

# 2025 Annual Report

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## St. Johns Housing Partnership

*"Helping people live safer, healthier and independently with dignity"*



# Our Core Mission:

## Create Safe, Affordable Housing

In North Florida, seniors, veterans, and working families with children are living in hazardous housing conditions. Most every home we visit has some hazards like a leaking roof, active mold, no hot water, dangerous electrical systems, faulty HVAC systems, holes in flooring – sometimes all of the above.

With the financial support of our donors, we touched 230 homes in 2025. **The St. Johns Housing Partnership** will continue to protect even more families this year. Will you join us in making our neighbors' homes safer and more resilient?

According to data from the Chamber of Commerce, roughly 20 percent of all households in St. Johns County are considered “cost-burdened,” meaning that more than 30 percent of the income flowing in is turned right back around to pay for rent, mortgage or other housing expenses. There’s work to be done!

### Some Numbers from 2025.

Wheelchair Ramps: 25 builds/repairs

HVAC Repairs: 127 repairs/new units

Plumbing Repairs: 73

Electrical Repairs: 59

Roof Repairs: 22

Homes Repainted: 13

Misc. Repairs: 101



SJHP leverages all donations through long-standing partnerships that provide materials and the “people-power” 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.



***SJHP also builds new affordable homes.***



# A Year of Achievement

## Delores Barr Weaver <sup>Legacy</sup> Funds

established 2012



The St. Johns Housing Partnership received a \$550,000 grant from the Delores Barr Weaver Legacy Funds through The Community Foundation for Northeast Florida. The Legacy 2024 grant is to support the retirement of outstanding construction debt for Patriot Place in St. Augustine. Patriot Place is comprised of new, low-income apartments for at-risk and homeless Veterans. This contribution is poised to play a pivotal role in furthering SJHP's mission to ensure every person has a safe, clean, affordable place to live and a vision for solving the enormous challenges of affordable housing. **If you are interested in making a gift of any size, contact Bill Lazar at [blazar@sjhp.org](mailto:blazar@sjhp.org) or call (904) 824-0902.**



### MAKING A DIFFERENCE *EVERYDAY*

St. Johns Housing Partnership's county-wide initiative, "Make a Difference Day," is held every year in October. Make a Difference Day mobilized 96 volunteers over St. Johns County to provide services for veterans, the elderly and disabled which included exterior house painting, repairs, landscaping, yard clean up and building wheelchair ramps. Consider volunteering with SJHP, whether it's once a week or once a month. Spending a few hours of your time has a significant impact. **To Volunteer visit [www.sjhp.org](http://www.sjhp.org).**







# A Year of Achievement



## SCORING HIGH IN GREEN AFFORDABILITY

The Florida Green Building Coalition recognized St. Johns Housing Partnership as a winner at the 2024 Annual Green Achievement Awards for Patriot Place, six new, low-income apartments for at-risk and homeless Veterans, as the Highest Scoring Multifamily Home. Numerical points were awarded for selecting and integrating individual environmentally friendly green products, best practices, and sustainable techniques from a menu of available green options. New affordable apartments built by SJHP in St. Augustine were also certified green last year. The four apartment homes each have three bedrooms and one bath.



## RED LETTER DAY FOR VOLUNTEERING

RED (Renew, Energize Donate) Day is Keller Williams Atlantic Partners' annual day of giving back. The Realtors had a day of service at Southern Villas. Over 40 volunteers spent the day landscaping, performing yard cleanups and some needed cleaning in the apartment homes. Volunteers from First Christian Church Salem, Va., spent their Spring Break offering their time and labor to help others. During their visit, they contributed by building a ramp and painting homes. **If you have a club, organization, church or civic group that would like to do a SJHP volunteer day visit [www.sjhp.org](http://www.sjhp.org), call (904) 824-0902 or email [info@sjhp.org](mailto:info@sjhp.org).**





# A Year of Achievement



## DEDICATION TO VETERANS' NEEDS

St. Johns Housing Partnership, MountainStar Capital, UF Health, the City of St. Augustine and St. Johns County recognized the residents of St. Augustine's Patriot Place in 2025 with a hand-crafted statue to commemorate their military service. Located at 79 Masters Drive, the six-unit apartment community offers one-bedroom apartments to veterans at 30% of their income. In addition to safe, clean, and affordable housing, veterans can work with UF Health St. Johns Care Connect+ for resources such as food pantries, counseling, workplace readiness and transportation.



