residents of the jurisdiction. This includes eliminating substandard housing, improving the aesthetics of existing housing, identifying the status of historically significant housing, formulating housing implementation programs, and the provision, creation, and preservation of affordable workforce housing. To this end, as demonstrated in the Data and Analysis, the Housing Element contains a set of Goals, Objectives and Policies to fulfill the City's housing plan.

Purpose

The purpose of this element is to identify any potential existing and projected deficits in the supply of housing for moderate income, low income, and very-low income households, group homes, foster care facilities, and households with special needs, including workforce housing. This data and analysis will provide guidance to develop appropriate plans and policies to meet these needs. Chapter 163 of the Florida Statutes establishes a uniform method of data collection and preliminary analysis for the housing element. This element implements and is organized around the methodology detailed in Chapter 163.

The first section of this element provides an overview of the current housing stock within St. Augustine. An inventory of affordable housing needs, existing substandard housing, renter-occupied subsidized housing, group homes, mobile homes, historically significant housing, and housing construction is reviewed and presented. Next, the housing needs of the future population are explored. A study of the housing supply and demand is presented to determine housing requirements and how they can be met. This inventory and analysis are used as the basis for the adopted goals, objectives, and policies.

Visioning

The City initiated a visioning process that began in 2014 where volunteers worked together to garner input and provide feedback to develop a vision plan. The *Vision 2014 & Beyond* document was adopted in June 2015 including a set of governing principles that encourage a livable and vital community. A healthy and diverse mix of housing options is an important part of a living city.

Existing Housing Data Requirements

The Housing Element statute requirements illustrate the need to address government activities, to provide direction, and to assist the private sector with the provision of viable housing options in a community.

Housing Needs Assessment

The Department of Economic Opportunity (DEO) contracted with the Shimberg Center for Housing Studies to compile and prepare the information required by Chapter 163. Housing and Household Characteristics for the existing units within the City are summarized using the data from the 2010 Census and more recent survey data from the Shimberg Center for Housing Studies. The Affordable Housing Needs Assessment (AHNA) is organized into five (5) parts relating to the City: housing inventory, housing condition, assisted housing, population projections, and household projections. This section presents the data collected for the City of St. Augustine and companion data for St. Johns County, as well as, a comparison of the housing needs for both jurisdictions. Additionally, the element includes an analysis related to affordable workforce housing, extremely low-income households, and community health.

Existing Housing Inventory

Housing Characteristics

The City's housing units are occupied approximately 88% of the time throughout the year, with approximately 41% of the vacant units considered actual seasonal units. The City also has a mixture of both single-family and multi-family housing units, with about 63.2% of those units being single-family. The data is more detailed in Tables 1A, 2A, and 3A. The number of housing units within the City constitutes a small amount of housing units available within St. Johns County; St. Augustine's housing stock as of 2011 was only about 7% of the County's 94,826 housing units. The County comparison data is more detailed in Tables 1B, 2B, and 3B. Approximately 60% of the County's vacant housing is considered seasonal. In both the City and the County, the majority of housing units are single family dwellings.

Table 1A: City of St. Augustine, Units by Vacancy and Occupancy Status, Survey 2011-2015

Occupied	Vacant	Total	Vacancy Rate	Vacant Seasonal Units	Seasonal Percent of Vacant Units
5,477	1,191	6,668	17.9%	488	41.1%

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 1B: St. Johns County, Units by Vacancy and Occupancy Status, Survey 2011-2015

Occupied	Vacant	Total	Vacancy Rate	Vacant Seasonal Units	Seasonal Percent of Vacant Units
79,242	15,584	94,826	16.4%	9,397	60.3%

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 2A: City of St. Augustine, Number of Units by Type, Survey 2011-2015

Type	Number	Percent
Single Family	4,214	63.2%
Multi Family	2,361	35.4
Mobile Home	93	1.4
Other	0	0
Total	6,668	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 2B: St. Johns County, Number of Units by Type, Survey 2011-2015

Type	Number	Percent
Single Family	69,056	72.8%
Multi Family	18,040	19.0
Mobile Home	7,707	8.2
Other	0	0
Total	94,826	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 3A: City of St. Augustine, Number of Housing Units in the Structure, Survey 2011-2015

Type	Number	Percent
1 unit – detached	3,763	56.4%
1 unit – attached	451	6.8
2 units	449	6.7
3 or 4 units	484	7.3
5 to 9 units	620	9.3
10 to 19 units	459	6.9
20 or more units	349	5.2
Mobile Home or Trailer	93	1.4
Other	0	0
Total	6,668	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 3B: St. Johns County, Number of Housing Units in the Structure, Survey 2011-2015

Type	Number	Percent
1 unit – detached	63,230	66.7%
1 unit – attached	5,826	6.1
2 units	823	0.9
3 or 4 units	2,557	2.7
5 to 9 units	4,757	5.0
10 to 19 units	4,431	4.7
20 or more units	5,472	5.8
Mobile Home or Trailer	7,707	8.1
Other	0	0
Total	94,826	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

The City and County housing stock, by age of structure is summarized in Tables 4A and 4B. As of the 2011-2015 Survey, the majority of structures in St. Johns County, over 80%, were built after 1980. In contrast, the majority of housing structures in St. Augustine were built before 1939 (31%). This data reveals that most of St. Augustine’s total supply of housing structures is significantly older than the County. The City’s housing stock built after 1939 is more evenly distributed with a higher percent built between 1950-1959 (13%) and 2000-2009 (19%). It is noted that 56% of the City’s total housing stock was built before 1970. However, this will change as the newer subdivisions in the city continue to develop (Pelican Reef, Madeira and Antigua subdivisions, for example).

Table 4A: City of St. Augustine, Year Structure Built, Survey 2011-2015

Year	Number of Units	Percent
2010 or After	69	1.0%
2000 - 2009	1,262	18.9
1990 – 1999	643	9.6
1980 – 1989	634	9.5
1970 – 1979	337	5.1
1960 – 1969	438	6.6
1950 – 1959	873	13.1
1940 – 1949	321	4.8
1939 or Earlier	1,091	31.4
Total	6,668	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 4B: St. Johns County, Year Structure Built, Survey 2011-2015

Year	Number of Units	Percent
2010 or After	3,714	3.9%
2000 - 2009	33,051	34.9
1990 – 1999	20,079	21.2
1980 – 1989	19,858	20.9
1970 – 1979	9,045	9.5
1960 – 1969	2,567	2.7
1950 – 1959	2,616	2.8
1940 – 1949	1,106	1.2
1939 or Earlier	2,709	2.9
Total	94,826	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Household Characteristics

Characteristics of housing within the City examined include tenure, type, rent, value, monthly cost and cost-to-income ratio. Each quantitative measure is compared to the County wide values. Tables 5A and 5B detail the number of owner and rental households within the City and County. The City (68.4%) and County (84%) both have a significant majority of owners compared to renters, however, the City does include a higher rate of rental properties making the households by tenure more evenly distributed.

