

***EXECUTIVE SUMMARY***  
**AFFORDABLE HOUSING STUDY**  
**ST. JOHNS COUNTY, FLORIDA**



*Prepared for:*

**ST. JOHNS COUNTY**



**BOARD OF COUNTY COMMISSIONERS**

**June 2002**

*Prepared by:*

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## **INTRODUCTION**

St. Johns County's Long Range Comprehensive Plan called for the County to develop a program to address the affordable housing needs of the County. The following is an Executive Summary of the findings of the County's Affordable Housing Study prepared by Strategic Planning Group, Inc.

The provision of affordable housing is a national problem. With the rapid population growth of the Jacksonville MSA and even faster growth projected for St. Johns County, the county will face ever increasing demands for affordable housing to house a significant portion of its working resident population, elderly and especially single-parent households.

This summary defines the basic needs for affordable housing in 2001 by sub markets (Figure 1) as well as projects the demand and supply for housing through 2015.

## **POPULATION TRENDS**

St. Johns County is one of four counties that comprise the Jacksonville Metropolitan Area (MSA), which is the only one million plus population center in the northern part of the State of Florida. In addition to St. Johns County, the MSA Market includes Duval (Jacksonville), Clay and Nassau Counties. According to the 2000 Census, the MSA Market had a total population of 1,100,491 persons. This is an increase of 194,214 persons or a 21.4 percent growth over the 1990 Census count of 906,277 persons.

Between 1990 and 2000, St Johns County accounted for 20.2 percent of the MSA's total population growth. The County's growth rate of 46.9 percent for the period was the greatest of the MSA's component counties.

Population forecasts for the Jacksonville MSA prepared by the University of Florida's Bureau of Economic and Business Research (BEBR) indicate the MSA will increase to 1,189,700 persons by 2005, 1,279,600 persons in 2010 and reach 1,371,800 persons by 2015 based upon their mid-range projection forecast. Similarly, St. Johns County is forecast to increase to 141,800 persons in 2005, 160,800 persons in 2010 and reach 180,400 persons by 2015 using BEBR's median projections.

SPG has concluded, based upon historical performance of the County during the past decade, that St. Johns County will most likely exceed these projections, especially during the latter years of the forecast period (2010 and 2015) and future population may more closely approximate BEBR's high range population forecast of 196,000 persons in 2010 and 237,200 persons by 2015. Population trends for St. Johns County are summarized on the following page.

St Johns County historical and forecasted population levels utilized in SPG’s analysis of affordable housing needs is:

|                |         |
|----------------|---------|
| 1980- Census   | 51,303  |
| 1990- Census   | 83,829  |
| 2000- Census   | 123,135 |
| 2005- Forecast | 141,800 |
| 2010- Forecast | 196,900 |
| 2015- Forecast | 237,200 |

The County’s population growth during the past decade has been in large part due to the influx of younger working families as well as retirees into the northern sectors of the County (Northeast and Northwest Sub Markets). These areas accounted for 70 percent of St. Johns County total population growth between 1990 and 2000.

SPG anticipates that forecasted future population and household growth will continue to be primarily driven by economic growth in southeastern Duval County during the near term future. This economic growth will generate increasing demand for St. Johns County housing because of the availability of a high quality school system, reasonable commuting times to major employment nodes in Duval County’s U.S. 1-Interstate 95 development corridor and the availability of relatively reasonably priced housing and land.

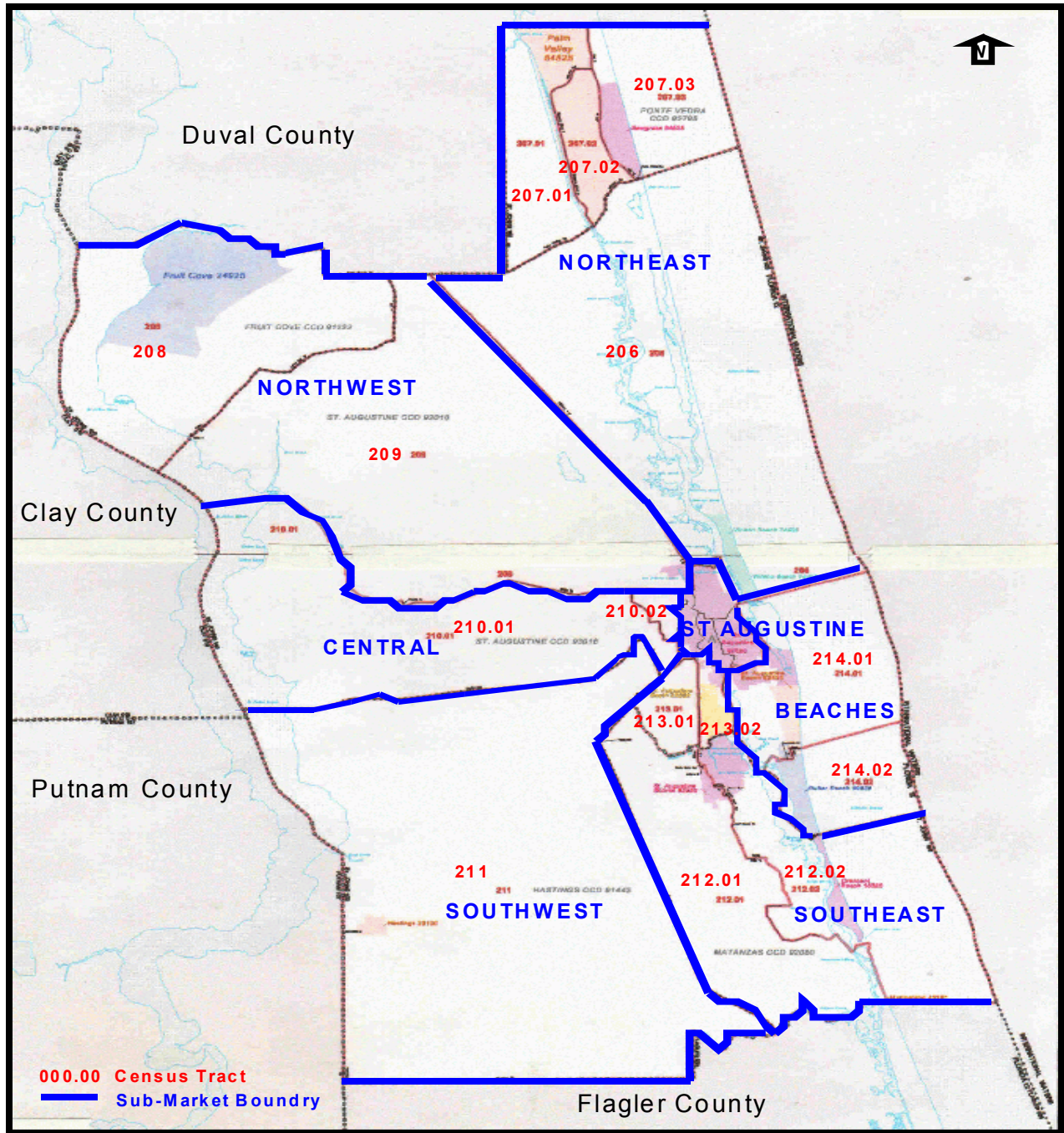
## **HOUSEHOLD SUPPLY / DEMAND SUMMARY**

Table 1 on the following page summarizes the estimated household income distribution in St. Johns County by income segments for 2001. This data indicates, by sub market area within the County, the number of households earning less than 30, 50 and 80 percent (extremely-low, very-low and low income levels) as defined by HUD’s estimated median income for the Jacksonville MSA of \$54,500 in 2001.

As shown, SPG estimates that 21,450 households or 42.0 percent of the County’s total households had incomes of 80 percent or less of the HUD median income in 2001. Excluding the Northeast and Northwest Sub Markets, almost 50 percent or more of the households in the remaining sub markets had income levels below 80 percent of the median income

Tables 2 to 5, following, summarize rental housing demand and Tables 6 to 9 home ownership housing demand for the 2001-2015 period. The rental cost/supply estimates have been based upon field survey of 3,729 rental apartments located in the County’s major rental apartment communities. Home ownership supply estimates, by price categories, have been estimated on the basis of actual deed closing prices recorded in St. Johns County in 2000 and 2001 (2001 data is year-to-date January to October) and projected by SPG for the forecast years of 2005, 2010 and 2015.

Figure 1. St. Johns County Housing Sub Markets



Source: Strategic Planning Group, Inc. 2002

TABLE 1. HOUSEHOLD INCOME AND DISTRIBUTION FORECAST 2001

|                                 | UNITS BY AREA |               |         |         |               |               |                  | Total<br>County |
|---------------------------------|---------------|---------------|---------|---------|---------------|---------------|------------------|-----------------|
|                                 | North<br>East | North<br>West | Central | Beaches | South<br>West | South<br>East | St.<br>Augustine |                 |
| <b>Income Distribution 2001</b> |               |               |         |         |               |               |                  |                 |
| Total Households                | 15,182        | 9,142         | 3,601   | 6,045   | 2,905         | 8,901         | 5,319            | 51,095          |
| Less than \$5,000               | 152           | 155           | 191     | 181     | 154           | 187           | 239              | 1,260           |
| \$5,000 to \$9,999              | 213           | 192           | 212     | 248     | 174           | 223           | 383              | 1,645           |
| \$10,000 to \$14,999            | 304           | 338           | 256     | 369     | 250           | 365           | 479              | 2,360           |
| \$15,000 to \$19,999            | 364           | 347           | 292     | 484     | 206           | 507           | 447              | 2,647           |
| \$20,000 to \$24,999            | 531           | 421           | 223     | 465     | 171           | 587           | 601              | 3,001           |
| \$25,000 to \$29,999            | 516           | 466           | 270     | 447     | 198           | 659           | 324              | 2,881           |
| \$30,000 to \$34,999            | 547           | 457           | 270     | 514     | 180           | 685           | 340              | 2,993           |
| \$35,000 to \$39,999            | 547           | 475           | 248     | 381     | 238           | 659           | 378              | 2,926           |
| \$40,000 to \$44,999            | 501           | 402           | 230     | 478     | 209           | 587           | 266              | 2,674           |
| \$45,000 to \$49,999            | 820           | 430           | 263     | 339     | 160           | 534           | 309              | 2,853           |
| \$50,000 to \$59,999            | 1,397         | 923           | 447     | 568     | 334           | 783           | 378              | 4,830           |
| \$60,000 to \$74,999            | 1,609         | 1,051         | 234     | 635     | 218           | 1,077         | 351              | 5,175           |
| \$75,000 to \$99,999            | 2,353         | 1,335         | 281     | 472     | 259           | 1,166         | 457              | 6,322           |
| \$100,000 to \$124,999          | 1,321         | 823           | 122     | 139     | 52            | 409           | 133              | 3,000           |
| \$125,000 to \$149,999          | 972           | 503           | 25      | 109     | 29            | 169           | 90               | 1,897           |
| \$150,000 to \$249,999          | 1,913         | 631           | 22      | 121     | 49            | 240           | 112              | 3,088           |
| \$250,000 to \$499,999          | 638           | 165           | 11      | 73      | 17            | 45            | 21               | 969             |
| \$500,000 or More               | 486           | 27            | 4       | 24      | 6             | 18            | 11               | 575             |

**AFFORDABILITY SUMMARY**

**MSA MEDIAN INCOME \$ 54,500**

|                        |       |       |       |       |       |       |       |        |
|------------------------|-------|-------|-------|-------|-------|-------|-------|--------|
| 30% Median = \$ 16,350 | 752   | 766   | 726   | 909   | 626   | 891   | 1,204 | 5,873  |
| 50% Median = \$ 27,250 | 1,812 | 1,677 | 1,304 | 1,962 | 1,051 | 2,185 | 2,305 | 12,295 |
| 80% Median = \$ 43,600 | 3,499 | 3,114 | 2,112 | 3,399 | 1,708 | 4,254 | 3,364 | 21,450 |
| Total % Low Income     | 23.0% | 34.1% | 58.7% | 56.2% | 58.8% | 47.8% | 63.3% | 42.0%  |

Source: Claritas Inc. 2001 and Strategic Planning Group, Inc., 2002.

## RENTAL HOUSING

In determining the rental affordability needs within the County, SPG has utilized the existing characteristics of the market's two bedroom rental units. These units represented 55 percent of the total rental apartment inventory in 2001. For the County overall, the average rent was \$834 per month and the average unit size amounted to 1,076 square feet.

The average unit rents and sizes varied by sub market area within the County, ranging from a high of \$993 in the St. Augustine Sub Market to a low of \$640 per month in the Northwest Sub Market. In 2001, there was no supply of unsubsidized rental units for households earning 30 percent or less of the defined HUD median income or having annual incomes of under \$19,999 in the non-subsidized rental communities surveyed. Renter households earning 30 percent or less of the median income amounted to 1,498 households in 2001 or 12.4 percent of the County's total 2001 estimated renter households.