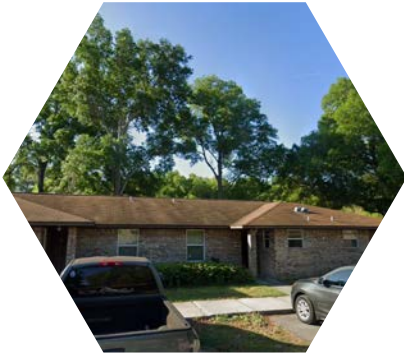
## WORKFORCE HOUSING WORKSHOPS

Representatives from nonprofit organizations including the St. Johns Housing Partnership, builders and the local St. Johns Chamber of Commerce discussed the challenges during a 2025 Town Hall. The workshop came on the heels of the Chamber's Attainable Housing report and the recently released report by the St. Johns County Affordable Housing Advisory Committee (AHAC). SJHP Executive Director Bill Lazar is 2026 chairman of AHAC. He is also participated on numerous panels including workshops and groups addressing the issue. **Help SJHP build and maintain affordable housing, donate today at [www.sjhp.org](http://www.sjhp.org).**





# A Year of Achievement



## ADDED SUPPORT FOR AFFORDABLE HOUSING

SJHP received a generous “Property Preservation” grant from the Delores Barr Weaver Legacy Fund through the Community Foundation of Northeast Florida to prepare for the acquisition of two long-time USDA apartment communities this year. Pinewood Apartments in Green Cove Springs, 54 homes serving seniors and Crescent Lakes Apartments in Crescent City with 30 homes for working families and individuals. SJHP can now leverage property maintenance funds with their property budgets. SJHP was also the recipient of a \$50,000 grant from Enterprise Community Partners to support our rental program. **If you are interested in making a gift of any size contact Bill Lazar at [blazar@sjhp.org](mailto:blazar@sjhp.org) or call (904)824-0902.**



## WORK ON PALATKA PROJECTS

The St. Johns Housing Partnership stepped up again last Summer, assisting the City of Palatka to preserve existing homes. The city’s initiative, the Neighborhood Home Repair Program, offered up to \$40,000 in assistance to income-qualified homeowners to make essential repairs. St. Johns Housing Partnership administers the program, prioritizing health and safety needs. Twelve projects were completed through the Home Repair Program. Palatka has made a commitment to reduce blight and keep long-standing residents in their homes and in the community.







## Weatherization Changes the Game

The National Weatherization Assistance Program saves energy, improves the health and safety of homes and occupants, and supports jobs and small businesses. SJHP incorporates weatherization training into other aspects of the housing mission, home repair programs, multi-family rehab, and building new housing,

SJHP is one of the leaders in meeting Florida's affordable housing challenge. A typical American family spends \$2,000 per year on their home energy bills. Much of that money, however, is wasted through leaky windows or ducts, old appliances, or inefficient heating and cooling systems. A no-cost SJHP home energy audit identifies these energy eaters.

Rehab, repair or new construction teams get training, whether they currently work in weatherization or could in the future. Staff is trained to understand how a house works as a system and to offer solutions using building science, air sealing, insulation, moisture control, and ventilation. **Learn more at [www.sjhp.org](http://www.sjhp.org).**

## Reasons Why We Build Green

The St. Johns Housing Partnership builds to the Florida Green Building Coalition Standard. Why?

Green building practices aim to reduce energy consumption, conserve water, promote healthy indoor air quality, and minimize waste. Durability is also addressed through design and construction

The [HERS® Index](#) measures a home's energy efficiency. SJHP has experienced lower scores that can substantially save on energy bills and improve home comfort.





# Still Committed to Affordable Housing in North Florida

## Mission



- Founded in 1998, the St. Johns Housing Partnership is committed to developing and preserving affordable housing while providing support for residents with low and moderate incomes, the elderly, disabled and Veterans. We are redefining affordable, low-income housing. We acquire and renovate existing housing, as well as build new affordable rental and for sale properties and repair homes.
- For over 27 years, we have been working to ensure every person has a safe, affordable place to live. As a United Way agency, 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.
- **Visit [www.sjhp.org](http://www.sjhp.org) to find out how to Donate or Volunteer.**

## Team

### Leadership Team

- 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
- Kaitlyn Hensler, Rental Office Manager
- Gina Birmingham, Resource Development/ Long-Term Disaster Recovery Coordinator

### Board of Directors

Ken McClain, President; Don Mullinax, Irene Arriola, Bryan McCloskey.

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