Table 5A: City of Augustine, Households by Tenure, 2016

Tenure Type	Number of Households	Percent
Owner	3,472	55.4%
Renter	2,796	44.6%
Total	6,268	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity

Table 5B: St. Johns County, Households by Tenure, 2016

Tenure Type	Number of Households	Percent
Owner	68,526	77.0%
Renter	20,155	23.0%
Total	88,681	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Monthly gross rent of renter-occupied housing units (based on the 2011-2015 Survey) for both St. Augustine and St. Johns County are displayed in Tables 6A and 6B. The largest group of City residents (34%) paid approximately \$1,000-\$1,499 per month in rent, but the majority of

rent paid was between \$500-\$1,499 per month (88.9%). The County’s largest group of renters (73%) paid between \$750-\$1,999 per month in rent.

Table 6A: City of St. Augustine, Gross Rent of Renter-Occupied Housing Units, Survey 2011-2015

Rent	Number of Units	Percent
Less than \$200	0	0
\$200 - \$299	0	0
\$300 - \$499	67	2.9
\$500 - \$749	531	22.7
\$750 - \$999	753	32.2
\$1000 - \$1499	795	34.0
\$1500 - \$1999	123	5.4
\$2000 - \$2499	66	2.8
No Cash Rent	0	0
Total	2,335	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 6B: St. Johns County, Gross Rent of Renter-Occupied Housing Units, Survey 2011-2015

Rent	Number of Units	Percent
Less than \$200	79	0.4%
\$200 - \$299	173	0.9
\$300 - \$499	287	1.5
\$500 - \$749	1,821	9.4
\$750 - \$999	4,514	23.2
\$1000 - \$1499	7,126	36.7
\$1500 - \$1999	2,552	13.1
\$2000 - \$2499	813	4.2
\$2500 - \$2999	329	1.7
\$3000 - \$3499	173	0.9
\$3500 or More	128	0.7
No Cash Rent	1,436	7.3
Total	19,431	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Monthly owner costs of occupied units for St. Augustine and St. Johns County are presented in Tables 7A and 7B. Monthly, approximately 60% of St. Augustine residents paid between \$1,000-\$1,999 for housing costs with a mortgage, while 61.3% of St. Johns County residents paid between \$1,000-\$2,499 per month for housing costs with a mortgage.

Table 7A: City of St. Augustine, Owner Costs (with Mortgage), Survey 2011-2015

Owner Costs	Number of Units	Percent
Less than \$399	0	0%
\$400 - \$499	40	2.5
\$500 - \$599	0	0
\$600 - \$699	29	1.8
\$700 - \$799	72	4.4
\$800 - \$899	0	0
\$900 - \$999	103	6.4
\$1000 - \$1249	373	23.1
\$1250 - \$1499	213	13.1
\$1500 - \$1999	382	23.6
\$2000 - \$2499	137	8.4
\$2500 - \$2999	74	4.6
\$3000 - \$3499	44	2.7
\$3500 - \$3999	0	0
Greater than \$4000	98	6.0
Total Units	1,622	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 7B. St. Johns County - Owner Costs (with Mortgage), Survey 2011-2015

Owner Costs	Number of Units	Percent
Less than \$399	307	0.7%
\$400 - \$499	354	0.9
\$500 - \$599	489	1.2
\$600 - \$699	689	1.7
\$700 - \$799	1,517	3.7
\$800 - \$899	1,442	3.5
\$900 - \$999	1,894	4.6
\$1000 - \$1249	4,264	10.4
\$1250 - \$1499	4,340	10.6
\$1500 - \$1999	10,032	24.4
\$2000 - \$2499	6,526	15.9
\$2500 - \$2999	3,421	8.3
\$3000 - \$3499	2,004	4.9
\$3500 - \$3999	1,346	3.3
Greater than \$4000	2,418	5.9
Total Units	41,043	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Tables 8A and 8B list the value of specified owner-occupied housing units in the City and County. The home values available between 2011 and 2015 indicate that approximately 62% of the owner-occupied units in the City were valued between \$150,000-\$499,999, and approximately 59% of the County owner-occupied units were valued between \$200,000-\$999,999.

Table 8A: City of St. Augustine, Value of Owner-Occupied Units, Survey 2011-2015

Value	Number of Units	Percent
Less than \$50,000	115	3.8
\$50,000 - \$99,999	321	10.7
\$100,000 - \$149,999	399	13.3
\$150,000 - \$199,999	565	18.9
\$200,000 - \$299,999	743	24.8
\$300,000 - \$499,999	537	17.9
\$500,000 - \$999,999	250	8.4
\$1,000,000 - \$1,999,999	33	1.1
Greater than \$2,000,000	31	1.1
Total	2,993	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 8B: St. Johns County, Value of Owner-Occupied Units, Survey 2011-2015

Value	Number of Units	Percent
Less than \$50,000	2,613	4.4
\$50,000 - \$99,999	5,862	9.8
\$100,000 - \$149,999	6,626	11.1
\$150,000 - \$199,999	7,569	12.7
\$200,000 - \$299,999	15,194	25.4
\$300,000 - \$499,999	13,325	22.3
\$500,000 - \$999,999	6,713	11.2
\$1,000,000 - \$1,499,999	1,121	1.9
\$1,500,000 - \$1,999,999	291	0.5
Greater than \$2,000,000	497	0.7
Total	59,811	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

According to the Department of Economic Opportunity (DEO), it is recommended that no more than 30% of a household’s monthly income should be spent on housing costs. Costs exceeding 30% are considered to be cost burdened and those exceeding 50% are considered severely cost burdened. Table 9 indicates that over 46% of households within the City are cost-burdened, compared to 37% in the County. Tables 9A and 9B indicate that lower income households are more burdened by housing expenses. Almost 94% of the households with incomes less than 30% of the area median income (AMI) pay more than 30% of their income on housing within the City, 89% in the County.