An estimated 3,098 households are shown in Table 2 to have been earning 50 percent or less of the HUD median income of \$27,250 annually. This represents 25.6 percent of the total County renter households in 2001. The rental apartment housing demand was totally unmet in the Northeast, Central, Southwest and St. Augustine Sub Markets for households earning between the 30 and 50 percent of median income.

A total of 5,279 renter households were estimated to be below 80 percent of HUD's median income of \$43,600 in 2001. This amounts to 43.7 percent of the County's total renter households. With the exception of the Southwest Sub Market, supply was noted in the remaining sub markets for almost all of the households earning between 50 to 80 percent of the HUD median income.

SPG's estimate of existing and forecasted additional rental housing needs for St. Johns County is summarized in the following discussion.

### **Rental Housing Supply / Demand Forecast**

SPG's forecast of future rental supply and demand for St. Johns County by sub market is shown in Tables 3-5 on the following pages. This data shows the additional rental housing needs by sub markets, income category, lack of supply and forecast Fair Market Rent levels for 2005, 2010 and 2015. Based on existing need, the County needed 5,279 affordable rental units in 2001 (as defined as 80% of the MSA's median income). Of the total 2001 rental households, 1,498 households earned 30% or less of the MSA's median income, a figure that defines extremely low-income households.

**TABLE 2. RENTAL HOUSING UNITS BY INCOME AND AREA, 2001.**

| Income Distribution<br>2001 | Range Of<br>Affordable<br>Rent | UNITS BY AREA |               |           |            |               |               |                  | Total<br>County |
|-----------------------------|--------------------------------|---------------|---------------|-----------|------------|---------------|---------------|------------------|-----------------|
|                             |                                | North<br>East | North<br>West | Central   | Beaches    | South<br>West | South<br>East | St.<br>Augustine |                 |
| Total Rental HH             |                                | 3,945         | 1,098         | 1,011     | 1,692      | 494           | 1,780         | 2,073            | 12,093          |
| Less than \$5,000           | \$0-\$125                      | 39            | 19            | 53        | 51         | 26            | 37            | 93               | 318             |
| 5,000 to \$9,999            | \$126-\$250                    | 55            | 23            | 59        | 69         | 30            | 45            | 149              | 430             |
| \$10,000 to \$14,999        | \$251-\$375                    | 79            | 41            | 72        | 103        | 42            | 73            | 187              | 597             |
| \$15,000 to \$19,999        | \$376-\$500                    | 95            | 42            | 82        | 135        | 35            | 101           | 174              | 664             |
| \$20,000 to \$24,999        | \$501-\$625                    | 138           | 50            | 63        | 130        | 29            | 117           | 234              | 761             |
| <b>\$25,000 to \$29,999</b> | <b>\$626-\$750</b>             | <b>134</b>    | <b>56</b>     | <b>76</b> | <b>125</b> | <b>34</b>     | <b>132</b>    | <b>127</b>       | <b>684</b>      |
| \$30,000 to \$34,999        | \$751-\$875                    | <u>142</u>    | 55            | <u>76</u> | 144        | 31            | <u>137</u>    | <u>133</u>       | <u>718</u>      |
| \$35,000 to \$39,999        | \$876-\$1000                   | 142           | 57            | 70        | 107        | 40            | 132           | 147              | 695             |
| \$40,000 to \$44,999        | \$1001-\$1,125                 | 130           | 48            | 65        | 134        | 36            | 117           | 104              | 634             |
| \$45,000 to \$49,999        | \$1,126-\$1,250                | 213           | 52            | 74        | 95         | 27            | 107           | 120              | 688             |
| \$50,000 to \$59,999        | \$1,250-\$1,500                | 363           | 111           | 125       | 159        | 57            | 157           | 147              | 1,119           |
| \$60,000 to \$74,999        | \$1,501-\$1,875                | 418           | 126           | 66        | 178        | 37            | 215           | 137              | 1,177           |
| \$75,000 to \$99,999        | \$1,876-\$2,500                | 612           | 160           | 79        | 132        | 44            | 233           | 178              | 1,438           |
| \$100,000 to \$124,999      | \$2,501-\$3,125                | 343           | 99            | 34        | 39         | 9             | 82            | 52               | 658             |
| \$125,000 to \$149,999      | \$3,126-\$3,750                | 253           | 60            | 7         | 30         | 5             | 34            | 35               | 424             |
| \$150,000 to \$249,999      | \$3,750-\$6,250                | 497           | 76            | 6         | 34         | 8             | 48            | 44               | 713             |
| \$250,000 to \$499,999      | \$6,251-\$12,500               | 166           | 20            | 3         | 20         | 3             | 9             | 8                | 229             |
| \$500,000 or More           | \$12,501 +                     | 126           | 3             | 1         | 7          | 1             | 4             | 4                | 146             |

**AFFORDABILITY SUMMARY**

|                          |     |     |     |     |     |     |       |       |
|--------------------------|-----|-----|-----|-----|-----|-----|-------|-------|
| > 30% Median = \$ 16,350 | 195 | 93  | 203 | 254 | 106 | 178 | 469   | 1,498 |
| > 50% Median = \$ 27,250 | 470 | 202 | 365 | 548 | 178 | 436 | 898   | 3,098 |
| > 80% Median = \$ 43,600 | 909 | 374 | 593 | 951 | 290 | 850 | 1,312 | 5,279 |

HUD 2001 Fair Market Rent \$681  
 Average Market Rent -2 Bdrm Unit

Source: Claritas Inc. 2001 and Strategic Planning Group, Inc., 2002.

**TABLE 3. ADDITIONAL RENTAL HOUSING DEMAND FORECAST BY NUMBER OF UNITS, 2005.**

| Income Distribution<br>\$2005 | Range Of<br>Affordable<br>Rent | UNITS BY AREA |               |          |           |               |               |                  | Total<br>County |
|-------------------------------|--------------------------------|---------------|---------------|----------|-----------|---------------|---------------|------------------|-----------------|
|                               |                                | North<br>East | North<br>West | Central  | Beaches   | South<br>West | South<br>East | St.<br>Augustine |                 |
| <b>2001-2005 Change</b>       |                                | 574           | 265           | 20       | 130       | 77            | 73            | 0                | 1,139           |
| Less than \$5,000             | \$0-\$125                      | 3             | 4             | 1        | 3         | 3             | 1             | 0                | 15              |
| 5,000 to \$9,999              | \$126-\$250                    | 6             | 4             | 1        | 5         | 4             | 1             | 0                | 20              |
| \$10,000 to \$14,999          | \$251-\$375                    | 7             | 7             | 1        | 6         | 5             | 2             | 0                | 28              |
| \$15,000 to \$19,999          | \$376-\$500                    | 9             | 8             | 1        | 9         | 5             | 3             | 0                | 35              |
| \$20,000 to \$24,999          | \$501-\$625                    | 12            | 9             | 1        | 9         | 5             | 4             | 0                | 41              |
| <b>\$25,000 to \$29,999</b>   | <b>\$626-\$750</b>             | <b>18</b>     | <b>11</b>     | <b>1</b> | <b>10</b> | <b>4</b>      | <b>5</b>      | <b>0</b>         | <b>50</b>       |
| \$30,000 to \$34,999          | \$751-\$875                    | 16            | 12            | 1        | 9         | 3             | 5             | 0                | 45              |
| \$35,000 to \$39,999          | \$876-\$1000                   | 17            | 11            | 1        | 10        | 5             | 5             | 0                | 49              |
| \$40,000 to \$44,999          | \$1001-\$1,125                 | 14            | 12            | 1        | 7         | 4             | 5             | 0                | 43              |
| \$45,000 to \$49,999          | \$1,126-\$1,250                | 16            | 9             | 1        | 11        | 4             | 4             | 0                | 45              |
| \$50,000 to \$59,999          | \$1,250-\$1,500                | 39            | 22            | 2        | 11        | 10            | 8             | 0                | 92              |
| \$60,000 to \$74,999          | \$1,501-\$1,875                | 66            | 32            | 3        | 15        | 10            | 8             | 0                | 134             |
| \$75,000 to \$99,999          | \$1,876-\$2,500                | 80            | 39            | 2        | 12        | 7             | 10            | 0                | 151             |
| \$100,000 to \$124,999        | \$2,501-\$3,125                | 64            | 28            | 1        | 5         | 4             | 6             | 0                | 109             |
| \$125,000 to \$149,999        | \$3,126-\$3,750                | 37            | 18            | 0        | 2         | 1             | 2             | 0                | 60              |
| \$150,000 to \$249,999        | \$3,750-\$6,250                | 88            | 27            | 0        | 3         | 2             | 3             | 0                | 123             |
| \$250,000 to \$499,999        | \$6,251-\$12,500               | 53            | 11            | 0        | 2         | 1             | 1             | 0                | 68              |
| \$500,000 or More             | \$12,501 +                     | 28            | 2             | 0        | 1         | 0             | 0             | 0                | 32              |

**AFFORDABILITY SUMMARY**

|                          |     |    |    |    |    |    |   |     |
|--------------------------|-----|----|----|----|----|----|---|-----|
| > 30% Median = \$ 18,810 | 23  | 20 | 4  | 21 | 15 | 7  | 0 | 90  |
| > 50% Median = \$ 31,350 | 59  | 45 | 7  | 44 | 26 | 18 | 0 | 198 |
| > 80% Median = \$ 50,160 | 118 | 87 | 11 | 78 | 42 | 35 | 0 | 372 |

**Lack of Supply**

**Fair Market Rent \$714**

Note-All dollar figures shown in constant 2005 dollar values.

Source: Claritas Inc. 2001 and Strategic Planning Group, Inc., 2002.

TABLE 4. ADDITIONAL RENTAL HOUSING DEMAND FORECAST BY NUMBER OF UNITS, 2010.

| Income Distribution<br>\$2005 | Range Of<br>Affordable<br>Rent | UNITS BY AREA |               |           |           |               |               |                  | Total<br>County |
|-------------------------------|--------------------------------|---------------|---------------|-----------|-----------|---------------|---------------|------------------|-----------------|
|                               |                                | North<br>East | North<br>West | Central   | Beaches   | South<br>West | South<br>East | St.<br>Augustine |                 |
| <b>2001-2010 Change</b>       |                                | 2,826         | 990           | 279       | 733       | 322           | 598           | -44              | 5,703           |
| Less than \$5,000             | \$0-\$125                      | 17            | 14            | 10        | 18        | 12            | 7             | -1               | 76              |
| 5,000 to \$9,999              | \$126-\$250                    | 28            | 15            | 13        | 26        | 15            | 9             | -3               | 103             |
| \$10,000 to \$14,999          | \$251-\$375                    | 37            | 25            | 16        | 33        | 19            | 14            | -3               | 140             |
| \$15,000 to \$19,999          | \$376-\$500                    | 42            | 29            | 16        | 52        | 21            | 19            | -3               | 176             |
| \$20,000 to \$24,999          | \$501-\$625                    | 59            | 34            | 21        | 53        | 21            | 23            | -4               | 206             |
| \$25,000 to \$29,999          | \$626-\$750                    | 88            | 43            | 18        | 56        | 19            | 31            | -4               | 249             |
| <b>\$30,000 to \$34,999</b>   | <b>\$751-\$875</b>             | <b>76</b>     | <b>45</b>     | <b>15</b> | <b>48</b> | <b>14</b>     | <b>28</b>     | <b>-2</b>        | <b>224</b>      |
| \$35,000 to \$39,999          | \$876-\$1000                   | 82            | 42            | 20        | 56        | 21            | 32            | -3               | 249             |
| \$40,000 to \$44,999          | \$1001-\$1,125                 | 71            | 45            | 15        | 40        | 15            | 29            | -3               | 212             |
| \$45,000 to \$49,999          | \$1,126-\$1,250                | 79            | 34            | 12        | 59        | 18            | 27            | -2               | 227             |
| \$50,000 to \$59,999          | \$1,250-\$1,500                | 192           | 82            | 35        | 59        | 42            | 48            | -4               | 455             |
| \$60,000 to \$74,999          | \$1,501-\$1,875                | 325           | 120           | 39        | 86        | 41            | 50            | -3               | 658             |
| \$75,000 to \$99,999          | \$1,876-\$2,500                | 396           | 145           | 22        | 70        | 31            | 65            | -4               | 725             |
| \$100,000 to \$124,999        | \$2,501-\$3,125                | 316           | 103           | 15        | 30        | 19            | 37            | -2               | 518             |
| \$125,000 to \$149,999        | \$3,126-\$3,750                | 181           | 66            | 6         | 12        | 5             | 14            | -1               | 283             |
| \$150,000 to \$249,999        | \$3,750-\$6,250                | 435           | 101           | 4         | 19        | 7             | 17            | -1               | 582             |
| \$250,000 to \$499,999        | \$6,251-\$12,500               | 263           | 42            | 1         | 10        | 4             | 6             | 0                | 325             |
| \$500,000 or More             | \$12,501 +                     | 138           | 9             | 1         | 5         | 1             | 1             | 0                | 156             |

**AFFORDABILITY SUMMARY**

|                          |     |     |     |     |     |     |     |       |
|--------------------------|-----|-----|-----|-----|-----|-----|-----|-------|
| > 30% Median = \$ 18,810 | 115 | 76  | 51  | 117 | 63  | 44  | -10 | 456   |
| > 50% Median = \$ 31,350 | 289 | 169 | 96  | 248 | 110 | 110 | -19 | 1,002 |
| > 80% Median = \$ 50,160 | 583 | 324 | 156 | 442 | 175 | 220 | -29 | 1,871 |

**Lack of Supply**

**Fair Market Rent \$714**



Note-All dollar figures shown in constant 2005 dollar values.

