



the John Scott Dailey

FLORIDA
INSTITUTE OF
GOVERNMENT

at Florida State University

Attainable Workforce Housing in St. Johns County, Florida

October 2023

The John Scott Dailey Florida Institute of Government was established in 1981 and is dedicated to its mission of enhancing the capacity of Florida's governments and communities through education and training, technical assistance and applied research, and public service. The Institute's 30-year history of providing unbiased and balanced expertise has resulted in lasting relationships with local and state government, educators, communities, and professional associations in both the private and public sectors.

Index

	Page
Executive Summary	3-5
About St. Johns County	6
St. Johns County Economy	7-8
County Labor Shed	9
Housing Costs	10
Impact Fees	10
Current Housing in St. Johns County	11
Cost Estimates	12
Income Migration	13
Industry Diversification	13
Absorption Plans for Attainable Workforce Housing	15
Economic and Fiscal Impacts	17
Impact Fees from New Construction	18
Ad Valorem Taxes from New Construction	18
Economic Impact of Expanding Jobs in St. Johns County	21
Appendix 1: ROMAC Whole House Index	22
Appendix 2: Yearly Economic and Fiscal Impacts, 5000 units	23

Executive Summary

St. Johns County Florida has seen substantial population growth over the past several years. Like other places in Florida and the U.S., they have also seen increases in housing costs. The housing costs have made it difficult for many people who want to work in St. Johns County to be able to afford housing.

There are substantial benefits to St. Johns County to having attainable workforce housing – for teachers, nurses, and public safety employees, and others. Helping fill those open jobs – in part by having places where those people can afford to live – can increase the quality of life of the citizens of St. Johns County. Filling those additional jobs locally would also expand the tax revenues of the county – not to mention those of local governments and the state of Florida.

To understand the economic and the fiscal impacts of expanding attainable workforce housing, the St. Johns County Chamber of Commerce engaged the Institute of Government at Florida State University to analyze adding housing in St. Johns County.

The housing that was analyzed included both single-family and multi-family housing, with two-thirds of the total being single-family housing. The housing totals do not include pricing of land – it just includes the construction of the dwellings.

With more than 60 percent of all St. Johns County households consisting of either one or two persons, the sizes of the dwellings in this analysis include apartments that are 800 square feet in size, and single-family housing units that are 1,200 square feet. Construction costs have been volatile recently due to supply chain issues that have driven up the cost of some building supplies such as lumber. The construction costs of \$80,000 per apartment and \$180,000 per single-family home are used in the analysis. Those costs were verified by local builders, however not all builders agreed these units could be built for that amount.

The report estimates these economic and fiscal impacts:

1. Receipts from impact fees
2. Economic and fiscal impact of construction of the housing units
3. Fiscal impact of housing units after they are constructed
4. Economic impact of filling vacant jobs

In this report, three different levels of additional housing units are analyzed – 3,000, 5,000, and 8,000 housing units added in St. Johns County. Each of the options are analyzed with units being constructed over a period of 5 years – with 20 percent allocated to each year.

It is important to note that there is no price appreciation of the housing units shown in this analysis, therefore the ad valorem tax receipts are likely to be higher. There is also no forecast

of impact fees or millage rate increases by St. Johns County included in the analysis – all fees and taxes are analyzed at the current rates.

The results of the analysis are shown below.

Impact fee collections in \$million: This is shown at current 2023 impact fee rates.

Housing Units	Roads	Buildings	Law Enforcement	Fire/Rescue	Parks	Schools	Total
3,000	\$22.63	\$1.80	\$0.84	\$1.03	\$3.62	\$8.13	\$38.06
5,000	\$37.72	\$3.00	\$1.40	\$1.72	\$6.04	\$13.56	\$63.43
8,000	\$60.35	\$4.80	\$2.24	\$2.75	\$9.66	\$21.69	\$101.49

Economic and Fiscal Impacts of Construction Phase: This shows the direct construction jobs created and the indirect and induced jobs for each of the three levels. The labor income is included, as is the tax receipts expected. These are all averages per year during the 5-year construction period.

	Average Per Year		
	3,000 units	5,000 units	8,000 units
Jobs	Average Per Year		
Direct	781	1,078	1,740
Indirect	150	203	328
Induced	141	194	312
Total	1,072	1,475	2,380
Labor Income	Average Per Year		
Direct	\$47,932,089	\$66,170,975	\$106,773,515
Indirect	\$7,616,384	\$10,292,149	\$16,604,836
Induced	\$6,414,112	\$8,829,708	\$14,247,038
Total	\$61,962,586	\$85,292,833	\$137,625,388
Tax Receipts	Average Per Year		
Sub-county General	\$86,397	\$116,911	\$188,638
Special Districts	\$972,158	\$1,315,514	\$2,122,598
County	\$818,007	\$1,106,930	\$1,786,045
State	\$1,900,697	\$2,576,771	\$4,157,673

Ad Valorem Tax Receipts: The table below shows the tax receipts for each year after the housing units are built. This table shows the receipts for construction of 5,000 attainable housing units – and uses the current county millage rates. This assumes no price appreciation, in the interest of developing a conservative estimate.