Table 9. Households by Cost Burden, 2016

Percent of Monthly Income	St. Augustine	St. Johns County
0-30%	3,345	56,771
30-50%	963	16,654
50% or More	1,940	16,256
Total	6,248	89,681
Total Cost-Burdened (30% or More)	2,903 (46.5%)	32,910 (36.7%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 9A. City of St. Augustine, Households by Income and Cost Burden, 2016

Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing	Cost-burdened	Severely Cost-burdened	Total	Low Income Households Cost-Burdened (30% or More)
	0-30%	30-50%	50% or More		
Less than 30% AMI	96	72	1,339	1,507	1,411 (93.7%)
30.01-50% AMI	230	256	303	789	559 (70.8%)
50.01-80% AMI	597	368	177	1,142	545 (47.7%)
80.01+%	2,422	287	121	2,830	408 (14.4%)
Total	3,345 (53.4%)	983 (15.7%)	1,940 (30.9%)	6,268	2,923 (46.6%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 9B. St. Johns County, Households by Income and Cost Burden, 2016

Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing	Cost-burdened	Severely Cost-burdened	Total	Low Income Households Cost-Burdened (30% or More)
	0-30%	30-50%	50% or More		
Less than 30% AMI	874	528	6,740	8,142	7,268 (89.3%)
30.01-50% AMI	2,153	1,707	3,636	7,496	5,343 (71.3%)
50.01-80% AMI	4,861	4,651	2,905	12,417	7,556 (60.9%)
80.01+%	47,883	9,758	2,974	60,615	12,732 (61.0%)
Total	55,771	16,654	16,256	88,670	32,910 (37.1%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 10 demonstrates that 25% of householders 65 and over are cost-burdened in the City. Tables 11A and 11B show that practically 72% of renters, and 27% of owners within the City are cost-burdened, while only 51% of renters, and 33% of owners are cost-burdened in the County.

Table 10: City of St. Augustine, Elderly Households by Age and Cost Burden, 2016

Age of Householder, 65 or More	Amount of Income Paid for Housing		Severely Cost-burdened	Total	Total Cost-Burdened (30% or More)
	0-30%	30-50%	50% or More		
City of St. Augustine	1,601	190	343	2,134	533 (25.0%)
St. Johns County	16,910	4,323	4,388	25,621	8,711 (34.0%)
Total within County	18,511	4,513	4,731	27,755	9,244 (33.3%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 11A: City of St. Augustine, Households by Homeowner/Renter Status and Cost Burden, 2016

Percent of Monthly Income	Owner	Renter
0-30%	2,544	801
30-50%	446	577
50% or More	482	1,458
Total	3,472	2,836
Total Cost-Burdened (30% or More)	928 (26.7%)	2,035 (71.8%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 11B: St. Johns County, Households by Homeowner/Renter Status and Cost Burden, 2016

Percent of Monthly Income	Owner	Renter
0-30%	45,961	9,790
30-50%	12,299	4,355
50% or More	10,246	6,010
Total	68,506	20,155
Total Cost-Burdened (30% or More)	22,545 (32.9%)	10,365 (51.4%)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Substandard Housing Inventory

Basic information about the general condition of housing is compiled by the Shimberg Center for Housing Studies. This data evaluates residential units on overcrowding (more than 1 person per room), and availability of heating, kitchen facilities, and adequate plumbing. These factors are considered key indicators for the overall health and safety of a housing unit. Table 12A shows the number of substandard housing units in St. Augustine, while Table 12B shows substandard housing units in St. Johns County based on the Shimberg Center parameters. According to the AHNA prepared by the Shimberg Center a higher percentage (7%) of occupied units in the City were substandard when compared to St. Johns County (4.4%). According to the data the units in the City lacked kitchen facilities the most. This is in addition to the consideration of the general age of the structures within the City.

Table 12A: City of St. Augustine, Housing Condition Characteristics, Survey 2011-2015

Substandard Measures	Number of Units	% of Occupied Units
1.01 or More Persons per Room	0	0
No House Heating Fuel	73	1.3
Lack of Kitchen Facilities	311	4.7
Lack of Plumbing Facilities	151	2.3
Total Substandard Housing	535	7.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 12B: St. Johns County, Housing Condition Characteristics, Survey 2011-2015

Substandard Measures	Number of Units	% of Occupied Units
1.01 or More Persons per Room	751	0.9
No House Heating Fuel	544	0.7
Lack of Kitchen Facilities	1,530	1.6
Lack of Plumbing Facilities	1,100	1.2
Total Substandard Housing	3,925	4.4

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Visual Survey

St. Augustine defines substandard housing as any residential unit that does not provide adequate shelter; endangers the health, safety and well-being of its occupants; and has critical or multiple intermediate defects. Homes were rated on a scale of 1 to 4, 1 being the best condition, 4 considered dilapidated. These categories provide the best method to evaluate the safety and stability of a housing unit using a visual or “windshield” survey.

A visual or “windshield” survey was conducted during the spring of 2019. The benefit of a windshield survey is that it is relatively cost-effective and does not intrude on the privacy of City residents. Buildings were rated on a scale of 1 to 4, where 1 indicates no evidence of disrepair and 4 indicates severe disrepair or dilapidated. Table 13 shows the description of each score for the four categories.

Table 13: City of St. Augustine, Housing Condition Rating Descriptions

Score	Roof	Exterior Walls	Doors and Windows	Foundation, Floor, and Porch
1	In good condition	In good condition	In good condition	In good condition
2	A minimal number of tiles missing, no holes, cracks, or water damage is visible, overall shape is still solid	Some minor damage to siding is visible (water damage or discoloration), overall structure is solid, no cracks are evident	Some minor damage is visible (small cracks in glass), windows and doors still appear to be sealed tightly to structure	Some minor damage is visible (small cracks/water damage), the overall structure appears to be sound
3	Several tiles missing, some damage is visible, shape appears to be deteriorating	Siding material is missing in places, some cracks are visible, overall structure appears to be deteriorating	Large holes are visible or panes of glass are missing, wood appears to be rotting around frames	Major damage is apparent including missing wood or blocks, stairs/entry is deteriorating
4	Large, noticeable holes/cracks, portion missing or severely damaged, caving-in in one or more places	Large portions of siding material are missing, significant cracks are visible, all or some of the structure appears ready to collapse	One or more windows/doors are missing, large cracks or significant damage is visible, security of the structure is in danger	Significant damage is apparent, portions of the porch or foundation are missing, the overall structure appears to be unsafe

Source: City of St. Augustine, Planning and Building Department Visual Survey Spring 2019.

Out of a total of 5,030 residential structures surveyed 304 were determined to be a “3” condition on the Housing Condition rating scale, and 33 structures were considered a “4” or in severe disrepair or dilapidated on the Housing Condition rating scale. This is a visual survey of almost 7% (6% and 0.65% respectively) of residential structures in some form of decline.

Assisted Housing Inventory

Four (4) communities in St. Augustine offer housing assistance through federal, state and local programs. These programs offer home ownership and rental assistance to very low-, low- and moderate-income families; elderly persons; and persons with disabilities in the area. There are no public housing facilities or federally funded voucher programs in St. Johns County, including within the City.

Table 14A: City of St. Augustine, Inventory of Assisted Rental Housing

Development	Total Units	Assisted Units	Occupancy Status	Housing Programs	Target Population
Hope for the Homeless 28 & 30 Smith Street	4	4	Not Ready for Occupancy	Demonstration	Homeless
Maxwell Manor 28 N. Whitney and 45 Palmer Streets	36	36	Ready for Occupancy	State HOME	Family
The Oaks Apartments 30 DeSoto Place	33	32	Ready for Occupancy	Rental Assistance/HUD/Section 207/223(f)	Elderly
Woodcrest 100 Woodcrest Drive	90	90	Ready for Occupancy	Housing Credits 9%/SAIL	Family

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Currently, there are 162 financially assisted housing units available in the City. Thirteen (13) communities in St. Johns County, totaling 968 additional units, offer housing assistance through various federal, state and local programs including homeless. Tables 14A and 14B examine the details of federally, state, and locally assisted rental housing units available to the residents of St. Johns County.