Source: Claritas Inc. 2001 and Strategic Planning Group, Inc., 2002.

TABLE 5. ADDITIONAL RENTAL HOUSING DEMAND FORECAST BY NUMBER OF UNITS, 2015.

| Income Distribution          | Range Of Affordable Rent | UNITS BY AREA |            |           |           |            |            |           | St. Augustine | Total County |
|------------------------------|--------------------------|---------------|------------|-----------|-----------|------------|------------|-----------|---------------|--------------|
|                              |                          | North East    | North West | Central   | Beaches   | South West | South East |           |               |              |
| <b>2001-2015 Change</b>      |                          | 4,553         | 1,625      | 400       | 977       | 508        | 880        | -77       | 8,866         |              |
| Less than \$5,000            | \$0-\$125                | 27            | 23         | 15        | 23        | 19         | 13         | -3        | 118           |              |
| \$5,000 to \$9,999           | \$126-\$250              | 46            | 24         | 18        | 34        | 23         | 18         | -5        | 159           |              |
| \$10,000 to \$14,999         | \$251-\$375              | 59            | 41         | 22        | 44        | 30         | 26         | -6        | 217           |              |
| \$15,000 to \$19,999         | \$376-\$500              | 68            | 47         | 23        | 69        | 33         | 36         | -5        | 271           |              |
| \$20,000 to \$24,999         | \$501-\$625              | 96            | 55         | 30        | 70        | 32         | 45         | -7        | 321           |              |
| \$25,000 to \$29,999         | \$626-\$750              | 141           | 70         | 25        | 74        | 29         | 60         | -7        | 393           |              |
| <b>\$30,000 to \$34,999</b>  | <b>\$751-\$875</b>       | <b>123</b>    | <b>73</b>  | <b>22</b> | <b>64</b> | <b>21</b>  | <b>55</b>  | <b>-4</b> | <b>354</b>    |              |
| \$35,000 to \$39,999         | \$876-\$1000             | 132           | 68         | 28        | 74        | 32         | 62         | -5        | 392           |              |
| \$40,000 to \$44,999         | \$1001-\$1,125           | 114           | 73         | 22        | 54        | 24         | 55         | -5        | 338           |              |
| \$45,000 to \$49,999         | \$1,126-\$1,250          | 127           | 55         | 18        | 79        | 28         | 51         | -4        | 355           |              |
| \$50,000 to \$59,999         | \$1,250-\$1,500          | 310           | 135        | 51        | 79        | 65         | 92         | -6        | 725           |              |
| \$60,000 to \$74,999         | \$1,501-\$1,875          | 524           | 197        | 56        | 115       | 64         | 96         | -6        | 1,046         |              |
| \$75,000 to \$99,999         | \$1,876-\$2,500          | 637           | 237        | 31        | 94        | 48         | 126        | -6        | 1,168         |              |
| \$100,000 to \$124,999       | \$2,501-\$3,125          | 510           | 169        | 21        | 40        | 29         | 71         | -4        | 837           |              |
| \$125,000 to \$149,999       | \$3,126-\$3,750          | 291           | 109        | 9         | 16        | 7          | 27         | -1        | 458           |              |
| \$150,000 to \$249,999       | \$3,750-\$6,250          | 701           | 166        | 6         | 25        | 11         | 33         | -2        | 940           |              |
| \$250,000 to \$499,999       | \$6,251-\$12,500         | 423           | 68         | 2         | 14        | 6          | 12         | -1        | 524           |              |
| \$500,000 or More            | \$12,501 +               | 223           | 15         | 3         | 7         | 2          | 3          | 0         | 252           |              |
| <b>AFFORDABILITY SUMMARY</b> |                          |               |            |           |           |            |            |           |               |              |
| 30% Median = \$ 18,810       |                          | 185           | 125        | 73        | 156       | 99         | 85         | -17       | 706           |              |
| 50% Median = \$ 31,350       |                          | 465           | 277        | 138       | 330       | 173        | 211        | -33       | 1,561         |              |
| 80% Median = \$ 50,160       |                          | 940           | 533        | 223       | 589       | 276        | 423        | -50       | 2,933         |              |

**Lack of Supply**  
**Fair Market Rent \$714**

Note-All dollar figures shown in constant 2005 dollar values.  
 Source: Claritas Inc. 2001 and Strategic Planning Group, Inc., 2002.

**Total Rental Housing Needs – 2005 through 2015**

| Percent of HUD<br>Median Income | Need<br>2001 | Additional Rental Need |       |       |
|---------------------------------|--------------|------------------------|-------|-------|
|                                 |              | 2005                   | 2010  | 2015  |
| <b>30 Percent</b>               | 1,498        | 90                     | 456   | 706   |
| <b>50 Percent*</b>              | 3,098        | 198                    | 1,002 | 1,561 |
| <b>80 Percent*</b>              | 5,279        | 372                    | 1,871 | 2,933 |

\* Units are cumulative

Source: Strategic Planning Group, Inc. 2002

In 2005, SPG forecasts 90 units will be required over 2001 levels for households earning 30 percent or less of the projected County median income. A rental housing supply to meet these needs will not exist anywhere in the County. Rental housing for households earning less than 50 percent of the median income, the forecasts indicate an additional 198 units will be needed countywide. By 2015, an additional 706 units will be required for households earning less than 30 percent of median income, 1,561 housing units for households earning 50 percent or less of median income and almost 3,000 units for households earning less than 80 percent of the projected County median income.

HUD's Fair Market rent for St. Johns County was estimated at \$681 in 2001, a 3.7 percent increase above the indicated 2000 FMR of \$657. SPG has projected FMR's of \$714 in 2005, \$757 in 2010 and \$802 in 2015. These FMR's are indicated in Constant 2001 dollar values and assume rent increases of 1.2 percent annually without inflation.

The anticipated greatest deficiencies for low and moderate-income rental housing are anticipated for the Southwest, Central, Northeast and Northwest Sub Markets within the County.

## OWNERSHIP HOUSING

Home ownership in St. Johns County was estimated by SPG at 38,999 households in 2001. Of this amount, 11.2 percent were estimated to have incomes below HUD’s 30 percent median income threshold, 23.6 percent below the 50 percent median income and 41.5 percent below the 80 percent median income threshold.

With the exception of the Southwest Sub Market, housing supply affordable for households earning 80 percent or less of the HUD median income was insignificant. Throughout the County, new home production housing was priced at \$120,000 and higher.

In some older subdivisions in the Southeast and Central Sub Markets, a limited number of single-family residential re-sales were noted in the \$98,000 to \$112,500 price ranges. However, the number of these available units and their turnover is relatively limited.

Only the Southwest Sub Market showed any supply of ownership housing availability to meet the needs of households earning less than HUD’s 80 percent of the median income, and then only for those households in the 50 to 80 percent of the median income range. Some ownership housing supply, however, was noted in the Central and Southeast Sub Markets in the \$100,000 to \$112,499 range.

### Ownership Housing Supply / Demand Forecast

Single-family ownership housing demand and supply need has been evaluated on the basis of alternative types of ownership housing to meet forecasted needs, including single-family detached, town homes, condominiums and manufactured / mobile homes.

SPG estimates a need for 16,169 single-family ownership-housing units in 2001 for households earning 80 percent or less of the HUD median income in St. Johns County. By 2005, projections increase by an additional 1,548 units and reach an additional 11,626 units by 2015. This represents a 72 percent increase over existing 2001 levels.

Estimated single-family ownership housing needs for St. Johns County are summarized below:

### Total Ownership Housing Needs – 2005 through 2015

| Percent of HUD<br>Median Income | Need<br>2001 | Additional Ownership Need |       |        |
|---------------------------------|--------------|---------------------------|-------|--------|
|                                 |              | 2005                      | 2010  | 2015   |
| Less Than 30%                   | 4,374        | 379                       | 1,784 | 2,827  |
| Less Than 50%*                  | 9,195        | 826                       | 3,887 | 6,194  |
| Less Than 80%*                  | 16,169       | 1,548                     | 7,263 | 11,626 |

\* Units are cumulative

Source: Strategic Planning Group, Inc. 2002

Tables 6-9, on the following pages, show forecasted single-family ownership housing demand for 2001, 2005, 2010 and 2015 by income category and sub markets within St. Johns County. This data also shows the additional anticipated housing demand that is forecast to be met by alternative housing product types including factory built housing.

As shown, single-family ownership detached housing will be out of reach for all households in the county earning less than 80 percent of the HUD median income for the indicated projection years. This is based on the assumption of single-family housing cost increasing at 6.0 percent annually in 2001 constant dollar values. Data provided by the St. Augustine Board of Realtors multiple listing services for the County indicated that between 1990 and 2000, average single-single family listing prices increased by 9.8 percent annually with inflation.

For households earning between 50 and 80 percent of HUD's median income in future years, single-family ownership housing will be limited primarily to townhouse and condominium housing products. And, only the upper range of households in the 80 percent of the median income categories will be able to afford town home product.

**TABLE 6. OWNERSHIP HOUSING UNITS BY INCOME AND AREA, 2001.**

| Income Distribution<br>2001 | Range Of<br>Purchase<br>Price | UNITS BY AREA |               |            |            |               |               |                  | Total<br>County |
|-----------------------------|-------------------------------|---------------|---------------|------------|------------|---------------|---------------|------------------|-----------------|
|                             |                               | North<br>East | North<br>West | Central    | Beaches    | South<br>West | South<br>East | St.<br>Augustine |                 |
| Total Ownership HH          |                               | 11,235        | 8,045         | 2,592      | 4,350      | 2,411         | 7,122         | 3,244            | 38,999          |
| Less than \$5,000           | \$0-\$12,499                  | 112           | 137           | 137        | 131        | 128           | 150           | 146              | 941             |
| 5,000 to \$9,999            | \$12,500-\$24,999             | 157           | 169           | 153        | 178        | 145           | 178           | 234              | 1214            |
| \$10,000 to \$14,999        | \$25,000-\$37,499             | 225           | 298           | 184        | 265        | 207           | 292           | 292              | 1763            |
| \$15,000 to \$19,999        | \$37,500-\$49,999             | 270           | 306           | 210        | 348        | 171           | 406           | 273              | 1984            |
| \$20,000 to \$24,999        | \$50,000-\$62,499             | 393           | 370           | 161        | 335        | 142           | 470           | 367              | 2238            |
| \$25,000 to \$29,999        | \$62,500-\$74,999             | 382           | 410           | 194        | 322        | 164           | 527           | 198              | 2197            |
| \$30,000 to \$34,999        | \$75,000-\$87,499             | 404           | 402           | 194        | 370        | 149           | 548           | 208              | 2275            |
| \$35,000 to \$39,999        | \$87,500-\$99,999             | 404           | 418           | 179        | 274        | <u>198</u>    | 527           | 230              | 2230            |
| \$40,000 to \$44,999        | \$100,000-\$112,499           | 371           | 354           | 166        | 344        | 174           | 470           | 162              | 2041            |
| \$45,000 to \$49,999        | \$112,500-\$124,999           | 607           | 378           | <u>189</u> | 244        | 133           | <u>427</u>    | 188              | 2166            |
| \$50,000 to \$59,999        | \$125,000-\$149,999           | 1034          | 813           | 321        | 409        | 277           | 627           | 230              | 3711            |
| \$60,000 to \$74,999        | \$150,000-\$187,499           | 1191          | <u>925</u>    | 169        | <u>457</u> | 181           | 862           | 214              | 3999            |
| \$75,000 to \$99,999        | \$187,500-\$249,999           | 1741          | 1175          | 202        | 339        | 215           | 933           | 279              | <u>4884</u>     |
| \$100,000 to \$124,999      | \$250,000-\$312,499           | 977           | 724           | 88         | 100        | 43            | 328           | <u>81</u>        | 2341            |
| \$125,000 to \$149,999      | \$312,500-\$374,999           | <u>719</u>    | 442           | 18         | 78         | 24            | 135           | 55               | 1471            |
| \$150,000 to \$249,999      | \$375,000-\$624,999           | 1416          | 555           | 16         | 87         | 41            | 192           | 68               | 2375            |
| \$250,000 to \$499,999      | \$625,000-\$1,249,999         | 472           | 145           | 8          | 52         | 14            | 36            | 13               | 740             |
| \$500,000 or More           | \$1,250,000 +                 | 360           | 24            | 3          | 17         | 5             | 14            | 6                | 429             |

**AFFORDABILITY SUMMARY**

|                          |       |       |       |       |       |       |       |        |
|--------------------------|-------|-------|-------|-------|-------|-------|-------|--------|
| > 30% Median = \$ 16,350 | 556   | 674   | 522   | 654   | 519   | 713   | 735   | 4,374  |
| > 50% Median = \$ 27,250 | 1,340 | 1,477 | 938   | 1,412 | 872   | 1,749 | 1,407 | 9,195  |
| > 80% Median = \$ 43,600 | 2,588 | 2,740 | 1,520 | 2,447 | 1,417 | 3,404 | 2,053 | 16,169 |

Average Price \_\_\_\_\_

Source: Claritias Inc, 2001 and Strategic Planning Group, Inc., 2002.