Recurring Years Ad Valorem Tax Receipts - 5,000 housing units				
	Type	Single Family	Apartment	Total
County	General	\$2,793,616.11	\$619,872.84	\$3,413,489
	Road	\$506,893.32	\$112,474.08	\$619,367
	Health	\$9,604.80	\$2,131.20	\$11,736
	Total	\$3,310,114.23	\$734,478.12	\$4,044,592
School	School - State Law	\$1,941,970.50	\$430,902.00	\$2,372,873
	School - Local Board	\$1,349,474.40	\$299,433.60	\$1,648,908
	Total	\$3,291,444.90	\$730,335.60	\$4,021,781
Other	SJRWMD	\$118,499.22	\$26,293.68	\$144,793
	Fire	\$829,194.39	\$183,989.16	\$1,013,184
	Mosquito	\$114,057.00	\$25,308.00	\$139,365
	Inland Nav District	\$19,209.60	\$4,262.40	\$23,472
	Port Authority	\$35,897.94	\$7,965.36	\$43,863
	Total	\$7,718,417	\$1,712,632	\$9,431,050

Impact of filling open jobs: This estimate uses the number of open jobs that comes from a survey of local employers by the St. Johns County Chamber of Commerce. These results indicate an additional \$424 million in labor income as well as an increase in indirect and induced jobs by filling those open jobs.

Impact	Employment	Labor Income (\$million)	GDP Increase (\$Million)	Output (\$Million)
Direct	4,700	\$336.9	\$368.9	\$912.65
Indirect	772	\$44.4	\$66.8	\$135.01
Induced	951	\$42.9	\$89.0	\$155.07
Total	6,424	\$424.2	\$524.7	\$1,202.73

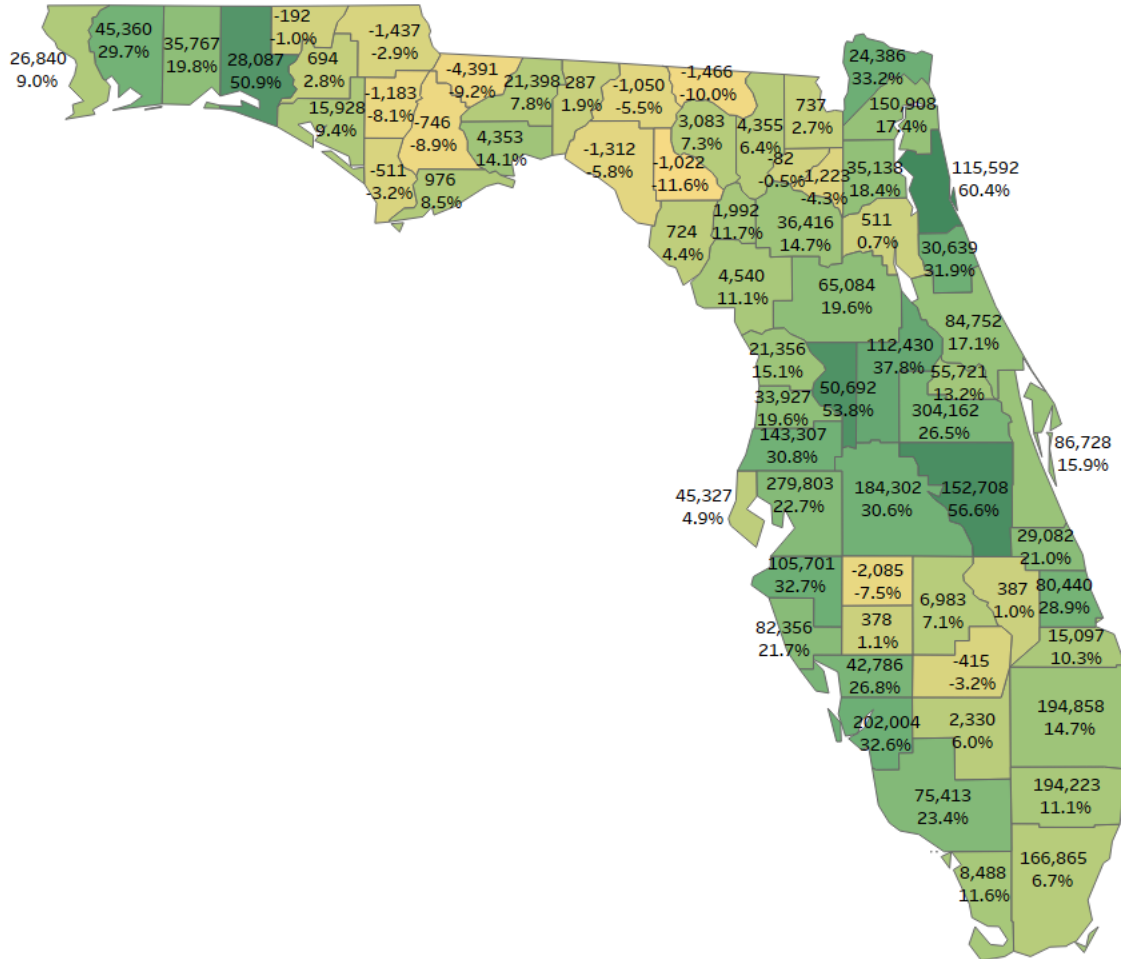
The additional tax revenue due to filling those jobs are shown below.

Tax Impact	Sub County General	Sub County Special Districts	County	State
Direct	\$62,557	\$704,823	\$595,309	\$1,626,021
Indirect	\$121,928	\$1,371,817	\$1,153,948	\$2,580,808
Induced	\$253,788	\$2,855,220	\$2,401,361	\$5,335,194
Total	\$438,273	\$4,931,860	\$4,150,618	\$9,542,023

About St. Johns County

St. Johns County has been one of the fastest-growing counties in Florida. In fact, between 2010 and 2022, St. Johns County grew by 115,592 people – a 60.4 percent increase. That’s the top growth rate of any county in Florida during that time period. Comparing that to Florida’s 18.0 percent growth rate during that same time period shows that St. Johns County grew at more than three times Florida’s rate. The U.S. growth rate during that same time period was 7.9 percent, making St. Johns County’s growth rate more than 7.6 times the U.S. growth rate.