Table 14B: St. Johns County, Inventory of Assisted Rental Housing

Development	Total Units	Assisted Units	Occupancy Status	Housing Programs	Target Population
Arc of St. Johns County 10 Sunrise Blvd	16	16	Ready for Occupancy	Rental Assistance/HUD Section 202 Direct Loan	Persons with Disabilities
Betty Griffin House Address protected	6	0	Ready for Occupancy	Demonstration project	Persons with Disabilities
Casa del Mar Apartments 1575 A1A South	44	29	Ready for Occupancy	Rental Assistance/HUD Section 236	Elderly
Huguenot Harbour 600 Gunby Circle	34	34	Ready for Occupancy	Housing Credits 9%; Rental Assistance/RD; Section 515	Family
Moultrie Lakes 1845 Old Moultrie Road	4		Ready for Occupancy	Legislative Appropriation	Homeless
Pacetti Group Home 3085 Pacetti Road	6		Not Ready for Occupancy	Legislative Appropriation	Persons with Disabilities
Ponce Harbor 225 Ponce Harbor Drive	144	144	Ready for Occupancy	Housing Credits 4%/Local Bonds/State HOME	Family
Southern Villas Apartments 52 Sunrise Blvd	60	60	Ready for Occupancy	Housing Credits 9%/Rental Assistance/HUD	Elderly/Family/Link
Summer Breeze Apartments 20 Summerbreeze Way	132	132	Ready for Occupancy	Local Bonds	Elderly
Summer Breeze At Summerset Village 305 Summerbreeze Way	132	132	Ready for Occupancy	Housing Credits 4%/Local Bonds/SAIL	Elderly/Family
Whispering Pines – St. Augustine 1200 Whispering Circle	192	145	Ready for Occupancy	Housing Credits 9%	Family
Whispering Woods 210 Whispering Woods Lane	200	200	Ready for Occupancy	Extremely low income/Housing Credits 4%/Local Bonds	Family/Link
Woodlawn Terrace Apartments 200 S Woodlawn Street	76	76	Ready for Occupancy	Rental Assistance/HUD/State HOME	Family

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Development.

Population Projections

The following tables examine the breakdown in population growth, from the age cohorts to the permanent versus total population. According to population assessments performed by the Shimberg Center, the City of St. Augustine and St. Johns County do not have appreciable levels of vacant housing or seasonal populations. Therefore, the total population is the same as the permanent population. The breakdown in population growth, from the age cohorts to the permanent versus total population is examined. It appears that within the City the ages with the highest projected increases are teenagers 15-19, middle ages from 40-54, and seniors older than 75. In St. Johns County all age ranges show growth except for those between 60-64 years old.

Table 15A: City of St. Augustine, Permanent Population Projections by Age Cohort

Age Cohort	2020	2025	2030	2040
0 – 4 years	426	451	462	452
5 – 9 years	490	516	546	559
10 – 14 years	466	434	432	493
15 – 19 years	977	1,067	1,150	1,349
20 – 24 years	1,570	1,570	1,577	1,559
25 – 29 years	1,036	928	838	1,035
30 – 34 years	916	986	863	899
35 – 39 years	661	721	853	718
40 – 44 years	617	782	980	964
45 – 49 years	641	635	753	1,018
50 – 54 years	712	727	733	1,224
55 – 59 years	917	812	760	942
60 – 64 years	1,050	986	804	818
65 – 69 years	1,044	1,045	968	844
70 – 74 years	882	916	1,014	819
75+ years	2,004	2,623	3,192	4,025
Total	14,409	15,199	15,925	17,768

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Note: The Future Land Use Element population projections are based on a consistent percentage of the County growth, which may account for the difference in Total population projections between the elements.

Table 15B: St. Johns County, Permanent Population Projections by Age Cohort

Age Cohort	2020	2025	2030	2040
0 – 4 years	12,918	15,115	16,775	18,554
5 – 9 years	14,864	17,312	19,806	22,952
10 – 14 years	15,941	17,314	19,704	22,900
15 – 19 years	15,243	16,730	17,745	22,048
20 – 24 years	14,014	15,279	16,403	18,852
25 – 29 years	14,739	15,862	16,892	18,333
30 – 34 years	14,058	18,541	19,487	21,264
35 – 39 years	15,084	18,284	23,596	25,197
40 – 44 years	14,643	17,945	21,264	27,506
45 – 49 years	15,970	16,358	19,611	28,553
50 – 54 years	16,545	17,111	17,127	23,247
55 – 59 years	18,426	17,999	18,190	20,925
60 – 64 years	17,871	20,036	19,140	18,484
65 – 69 years	15,467	18,693	20,527	18,986
70 – 74 years	13,444	15,260	18,066	18,183
75+ years	21,077	28,975	36,278	50,324
Total	250,304	286,814	320,611	377,308

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Household Projections

Projections of housing growth are derived from population projections that have been formulated by the Shimberg Center for Housing Studies. The data is summarized in the following tables, which examine the number of households expected in the City of St. Augustine and St. Johns County by several factors – size, income, age, tenure, and projected cost burden.

Tables 16A and 16B provide a breakdown for both St. Augustine and St. Johns County of projected households based on household income. Each income group is anticipated to see population growth through the 2040 time period. In the City of St. Augustine, the proportion of Households with an income less than 30% AMI drops between 2010 and 2040. The proportion of Households earning between 50.1% and 120% of AMI rises between 2010 and 2040. The other income levels stay about the same over the time period. All income levels stay about the same for St. Johns County over the timeframe.

Table 16A: City of St. Augustine, Projected Households by Income

Income Level	2010	2020	2030	2040
30% AMI or less	1,448	1,539	1,683	1,877
30.1% – 50% AMI	706	867	987	1,115
50.1% - 80% AMI	1,011	1,261	1,461	1,650
80.1% – 120% AMI	1,024	1,263	1,444	1,633
More than 120% AMI	1,546	1,809	2,011	2,321
Total Households	5,745	6,739	7,586	8,596

*AMI (Area Median Income)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 16B: St. Johns County, Projected Households by Income

Income Level	2010	2020	2030	2040
30% AMI or less	7,042	9,212	11,665	13,697
30.1 – 50% AMI	6,283	8,669	11,337	13,351
50.1 - 80% AMI	10,365	14,436	19,152	22,507
80.1 – 120% AMI	15,634	21,407	28,093	33,008
More than 120% AMI	35,992	48,337	61,939	73,298
Total Households	75,316	102,061	132,186	155,861

*AMI (Area Median Income)

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Tables 17A and 17B provide projected number of severely cost-burdened households by tenure and income level. By 2040 151 owners or 32% of the projected owner households in the City will be severely cost burdened. In the County by 2040 5,546 owner households or 42% of the projected owner households will be severely cost burdened.