**TABLE 7. ADDITIONAL OWNERSHIP HOUSING FORECAST BY PRODUCT TYPE, 2005.**

| Income Distribution<br>\$2005        | Range Of<br>Purchase<br>Price | UNITS BY AREA |               |           |             |               |               |                  | Total<br>County |
|--------------------------------------|-------------------------------|---------------|---------------|-----------|-------------|---------------|---------------|------------------|-----------------|
|                                      |                               | North<br>East | North<br>West | Central   | Beaches     | South<br>West | South<br>East | St.<br>Augustine |                 |
| <b>2001-2005 Change</b>              |                               | 1,634         | 1,942         | 50        | 335         | 375           | 293           | 0                | 4,629           |
| Less than \$5,000                    | \$0-\$12,499                  | 10            | 27            | 2         | 8           | 14            | 4             | 0                | 66              |
| 5,000 to \$9,999                     | \$12,500-\$24,999             | 16            | 29            | 2         | 12          | 17            | 6             | 0                | 83              |
| \$10,000 to \$14,999                 | \$25,000-\$37,499             | 21            | 49            | 3         | 15          | 23            | 9             | 0                | 119             |
| \$15,000 to \$19,999                 | \$37,500-\$49,999             | 25            | 56            | 3         | 24          | 24            | 12            | 0                | 144             |
| \$20,000 to \$24,999                 | \$50,000-\$62,499             | 34            | 66            | 4         | 24          | 24            | 15            | 0                | 167             |
| \$25,000 to \$29,999                 | \$62,500-\$74,999             | 51            | 84            | 3         | 25          | 22            | 20            | 0                | 204             |
| \$30,000 to \$34,999                 | \$75,000-\$87,499             | 44            | 87            | 3         | 22          | 16            | 18            | 0                | 190             |
| \$35,000 to \$39,999                 | \$87,500-\$99,999             | 47            | 82            | 4         | 25          | 24            | 20            | 0                | 202             |
| \$40,000 to \$44,999                 | \$100,000-\$112,499           | 41            | 87            | 3         | 18          | 18            | 18            | 0                | 186             |
| \$45,000 to \$49,999                 | \$112,500-\$124,999           | 46            | 66            | 2         | 27          | 21            | 17            | 0                | 179             |
| \$50,000 to \$59,999                 | \$125,000-\$149,999           | 111           | 161           | 6         | 27          | 48            | 30            | 0                | 385             |
| \$60,000 to \$74,999                 | \$150,000-\$187,499           | 188           | 235           | 7         | 40          | 48            | 32            | 0                | 549             |
| \$75,000 to \$99,999                 | \$187,500-\$249,999           | 229           | 284           | 4         | 32          | 36            | 42            | 0                | 626             |
| \$100,000 to \$124,999               | \$250,000-\$312,499           | 183           | 202           | 3         | 14          | 22            | 24            | 0                | 447             |
| \$125,000 to \$149,999               | \$312,500-\$374,999           | 105           | 130           | 1         | 5           | 5             | 9             | 0                | 255             |
| \$150,000 to \$249,999               | \$375,000-\$624,999           | 252           | 198           | 1         | 9           | 8             | 11            | 0                | 478             |
| \$250,000 to \$499,999               | \$625,000-\$1,249,999         | 152           | 82            | 0         | 5           | 4             | 4             | 0                | 247             |
| \$500,000 or More                    | \$1,250,000 +                 | 80            | 17            | 0         | 2           | 2             | 1             | 0                | 102             |
| <b>AFFORDABILITY SUMMARY</b>         |                               |               |               |           |             |               |               |                  |                 |
| > 30% Median = \$ 18,810             |                               | 67            | 149           | 9         | 53          | 73            | 28            | 0                | 379             |
| > 50% Median = \$ 31,350             |                               | 167           | 331           | 17        | 113         | 128           | 70            | 0                | 826             |
| > 80% Median = \$ 50,160             |                               | 337           | 636           | 28        | 202         | 204           | 141           | 0                | 1,548           |
| Housing Demand Met By Product Types: |                               | Mobile Hm     | Condo         | Townhouse | Single Fam. |               |               |                  |                 |

Note-All dollar figures shown in constant 2005 dollar values.

Note-Housing Costs escalate a 6% percent per year, mobile homes 1% per year over inflation

Source: Claritas Inc. 2001 and Strategic Planning Group, Inc., 2002.

**TABLE 8. ADDITIONAL OWNERSHIP HOUSING FORECAST BY PRODUCT TYPE, 2010.**

| Income Distribution<br>\$2005 | Range Of<br>Purchase<br>Price | UNITS BY AREA |               |         |         |               |               |     | St.<br>Augustine | Total<br>County |
|-------------------------------|-------------------------------|---------------|---------------|---------|---------|---------------|---------------|-----|------------------|-----------------|
|                               |                               | North<br>East | North<br>West | Central | Beaches | South<br>West | South<br>East |     |                  |                 |
| <b>2001-2010 Change</b>       |                               | 8,042         | 7,261         | 716     | 1,884   | 1,571         | 2,392         | -69 | 21,798           |                 |
| Less than \$5,000             | \$0-\$12,499                  | 48            | 102           | 27      | 45      | 60            | 27            | -2  | 306              |                 |
| 5,000 to \$9,999              | \$12,500-\$24,999             | 80            | 109           | 33      | 66      | 72            | 37            | -4  | 393              |                 |
| \$10,000 to \$14,999          | \$25,000-\$37,499             | 105           | 182           | 40      | 85      | 94            | 55            | -5  | 555              |                 |
| \$15,000 to \$19,999          | \$37,500-\$49,999             | 121           | 211           | 41      | 134     | 102           | 75            | -5  | 678              |                 |
| \$20,000 to \$24,999          | \$50,000-\$62,499             | 169           | 247           | 53      | 136     | 101           | 93            | -6  | 792              |                 |
| \$25,000 to \$29,999          | \$62,500-\$74,999             | 249           | 312           | 45      | 143     | 91            | 125           | -6  | 959              |                 |
| \$30,000 to \$34,999          | \$75,000-\$87,499             | 217           | 327           | 39      | 124     | 66            | 114           | -3  | 883              |                 |
| \$35,000 to \$39,999          | \$87,500-\$99,999             | 233           | 305           | 51      | 143     | 101           | 128           | -4  | 957              |                 |
| \$40,000 to \$44,999          | \$100,000-\$112,499           | 201           | 327           | 39      | 104     | 75            | 115           | -4  | 857              |                 |
| \$45,000 to \$49,999          | \$112,500-\$124,999           | 225           | 247           | 32      | 153     | 88            | 106           | -4  | 847              |                 |
| \$50,000 to \$59,999          | \$125,000-\$149,999           | 547           | 603           | 91      | 153     | 203           | 191           | -6  | 1,781            |                 |
| \$60,000 to \$74,999          | \$150,000-\$187,499           | 925           | 879           | 101     | 222     | 200           | 200           | -5  | 2,521            |                 |
| \$75,000 to \$99,999          | \$187,500-\$249,999           | 1,126         | 1,060         | 56      | 181     | 149           | 262           | -6  | 2,829            |                 |
| \$100,000 to \$124,999        | \$250,000-\$312,499           | 901           | 755           | 38      | 77      | 91            | 148           | -4  | 2,007            |                 |
| \$125,000 to \$149,999        | \$312,500-\$374,999           | 515           | 486           | 16      | 30      | 22            | 57            | -1  | 1,125            |                 |
| \$150,000 to \$249,999        | \$375,000-\$624,999           | 1,239         | 741           | 11      | 49      | 33            | 68            | -2  | 2,138            |                 |
| \$250,000 to \$499,999        | \$625,000-\$1,249,999         | 748           | 305           | 4       | 26      | 17            | 26            | -1  | 1,125            |                 |
| \$500,000 or More             | \$1,250,000 +                 | 394           | 65            | 1       | 13      | 6             | 5             | 0   | 486              |                 |
| <b>AFFORDABILITY SUMMARY</b>  |                               |               |               |         |         |               |               |     |                  |                 |
| > 30% Median = \$ 18,810      |                               | 327           | 556           | 131     | 300     | 306           | 178           | -15 | 1,784            |                 |
| > 50% Median = \$ 31,350      |                               | 822           | 1,237         | 247     | 637     | 535           | 438           | -30 | 3,887            |                 |
| > 80% Median = \$ 50,160      |                               | 1,660         | 2,379         | 400     | 1,135   | 854           | 880           | -45 | 7,263            |                 |

Housing Demand Met By Product Types: **Mobile Hm** **Condo** **Townhouse** **Single Fam.**

Note-All dollar figures shown in constant 2005 dollar values.

Note-Housing Costs escalate a 6% percent per year, mobile homes 1% per year over inflation

Source: Claritas Inc. 2001 and Strategic Planning Group, Inc., 2002.

**TABLE 9. ADDITIONAL OWNERSHIP HOUSING FORECAST BY PRODUCT TYPE, 2015.**

| Income Distribution<br>\$2005 | Range Of<br>Purchase<br>Price | UNITS BY AREA |               |         |         |               |               |                  | Total<br>County |
|-------------------------------|-------------------------------|---------------|---------------|---------|---------|---------------|---------------|------------------|-----------------|
|                               |                               | North<br>East | North<br>West | Central | Beaches | South<br>West | South<br>East | St.<br>Augustine |                 |
| <b>2001-2015 Change</b>       |                               | 12,959        | 11,919        | 1,027   | 2,511   | 2,478         | 3,521         | -120             | 34,295          |
| Less than \$5,000             | \$0-\$12,499                  | 78            | 167           | 38      | 60      | 94            | 53            | -4               | 486             |
| 5,000 to \$9,999              | \$12,500-\$24,999             | 130           | 179           | 47      | 88      | 114           | 70            | -7               | 621             |
| \$10,000 to \$14,999          | \$25,000-\$37,499             | 168           | 298           | 58      | 113     | 149           | 106           | -9               | 882             |
| \$15,000 to \$19,999          | \$37,500-\$49,999             | 194           | 346           | 59      | 178     | 161           | 144           | -8               | 1,074           |
| \$20,000 to \$24,999          | \$50,000-\$62,499             | 272           | 405           | 76      | 181     | 159           | 180           | -11              | 1,261           |
| \$25,000 to \$29,999          | \$62,500-\$74,999             | 402           | 513           | 65      | 191     | 144           | 239           | -11              | 1,542           |
| \$30,000 to \$34,999          | \$75,000-\$87,499             | 350           | 536           | 55      | 166     | 104           | 218           | -6               | 1,424           |
| \$35,000 to \$39,999          | \$87,500-\$99,999             | 376           | 501           | 73      | 191     | 159           | 246           | -7               | 1,538           |
| \$40,000 to \$44,999          | \$100,000-\$112,499           | 324           | 536           | 55      | 138     | 119           | 222           | -7               | 1,388           |
| \$45,000 to \$49,999          | \$112,500-\$124,999           | 363           | 405           | 45      | 203     | 139           | 204           | -7               | 1,353           |
| \$50,000 to \$59,999          | \$125,000-\$149,999           | 881           | 989           | 130     | 203     | 320           | 366           | -10              | 2,880           |
| \$60,000 to \$74,999          | \$150,000-\$187,499           | 1,490         | 1,442         | 145     | 296     | 315           | 384           | -9               | 4,063           |
| \$75,000 to \$99,999          | \$187,500-\$249,999           | 1,814         | 1,740         | 80      | 241     | 235           | 503           | -10              | 4,605           |
| \$100,000 to \$124,999        | \$250,000-\$312,499           | 1,451         | 1,240         | 54      | 103     | 144           | 285           | -6               | 3,271           |
| \$125,000 to \$149,999        | \$312,500-\$374,999           | 829           | 799           | 23      | 40      | 35            | 109           | -2               | 1,832           |
| \$150,000 to \$249,999        | \$375,000-\$624,999           | 1,996         | 1,216         | 16      | 65      | 52            | 130           | -3               | 3,472           |
| \$250,000 to \$499,999        | \$625,000-\$1,249,999         | 1,205         | 501           | 5       | 35      | 27            | 49            | -1               | 1,821           |
| \$500,000 or More             | \$1,250,000 +                 | 635           | 107           | 2       | 18      | 10            | 11            | 0                | 782             |
| <b>AFFORDABILITY SUMMARY</b>  |                               |               |               |         |         |               |               |                  |                 |
| > 30% Median = \$ 18,810      |                               | 527           | 913           | 188     | 400     | 483           | 341           | -27              | 2,827           |
| > 50% Median = \$ 31,350      |                               | 1,325         | 2,030         | 355     | 849     | 844           | 842           | -52              | 6,194           |
| > 80% Median = \$ 50,160      |                               | 2,674         | 3,905         | 574     | 1,513   | 1,347         | 1,690         | -78              | 11,626          |

Housing Demand Met By Product Types: **Mobile Hm** **Condo** **Townhouse** **Single Fam.**

Note-All dollar figures shown in constant 2005 dollar values.