Map of County Population Growth, 2010-22. Population growth is top number, growth rate below



Because of the popularity of St. Johns County, partially attributed to its top-notch school system, property values have climbed to the point that attainable workforce housing is a big issue. Attracting workers for other counties where driving in is an option is possible, but having people move to St. Johns has become very difficult.

Population forecasts from the Bureau of Economic and Business Research (BEBR) at the University of Florida have St. Johns County, along with Osceola and Sumter Counties, as the highest expected population growth rates over the next several years. That will add to the already elevated pressure on housing availability and affordability.

The St. Johns County Economy

The table below shows the distribution of employment within the different private industries in St. Johns County. The data shown are the 2022 Annual Averages from the Quarterly Census of Employment and Wages (QCEW). Shown are the employment, total annual wages, and average annual wage by private industry category in St. Johns County.

Private Industry	Employment	Total Annual Wages	Average Annual Wage
NAICS 11 Agriculture, forestry, fishing, and hunting	429	\$17,298,249	\$40,307
NAICS 21 Mining, quarrying, & oil and gas extraction	9	\$1,152,161	\$128,018
NAICS 22 Utilities	118	\$13,641,014	\$115,520
NAICS 23 Construction	5,830	\$375,859,652	\$64,469
NAICS 31-33 Manufacturing	4,593	\$401,732,187	\$87,463
NAICS 42 Wholesale trade	2,982	\$299,121,054	\$100,306
NAICS 44-45 Retail trade	12,786	\$473,323,040	\$37,019
NAICS 48-49 Transportation and warehousing	1,537	\$88,047,430	\$57,276
NAICS 51 Information	727	\$86,985,158	\$119,622
NAICS 52 Finance and insurance	2,974	\$375,286,527	\$126,210
NAICS 53 Real estate and rental and leasing	2,038	\$122,990,046	\$60,341
NAICS 54 Professional, scientific, and technical services	5,480	\$476,289,432	\$86,914
NAICS 55 Management of companies and enterprises	310	\$64,013,451	\$206,440
NAICS 56 Administrative/support/waste management	4,498	\$202,290,331	\$44,976
NAICS 61 Educational services	2,320	\$81,609,494	\$35,183
NAICS 62 Health care and social assistance	10,394	\$568,080,681	\$54,656
NAICS 71 Arts, entertainment, and recreation	2,827	\$95,123,316	\$33,643
NAICS 72 Accommodation and food services	15,191	\$428,964,811	\$28,238
NAICS 81 Other services (except public administration)	4,269	\$299,568,516	\$70,180
NAICS 99 Unclassified	192	\$13,795,288	\$71,695

The table below shows the percentages of private-sector jobs in NAICS 2-digit categories for St. Johns County, the state of Florida, and the U.S. This table uses 2022 annual average data from the Quarterly Census of Employment and Wages (QCEW) from the U.S. Bureau of Labor Statistics.

Private Industry	Percent of Private Jobs		
	St. Johns County	Florida	U.S.
NAICS 11 Agriculture, forestry, fishing and hunting	0.5%	0.8%	1.0%
NAICS 21 Mining, quarrying, and oil and gas extraction	0.01%	0.05%	0.4%
NAICS 22 Utilities	0.1%	0.3%	0.4%
NAICS 23 Construction	7.3%	7.2%	6.0%
NAICS 31-33 Manufacturing	5.8%	4.9%	9.9%
NAICS 42 Wholesale trade	3.8%	4.5%	4.6%
NAICS 44-45 Retail trade	16.1%	13.5%	12.0%
NAICS 48-49 Transportation and warehousing	1.9%	4.7%	5.0%
NAICS 51 Information	0.9%	1.9%	2.4%
NAICS 52 Finance and insurance	3.7%	5.3%	4.9%
NAICS 53 Real estate and rental and leasing	2.6%	2.5%	1.8%
NAICS 54 Professional, scientific, and technical services	6.9%	8.5%	8.2%
NAICS 55 Management of companies and enterprises	0.4%	1.5%	1.9%
NAICS 56 Administrative/support/waste management	5.7%	9.0%	7.4%
NAICS 61 Educational services	2.9%	2.2%	2.3%
NAICS 62 Health care and social assistance	13.1%	14.5%	15.8%
NAICS 71 Arts, entertainment, and recreation	3.6%	2.9%	1.8%
NAICS 72 Accommodation and food services	19.1%	12.0%	10.4%
NAICS 81 Other services (except public administration)	5.4%	3.3%	3.4%
NAICS 99 Unclassified	0.2%	0.2%	0.2%

The risk to the St. Johns County economy is evident when you add the percentages of private jobs that are in these categories:

1. Retail Trade
2. Arts, Entertainment, and recreation
3. Accommodation and food services

These categories are typically more subject to downturns in the economy and its effect on consumer spending. Fully 38.7 percent of St. Johns County jobs are in these categories compared to 28.4 percent for the state of Florida, and 24.2 percent for the U.S.