Table 17A: City of St. Augustine, Projected Number of Severely Cost-burdened Households by Tenure and Income Level - Owners

Income Level	2010	2020	2030	2040
30% AMI or less	115	120	126	151
30.1-50%	101	112	122	142
50.1-80%	127	147	161	184
Total below 80% AMI	343	379	409	477

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 17B: St. Johns County, Projected Number of Severely Cost-burdened Households by Tenure and Income Level - Owners

Income Level	2010	2020	2030	2040
30% AMI or less	2,717	3,667	4,652	5,546
30.1-50%	1,648	2,283	2,982	3,535
50.1-80%	1,910	2,664	3,575	4,199
Total below 80% AMI	6,775	8,614	11,209	13,280

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Community Affairs.

Tables 18A and 18B provide a housing need summary based on tenure in both the City and County. Renters are typically more cost burdened by the cost of housing.

**Table 18A: City of St. Augustine, AHNA Housing Need Summary 2010-2040
 Number of Severely Cost Burdened (50%+) with Income less than 80% AMI
 by Tenure**

Tenure	2010	2020	2030	2040
Owner	343	379	409	477
Renter	1,398	1,492	1,632	1,805
Total Households	1,741	1,871	2,041	2,282

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

**Table 18B: St. Johns County, AHNA Housing Need Summary 2010-2040
 Number of Severely Cost Burdened (50%+) with Income less than 80% AMI by
 Tenure**

Tenure	2010	2020	2030	2040
Owner	6,275	8,614	11,209	13,280
Renter	5,099	6,516	8,215	9,552
Total Households	11,374	15,130	19,424	22,832

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Tables 19A and 19B indicate the projected homeowner households that will be cost burdened (spending 30% or more of their monthly income on housing) for both the City and County. The County number of cost burdened households drop while the City's cost burdened households increase over time. This may be due to the City's aging population with the population 75 years and older increasing over the same time period. Older households are also typically most cost burdened. The number of cost burdened renters actually drops over time as shown in Tables 20A and 20B.

Table 19A: City of St. Augustine, Growth in Severely Cost burdened (50%+) Households with Income less than 80% AMI by Tenure and Income level - Owner

Household Income as % of AMI	2010-2016	2016-2020	2020-2025	2025-2030	2030-2035	2035-2040	Total
30% or less	2	5	3	2	11	15	36
30.1-50% AMI	4	8	5	5	11	10	39
50.1-80% AMI	7	13	9	6	13	11	52
Total below 80% AMI	13	26	17	13	35	36	127

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 19B: St. Johns County, Growth in Severely Cost burdened (50%+) Households with Income less than 80% AMI by Tenure and Income level - Owner

Household Income as % of AMI	2010-2016	2016-2020	2020-2025	2025-2030	2030-2035	2035-2040	Total
30% or less	384	622	554	495	425	464	2,560
30.1-50% AMI	258	410	390	351	279	269	1,699
50.1-80% AMI	290	502	509	452	341	279	2,083
Total below 80% AMI	932	1,534	1,453	1,298	1,045	1,012	6,342

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 20A: City of St. Augustine, Growth in Severely Cost burdened (50%+) Households with Income less than 80% AMI by Tenure and Income level - Renter

Household Income as % of AMI	2010-2016	2016-2020	2020-2025	2025-2030	2030-2035	2035-2040	Total
30% or less	36	21	62	52	61	67	263
30.1-50% AMI	13	24	14	11	18	14	81
50.1-80% AMI	2	5	3	1	5	2	16
Total below 80% AMI	51	50	79	64	84	83	360

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Table 20B: St. Johns County, Growth in Severely Cost Burdened (50%+) Households with Income less than 80% AMI by Tenure and Income level - Renter

Household Income as % of AMI	2010-2016	2016-2020	2020-2025	2025-2030	2030-2035	2035-2040	Total
30% or less	297	487	524	456	386	339	2,192
30.1-50% AMI	180	320	303	265	223	193	1,304
50.1-80% AMI	83	130	130	114	88	75	537
Total below 80% AMI	560	937	957	835	697	607	4,033

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity.

Farmworker and Workforce Housing

The last section of the Shimberg Affordable Housing Needs Assessment examines the need for Farmworker housing. There is no projected need for Farmworker housing within the City of St. Augustine.

Based on discussion related to the City’s economy and affordable housing there is a need for Workforce housing.

Additional Inventory and Needs Assessment

The following is a summary of the different types of housing available within the City.

Group Homes Inventory

St. Augustine has two (2) nursing home facilities within the city limits. The Florida Department of Health has no records of any, homes for special services, transitional living facilities, or residential treatment centers in St. Augustine. The St. Johns County Property Appraiser’s website does indicate that there are six (6) assisted living facilities within the city.

Mobile Home Parks Inventory

There are currently no mobile home parks within the City of St. Augustine.

Historically Significant Homes Inventory

As previously discussed, 31% of the housing structures within the city were built before 1939, a total of 56% of the housing stock was built prior to 1970. The age of these structures, and associated infrastructure is a concern. Ongoing maintenance, repairs, demolition and associated neighborhood character including actual and emotional costs related to a sense of place is a serious concern in all of the historic neighborhoods. Especially as investors or developers look to redevelop older properties or to insert new development as “infill” development in these older areas.

Additionally, there are historically significant structures that need to be considered.

Insert historic housing inventory discussion based on Historic Preservation Element.

Housing Construction Inventory

The best available data regarding residential construction is from 2013 to 2018. During this six (6) year timeframe a total of 404 new single-family residential permits were issued, building permits were also issued for two (2) multifamily apartment projects including a total of 522 market rate multifamily units. Additionally, 611 residential renovation/remodel permits were issued during this same timeframe. This equals approximately \$141,841,771 million dollars in residential value in the city, over the six (6) year period.

Table 21: City of St. Augustine, Housing Construction Inventory

Type of Permit	2013	2014	2015	2016	2017	2018	Total
New Single Family homes	51	71	84	61	74	63	404
New Multifamily units	0	0	0	0	0	522	522
Total New Units	51	71	84	61	74	585	926
Residential Renovations	11	30	79	151*	248**	92	611
Residential Dollar Value	N/A	\$14,668,040	\$19,605,377	\$20,640,730	\$28,211,193	\$58,716,431	

Source: City of St. Augustine, Planning and Building Department, 2019

*Hurricane Matthew hit the area in October 2016

**Hurricane Irma hit the area in September 2017

During this time the City was also impacted by two (2) hurricanes. Many properties experienced unprecedented storm surge flooding, some properties twice. Many residences were substantially damaged, required extensive repair, including being modified to avoid the floodplain or demolished completely and/or may continue to be in some state of disrepair or abandonment.

