



CONSOLIDATED PLAN

(October 1, 2015 - September 30, 2020)

&

ANNUAL ACTION PLAN

(October 1, 2015 - September 30, 2016)

**Michael Parker, Director
Department of Economic and Community Development**

**Joyce Olaves, Administrator
Housing Division**

Funding Summary

FY 2015-2016
Funding Summary Including SHIP

	CDBG 2016	HOME 2016	SHIP 2016	ESG 2016	TOTAL 2015/2016
Anticipated Revenue					
Anticipated Award	\$1,772,740.00	\$660,758.00	\$903,923.00	\$157,046.00	\$3,494,467.00
Reprogrammed Funding	\$40,155.37	\$5,175.28	\$3,510.65		\$48,841.30
Program Income	\$1,600.00	\$6,621.12	\$19,586.53		\$27,807.65
Total Revenue	\$1,814,495.37	\$672,554.40	\$927,020.18	\$157,046.00	\$3,571,115.95
Administrative and Public Service Expenditures					
Administration	\$323,048.00	\$53,575.80	\$90,392.30		\$467,016.10
Fair Housing	\$6,500.00				\$6,500.00
Training	\$12,500.00	\$12,500.00			\$25,000.00
Materials and Supplies	\$12,500.00				\$12,500.00
Total Administration	\$354,548.00	\$66,075.80	\$90,392.30		\$511,016.10
Public Services @ 15%	\$265,911.00				\$265,911.00
Public Facility Expenditures					
Service Center Renovations	\$75,000.00				\$75,000.00
Public Facility Improvements - RFP	\$125,000.00				\$125,000.00
Total Public Facilities	\$200,000.00				\$200,000.00
Rehabilitation Expenditures					
Major Rehab & Reconstruction	\$250,000.00	\$350,000.00	\$19,500.00		\$619,500.00
Temporary Relocation	\$12,500.00				\$12,500.00
Emergency Repair			\$412,661.48		\$412,661.48
Accessibility Rehabilitation			\$90,000.00		\$90,000.00
Lead Based Paint Testing	\$12,500.00				\$12,500.00
Code Enforcement Rehabilitation			\$12,500.00		\$12,500.00
Total Rehabilitation	\$275,000.00	\$350,000.00	\$534,661.48		\$1,159,661.48
Acquisition and Construction Expenditures					
Down Payment Assistance Services			\$110,000.00		\$110,000.00
Down Payment Assistance Loans & DS		\$150,000.00			\$150,000.00
Permanent Relocation	\$20,000.00				\$20,000.00
Habitat for Humanity - Construction					\$0.00
The Shelter - Construction					\$0.00
CHDO Set-Aside @15%		\$99,114.00			\$99,114.00
TLC Acquisition/Rehabilitation Program					\$0.00
Total Acquisition	\$20,000.00	\$249,114.00	\$110,000.00		\$379,114.00
Neighborhood Revitalization Expenditures					
Big Bend Homeless Coalition	\$165,000.00				\$165,000.00
HOPE Community	\$431,000.00				\$431,000.00
Big Bend CDC	\$60,000.00				\$60,000.00
Demolitions	\$40,000.00				\$40,000.00
Total Neighborhood Revitalization	\$696,000.00				\$696,000.00
Emergency Solutions Grant Expenditures					
ESG Essential Services - RFQ				\$50,000.00	\$50,000.00
ESG RRP - RFQ				\$107,046.00	\$107,046.00
Total Emergency Shelter Grant				\$157,046.00	\$157,046.00
Funds for Future Programming Needs	\$3,036.37	\$7,364.60	\$191,966.40	\$0.00	\$202,367.37
Total Expenditures	\$1,814,495.37	\$672,554.40	\$927,020.18	\$157,046.00	\$3,571,115.95

Narrative

2015-2020 Consolidated Plan and 2015-2016 Annual Action Plan Table of Contents

Executive Summary	5
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	5
The Process.....	9
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)	9
PR-10 Consultation - 91.100, 91.200(b), 91.215(l)	10
PR-15 Citizen Participation	18
Needs Assessment.....	21
NA-05 Overview.....	21
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c).....	21
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	28
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2).....	31
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	33
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2).....	34
NA-35 Public Housing – 91.205(b).....	37
NA-40 Homeless Needs Assessment – 91.205(c)	40
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)	43
NA-50 Non-Housing Community Development Needs – 91.215 (f).....	45
Market Analysis	53
MA-05 Overview.....	53
MA-10 Number of Housing Units – 91.210(a)&(b)(2)	53
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	55
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)	58