St. Johns County Labor Shed¹

A full 63.7 percent of people who live in St. Johns County that work leave the county to work somewhere else. That is an indication of the opportunity for St. Johns County to create more job opportunities. Expanding the supply of attainable workforce housing will help more companies consider expanding in or moving to St. Johns County. There are 25,154 more workers that leave St. Johns County to work somewhere else than those that come from other counties to work in St. Johns County.

37,872 people come to St. Johns County to work – here are the top 5 counties that workers come from:

- | | |
|------------|--------|
| 1. Duval | 14,974 |
| 2. Flagler | 3,580 |
| 3. Clay | 2,920 |
| 4. Putnam | 2,466 |
| 5. Volusia | 1,374 |

The top five counties that people leave St. Johns County for work are:

- | | |
|-----------------|--------|
| 1. Duval | 40,415 |
| 2. Clay | 3,076 |
| 3. Orange | 2,524 |
| 4. Hillsborough | 1,745 |
| 5. Flagler | 1,300 |

One of the most interesting things about the St. Johns County labor shed is the fact that of the workers that live in St. Johns County, more of them work in Duval County (40,415) than work in St. Johns County (35,857).

That shows the opportunity for St. Johns County to keep more of its citizens in the county. That would reduce their commute, give them more free time and increase the probabilities that they would spend money in St. Johns County instead of another county – increasing county tax collections.

¹ Data in this section is from *Summary of Employment, Demographics, and Commuting Patterns for St. Johns County, Florida*. Florida Department of Economic Opportunity. May 2022.

Housing Costs in St. Johns County

With the recent increase in interest rates, anyone purchasing a home with a mortgage faces the issue of getting less square footage in this market compared to years past.

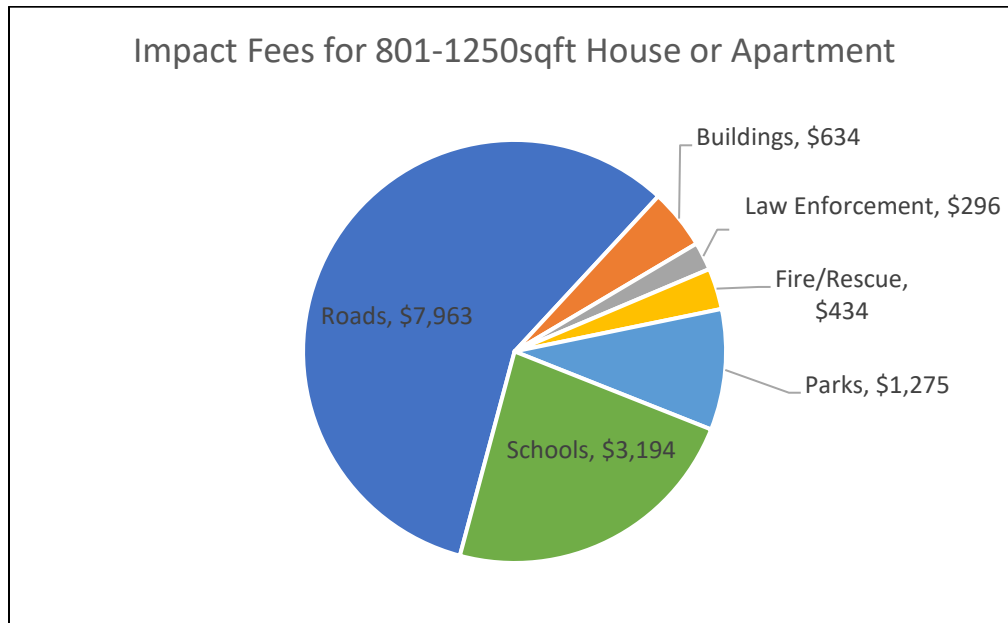
One way that counties can expand their housing stock and have more affordable housing is through multi-family housing. Rental apartments, condominiums and townhouses are less expensive to build and don't take up as much land.

One of the issues that is important to look at is the level of housing impact fees. Impact fees are collected at the time of permitting residential and non-residential properties to pay for roads, schools, administrative fees of permitting and inspections, law enforcement, fire and emergency medical services, parks, and other impacts affected by the new construction.

Impact Fees for St. Johns County

Considering the impact fees when estimating construction costs is important because an average apartment of 850 square feet has \$10,467 in impact fees. Larger residential units have larger impact fees.

Impact Fee Breakdown



Other sizes of housing units are shown in the table below:

Residential Impact Fees per Unit	Roads	Buildings Admin	Law Enforcement	Fire/Rescue	Parks	Schools	Total
Under800sqft	\$6,704	\$533	\$249	\$162	\$1,073	\$1,746	\$10,467
801-1250sqft	\$7,963	\$634	\$296	\$434	\$1,275	\$3,194	\$13,796
1,251-1,800sqft	\$8,213	\$653	\$305	\$572	\$1,315	\$4,615	\$15,673
1,801-2,500sqft	\$10,231	\$814	\$380	\$708	\$1,638	\$5,749	\$19,520

To keep the building costs lower for any attainable workforce housing that the county wishes to assist with, the County would have the option to waive part or all of these fees. However, the fees would likely have to come from somewhere else to cover the expenses associated with the impact of additional construction.