Housing Analysis

Community Redevelopment Area (CRA)

The City conducted extensive public participation exercises including visual preference surveys and workshops to establish a Community Redevelopment Plan for the Lincolnville area (LCRA). The Plan identifies several programs to improve housing and decrease blight in the area.

Examples of CRA projects include:

- Infrastructure improvements;
- Beautification and appearance improvements;
- Residential investment with the Fix-it-up program; and,
- Institutional structure improvements.

The area is rapidly gentrifying and struggling to a certain extent to maintain its African American origins, and heritage. Maintaining the historic character and historic sense of community is a challenge.

Affordable Housing Assessment

Florida Statutes require that an affordable housing assessment be performed using a methodology established by the Florida Department of Economic Opportunity (DEO). Data and Analysis for the Affordable Housing Assessment was provided by the Schimberg Center for Housing Studies, using the best data currently available.

Based on the data provided 38.6% of the current households in 2016 earned 80% or more of the area median income. This percentage is expected to rise through 2040, so in general household incomes within the city are projected to go up. In total 53.4% of the households within the city were not cost burdened in 2016. However, 46.6% of households were cost burdened, almost 31% severely cost burdened. Using the median household income for the city in 2016 Table 22 below illustrates the minimum income for each housing cost threshold group.

Table 22: Income Median and Income Group Thresholds Related to Housing Costs

Jurisdiction	Median Income (2016)	Very Low Income (30%)	Low Income (50%)	Moderate Income (80%)	Other Income (120%)	Other Income (140%)
City of St. Augustine	\$45,612	\$13,684	\$22,806	\$36,490	\$54,734	\$63,857
St. Johns County	\$69,900	\$20,970	\$34,950	\$55,920	\$83,880	\$97,860

Source: City of St. Augustine, Planning and Building Department, 2019

Tables 23 and 24 illustrate Single-family home, and Rental Affordability respectively based on the income thresholds established in Table 22. The Statewide January 2019 single-family home median sale price for a home in Florida is \$249,900. According to the Northeast Florida Association of Realtors, which does not cover all of St. Johns County, the median sale price for a home in St. Johns County is \$300,000. Additionally, the ATTOM organization establishes the median sale price of a home in St. Johns County at \$312,000. The average of these numbers is a \$306,000 median sale price for a home in St. Johns County.

According to Table 23 this is not even affordable for households that make 120% of the median income within the City of St. Augustine. The median sale price for a home in St. Johns County is practically \$76,000 higher than an affordable home for more than 39% of the households in the City.

Based on a snapshot of houses listed for sale on Zillow, a popular homesale website, on Friday, April 12, 2019 within an approximate 10 mile or 20 minute commute travel time radius from City Hall in St. Augustine, there were three (3) homes for sale between \$0-\$60,000, four (4) homes for sale between \$60,000-\$96,000, 18 homes for sale between \$96,000-\$154,000, and 136 homes for sale between \$154,000-\$230,000. This is a total of seven (7) homes for sale for any very low, or low-income household potential buyer looking within the suggested commute travel time radius.

Table 23: Income Group Thresholds and Single-family Home Affordability

City of St. Augustine – 2016 Median Income \$45,612	Annual Income	Annual Affordable Housing Costs 30% of Income	Affordable Monthly Housing Costs	Monthly Payment discounted 9% for Taxes Insurance	Affordable 30-year Mortgage (6% interest rate)	Affordable Home price including Mortgage + 10% down
Very Low Income (30%)	\$13,683	\$4,105	\$342	\$311	\$52,216	\$57,438
Low Income (50%)	\$22,806	\$6,842	\$570	\$519	\$87,030	\$95,733
Moderate Income (80%)	\$36,490	\$10,947	\$912	\$830	\$139,246	\$153,171
Other Income (120%)	\$54,734	\$16,420	\$1,368	\$1,245	\$208,862	\$229,748

Source: City of St. Augustine, Planning and Building Department, 2019
 Analysis based on FS 163.3177(6)(f)1.d reference to FS 380.0651(3)(h), and reference to the East Central Florida Regional Planning Council (ECFRPC) methodology, revised June 1999.

Table 24 illustrates housing affordability for potential renters within the City. The Fair Market rents in the area are established by the Federal Housing and Urban Development Department (HUD). In zip codes 32084 and 32080, which includes all of the city limits, no fair market priced units are affordable for very low, and low-income households of the City’s median income groups. Moderate income households can afford an efficiency and a one-bedroom unit. None of the income groups can afford to rent a four (4) bedroom unit. The group representing earners 120% of the median income can also potentially afford two and three bedroom units.

Table 24: Income Group Thresholds and Fair Market Rents* and Affordability

City of St. Augustine – 2016 Median Income \$45,612	Annual Income	Affordable Monthly Housing Costs	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
32084*			\$630	\$800	\$970	\$1,280	\$1,640
32080*			\$690	\$840	\$1,030	\$1,360	\$1,740
Very Low Income (30%)	\$13,683	\$342					
Low Income (50%)	\$22,806	\$570					
Moderate Income (80%)	\$36,490	\$912	XX	XX			
Other Income (120%)	\$54,734	\$1,368	XX	XX	XX	XX	

Source: City of St. Augustine, Planning and Building Department, 2019
 Analysis based on FS 163.3177(6)(f)1.d reference to FS 380.0651(3)(h)
 *Fair Market Rents for zip codes including St. Augustine taken from HUD, Jacksonville, Florida HUD Metro Fmr Small Area FY 2019 Fair Market Rents, and reference to the East Central Florida Regional Planning Council (ECFRPC) methodology, revised June 1999.

Based on a snapshot of rental units listed on Zillow, a popular homesale website, on Friday, April 12, 2019 within an approximate 10 mile or 20 minute commute travel time radius from City Hall in St. Augustine, there was one (1) unit for rent between \$300-\$600, four (4) units to rent between \$600-\$920, and 32 units for rent between \$920-\$1,370. This is a total of one (1) unit for rent for any very low, and a total of four (4) or five (5) units to rent for low income households within the commute radius. This is supported by the Census data that establishes median monthly costs with a mortgage at \$1,390 or \$16,680 per year, and the median gross rent in St. Augustine at \$948, which is \$11,376 per year in just rent, \$14,789 with 30% housing costs included. The Census costs per year for homeowners with a mortgage is almost \$3,000 more than the amount allowed of the median income for “affordability”. The Census median gross rent is also unaffordable to all groups except for the highest earners (120% and presumably 140% income groups).

