

Challenges and Solutions to Attainable Workforce Housing in St. Johns County | 2025

SUMMARY

Attainable and workforce housing is a critical issue in St. Johns County, impacting not only the local economy but also the fabric of the community. Essential workers are the backbone of our economy and quality of life. However, many of them are unable to afford to live in the very county they serve due to a severe lack of housing within a workforce-attainable price range. ***Demand for these housing options is rapidly outpacing supply.***

WHO ARE 'ESSENTIAL' WORKERS?



Teachers and school support staff



Nurses and other health care workers



Tourism and hospitality workers, including food service



Law enforcement and first responders



Manufacturing workers

KEY FACTORS IMPACTING ATTAINABLE HOUSING

Rapid Population Growth & High-Income Migration

St. Johns County's booming population, fueled by an influx of wealthier residents, has driven up demand for luxury housing, leaving little room for affordable options.

Land Scarcity & Zoning Restrictions

Limited available land and restrictive zoning laws prevent the development of multi-family, affordable housing units, hindering the supply of attainable homes.

Escalating Construction Costs

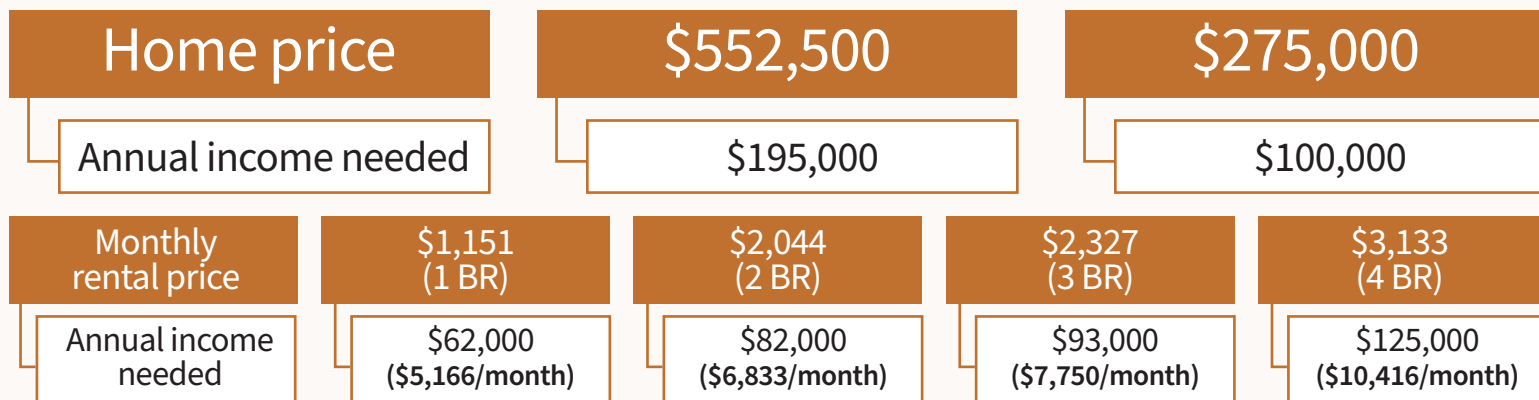
Soaring material and labor costs make it difficult for developers to build affordable housing without significant subsidies, pushing them toward more profitable high-end projects.

Insufficient Government Investment

The lack of adequate public funding and incentives for attainably priced housing development leaves private developers with little motivation to prioritize affordable projects, worsening the housing shortage.

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AFFORDABILITY GAP

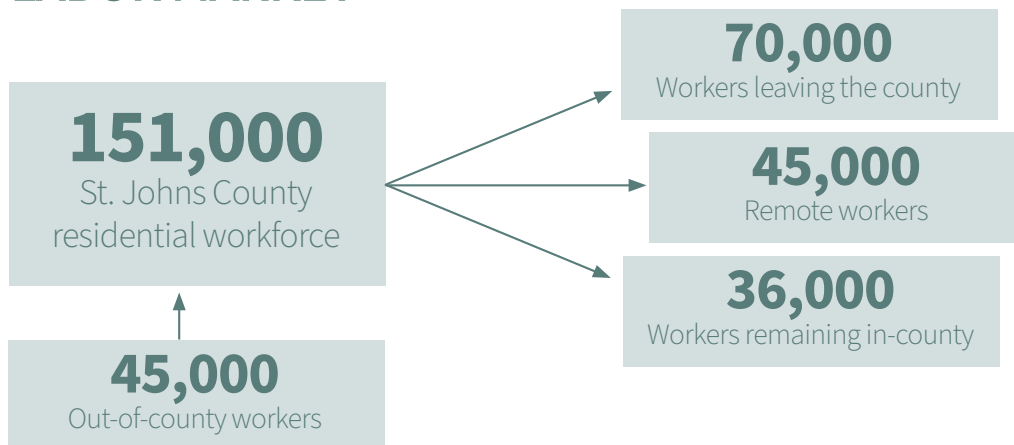


- None of the essential workers in St. Johns County can attain housing in St. Johns County at the median price even combined with another essential worker.
- To afford a safe, modest 2-bedroom apartment in St. Johns County, renters need to earn \$39.30/hour, 200% more than Florida's minimum wage.

PRIORITIZED ACTIONS

- Utilize Density Bonuses & Implement Form-Based Codes
- Establish a Land Trust & Optimize Use of County-Owned Land
- Enhance SHIP Program Administration
- Expand Public Transportation
- Streamline Permitting Processes
- Leverage Opportunity Zones

LABOR MARKET



HOUSING AVAILABILITY