Current Household size in St. Johns County

Household Size	Occupied Average	Owner-Occupied	Renter-Occupied
1-person	20.0%	18.7%	25.5%
2-persons	40.9%	42.8%	33.2%
3-persons	16.9%	17.0%	16.4%
4-or-more	22.1%	21.4%	24.9%

Combining the 1-person households and the 2-person households yields this result:

Household Size	All Occupied	Owner-Occupied	Renter-Occupied
Percent of households that are 1-2 person	60.9%	61.5%	58.7%

There are an estimated 109,147 occupied housing units in St. Johns County, according to the 2021 American Community Survey. Tracking the household size in St. Johns County, one can see that 60.9 percent of households contain only one or two people. The breakdown is above – whether they are owner-occupied or rented. Adding the households that have 3 persons in them increases the percentages by another 16 to 17 percentage points, covering nearly 80 percent of all households.

Therefore, smaller square footage housing could cover a substantial portion of the likely workforce whether the housing is owner-occupied or occupied by renters.

Since the onset of the COVID pandemic, lumber prices have been extremely volatile. Additional costs to building housing because of high lumber prices were in the thousands of dollars per house or apartment. Now lumber futures prices have come down to pre-pandemic levels, and retail prices will follow. Other components of housing such as concrete have not come down in price. So, building housing is still more expensive than pre-pandemic and interest rates are substantially higher – so costs of ownership have pushed out many potential buyers. Some of those buyers are now renting, yet occupancy rates in St. Johns County are very low.

Therefore, it seems reasonable to expect that smaller homes and rental units will be the solution.

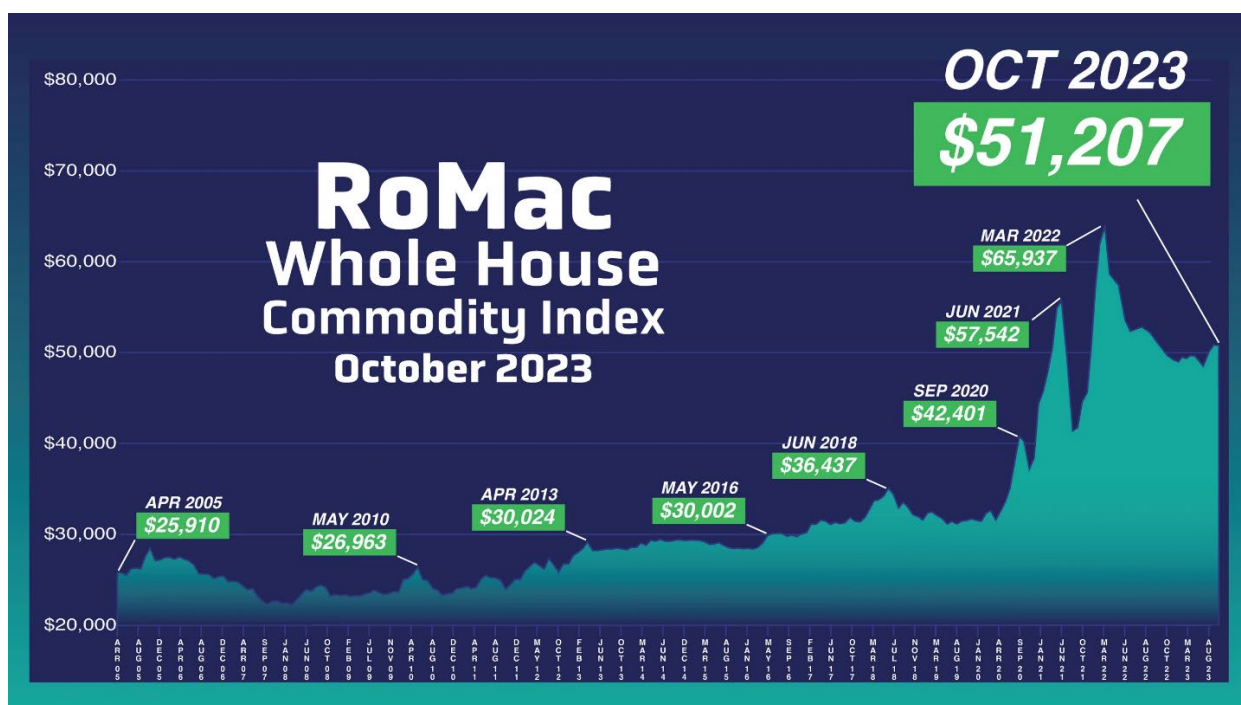
It is proposed that housing units be built over a multi-year period. In this paper, the below numbers of units are built over a 5-year period.

Scenario	Housing Units
Low	3,000
Medium	5,000
High	8,000

Cost estimates

COVID had a big impact on building material costs, especially lumber costs. Lumber futures prices have returned to pre-COVID levels and retail prices should come down in the near future.

One of the ways to look at relative building prices is through the RoMac Whole House Commodity Index². Romac Lumber Supply is a Florida company that provides builders with building supplies, pre-made trusses, and design services. They publish the Index on a monthly basis.



The Index shows that since the peak in March of 2022, the bundle of building supplies has dropped in price by 22.4 percent. With a potential recession on the horizon in 2024, some of the building supplies' prices may well come down in price even more. It is important to note

² The RoMac website is at www.RoMacFL.com

that labor costs are not included in the Index. For a more detailed explanation of what is included and what is not included in the Index, see Appendix 1.

For this study, the estimated costs to build a home in the 1,200 square foot range is estimated at \$180,000. A modern apartment building with amenities is estimated to cost \$80,000 per unit to build. Homes could be single-family detached homes, townhomes, or condominiums. Apartments could be in groups of a few in one building or a large complex with many apartments. This report uses one-third of the housing as apartments and two-thirds of the units as single-family homes. These building costs do not include pricing for land and land preparation. They only include building costs for the units. Prices were confirmed by some builders in the St. Johns County area, but not all builders agreed that units could be built for these amounts.