This snapshot of the housing situation in the St. Augustine area demonstrates a frightening lack of affordable, and affordable workforce housing. Cost-burdened and low-income households are forced to travel greater distances away from work to find affordable housing. This means traveling as far as Hastings/Flagler estates in St. Johns County, Green Cove Springs, Palatka, and Bunnell/Daytona North in surrounding counties. Having to travel this far to work within the city further threatens employability and household stability.

Table X in the Appendices is a sampling of occupational employment and wages based on the St. Augustine/St. Johns County economic profile discussed in the Future Land Use Element. A sampling of 72 jobs are represented in the Table for the Jacksonville MSA that includes St. Johns County. The 2017 median hourly wages, and the annual wages for the jobs represented are outlined and marked as Very low income, Low income, Moderate income, and other income at 120% and 140% above the median household income. Of the 72 jobs, 35 are considered Very low or Low income based on the annual wage, this is 48.6% of the sample jobs listed. Another 20 are considered Moderate income, and only 23.6% are considered higher paying than the median annual income of \$45,612.

An affordable workforce housing plan is critical to maintain the City’s social and economic diversity. A diverse economy is also critical to maintain a viable, livable, healthy community.

Population Projections and Housing Need

By 2040, St. Augustine’s population is projected to reach 19,330 people. This is based on the historic ratio of the City’s population to St. Johns County as a whole, and as outlined in the Future Land Use Element of the Comprehensive Plan.

Table 25: City of St. Augustine Population Projections, 2010-2040

	Census 2010	2015	2020	2025	2030	2040
St. Augustine	12,975	13,590	14,042	14,790	16,480	19,330
St. Johns County	190,039	213,566	255,300	295,800	329,600	386,600

Sources: 2015 BEBR Statistical Abstract, Florida Department of Economic Opportunity (DEO)

Based on the historic ratio of cost-burdened residents, approximately 9,008 residents will be paying 30% or more of their income on housing costs in 2040. Table 24 uses the cost-burdened population to estimate the number of additional affordable housing units needed over the planning horizon.

Table 26: Affordable Housing Units Needed, 2010-2040

	2010	2015	2020	2025	2030	2040
Total Population	12,975	13,590	14,042	14,790	16,480	19,330
Cost Burdened Population ¹	6,046	6,333	6,544	6,892	7,680	9,008
Increase From Previous	-	287	211	348	788	1,328
Additional Affordable Units Needed ²	-	125	92	151	343	577

Source: 2015 BEBR Statistical Abstract, Florida Department of Economic Opportunity (DEO), Shimberg Center for Housing Studies

1. 46.6% of total population; includes all residents that pay over 30% of their income for housing.
2. Assumes the average household size continues to be 2.30 people.

The projected need for additional affordable units fluctuates slightly but increases significantly in 2030 and 2040. An estimated 1,287 additional units of affordable housing will be required over the planning horizon.

Land Requirements for the Estimated Housing Need

Based on the analysis in the updated Future Land Use Element there is a calculated need for 2,762 residential units. After including, the 1.25 DCA incremental growth factor; there is a need for 3,454 total additional residential units adjusted for growth over the planning horizon. According to the affordable housing assessment at least 1,287 (37%) of these units should be affordable units.

Table 27: Needed Residential Units, 2010-2040

	Projected Population	Population Increase	Units Needed	Incremental Growth Factor*
2010	Census 12,975	1,383		
2015	13,590	615	267	334
2020	14,042	452	196	245
2025	14,790	748	325	406
2030	16,480	1,690	735	919
2040	19,330	1,850	1,239	1,549
Total			2,762	3,454

Source: City of St. Augustine 2040 Comprehensive Plan

*Incremental Growth Factor of 1.25.

Also, included from the Future Land Use Element is the vacant available land analysis for residential units.

Table 28: Permitted Units on Vacant Urban Land, 2010-2040

	Vacant Residential Land	Vacant Acres	Maximum Units per Acre		Maximum Total Units	
	Single Family, Low Density	52.23	8	du/ac	417	du
	Single Family, Multifamily Medium Density	35.73	16	du/ac	571	du
	Low Density Mixed use	21.27	8	du/ac	170	du
	Medium Density Mixed use	21.27	16	du/ac	340	
Total		130.90			1,552	du

Source: City of St. Augustine 2040 Comprehensive Plan, St. Johns County Property Appraiser, 2018

Based on this assessment of vacant land within the existing land use categories, 1,552 dwelling units can immediately be accommodated. These units could accommodate the needed affordable units if necessary. Leaving 1,902 units that will be needed to accommodate growth over the planning horizon for the City. But this does not address reducing the housing cost burden on the current population or providing a range of housing options that provide alternatives for affordable workforce housing, the elderly, disabled, cost-burdened or homeless.

Portion of Housing Need to be Met by Private Sector and Existing Housing Delivery System

Except for assistance programs all, of the housing need is and projected to be met by the private sector.

Table 29: City of St. Augustine, Projected Number of Units by Type, 2040

Type	Number	%
Single Family	2,183	63.2
Multi Family	1,223	35.4
Mobile Home	48	1.4
Other	0	0
Total	3,454	100

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity (DEO). City of St. Augustine 2040 Comprehensive Plan

Table 30: City of St. Augustine, Projected Number of Housing Units in the Structure, 2040

Type	Number	%
1 unit – detached	1,948	56.4
1 unit – attached	235	6.8
2 units	231	6.7
3 or 4 units	252	7.3
5 to 9 units	322	9.3
10 to 19 units	238	6.9
20 or more units	180	5.2
Mobile Home or Trailer	48	1.4
Other	0	0
Total	3,454	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Economic Opportunity (DEO).

Table 31: City of St. Augustine, Projected Households by Tenure, 2040

Tenure Type	Number of Households	%
Owner	1,914	55.4
Renter	1,540	44.6
Total	3,454	100.0

Source: Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Housing Studies for the Department of Community Affairs.

If the current ratios for the type of units, number of units in a structure, and tenure of units remains the same Tables 29, 30, and 31 demonstrate the number of units needed by each type as projected to 2040.

Framework for Achieving Housing Needs

Based on the Affordable Housing Assessment outlined in this element there is a desperate need for an affordable housing strategy. The City’s role is to provide direction and assist the private sector in the need to provide affordable and affordable workforce housing.

There are several options that the city can promote as part of an Affordable Housing Plan. Some of the options can also work to achieve other important goals and priorities of the City, as established in this Comprehensive Plan update.

A potential list of options includes:

- Encourage the building of affordable housing units overall;
- Establish a program to help “buy down” unaffordable units to make them affordable;
- Establish a program to rehabilitate current substandard housing units;
- Coordinate with the County, other agencies or nonprofits to build or provide adequate affordable housing units within the commute radius, but outside of the city limits;

- Establish regulatory incentives to encourage or facilitate the provision of affordable housing; and,
- Specifically establish a density bonus system to encourage the provision of affordable units allowing higher density developments.