Note-Housing Costs escalate a 6% percent per year, mobile homes 1% per year over inflation

Source: Claritas Inc. 2001 and Strategic Planning Group, Inc., 2002.

Those households earning less than 50 percent or less of the median income will be limited primarily to single-family manufactured home products. According to data available from the National Association of Mobile Home Dealers, the average price of a new mobile home amounted to between \$47,800 and \$48,500 in 2001. For the purposes of this analysis, future prices have been forecast to increase at .09 percent annually (in constant value dollars) based upon trends experienced in the industry during past 4 to 5 years.

The tables also highlight the range of purchase price categories having unmet housing product anticipated during the forecast period to 2015. As shown, the greatest demand will be for single-family ownership housing for households earning between \$25,000 and \$40,000 annually. These households can afford housing limited to between \$62,500 and \$99,999. In 2005, additional demand for housing in this price range is estimated to be approximately 600 units, which will increase to 2,799 units by 2010 and 4,504 units by 2015.

## **RECOMMENDATIONS**

This section addresses the recommendations contained within the full report. The Consultant has defined a range of strategies that the County can avail itself in developing a comprehensive affordable housing strategy.

### **IMPLEMENT THE COUNTY'S PUBLIC HOUSING AGENCY**

The County approved the establishment of a Public Housing Agency (Resolution 99-62) for the purpose of applying for Federal grants including Section 8 Rental Certificates and Vouchers.

**Recommendation:** St. Johns County needs to create and implement a Section 8 Voucher Program to assist in the housing of lower income households.

### **EXPAND THE AFFORDABLE HOUSING DESIGNATION PROGRAM**

The County and its municipalities have the authority (or should establish such authority) to waive various governmental fees associated with residential development. Communities throughout the United States have begun to reduce the governmental induced costs to affordable housing by reducing or waiving permitting and impact fees for projects certified as "Affordable Housing Developments"<sup>1</sup>

**Recommendation:** St. Johns County create an Affordable Housing Incentive Plan wherein the County Administrator has the ability to waive county government fees

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<sup>1</sup> Pinellas County adopted such a plan in 1992

related to the development process, except where “bond covenants” (i.e. on water, sewer connection fees) or other legal constraints prevent such waiving. In those cases, the Administrator may approve subsidies for payment.

Other incentives include the current expedited permitting review, reduction in parking, setback, street design, zero lot line etc. discussed in the body of this report and partially discussed in the next section. Note: some of these recommendation are already part of the County’s Land Development Regulations (Section 7.0 Affordable Housing).

## **CREATE MIXED INCOME OVERLAY DISTRICTS**

### **Removing/Reducing Government Regulations And Policies**

**Recommendation:** To insure that affordable housing is, in fact, created in districts zoned for that use, it is proposed that St. Johns County and its municipalities create and adoption of an affordable housing zoning district (alternatively named, moderate priced or mixed price district) that: 1) incorporates the recommended minimum zoning and subdivision standards, discussed within the full affordable housing report, where they are needed; 2) includes the rezoning of enough land within the community to significantly reduce both land and improvement costs to a more affordable level and; 3) establishes not only an affordable minimum lot size but a maximum (but small) house size that can be built on that lot, as is discussed next.

**Recommendation:** To reduce improvement costs and to make housing more affordable, it is recommended that minimum lot width requirements for the highest density single family zoning districts in St. Johns County be further reduced to a width not greater than 80 feet and not less than 60 feet. It is further recommend that lot width requirements for duplex housing be reduced within the range of 60 to 90 feet.

**Recommendation:** To help reduce housing costs to an affordable level, it is recommended that minimum front setback requirements currently found in St. Johns County regulations be further reduced to a distance not greater than 35 and not less than 25 feet .

**Recommendation:** To save on land improvement costs and ultimately on total housing costs, it is recommended the use of natural drainage in place of storm sewer, curb, and gutter. In higher density areas that need to be served by storm sewer, improvement costs can still be reduced by permitting the use of mountable rather than the more expensive boulevard curb and gutter. It is further recommended that the amount of grading needed on the site be determined on the basis of the overall minimum needs of the site and not by the grading requirements of a small number of exceptional sites.

**Recommendation:** That to further reduce the total cost of housing, sidewalk requirements be required on only one side of the street on sub-collector or collector streets only. Asphalt bike paths should be considered as a less costly alternative to sidewalk construction for internal subdivision pedestrian circulation.

**Recommendation:** Although the recommendation contained herein do not suggest an across-the-board reduction of established sanitary sewer construction standards, it is recommended that minimum criteria for items such as pipe width and the spacing of manholes be established. The standards can be evaluated for each proposed subdivision to reflect actual conditions and that, where appropriate, they be further reduced. It is recommended that the distance between manholes be no less than the 400 feet. And in communities which have either adopted an 8 inch diameter sewer pipe in their regulations or their engineering specifications, it is recommended that in certain instances, such as on a cul-de-sac or dead end street where the sanitary sewer serves only a few houses, sewer pipe diameter be reduced to either 4 or 6 inches to provide better service and to lower improvement costs.

**Recommendation:** The Consultant strongly urges those current and future communities in the high growth areas of northern St. Johns County be allowed to reduce lot size requirements and increase density in the majority of zoning districts, but particularly in those districts created for affordable housing. Increasing the supply of smaller lots will have the greatest cumulative effect by lowering the cost of land and, therefore, total housing costs.

**Recommendation:** That garage requirements, where required, in affordable housing developments be eliminated. In most cases new home buyers will build a garage at the same time as the house anyway for two reasons: 1) a garage adds to the aesthetics of the home and reduces the stigma of affordable housing: and, 2) rainy weather in Florida makes the addition of a garage a practical consideration, particularly when this extra cost can be rolled into a long-term mortgage.

**Recommendation:** To achieve the construction of affordable duplex housing, the County and its municipalities must follow the same recommendations that have been made for single-family housing, most notably limiting with maximum floor areas the size of units allowed in the zones established for the smallest units.

**Recommendation:** To provide a choice of housing types and as a way of providing affordable low cost housing opportunities in St. Johns County, it is recommended that:

- 1) multi-family development be allowed as a permitted use in selected overlay residential districts and designated in future land use plans;
- 2) use bonus densities to create higher densities in the range of 14-16 units per acre for multi-family housing be approved;
- 3) That multi-family housing be treated in the same fashion as other residential development and be as accessible as possible (this is currently encouraged as part of PUD/Mixed Use districts).

**Recommendation:** Review the location of the RMH district to determine if it is located in the best place to support affordable housing, i.e. has appropriate access to services and employment centers.

**Recommendation:** Evaluate the residential and mixed use PUD as a permitted use by right in any residential or business district, or

- Continue and expand the planned unit development (PUD) overlay zoning district to be applied to all residential and business districts that utilizes the recommended minimum zoning and subdivision standards given in previous sections for each type of use.
- Encourage density bonuses in PUD districts to developers who, in exchange, will develop the site creatively, preserve the natural amenities of the site, and provide recreational open space for those who live there.
- Continue to demand, with deed restrictions if necessary, that minimum zoning requirements be adhered to so that a PUD designed for affordable housing is used to actually create affordable housing.
- Continue to carefully manage PUD development so that the community receives good quality development that enhances the tax base and provides affordable housing opportunities.

**Recommendation:** Legalize accessory apartments in single-family neighborhoods. Create an accessory apartment ordinance that:

- 1) addresses the concerns of community residents by requiring that
  - a. the owner live in the home,
  - b. little or no exterior change occur to the structure, and
  - c. concentrations of accessory apartments be prohibited; and that:
- 2) addresses homeowners needs by making sure that:
  - a. long permit and approval times and high permit fees are not required, and
  - b. not just elderly homeowners be allowed to create accessory apartments.

**Recommendation:** That all impact fees, that is fees paid by new development for off-site improvements such as schools, roads, public buildings, fire and police and parks, must be carefully scrutinized so that they reflect:

1. that the facilities and services provided are no more than is necessary to support new development,
2. the new development's proportionate share of infrastructure,

3. that improvement standards be of high quality and durable, but not gold-plated.

**Recommendation:** St. Johns County and its municipalities evaluate the current system, paying particular attention to those elements that offer insight into the effectiveness of the operation, looking specifically at:

- the length of the process from application to issuance of permits,
- the number of separate permits, approvals, hearings, and administrative reviews necessary for construction and dwelling occupancy,
- the number of agencies, departments, boards, and other groups that are required to review the application,
- the types and details of information, including special plans and designs required for various approvals.

Attempts to revamp the current system should reflect the following guidelines:

- provide plain, concise information about requirements and procedures;
- allow ready access to key personnel who will make initial findings and decisions; establish a cooperative and coordinated review process that is geared to solving problems and issues, not to creating them;
- make rapid review on prompt decisions;
- provide a well-defined appeals process.

**Recommendation:** The County consider eliminating all permitting fees for very low-income residential projects similar to Pinellas County's affordable housing ordinance.

Other changes that can be made in local regulations to provide affordable housing options include: allowing multi-family zoning as a permitted use by right, legalizing accessory apartments, and providing a zoning district that allows manufactured housing communities in areas of the community that are conducive to good residential development. The report suggests the possible enactment of a Below Market Rate Housing Ordinance (BMRH) and zone sufficient land in this category to insure that the community will get the affordable housing it needs where it is needed.

One important step that communities can take that will help local efforts to provide affordable housing is revamping the permitting and approval process to rationally and effectively review proposed development in a reasonably quick time frame while still protecting the health, welfare, and safety of the community. Consolidating the number of

separate permits, approvals, and hearings, providing clear, concise information, making sure that the process is geared to solving problems, and providing a well-defined appeals process will reduce the time and, therefore, the cost of development that can reduce the cost of housing.

#### **MODERATELY PRICED DWELLING UNIT ORDINANCE**

**Recommendation:** St. Johns County and its municipalities adopt a Moderate Price Dwelling Unit ordinance and/or an affordable housing density bonus ordinance that will either directly create affordable housing units or establish an environment that will encourage developers to create affordable housing. County staff has already developed a draft ordinance that with minor modification would be suitable.

**Recommendation:** If the County must move slowly toward regulatory change, it is recommended that a number of approaches could be developed to address the need and supply of affordable housing. One way would be to plan and execute a demonstration project that would feature a variety of housing types and sizes as a mixed-use or planned unit development. The experience gained through the demonstration project can help formulate a permanent, affordable housing zoning ordinance, incorporating ideas that worked, and eliminating up front those that did not.

Another suggestion is to adopt an affordable housing ordinance for a specified period of time. At the end of the time period the community can choose to adopt the ordinance permanently. To insure that it continues to serve the affordable housing needs of the community, the ordinance should be reviewed annually and adjustments made as needed.

As mentioned in the text, MPDU ordinances can be voluntary (bonus), mandatory and like Montgomery County, Maryland both mandatory with a bonus system. The later approach is recommended for St. Johns County. A copy of Montgomery MPDU is contained in the Appendix of the full report.

#### **FUNDING FOR VERY- LOW INCOME HOUSEHOLDS**

For the most part the full report addresses affordable housing for those in the Extremely -Low, Very-Low and Low income ranges as defined by HUD (30%-50%-80% or less of median income). The private sector currently can produce single-family and townhomes for most of this group. If one adds manufactured and modular homes to the discussion then, depending on household size, most of this group can or could find affordable housing today. The reader is cautioned to note the word “could”, because the private sector has been slow to introduce lower cost housing to the county for a myriad of reasons, the most significant is probably lack of understanding within the industry and its supporting players including financial institutions.

What happens to those who fall below the 30-50% median level? Should the County adopt a Moderate Price Dwelling Unit ordinance, depending on its specifications, some units will be available to very low-income groups. The County and area developers have

begun to create affordable rental units through the use of Federal Low Income Housing Tax Credits Program (LIHTC), which will also increase the availability of affordable housing to this segment.

However, both approaches will not be sufficient to deal with the very low-income group and other remedial programs are needed.