Income Migration

St. Johns County gained \$9.7 billion in adjusted gross income from other states and other counties between 1992 and 2021. Currently the number is \$61,458 every hour.

Gained Income From:	Million		Lost Income to:	Million
Duval	\$1,990.0		Flagler	\$65.4
Clay	\$215.8		Putnam	\$22.7
Fulton, GA	\$200.3		Buncombe, NC	\$12.2
Broward	\$190.9		Pima, AZ	\$10.4
Fairfield, CT	\$174.9		Nassau, FL	\$9.3

Industry Diversification in St. Johns County

Industry	Employment	Percent
Total, all industries	79,525	
Service-providing	68,670	86.4%
Goods-producing	10,855	13.6%
Natural resources and mining	438	0.6%
Construction	5,832	7.3%
Manufacturing	4,584	5.8%
Trade, transportation, and utilities	17,434	21.9%
Information	727	0.9%
Financial activities	5,015	6.3%
Professional and business services	10,309	13.0%
Education and health services	12,711	16.0%
Leisure and hospitality	18,025	22.7%
Other services	4,269	5.4%

To compare the percentages of private-sector jobs between St. Johns County and the state of Florida and the United States, see the table below.

The table shows that St. Johns County has a higher percentage of goods-producing jobs than the State of Florida. These include natural resources, agriculture, construction, and manufacturing.

The percent in Leisure and Hospitality is 22.7 percent in St. Johns County is substantially higher than either Florida or the U.S.

Industry Shares of Private Sector Jobs	St. Johns County	Florida	U.S.
Service-providing	86.4%	87.0%	82.7%
Goods-producing	13.6%	13.0%	17.3%
Natural resources and mining	0.6%	0.9%	1.4%
Construction	7.3%	7.2%	6.0%
Manufacturing	5.8%	4.9%	9.9%
Trade, transportation, and utilities	21.9%	23.1%	22.1%
Information	0.9%	1.9%	2.4%
Financial activities	6.3%	7.9%	6.7%
Professional and business services	13.0%	19.1%	17.5%
Education and health services	16.0%	16.6%	18.1%
Leisure and hospitality	22.7%	14.9%	12.2%
Other services	5.4%	3.3%	3.4%

The table below shows the average salaries for St. Johns County, Florida, and the U.S. Some categories like Manufacturing are higher in St. Johns County than in the state or the nation – this represents the high value-added manufacturing jobs in the county. For other industries, the results are mixed.

Industry	St. Johns County	Florida	U.S.
Total All Industries	\$56,427	\$63,658	\$70,346
Service-providing	53,749	63,290	69,093
Goods-producing	73,362	66,117	76,332
Natural resources and mining	42,151	43,486	66,444
Construction	64,560	63,020	73,445
Manufacturing	87,546	74,594	79,483
Trade, transportation, and utilities	50,159	56,619	58,048
Information	119,641	109,069	145,214
Financial activities	99,428	97,914	116,786
Professional and business services	72,190	79,384	93,741
Education and health services	51,143	62,061	60,936
Leisure and hospitality	29,065	33,766	30,560
Other services	70,180	47,180	48,549

Absorption plan for Attainable Workforce Housing

For a more realistic picture of building an additional 5,000 attainable workforce housing units in St. Johns County, they are assumed to be built in the county over a period of 5 years. The below chart shows that an assumed two-thirds of the housing is single-family homes with the balance being multi-family homes.

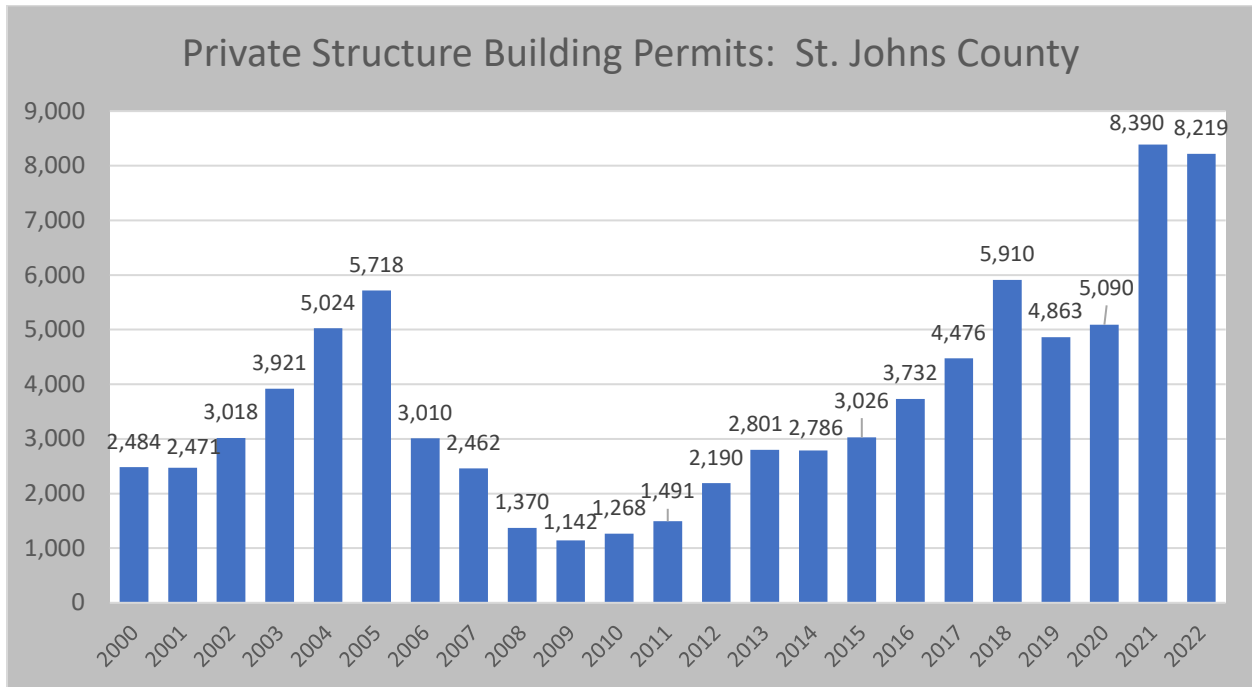
5,000 new housing Units					
Units	2024	2025	2026	2027	2028
Single-Family	667	667	667	667	667
Multi-Family	333	333	333	333	333
Construction Costs: \$Million					
Construction Costs: \$Million	2024	2025	2026	2027	2028
Single-Family	\$120.1	\$120.1	\$120.1	\$120.1	\$120.1
Multi-Family	\$26.6	\$26.6	\$26.6	\$26.6	\$26.6

