

ST. JOHNS HOUSING PARTNERSHIP

ANNUAL REPORT 2024

“Helping people live safer, healthier
and independently with dignity.”



(904) 824-0902

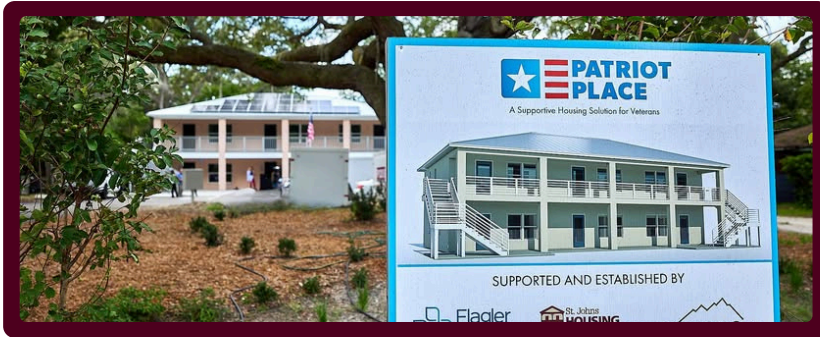


www.sjhp.org



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St. Johns Housing Partnership – Our Mission



SJHP leverages all donations through long-standing partnerships that provide materials and the “peoplepower” necessary to implement our vital services. SJHP is a 501c3 charitable organization. Many of our projects are funded by private donations from individuals, community groups and corporations.



The St. Johns Housing Partnership (SJHP) is committed to developing and preserving quality housing while providing support for residents with low and moderate incomes, the elderly, disabled and Veterans.

We work to redefine affordable, low-income housing by acquiring, repairing, and renovating existing housing, as well as building new affordable rental and for sale properties.

Our mission is not possible without continued support from companies, volunteers, local community groups and government. Rising housing costs, insufficient supply of different housing options, and growing income inequality are likely to persist, if not worsen, in the coming years.

If left unaddressed, more people will struggle to live in housing that meets their needs and budget. SJHP currently owns over 188 rental units including both apartments and single-family homes in Clay, Putnam, and St. Johns County Counties.

Families and individuals on fixed incomes, the elderly, people with disabilities and Veterans are living in substandard housing through no fault of their own. Where do they turn?

For over 25 years, we have been working to ensure every person has a safe, clean, affordable place to live. Housing is the reason we exist and the reason we show up every single day. We know that you cannot build a life without a safe and affordable home.



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Overview – Our Preservation Efforts



With all the challenges facing our need to increase the supply of affordable rental opportunities, the last thing we can afford to do is to lose any of the existing subsidized multi-family properties, and there are quite a few here in Florida that have expiring mortgages and deed restrictions after having been built in the 80 and 90's.

Many of these are well built but "aging in place." They need some rehab, but most importantly we cannot afford to lose them as part of our affordable housing.

The SJHP has acquired two apartment complexes to date: Southern Villas in 2009 in St Augustine- 60 apartments for low-income seniors and in 2019 St. Johns River Apartments in Palatka- 48 units also for low-income seniors.

During 2024 the SJHP has been working to acquire two additional multifamily properties- Pinewood Apartments in Green Cove Springs- 54 units for seniors and Crescent Lake Apartments in Crescent City- 30 units for low-income families.

By the end of 2025, the SJHP should be proud owner of both and working on rehab plans. Most recently, the SJHP has received a \$1.2 million rehab loan from USDA for St. Johns River Apartments that will allow for some overdue upgrades to both energy efficiency and accessibility.

All of these are financed through the federal USDA/Rural Development housing programs and have been serving these specific communities for almost 40 years.



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Making a Difference - Rental Program



The St. Johns County Council on Aging provides case management services to residents of Southern Villas, one of the USDA multi-family properties SJHP owns. The services are designed to increase independent living while at the property. Claudia Marcus (left) is on the property at Southern Villas as Services Coordinator through a partnership between COA and SJHP.

Our rental department currently manages 80 properties, including a diverse mix of apartments, single-family homes, triplexes, and duplexes. These properties provide safe and stable housing for 204 residents throughout the community.

We're proud to support the local workforce and contribute to the economic stability of St. Johns County. Many local employers are struggling to keep up with the disparity between wages and housing costs.

A key highlight from this year: one of our long-term tenants achieved homeownership, a major milestone made possible in part by the financial stability they gained through our affordable rent structure.

Stories like this reinforce our commitment to providing housing that not only meets immediate needs but also helps individuals and families build for the future.

Making affordable housing opportunities more accessible to low-income families, the elderly and Veterans is at the core of our mission.