#### **AFFORDABLE HOUSING DEVELOPMENT FEE**

As described below, the County should consider other methods of revenue enhancement for the creation of housing of the very low-income segment. One process would be the expansion of the DRI affordable housing requirement to all development projects. The State of Florida is considering abolishing the DRI process in large part due to the fact that the state's comprehensive planning process incorporates the same issues and components as addressed within the DRI process. If this argument were correct than it would make sense to incorporate this DRI mechanism into the comprehensive planning process. Two approaches are recommended: first, the same formulas used to define affordable impacts (see East Central Florida Regional Planning Council methodology) are adapted to non-residential developments. Second, expand the concept to include residential developments as discussed below.

The state of Florida, through its DRI process, acknowledges that non-residential land uses promote employment at income levels that the private sector housing delivery system can not supply housing (without incentives). There are two problems with the existing DRI procedure: first, commercial development usually significantly lacks residential development in large projects and second, the process does not include residential induced employment (maids, landscapers, etc.), which are usually low paying jobs.

**Recommendation:** Extend the current DRI affordable housing procedures to all development activity and use the ECFRPC methodology to calculate impacts or develop an easier to use methodology.

**Recommendation:** Expand the DRI process to include residentially induced employment. It is recommended that St. Johns County initiate a study to determine the typical residential employment impacts of various types (price level) of subdivisions and large PUDs. This study would be the basis for establishing impact ratios.

If the County institutes a Moderate Priced Dwelling Unit ordinance, the use of these "impact fees" might be considered redundant. In such a case, a special study would need to be prepared to determine if the MPDU ordinance really addresses the very low component and if not reduce the impact ratio to only include very low-income impacts.

#### **AFFORDABLE HOUSING TRUST FUND**

As discussed above, the private sector cannot currently produce housing units for the lower income households without incentives. In order to channel revenues into

affordable housing developments the County will need to establish some form of fund to deposit impact or in lieu of fees described within the report.

**Recommendation:** The County could establish an Affordable Housing Trust Fund to be used to assist in the development of housing for very- low income households.

**Recommendation:** The County establish an Affordable Housing Land Bank to allow for the purchase or donation of property that can be used to construct affordable housing throughout the County at future points of time.

**PROMOTE CREATION OF COMMUNITY DEVELOPMENT CORPORATIONS  
AND OTHER COMMUNITY BASED HOUSING AND SERVICE GROUPS**

One area that has been detrimental to St. Johns County is the lack of Federal funding, which is due to the County's population size (it does not currently qualify as an entitlement community). Because CDBG and other funding are obtained through the state, funding is limited. However, Federal funds flow to other non-governmental groups including Community Development Corporations (CDCs). CDCs have been very effective in addressing the needs of the very-low income groups especially those working in conjunction with CRAs.

**Recommendation:** The County should take the initiative to work with faith based and other private/public organization and the area's financial institutions to establish at least two CDCs, one County-wide and one whose focus would be oriented toward the West Augustine CRA.

**UPDATE THE DEMAND CALCULATION CONTAINED WITHIN THIS STUDY**

At the time of completion of this study the 2000 Census Income data had not been released. Because census data was not available, SPG used Claritas, Inc. proprietary estimates of income etc. supplemented with sales and other relevant data. While this data is the best available, it is still an estimate. Because of the importance that demand calculation will have on all the recommendations contained herein it is:

**Recommendation:** That the County immediately updates this report (at least demand calculations) as soon as the 2000 Census Income Data is available at intra-county levels.

## **Appendix - List of Florida Eligible Affordable Housing Resources**

## **SUMMARY OF HOUSING PROGRAMS PROGRAMS ADMINISTERED BY THE FLORIDA HOUSING FINANCE CORPORATION (FHFC)**

### **THE STATE OF FLORIDA’S HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM**

The federally governed and funded HOME Investment Partnerships (HOME) Program was enacted in 1990 as part of the Cranston-Gonzalez National Affordable Housing Act. The HOME Program provides Participating Jurisdictions (PJ), such as the State of Florida, with the opportunity to administer and distribute federal funds to expand the supplies of decent, safe and affordable housing, for very low- and low-income Americans, in accordance with their goals and strategies outlined in their Consolidated Plans. The Florida Housing Finance Corporation (FHFC) administers the State’s annual allocation of HOME funds as two separate programs: (1) a multi-family rental development loan program; and, (2) a second mortgage loan program for (a) single-family developments and (b) for first-time home buyers in conjunction with the FHFC’s Single Family Mortgage Revenue Bond (SFMRB) Program.

**Regulatory Requirements:** Section 420.5089, *Florida Statutes*, Rule Chapters 67-47 (Home Ownership) and 67-48 (Rental), *Florida Administrative Code* and HOME Final Rule 24 CFR Part 92.

**Eligible Activities:** Acquisition (in conjunction with new construction or rehabilitation), new construction, reconstruction, and moderate or substantial rehabilitation of non-luxury housing with suitable amenities. HOME provides mortgage loans that are secured by second mortgages on the property. The loans are non-amortized and have a simple interest rate of 0% for nonprofit and 3% for for-profit Applicants. The loan terms are 15 years for rehabilitation and 20 years for new construction developments

**Eligible Beneficiaries:** HOME funds must be used to assist very low-income or low-income persons or households. The multifamily program has specific income targeting requirements for initial and long-term occupancy and rental limits, which require ongoing monitoring throughout the project period.

**Eligible Applicants/Application Process:** For the State HOME program, nonprofit and for-profit corporations, Community Housing Development Organizations (CHDOs), local governments, Regional Planning Councils, and, in some instances, Public Housing Authorities are eligible to apply. There are two separate, annual, competitive, application cycles for home ownership and rental developments. For rental developments, the combined application for HOME, SAIL and HC programs is used. Upon receipt, FHFC staff review, score and rank applications according to items such as funding, ability to proceed, leveraging and experience of development team. Contact appropriate program administrator to place your name on the mailing list in order to remain informed of upcoming cycles.

**Program Contacts:** HOME Rental Program Administrator, Ms. Joyce Martinez, or HOME Homeownership Program Manager, Ms. Lainie Lowery, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329, (850) 488-4197.

## STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM

Created in 1992 as part of the William E. Sadowski Affordable Housing Act, the State Housing Initiatives Partnership (SHIP) Program's mission is threefold: (1) provide funding to eligible local governments for the implementation of programs that create and preserve affordable housing; (2) foster public-private partnerships to create and preserve affordable housing; and, (3) encourage local governments to implement regulatory reforms and promote the development of affordable housing in their communities by using funds as an incentive for private development

**Regulatory Requirements:** Section 420 Part VII, *Florida Statutes*, and Rule Chapter 67-37, *Florida Administrative Code*.

**Eligible Activities:** SHIP funds may be used for emergency repairs, new construction, rehabilitation, down payment and closing cost assistance, impact fees, construction and gap financing, mortgage buy-downs, acquisition of property for affordable housing, special needs housing, home ownership counseling and match for federal housing loans and grants. A minimum of 65 percent of a local government's total annual distribution of SHIP funds must be used for home ownership. A minimum of 75 percent of a local government's total annual distribution of SHIP funds must be used for construction-related activities, including rehabilitation, new construction, emergency repairs, or financing for a newly constructed or rehabilitated unit.

**Eligible Beneficiaries:** At least 30 percent of a local government's total annual distribution of SHIP funds must be reserved for awards to very low-income persons, and an additional 30 percent of funds must be awarded to low-income persons. The remaining allocation may serve any combination of very-low, low- or moderate-income. Funds may also be used for home ownership counseling and training.

**Application Process/Eligible Applicants:** Individuals, nonprofit organizations, and for-profit developers must apply for funding to the local government. Each local government receives an annual allocation which is appropriated by the Florida Legislature. To participate, a local government must establish a Local Housing Assistance Program; submit and receive approval of a Local Housing Assistance Plan to the Florida Housing Finance Corporation; adopt and incorporate Local Housing Incentive Strategies; establish or amend local land development regulations, policies, and procedures in order to implement incentive strategies; submit an annual report of the housing program's accomplishments; and encourage public and private sector involvement in the form of a partnership to further program goals and reduce housing costs. Each locally administered SHIP Program determines the process of awarding and distributing funds within its community and is required to identify eligible applicants and the application process in their Housing Assistance Plan.

**Program Contact:** Tom Burt, SHIP Program Administrator, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329; (850) 488-4197. Email: [tom.burt@floridahousing.org](mailto:tom.burt@floridahousing.org) Homepage: [www.floridahousing.org](http://www.floridahousing.org)

## FLORIDA AFFORDABLE HOUSING GUARANTEE PROGRAM

The Florida Affordable Housing Guarantee Program ("Guarantee Program") was created by the Florida Legislature as part of the William E. Sadowski Affordable Housing Act of 1992 for the purposes of:

- Stimulating creative private-sector lending activities to increase the supply and lower the cost of financing or refinancing eligible housing;
- Creating security mechanisms to allow lenders to sell affordable housing loans in the secondary market; and
- Encouraging affordable housing lending activities that would not have taken place or that serve persons who would not have been served but for the creation of this program.

The Guarantee Program encourages affordable housing lending activities through the issuance of guarantees on the obligations incurred in obtaining financing for affordable housing. The Guarantee Program does not provide direct funding of developments; it facilitates direct funding by reducing the lender's risk through the issuance of a guarantee. The Program presently maintains a reserve fund of approximately \$127 million, as well as statutory downgrade protection.

**Regulatory Requirements:** Section 420.5092, *Florida Statutes*, and Rule Chapter 67-39, *Florida Administrative Code*.

**Eligible Activities/Beneficiaries:** Eligible obligations for guarantees include those made to finance the construction, rehabilitation, acquisition or refinancing of single and multifamily developments. Each multifamily development must set-aside a minimum of 20 percent of its units for households earning 120 percent or less of the area median income (unless subject to more stringent restrictions).

**Eligible Applicants/Application Process:** Developers (non- and for-profits), renters and home owners can access the Guarantee Program through a Qualified Lending Institution (QLI) that meets certain criteria established in Rule Chapter 67-39, F.A.C. and is approved by the Guarantee Program Committee. Applications are accepted year round and commitments are issued on a non-competitive, first-come, first-served basis. To apply, all subsidies must be firmly committed to a single or multifamily development and a Program Pre-Application Summary must be completed and signed by a QLI. Upon approval of the Pre-application Summary, a Formal Application is requested from the QLI along with an application fee of 10 basis points (.1%) of the total mortgage amount. Premiums, which vary with each loan type, coverage and coverage period, must be calculated from an independent feasibility study that is designed to foster the financial soundness of the Program. The Program has the flexibility to charge an annual premium or a one time premium.

**Program Contact:** David Woodward, Guarantee Program Administrator, Florida Affordable Housing Guarantee Program, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329; (850) 488-4197. Email: [david.woodward@floridahousing.org](mailto:david.woodward@floridahousing.org)  
Homepage: [www.floridahousing.org](http://www.floridahousing.org)

## PREDEVELOPMENT LOAN PROGRAM (PLP)

The Predevelopment Loan Program (PLP) provides technical advisory services and below- market (3 percent) interest rate financing to nonprofit organizations for preliminary development activities necessary to obtain the requisite financing to construct home ownership or rental housing.

**Regulatory Requirements:** Section 420.521-529, *Florida Statutes*, and Rule Chapter 67-38, *Florida Administrative Code*.

**Eligible Activities:** Funds are provided as a line of credit of up to \$500,000 for predevelopment activities including but not limited to: market and feasibility analyses, credit underwriting fees, consulting fees, biological and environmental assessments, appraisals, professional fees, and site acquisition. Funding may not exceed the lesser of estimated predevelopment costs or \$500,000.

**Eligible Beneficiaries:** The PLP notice of available funding indicates that a priority is given to assisting farmworker developments. For rental developments, a minimum of 60% of the units must be rented to persons whose income is at or below 60% of the area median income. For home ownership, units must be sold to persons whose income is at or below 80% of the area median income.

**Eligible Applicants/Application Process:** Applicants must submit Form PLP 2000, which is accepted on an ongoing basis as funds remain available. Application packages are available for \$30 from the Florida Housing Finance Corporation. The application fee is \$100. The application is open to nonprofit organizations, Community Development Corporations (CDCs), local governments, and public housing authorities with limited experience in the development of affordable housing for very low- and low-income persons and farm workers. A loan committee reviews applications and successful applicants are then invited to create a development plan. A PLP loan is then issued once the Florida Housing Finance Corporation approved the development plan. In order to remain informed of current and upcoming notices of funding availability, contact the program manager to place your name on the mailing list.