The construction costs are estimated at \$180,000 for a single-family home and \$80,000 each unit for multi-family. The above chart shows that the 667 single-family homes per year costs an

estimated \$120.1 million and the 333 multi-family units per year cost \$26.6 million to construct. Those construction dollar amounts were used in IMPLAN to estimate the economic and fiscal impact of the construction of the attainable workforce housing units.

These 1,000 housing units per year would be an additional 12 percent of the most recent two years of housing units permitted – with more than 8,000 units each of the past two years in St. Johns County. The chart below shows the historical numbers of permits with data from the U.S. Census Bureau as reported by the FRED database.

Chart of historical number of building permits



Results of Economic and Fiscal Impact to St. Johns County – 5,000 units over five years

This table shows the jobs, labor income, and tax receipts during the construction phase.

Jobs	Per Year
Direct	1,078
Indirect	203
Induced	194
Total	1,475
Labor Income	Avg Per Year
Direct	\$66,170,975
Indirect	\$10,292,149
Induced	\$8,829,708
Total	\$85,292,833
Tax Receipts	Avg Per Year
Sub-county General	\$116,911
Special Districts	\$1,315,514
County	\$1,106,930
State	\$2,576,771

To see yearly details on jobs, labor income and tax receipts see Appendix 2.

The table below shows the results and includes the 3,000 units and the 8,000 units options.

Note that these are listed in averages per year, for each of the five years of construction. The assumption is that 20 percent of the units will be built each year.

	Average Per Year		
	3,000 units	5,000 units	8,000 units
Jobs	Average Per Year		
Direct	781	1,078	1,740
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State	\$1,900,697	\$2,576,771	\$4,157,673

Impact Fees from Construction in \$million

Housing Units	Roads	Buildings	Law Enforcement	Fire/Rescue	Parks	Schools	Total
3,000	\$22.63	\$1.80	\$0.84	\$1.03	\$3.62	\$8.13	\$38.06
5,000	\$37.72	\$3.00	\$1.40	\$1.72	\$6.04	\$13.56	\$63.43
8,000	\$60.35	\$4.80	\$2.24	\$2.75	\$9.66	\$21.69	\$101.49

Ad Valorem Taxes from New Construction

An additional stream of revenue for St. Johns County will be the additional ad valorem tax receipts from the newly constructed housing. The millage rates for St. Johns County are shown in the below table. These will be used for an estimate on the single-family housing. A calculated per-unit figure will be used for multi-family housing.

One mill is one dollar per thousand dollars of assessed value.

2022 Millage Rates		
		Millage Rate
County	General	4.6537
	Road	0.8444
	Health	0.0160
	Total	5.5141
School	School - State Law	3.235
	School - Local Board	2.248
	Total	5.483
Other	SJRWMD	0.1974
	Fire	1.3813
	Mosquito	0.1900
	Inland Nav District	0.0320
	Port Authority	0.0598
	Total	12.8576

The Impact Fee collections per housing unit of newly constructed workforce housing
This calculation uses the assessed value of a single-family home at \$180,000 and the assessed value of the apartment complex at \$80,000 per unit. It does not include Tangible Personal Property tax receipts from the common areas of any apartment complex.

	Type	Single Family Home	Apartment
County	General	\$837.67	\$372.30
	Road	\$151.99	\$67.55
	Health	\$2.88	\$1.28
	Total	\$992.54	\$441.13
School	School - State Law	\$582.30	\$258.80
	School - Local Board	\$404.64	\$179.84
	Total	\$986.94	\$438.64
Other	SJRWMD	\$35.53	\$15.79
	Fire	\$248.63	\$110.50
	Mosquito	\$34.20	\$15.20
	Inland Nav District	\$5.76	\$2.56
	Port Authority	\$10.76	\$4.78
	Total	\$2,314.37	\$1,028.61

Ad Valorem tax receipts per year, from new construction

For the first 5 years, the ad valorem tax receipts are shown below for the 5,000 units option.