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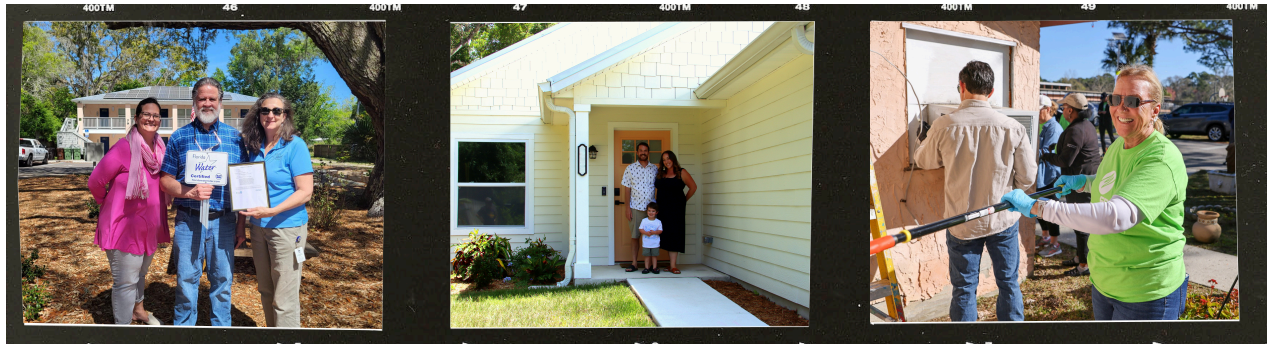
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Making a Difference - It Takes A Village



The affordable housing crisis is too large for any one sector to solve alone. SJHP looks to government, corporate and private donors for support.

- Since 2020 the SJHP has helped 18 homeowners become homeowners for the first time.

- Patriot Place, six apartment homes for at-risk and homeless Veterans, took home a prestigious Aurora Award in the Sustainability Category under Affordability at the Southeast Building Conference.

- Patriot Place received a Florida Water Star certificate from St. Johns River Water Management. Thanks to ENERGY STAR appliances, low flow-toilets and water-conserving faucets and shower heads, the residents will save money every month on their utility bills.

Patriot Place is now fully occupied. Special thanks to UF/Flagler Care Connect and Mountain Star Capital for their support of Patriot Place.

- The Weatherization Assistance Program was awarded \$ 1.4 million in 2024 and enhanced the energy efficiency of 110 Homes in 2024. and 407 since 2020.

- In partnership with housing programs in St Johns, Clay, Flagler, Putnam and the City of Palatka- the SJHP was awarded over \$2.5 million in rehab projects for low-income homeowners.

- The SJHP also expanded its experience with energy conservation, accessibility retrofits and advocacy to providing Inspection services to both Flagler County SHIP Program and City of Palatka Neighborhood Home Repair Program. SJHP inspector Rick Ray recently passed his Florida Residential Contractor exams and provides inspection services to both local government programs.

- The St. Johns Chamber of Commerce generated a report on local housing as part of the new Attainable Housing Coalition. Visit www.sjcchamber.com/attainable-housing/



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Making a Difference - Volunteers



Make A Difference Day, a major annual volunteer event, recruited almost one hundred volunteers who worked on eleven projects. Volunteers built four ramps, repaired a deck, painted five houses, replaced a fence, and cleaned up one yard for disabled and senior community members.

Two notable volunteer groups are St. Catherine's Youth Ministry's "Urban Plunge" and the Youth Ministry from First Christian Church Salem, Virginia, who have returned year after year for over 20 years worked on several rehab projects repairing floors, building a ramp, and pressure washing and numerous painting projects.

Keller Williams Realty Atlantic Partners St. Augustine, volunteered on three projects with SJHP during their annual RED Day. Seventeen bikes were donated by staff and SJHP partners donors in 2024 for the kids at West St. Augustine CRA Christmas in the Park

Florida Power & Light volunteers painted the home of a St. Augustine senior citizen, who received flooring and kitchen upgrades through the St. Johns Housing Partnership.

The Trinity Ramp Squad, a dedicated group from Trinity Parish, built five ramps in 2024 and Vested Metals not only built a ramp but included SJHP in their annual fundraising golf tournament. Volunteers built 16 ramps for the elderly, disabled and veterans in 2024 totaling over 80 since 2020.

Volunteers logged 1,500 hours in 2024 with an estimated value of over \$52,000. They impacted the lives of 269 households through the SJHP rehab and repair program.

SJHP provided safe, clean, affordable housing for 204 individuals across eighty residences in the rental program.

Additional Volunteer groups in 2024 included from The Home Depot, Flagler College, Girl Scouts of Gateway Council, Champion Church, Church on the Rock, Creekside High School, Sherwin-Williams, Estate Title of St. Augustine, Inc., Rottman Tech Services. Combat Veterans Motorcycle Association Chapter 20-2.



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Making a Difference - Community Involvement



PARTNERS AND SUPPORTERS

Government

Florida Department of Commerce
City of St Augustine Lincolnville CRA
St Johns County SHIP program
City of Palatka
Flagler County SHIP program
City of Palm Coast
Putnam County SHIP Program
USDA Rural Development
Clay County CDBG

Through tax-deductible donations of money, land, and materials, SJHP builds or rehabs simple, decent houses for low to moderate-income families, Veterans, and the disabled.

Foundations or Private

Ameris Bank
Buckingham Smith Benevolent Association
American Red Cross Long Term Recovery
Central Bank
Wells Fargo Foundation
Regions Bank
PNC Foundation
Valley Bank
The Community Foundation of NEFL
Snodgrass Family Foundation
South State Bank
The Home Depot
Mountain Star Capital Partners



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Making a Difference - Teamwork and Dedication



OUR TEAM

Leadership

Bill Lazar, Executive Director
Sterling Colee, Chief Financial Officer
Susan Giddens, Rehab and Community Projects Manager
Jerel Williams, Business Development Manager
Cheryl VanLandingham, Office Manager
Gina Birmingham, Coordinator, Disaster Recovery and Resource Development

Board of Directors:

Don Mullinax, Board President. Irene Arriola, Ruth Stinson, Ken McClain, Bryan McCloskey

How to Contact Us

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