**Program Contact:** Melanie Jordan, PLP Manager, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329; (850) 488-4197. Email: [melanie.jordan@floridahousing.org](mailto:melanie.jordan@floridahousing.org) Homepage: [www.floridahousing.org](http://www.floridahousing.org)

## **SINGLE FAMILY MORTGAGE REVENUE BOND PROGRAM**

The Single Family Mortgage Revenue Bond (SFMRB) Program uses the proceeds from tax-exempt and taxable mortgage revenue bonds to provide first-time, very low- to moderate-income home buyers with below-market interest rate mortgage loans. The interest rate savings to the home buyer is typically 1.5 percent to 2 percent -- representing approximately \$800 in annual savings to the buyer of a \$65,000 home. This savings often determines whether a potential buyer will be able to purchase a home.

**Regulatory Requirements:** Section 420.508, *Florida Statutes*, and Rule Chapter 67-25, *Florida Administrative Code*.

**Eligible Activities/Beneficiaries:** Below-market rate loans for first-time home buyers with very low- to moderate-incomes. Down payment and permanent loan assistance is available on a first-come, first-served basis for very low- and low-income home buyers under the Homeownership Assistance Program (HAP) and HOME Program. Mortgages obtained under the Single Family program are 30-year, fixed rate loans issued at the lowest possible interest rate. Interest-free loans and deep subsidies from other FHFC programs are also made available to qualified borrowers in conjunction with the bond mortgages to help with down payments and other closing costs. Funding can even be used to reduce the amount of the initial loan. In addition to providing low-interest rate mortgage loans, the program offers credit counseling, down payment assistance, and deep subsidy second mortgages.

**Eligible Applicants/Application Process:** The application cycle is noncompetitive and held once a year (per bond issue). Lenders apply directly to the SFMRB Program to originate loans and must pay a participation fee of \$10,000 to originate loans. Builders may apply for a sub-commitment of bond funds, with a lender applying on their behalf. Such sub-commitments are available for up to nine (9) months and builders must pay an up-front fee of 1¾ percent of the total request.

**Program Contact:** Keith Bowers, Home Ownership Programs Administrator, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329; (850) 488-4197. Email: [keith.bowers@floridahousing.org](mailto:keith.bowers@floridahousing.org) Homepage: [www.floridahousing.org](http://www.floridahousing.org)

## **HOMEOWNERSHIP ASSISTANCE PROGRAM (HAP) - DOWN PAYMENT AND PERMANENT LOAN PROGRAMS**

The Homeownership Assistance Program (HAP)/Down Payment Assistance and Permanent Loan Programs work in conjunction with the SFMRB Program. HAP Down Payment Assistance provides a \$2,500, zero-interest, second mortgage loan to first-time, low-income home buyers. HAP Permanent Loan provides a zero-interest, second mortgage loan of the lower of: (1) ten percent (10%) of the home purchase price, \$10,000, or the amount needed to complete the transaction for persons with incomes between 65.01 to 80 percent of the area median; and, (2) Twenty-five percent (25%) of the home purchase price, \$15,000, or the amount needed to close the transaction for persons with incomes up to 65 percent of the area median income. In all instances, the combined loan-to-value ratio cannot exceed 103% of the lesser of the purchase price or the appraised value of the house being purchased.

**Regulatory Requirements:** Section 420.508, *Florida Statutes*, and Rule Chapters 67-29, 67-45, and 67-46, *Florida Administrative Code*.

**Eligible Activities/Beneficiaries:** Zero-interest, non-amortized down payment and deep subsidy, second mortgage loans for first-time home buyers with very low- to low-incomes.

**Eligible Applicants/Application Process:** Eligible home buyers apply to lenders originating SFMRB funds (please refer to SFMRB Program). HAP Down Payment Assistance and Permanent Loans are available on a first-come, first-served basis until funds are exhausted.

**Program Contact:** Wallisa Tobb, Single Family Manager, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329; (850) 488-4197. Email: [wallisa.tobb@floridahousing.org](mailto:wallisa.tobb@floridahousing.org) Homepage: [www.floridahousing.org](http://www.floridahousing.org)

## HOMEOWNERSHIP ASSISTANCE PROGRAM (HAP)/CONSTRUCTION LOAN PROGRAM

The Homeownership Assistance Program (HAP)/Construction Loan Program provides low-interest rate construction loans to eligible nonprofit developers and sponsors to reduce the rate of construction financing for single-family developments and “pass the savings” on to very low- or low-income home buyers.

**Regulatory Requirements:** Section 420.507(23)(a)3, *Florida Statutes*, and Rule Chapter 67-44, *Florida Administrative Code*.

**Eligible Activities/Beneficiaries:** The HAP Construction Loan Program provides low-interest rate, construction financing for the new construction or substantial rehabilitation of single-family developments. A minimum of 30 percent of the units must be reserved for very low-income persons (50 percent or less of the area median income) and 30 percent of the units must be reserved for low-income persons (80 percent or less of the area median). Remaining units must serve families with 100 or 120 percent of the area median income, depending on family size. For very low-income home buyers, at the time of closing, a portion of the Construction Loan may be converted into a Permanent Loan to be used as down payment or closing cost assistance or as a zero-interest, deep subsidy, second mortgage loan to reduce the principal amount of the first mortgage.

**Eligible Applicants/Application Process:** The annual, competitive, application cycle is open to nonprofit developers and sponsors with preference given to Community Development Corporations (CDCs) or Community Based Organizations (CBOs) that meet threshold score requirements, followed by developments that have received financing through the Predevelopment Loan Program (PLP). The maximum HAP loan request is the lesser of 33 percent of the total cost of the development or the annual legislative appropriation. Contact the program administrator to place your name on the mailing list in order to remain informed of upcoming cycles.

**Program Contact:** Bridget Warring, HAP Construction Senior Analyst, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329; (850) 488-4197. Email: [bridget.warring@floridahousing.org](mailto:bridget.warring@floridahousing.org) Homepage: [www.floridahousing.org](http://www.floridahousing.org)

## MULTIFAMILY BOND PROGRAM

The Multifamily Bond Program utilizes funds generated from the sale of both taxable and tax-exempt bonds to make below-market interest rate loans to the developers of rental housing.

**Regulatory Requirements:** Section 420.508(2), *Florida Statutes*, and Rule Chapter 67-21, *Florida Administrative Code*.

**Eligible Activities/Beneficiaries:** Low-interest rate loans are available for the new construction or acquisition and rehabilitation of rental housing units. Developers must agree to minimally set aside twenty (20) percent of the development's units for very low-income persons with incomes at 50 percent or less of the area median, or forty (40) percent of the development's units for persons with incomes at 60 percent or less of the area median. (If loan funds are combined with another rental program, i.e. HOME, HC, or SAIL, the more stringent requirements regarding income, set-asides and affordability periods apply).

**Eligible Applicants/Application Process:** For- and nonprofit developers and public agencies may apply for bond loans. The Bonds are sold through either a competitive or negotiated method of sale or private placement

**Program Contact:** Bill Metler, Multifamily Bond Program Administrator, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329; (850) 488-4197. Email: [william.metler@floridahousing.org](mailto:william.metler@floridahousing.org) Homepage: [www.floridahousing.org](http://www.floridahousing.org)

## **HOUSING CREDIT PROGRAM (FORMERLY LOW-INCOME HOUSING TAX CREDIT (LIHTC) PROGRAM**

The Housing Credit (HC) Program is governed by the U.S. Department of the Treasury and Florida's allocation is administered by the Florida Housing Finance Corporation. Under the HC Program, successful applicants are provided with a dollar-for-dollar reduction in federal tax liability in exchange for the development or rehabilitation of units to be occupied by very low- and low-income households.

**Regulatory Requirements:** Section 420.5099, *Florida Statutes*, and Rule Chapter 67-48, *Florida Administrative Code*.

**Eligible Activities/Beneficiaries:** The HC Program targets the new construction or acquisition and substantial rehabilitation of very low- and low-income housing. The Corporation usually chooses a target population for each funding cycle. For example, in the FY 98 funding cycle, preference was given to developments that fell into the following categories: large family (three or more bedrooms), elderly housing in certain counties and urban in-fill developments. Rent, including utilities, for all tax credit assisted-units may not exceed 30 percent of the applicable income limitation for the surrounding area.

**Eligible Applicants/Application Process:** For- and nonprofit organizations and public agencies may apply for tax credits on a competitive basis. Application cycles are held annually and are reviewed, scored and ranked according to such items as funding, ability to proceed, leveraging and experience of development team. Contact the program administrator to place your name on the mailing list in order to remain informed of upcoming cycles.

**Program Contact:** Chris Buswell, HC Program Administrator, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329; (850) 488-4197. Email: [chris.buswell@floridahousing.org](mailto:chris.buswell@floridahousing.org) Homepage: [www.floridahousing.org](http://www.floridahousing.org)

## STATE APARTMENT INCENTIVE LOAN PROGRAM

The State Apartment Incentive Loan (SAIL) Program provides low-interest rate mortgage loans to developers who build or substantially rehabilitate rental developments, made affordable to very low-income households, in a mixed-income setting. The SAIL loan bridges the gap between a development's primary financing and total development costs.

**Regulatory Requirements:** Section 420.5087, *Florida Statutes*, and Rule Chapter 67-48, *Florida Administrative Code*.

**Eligible Activities/Beneficiaries:** The SAIL Program targets the new construction or rehabilitation of very-low income housing in the following categories: farm worker or commercial fishing worker, elderly housing, family housing, homeless developments and Public Housing Authority properties.

**Eligible Applicants/Application Process:** For- and nonprofit organizations and public agencies may apply for SAIL funds on a competitive basis. Application cycles are held annually and are reviewed, scored and ranked according to items such as funding, ability to proceed, leveraging and experience of development team. Contact the program administrator to place your name on the mailing list in order to remain informed of upcoming cycles.

**Program Contact:** Larry White, SAIL Program Administrator, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301-1329; (850) 488-4197. Email: [larry.white@floridahousing.org](mailto:larry.white@floridahousing.org) Homepage: [www.floridahousing.org](http://www.floridahousing.org)

## **PROGRAMS ADMINISTERED BY THE BUREAU OF COMMUNITY DEVELOPMENT, FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS (DCA)**

### **FLORIDA SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

The Florida Small Cities Community Development Block Grant (CDBG) Program provides grants to non-entitlement cities with populations less than 50,000 persons and counties with populations less than 200,000 persons to improve local housing, streets, utilities, and public facilities. The program also supports downtown redevelopment and creates jobs for low and moderate income Floridians. The program is administered under four grant categories: (1) housing; (2) neighborhood revitalization; (3) commercial revitalization; and, (4) economic development. Twenty (20) percent of the 1998 fiscal year allocation will go toward housing activities. The section also administers the Small Cities 108 Loan Guarantee Program which can be used for a wide range of CDBG eligible purposes.

**Regulatory Requirements:** Section 290, *Florida Statutes*, Rule Chapters 9B-43, *Florida Administrative Code* (F.A.C.), and Federal Rule 24 CFR Part 570.

**Eligible Activities/Beneficiaries:** Small Cities CDBG housing funds must be used to rehabilitate or reconstruct (demolish and replace) substandard housing for very low-income (50 percent or less of the area median income) or low-income (50.01 to 80 percent of the area median income) persons or households.

**Application Process/Eligible Applicants:** 267 local governments are eligible to apply as long as they have closed out previous developments under housing, neighborhood and commercial revitalization. Application cycles are held annually and are competitive. Scoring is based on such factors as: average cost of CDBG funds requested per unit; percentage of very-low income persons to be served; leveraging of funds; maintaining a Fair Housing Ordinance; establishing fair housing training programs for the general public and local professionals; and, performance on equal opportunity employment practices.

**Program Contact:** Harold Eastman, Planner, Small Cities CDBG, Florida Department of Community Affairs, 2555 Shumard Oak Blvd., Tallahassee, FL 32399-2100; (850) 922-1880; e-mail: [harold.eastman@dca.state.fl.us](mailto:harold.eastman@dca.state.fl.us)

**PROGRAMS ADMINISTERED BY THE BUREAU OF COMMUNITY ASSISTANCE,  
FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS (DCA)**

**LOW-INCOME EMERGENCY HOME REPAIR PROGRAM**

The Low-Income Emergency Home Repair Program (LEHRP) provides grants to local agencies administering Weatherization Assistance Programs (WAPs) to assist low-income persons, especially senior citizens and persons with disabilities, with emergency home repairs.

**Regulatory Requirements:** Section 420.36, *Florida Statutes*, and Rule Chapter 9B-57, *Florida Administrative Code*.

**Eligible Activities/Beneficiaries:** A wide range of structural, health and safety repair assistance is available for persons with incomes at 125 percent or less of the poverty level (including AFDC and SSI recipients) and includes the following: structural repair, ceiling repair, electrical repairs, adding handrails, wheelchair ramps or other accessibility items, plumbing, septic, termite treatments, etc. The average level of assistance is approximately \$1,000 per unit.

**Eligible Applicants/Application Process:** Noncompetitive, formula grants are allocated to WAPs. Persons with incomes at 125 percent or less of the poverty level (including AFDC and SSI recipients) apply directly to the local WAP for assistance. WAPs maintain a waiting list for assistance and priority is given to senior citizens, persons with disabilities, and families with children under the age of twelve (12).