An Affordable Workforce Housing Plan can include any combination of the above options. The options listed also potentially work toward eliminating substandard housing, potentially improve the existing housing stock, including historic homes, and establish an implementation plan to provide, create, and preserve affordable workforce housing.

These options included in a Housing Plan may also impact mobility and transportation issues, parking problems in the downtown, housing affordability for current households, and the projected population including the projected increase in the elderly population within the city.

This promotes a healthy community with a positive sense of place.

Energy Efficiency; and Greenhouse Gas Reduction Strategies

In 2008 the Florida legislature set forth requirements that the Future Land Use Element of a local comprehensive plan include energy-efficient land use patterns and greenhouse gas reduction strategies. The Energy Conservation Map (Map X) in the Future Land Use Map Series depicts three (3) forms of energy conservation/greenhouse gas reduction strategies: carbon sequestration, public transportation, and bicycle/pedestrian pathways.

Other programs that help to reduce energy consumption and protect limited resources are the Florida Residential Retrofit program, the Florida Water Star program, the U.S. Environmental Protection Agency's Energy Star program, and the St. Johns River Water Management District's Waterwise Landscaping program. These are programs that homeowners can take advantage of and practice responsible environmental stewardship, as well as, potentially reduce costs associated with home ownership.

The Residential Retrofit program is particularly beneficial for the City of St. Augustine with its older housing stock. It focuses on retrofitting older homes to become more energy efficient to potentially reduce energy use. Additional detail and policies are discussed in the Mobility and Transportation, and Conservation and Coastal Management Elements.

Conclusion

**Table X: Sampling* of Occupational Employment and Wages based on the
 St. Augustine/St. Johns County Community Profile, Jacksonville MSA**

Occupational Code	Occupation	2017 Median Hourly Wage	Annual Wage	Very Low Income	Low Income	Moderate Income	Other Income (120%)	Other Income (140%)
11-3011	Administrati services	41.88	87,110					X
25-3011	Adult secondary teachers	26.27	54,642				X	
53-3011	Ambulance drivers	10.88	22,630		X			
39-3091	Amusement attendants	9.30	19,344	X				
13-2021	Appraisers real estate	20.80	43,264			X		
17-3011	Civil drafters	22.11	45,989			X		
49-3023	Auto service technician	17.19	35,755		X			
51-3011	Baker	12.42	25,834		X			
35-3011	Bartender	10.66	22,173		X			
43-3031	Accounting clerk	17.45	36,286			X		
53-3022	Bus driver, school	14.69	30,555		X			
41-2011	Cashier	9.24	19,219	X				
47-2051	Cement mason	16.60	34,528		X			
21-1021	Social worker	15.23	31,678		X			
17-2051	Civil engineer	45.10	93,808					X
21-1094	Community health worker	14.29	29,723		X			
11-3021	Computer systems manager	58.36	121,389					X
47-4011	Constructio inspector	26.33	54,766				X	
47-2061	Constructio laborer	13.90	28,912		X			
11-9021	Constructio manager	37.45	77,896					X
35-2014	Cooks, restaurant	11.62	24,170		X			

Occupational Code	Occupation	2017 Median Hourly Wage	Annual Wage	Very Low Income	Low Income	Moderate Income	Other Income (120%)	Other Income (140%)
31-9091	Dental assistants	17.41	36,213		X			
29-1021	Dentists, general	82.67	171,954					X
35-9021	Dishwashers	10.32	21,466	X				
25-2021	Elementary teachers	25.42	52,864			X		
29-2041	EMT Paramedic	15.44	32,115		X			
53-7032	Excavating operators	18.01	37,461			X		
43-6011	Executive secretary	23.27	48,402			X		
11-3031	Financial managers	61.72	128,378					X
33-2011	Firefighters	31.94	66,435					X
35-1012	Supervisors food prep	14.43	30,014		X			
37-1011	Supervisors housekeepin	19.20	39,936			X		
37-1012	Supervisors landscaping	19.64	40,851			X		
41-1011	Supervisors retail workers	19.26	40,061			X		
35-9099	Food preparation	9.73	20,238	X				
11-9051	Food service managers	26.67	55,474				X	
39-5012	Hairdressers etc	13.16	27,373		X			
29-9099	Healthcare practitioners	14.54	30,243		X			
49-9021	Heating air conditioning	20.72	43,098			X		
47-3011	Helpers-masons	11.21	23,317		X			
35-9031	Host restaurant	9.38	19,510	X				
43-4081	Hotel clerk	10.35	21,528	X				
41-3021	Insurance agent	27.65	57,512				X	
37-3011	Landscaping worker	11.97	24,898		X			
23-1011	Lawyers	45.98	95,638					X

Occupational Code	Occupation	2017 Median Hourly Wage	Annual Wage	Very Low Income	Low Income	Moderate Income	Other Income (120%)	Other Income (140%)
29-2061	LPN	20.96	43,597			X		
37-2012	Maids Cleaners	9.75	20,280	X				
49-9071	Maintenance workers	16.12	33,530		X			
39-5092	Manicurists pedicurists	15.22	31,658		X			
11-9111	Health services managers	44.98	93,558					X
13-1121	Meeting event planners	21.01	43,701			X		
47-4090	Misc Constructio worker	17.49	37,032			X		
43-9199	Office admin support	18.13	37,710			X		
47-2141	Painters	16.81	34,965		X			
23-2011	Paralegals	21.08	43,846			X		
33-3041	Parking enforcement	14.56	30,285		X			
29-1123	Physical therapists	38.96	81,037					X
33-3051	Police officer	25.27	52,562			X		
43-5052	Postal mail carriers	28.77	59,842				X	
11-9141	Property managers	25.15	52,312			X		
41-9022	Real estate agents	16.33	33,966		X			
43-4171	Receptionist clerks	13.16	27,373		X			
29-1141	RN	28.89	60,091				X	
43-4181	Reservation clerk	15.42	32,074					
41-2031	Retail salesperson	10.86	22,589	X				
41-4012	Sales wholesale	23.96	49,837			X		
25-2031	Secondary teacher	24.21	50,347					
17-1022	Surveyors	22.27	46,322			X		

Occupational Code	Occupation	2017 Median Hourly Wage	Annual Wage	Very Low Income	Low Income	Moderate Income	Other Income (120%)	Other Income (140%)
53-3041	Taxi drivers	10.84	22,547	X				
43-3071	Tellers	14.90	30,992		X			
35-3031	Waiters waitresses	10.89	22,651	X				
51-8031	Water wastewater plant operators	28.59	58,467				X	

Source: City of St. Augustine, Planning and Building Department, 2019

*Sampling taken from the Department of Economic Opportunity (DEO), Labor Market Statistics Center, April 2018, Florida Occupational Employment Wages, Jacksonville MSA (Baker, Clay, Duval, Nassau and St. Johns Counties)

Maps

Figures