First 5-Years' Ad Valorem Tax Receipts - 5,000 housing units				
	Type	Single Family	Apartment	Total
County	General	\$8,380,848.33	\$1,859,618.52	\$10,240,467
	Road	\$1,520,679.96	\$337,422.24	\$1,858,102
	Health	\$28,814.40	\$6,393.60	\$35,208
	Total	\$9,930,342.69	\$2,203,434.36	\$12,133,777
School	School - State Law	\$5,825,911.50	\$1,292,706.00	\$7,118,618
	School - Local Board	\$4,048,423.20	\$898,300.80	\$4,946,724
	Total	\$9,874,334.70	\$2,191,006.80	\$12,065,342
Other	SJRWMD	\$355,497.66	\$78,881.04	\$434,379
	Fire	\$2,487,583.17	\$551,967.48	\$3,039,551
	Mosquito	\$342,171.00	\$75,924.00	\$418,095
	Inland Nav District	\$57,628.80	\$12,787.20	\$70,416
	Port Authority	\$107,693.82	\$23,896.08	\$131,590
	Total	\$23,155,252	\$5,137,897	\$28,293,149

Once the units are built, the estimated ad valorem taxes and what entity they are collected for are shown in the following table:

Recurring Years Ad Valorem Tax Receipts - 5,000 housing units				
	Type	Single Family	Apartment	Total
County	General	\$2,793,616	\$619,873	\$3,413,489
	Road	\$506,893	\$112,474	\$619,367
	Health	\$9,605	\$2,131	\$11,736
	Total	\$3,310,114	\$734,478	\$4,044,592
School	School - State Law	\$1,941,971	\$430,902	\$2,372,873
	School - Local Board	\$1,349,474	\$299,434	\$1,648,908
	Total	\$3,291,445	\$730,336	\$4,021,781
Other	SJRWMD	\$118,499	\$26,294	\$144,793
	Fire	\$829,194	\$183,989	\$1,013,184
	Mosquito	\$114,057	\$25,308	\$139,365
	Inland Nav District	\$19,210	\$4,262	\$23,472
	Port Authority	\$35,898	\$7,965	\$43,863
	Total	\$7,718,417	\$1,712,632	\$9,431,050

Economic Impact of Expanding Jobs in St. Johns County

A survey was conducted of St. Johns County employers to find out how many potential jobs could be added to payrolls in the county if there were more options for attainable workforce housing. Several employers responded and they indicated that 4,700 direct jobs could be filled in the salary ranges that are appropriate. These jobs were in different industries and were used as inputs to IMPLAN. The results of filling those positions are shown in the tables below.

Impact	Employment	Labor Income (\$million)	GDP Increase (\$Million)	Output (\$Million)
Direct	4,700	\$336.9	\$368.9	\$912.65
Indirect	772	\$44.4	\$66.8	\$135.01
Induced	951	\$42.9	\$89.0	\$155.07
Total	6,424	\$424.2	\$524.7	\$1,202.73

The addition of those 4,700 direct jobs helps create 772 indirect jobs and an additional 951 induced jobs. The labor income from all those jobs is \$424.2 million and the addition to county GDP is \$524.7 million. Total output would increase by \$1.2 billion.

Tax Impact	Sub County General	Sub County Special Districts	County	State
Direct	\$62,557	\$704,823	\$595,309	\$1,626,021
Indirect	\$121,928	\$1,371,817	\$1,153,948	\$2,580,808
Induced	\$253,788	\$2,855,220	\$2,401,361	\$5,335,194
Total	\$438,273	\$4,931,860	\$4,150,618	\$9,542,023

The additional tax receipts from the addition of those 4,700 direct jobs is shown in the table above. The sub-county general taxes would increase by more than \$438 thousand, and the special districts would receive more than \$4.9 million. St. Johns County tax receipts would be expected to increase by more than \$4.1 million per year and the state of Florida would benefit by more than \$9.5 million in additional tax receipts annually.

Appendix 1: RoMac Whole House Commodity Index

The RoMac Building Supply Whole House Commodity Index is based on wholesale costs of the base components to build a 2,200-square-foot wood frame home with a concrete stem wall in Central Florida. The Index includes foundation, metal, concrete, block, stucco, cement, wood framing, siding, sheathings, trusses, roofing, drywall, insulation, windows, doors, trim, garage doors, and most building hardware. It does not include décor, electrical, plumbing, mechanical, landscaping, or labor.

Appendix 2: Yearly results, build 5,000 housing units in St. Johns County

Jobs	2024	2025	2026	2027	2028
Direct	1,078	1,078	1,078	1,078	1,078
Indirect	203	203	203	203	203
Induced	194	194	194	194	194
Total	1,475	1,475	1,475	1,475	1,475
Labor Income	2024	2025	2026	2027	2028
Direct	\$65,607,538	\$65,888,055	\$66,169,771	\$66,452,691	\$66,736,822
Indirect	\$10,217,826	\$10,251,697	\$10,290,844	\$10,330,303	\$10,370,077
Induced	\$8,757,629	\$8,792,389	\$8,829,011	\$8,866,037	\$8,903,472
Total	\$84,582,993	\$84,932,141	\$85,289,626	\$85,649,032	\$86,010,371
Tax Receipts	2024	2025	2026	2027	2028
Sub-county General	\$115,751	\$116,328	\$116,908	\$117,491	\$118,077
Special Districts	\$1,302,458	\$1,308,954	\$1,315,482	\$1,322,042	\$1,328,636
County	\$1,095,944	\$1,101,409	\$1,106,902	\$1,112,423	\$1,117,970
State	\$2,551,197	\$2,563,921	\$2,576,707	\$2,589,558	\$2,602,472



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