**Program Contact:** Norm Gempel, Planning Manager, Weatherization Programs, Bureau of Community Assistance, Florida Department of Community Affairs, 2555 Shumard Oak Blvd., Tallahassee, FL 32399-2100; (850) 488-7541; e-mail: norm.gempel@dca.state.fl.us

## LOW-INCOME HOME ENERGY ASSISTANCE PROGRAM

The Low Income Home Energy Assistance Program (LIHEAP) provides grants to over 33 local governments and nonprofit organizations (serving all of Florida's 67 counties) to help low income households pay their monthly energy bills during times of financial crisis.

**Regulatory Requirements:** Section 409.58, *Florida Statutes*, Federal omnibus Budget Reconciliation Act of 1981, Title IV, as amended by the Human Services Reauthorization Act of 1986, Title VII, Augustus B. Hawkins Human Services Reauthorization Act of 1990, Public Laws 99-425 and 101-501.

**Eligible Activities/Beneficiaries:** Applicants can receive up to one energy assistance payment and up to two crisis assistance payments annually.

**Eligible Applicants/Application Process:** Households with a net income that do not exceed 125 percent of the poverty level (including WAGES and SSI recipients) may apply directly to the local provider of LIHEAP funds. Applicants must present proof of an obligation to pay for home energy costs.

**Program Contact:** Hilda Frazier, LIHEAP Planning Manager, Bureau of Community Assistance, Florida Department of Community Affairs, 2555 Shumard Oak Blvd., Tallahassee, FL 32399-2100; (850) 488-7541; e-mail: [hilda.frazier@dca.state.fl.us](mailto:hilda.frazier@dca.state.fl.us)

## **WEATHERIZATION ASSISTANCE PROGRAM**

The Weatherization Assistance Program (WAP) provides grants to over 37 local governments, and nonprofit organizations (serving all of Florida's 67 counties) to improve the energy efficiency of low-income housing.

**Regulatory Requirements:** Sections 163.03(3)(e) and 409.509 through 409.5093, *Florida Statutes*, Rule Chapter 9B-24, *Florida Administrative Code*, Public Laws; 94-385, Title IV, Part A, 97-35, Title XXIV, 96-619, Title II, Part 2, and 96-294, Title V, Subtitle E.

**Eligible Activities/Beneficiaries:** WAP offers free weatherization services to homeowners and renters including attic insulation; floor, ceiling and wall insulation; hot water heater insulation jackets; caulking and tinting, heat/air system minor repairs, and door/window repair and replacement.

**Eligible Applicants/Application Process:** Households with a net income that do not exceed 125 percent of the poverty level (including WAGES and SSI recipients) may apply directly to the local provider of WAP funds. Funds are available to homeowners and renters. The WAP program maintains a waiting list for assistance and priority is given to senior citizens, persons with disabilities and families with children under the age of twelve.

**Program Contact:** Norm Gempel, Weatherization Assistance Programs, Bureau of Community Assistance, Florida Department of Community Affairs, 2555 Shumard Oak Blvd., Tallahassee, FL 32399-2100; (850) 488-7541

## RURAL PROGRAMS

### U.S. DEPARTMENT OF AGRICULTURE, RURAL HOUSING SERVICES (USDA/RHS)

The USDA Rural Housing Service has various programs available to aid in the development of rural America. Rural housing programs are divided into three categories: Community Facilities (CF), Single Family Housing (SFH), and Multi Family Housing (MFH). These programs were formerly operated by the Rural Development Administration and the Farmers Home Administration. The Florida State Office, located in Gainesville, administers USDA Rural Development programs for Florida through five area and 15 local offices. See Appendix A for a list of field and area offices; this list is also available on the web site (<http://www.rurdev.usda.gov/fl/index.html>) or contact state office listed below. Detailed information and applications for financial assistance are available through area and local Rural Development offices.

#### Single Family Housing (SFH) Programs

**502 Direct Loan Program:** Provides home ownership loans to very low- and low-income rural residents to purchase, construct, repair, reconstruct, or relocate a dwelling and related facilities. Up to 100 percent of the value may be financed, however, leveraging with other subsidies (such as SHIP and HOME) and private lenders is encouraged. The maximum loan term (repayment period) is 33 years (and 30 for manufactured homes). The maximum mortgage limits, by county, are determined by the Department of Housing and Urban Development (HUD). Funds are available on a first-come, first-served basis and very-low and low-income persons make direct application to their local USDA Rural Development office.

**504 Loan and Grant Program:** Provides home improvement and repair loans (with a 1 percent interest rate) and grants to enable very low-income rural homeowners to remove health and safety hazards in their homes and/or make homes accessible for people with disabilities. Grants are also available for persons 62 years of age and older who are unable to repay a loan. The maximum loan amount is \$20,000 and the maximum grant an elderly person can receive is \$7,500. Funds are available on a first-come, first-served basis and very-low and low-income persons make direct application to their local USDA Rural Development office.

**Housing Preservation Grants:** Provide qualified nonprofit organizations and public agencies with grant funds to administer programs that assist very low- and low-income rural home owners with the repairs and/or rehabilitation of their homes. Also, grants can assist rural, rental property owners and co-ops with repair and rehabilitation of their units, if units will be made available/reserved for low- and very low-income persons. A national, competitive application for Housing Preservation Grant funds is held annually (generally late fall/early spring) and qualified nonprofit organizations and public agencies are eligible to apply. Contact the local USDA Rural Development office for more information on upcoming cycles and application information.

**Guarantee Housing Program:** Targets persons and families with moderate incomes (up to 115

percent of the area median) who are lacking the down payment necessary to purchase a new or existing home. Guaranteed Rural Housing Loans may be made up to 100 percent of the market value or acquisition costs, whichever is less, which eliminates the need for both a down payment or mortgage insurance. The loan term is 30 years and the maximum loan may not exceed \$86,317 (unless the eligible property is located in a “high-cost area” as determined by HUD). Loans are purchased by either Fannie Mae or Ginnie Mae as 100 percent loan-to-value with the guarantee. Lenders must apply to their local Rural Development office to become approved to originate RHS Guaranteed Rural Housing loans (and then eligible home buyers apply to approved lenders).

**Self-Help Housing Loans:** Are generally administered by nonprofits or municipalities working to assist groups of six to eight low-income families, helping each other to build homes. The loans are limited and competitive and nonprofits or municipalities must make application to their local RHS office. Loans fund the provision of materials, site acquisition and skilled labor, until the home is completed. The families must agree to work together until all homes are finished. Generally, Self-Help Housing Loans are combined with 502 Direct Loans to further assist low-income home buyers with down payment assistance or a deep subsidy second mortgage loan.

## **Multi Family Housing (MFH) and Site Development Programs**

**Rural Rental Housing Loans:** Enable individuals or organizations to build or rehabilitate rental units for low- and moderate-income residents in rural areas.

**Rental Assistance:** Reduce out-of-pocket cash that very low- and low-income families pay for rent, including utilities.

**Farm Labor Housing Loans and Grants:** Enable farmers, public or private nonprofit organizations, and local governments to build, buy, or repair farm labor housing in either dormitory or multifamily apartment style.

**Congregate Housing and Group Homes:** Provide living units for persons with low- to moderate-incomes and for those age 62 or older.

**Rural Housing Site Loans:** Enable private or public nonprofit organizations to purchase adequate building sites for development.

### **USDA/RHS Program Contacts**

**State Office:** Louis E. Frost, Director, Florida Office, Rural Housing Service, 4440 NW 25th Place, Gainesville, Florida 32606; (352) 338-3435; fax: (352) 338-3437; e-mail: lfrost@urdev.usda.gov.

## **PRIVATE PROGRAMS**

## **FLORIDA COMMUNITY LOAN FUND, INC.**

The Florida Community Loan Fund (Loan Fund), an independent, privately supported financial intermediary, provides capital and technical assistance to qualifying organizations with insufficient access to capital from conventional lending sources throughout the state of Florida. The Loan Fund seeks low-interest loans and equity capital contributions from socially concerned institutions and individuals. Contributions are then used to make below market interest rate loans to eligible nonprofits to support economic development, affordable housing and social services in urban and rural, low-income communities.

**Eligible Activities/Beneficiaries:** Loans from \$5,000 to \$100,000, with a 15 year term, at 5 to 10 percent interest rates are made for the following: (1) low-income (persons at 80 percent or less of the area median income) housing development or improvement; (2) job creation (one job created or retained per \$10,000 borrowed) for low-income individuals; and, (3) social service loans, as long as the loan will positively impact the economic stability of a community.

**Eligible Applicants/Application Process:** Nonprofit, 501(c)(3) organizations, that have a strong community base and serve low-income communities within the state of Florida may either complete a pre-application by mail or provide the required information over the phone. If determined to be qualified, a formal loan application will be sent for completion. If all criteria are met (management capacity, financial capacity and development impact, support and feasibility) and the Board of Directors for the Loan Fund approves the request, a loan agreement is executed between the borrower and the Loan Fund.

**Contact:** Ignacio Esteban, Executive Director, Florida Community Loan Fund, 3107 Edgewater Drive, Suite 2, Orlando FL 32804; 407-246-0846; fax: 407-246-0856; e-mail:ignacio@fclf.org.

## **FEDERAL HOME LOAN BANK (FHLB) OF ATLANTA - AFFORDABLE HOUSING PROGRAM (AHP)**

The Affordable Housing Program (AHP) subsidizes the interest rates for loans and provides direct subsidies to FHLB members (financial institutions) engaged in lending to local governments and for-profit and nonprofit corporations for affordable housing to be occupied by very low-, low- and moderate-income persons. Generally, AHP funds are leveraged with other sources of funds (such as FHLB's Community Investment Program, SHIP, HOME, HC, etc.).

In addition to making AHP funds available by competitive application, FHLB of Atlanta has set aside \$1 million of its annual 1998 AHP allocation for the First-Time Homebuyer Program (FHP). Interested member financial institutions, who are encouraged to involve nonprofit organizations, can submit an application to FHLB of Atlanta. Subsidies under FHP are limited to \$5,000 in downpayment/closing cost assistance for households having incomes at 80 percent or less of the area median income, adjusted for family size. FHP subsidies may not be leveraged with AHP competitive funds. Twenty-five (25) percent of each year's set-aside (\$250,000 for 1998) will be available first to rural areas as defined by the USDA/RHS until funds have been exhausted.

**Regulatory Requirements:** The Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).

**Eligible Activities/Beneficiaries:** Subsidies under AHP must be used to finance the purchase, construction, and/or rehabilitation of the following: (1) owner-occupied housing for very low-, low- and moderate-income households; and, (2) rental housing, of which a minimum of 20 percent of the units must be occupied by and made affordable for very low-income households for at least 15 years.

**Eligible Applicants/Application Process:** The FHLB of Atlanta holds two competitive application cycles annually. An application must be submitted by a FHLB member. Upon submittal, the proposed development is evaluated to determine whether it meets all eligibility requirements (such as development feasibility, ability to begin using assistance within 12 months, use of other subsidies, etc.). If all eligibility requirements are met, the project will be scored according to nine (9) criteria (such as targeting, AHP subsidy per units, sponsorship by a nonprofit organization or government entity, etc.).

**Program Contact:** Karin Moore, Community Investment Services, Federal Home Loan Bank of Atlanta, Post Office Box 105565, Atlanta, GA 30348; (404) 888-8451; fax: (404) 888-5560.

## **FEDERAL HOME LOAN BANK (FHLB) OF ATLANTA - COMMUNITY INVESTMENT PROGRAM (CIP)**

The Community Investment Program (CIP) is a targeted housing and economic development loan program which provides funds for community-oriented mortgage lending. CIP funds are available as advances, or loans, to FHLB members (financial institutions). Generally, a nonprofit, for-profit or local government will approach a FHLB member to make application on their behalf.

**Regulatory Requirements:** Section 721 of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).

**Eligible Activities/Beneficiaries:** Mortgage loans are available for the acquisition, construction, or rehabilitation of the following: (1) single-family, owner-occupied housing for borrowers with incomes that do not exceed 115 percent of the area median income; (2) rental housing where the rents charged will be affordable to households with incomes under 115 percent of the area median income. Also, commercial, economic development, and business loans are available for activities that either: (1) are located in a low-income neighborhood; (2) will create jobs for low-income individuals; or, (3) will provide services for low-income families.

**Eligible Applicants/Application Process:** Member lending institution applies for CIP authorization by mailing or faxing a CIP Authorization request for to the Community Investment Services (CIS) department. Requests are considered on a first-come, first-served basis. The CIS department reviews the request and will notify the member lender if the request is approved (along with CIP authorization number if approved). Lastly, the member faxes an Advance Application to Funding Desk and provides authorization number.

**Program Contact:** Karin Moore, Community Investment Services, Federal Home Loan Bank of Atlanta, Post Office Box 105565, Atlanta, GA 30348; (404) 888-8451; fax: (404) 888-5560.