MA-25 Public and Assisted Housing – 91.210(b).....	62
MA-30 Homeless Facilities and Services – 91.210(c)	65
MA-35 Special Needs Facilities and Services – 91.210(d)	69
MA-40 Barriers to Affordable Housing – 91.210(e).....	72
MA-45 Non-Housing Community Development Assets – 91.215 (f).....	73
MA-50 Needs and Market Analysis Discussion	79
Strategic Plan.....	80
SP-05 Overview.....	80
SP-10 Geographic Priorities – 91.215 (a)(1)	81
SP-25 Priority Needs - 91.215(a)(2)	84
SP-30 Influence of Market Conditions – 91.215 (b)	90
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)	91
SP-40 Institutional Delivery Structure – 91.215(k).....	94
SP-45 Goals Summary – 91.215(a)(4)	99
SP-50 Public Housing Accessibility and Involvement – 91.215(c)	110
SP-55 Barriers to affordable housing – 91.215(h)	111
SP-60 Homelessness Strategy – 91.215(d)	112
SP-65 Lead based paint Hazards – 91.215(i)	115
SP-70 Anti-Poverty Strategy – 91.215(j).....	116
SP-80 Monitoring – 91.230.....	117
Annual Plan.....	119
AP-15 Expected Resources – 91.220(c)(1,2).....	119
AP-20 Annual Goals and Objectives	123
AP-35 Projects – 91.220(d).....	131
AP-38 Project Summary.....	132
AP-50 Geographic Distribution – 91.220(f)	138

AP-55 Affordable Housing – 91.220(g) 138

AP-60 Public Housing – 91.220(h) 139

AP-65 Homeless and Other Special Needs Activities – 91.220(i) 140

AP-75 Barriers to affordable housing – 91.220(j) 142

AP-85 Other Actions – 91.220(k) 143

AP-90 Program Specific Requirements – 91.220(l)(1,2,4) 144

Notice

Effective with this Consolidated Plan covering the period of October 1, 2015, through September 30, 2020, and this Annual Action Plan covering the period from October 1, 2015, through September 30, 2016, HUD required that these documents be submitted through the Integrated Disbursement Information System (IDIS). Therefore, these Plans are the first ones prepared using that process. The original document was prepared using the Word format to facilitate the numerous edits necessary prior to producing a final product.

On July 8, 2015, the City Commission approved the draft version of the Word documents made available for public comment and provided to the City Commission. No public comments were received relative to the draft document. The document was finalized and input into IDIS. However, due to constraints associated with the IDIS system, some sections required revisions, primarily formatting in nature, in order to facilitate input into IDIS and enable automated submission. These changes were not substantive in nature.

Following electronic submission, the Consolidated Plan was approved by HUD; after which the HUD approved document was downloaded from IDIS back into Word as the basis for this document. As a result of this process, several non-substantive revisions have been made in order to make the document more user-friendly. Therefore, there may be slight variations in wording and format of this document from the one that was approved by the City Commission.

State Housing Initiatives Partnership (SHIP) funding was uncertain during until very late in the preparation of these Plans. SHIP funding is not a federal source and is not required to be included in these Plans. However, upon the notice that the City would receive some SHIP funding, it was included in the budget spreadsheet for the Annual Action Plan approved by the City Commission on July 8, 2015. The budget spreadsheet can be found along with these Plans but was not submitted to HUD. The HUD required format was used to submit the budget for the use of the federal funds. The spreadsheet is provided to enable the reader to easily examine, using a single source, the budgeted resources as approved by the City Commission.

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

In compliance with the federal grant programs that contribute funds to these programs and services, the City prepares a five-year strategic plan for the use of federal grant funds. This Consolidated Plan (Plan) will cover the period from October 1, 2015, through September 30, 2020 and will serve as the strategic plan for the Community Development Block Grant (CDBG), HOME Investments Partnerships Program (HOME) grant, and the Emergency Solutions Grant (ESG). This plan for the use of federal funds will be instrumental in the accomplishment of the City's goals for neighborhood revitalization, creation and rehabilitation of public facilities, provision of public services and the development of affordable housing.

In past years, the City leveraged its federal funds with State Housing Initiatives Partnership Program (SHIP) funds to best achieve its affordable housing initiatives. However, that source of funding has become much less stable as Florida legislature waivers in its appropriations of the funding from the Sadowski Affordable Housing Trust Fund (AHTF) year to year. Those funds are provided to the City from the Florida Housing Finance Corporation as SHIP funds. While SHIP requirements and funding are based on the state's fiscal year, the City of Tallahassee attempts to consider those funds in conjunction with all the federal funds identified above. In some years past, the City has received no SHIP funds when none of the affordable housing funds were passed on to local governments. The uncertainty of SHIP funding has a dramatically negative effect on the City's affordable housing programs such as down payment assistance, homebuyer education, emergency repair, and major rehabilitation for homeowners.

City general revenue, Leon County funds, and United Way funds are combined with CDBG public services funds to support human services activities in the community. The activities funded under this Plan are designed to be the most efficient and effective use of federal funds combined with local funds. We have used \$903,923 of SHIP funds in the first year annual plan based on recent legislative action taken during a special session held in June.

Tallahassee, Florida, is a city which remembers its past while focusing on the future - a vibrant capital city fostering a strong sense of community, cherishing and protecting our beautiful, natural environment, and providing economic opportunities for all our citizens. The mission of the City of Tallahassee is to provide excellent services and facilities to support a high quality of life for our community. In doing our part to address this mission, the Economic and Community Development Department provides programs and services to preserve and produce affordable housing and improve the sustainability of our neighborhoods.

Some of the City's programs (e.g. Homeowner Rehabilitation and Down Payment Assistance) are not limited to a specific target area. Instead, the City provides those program services to households throughout the City. The City believes it is important to preserve neighborhoods, allow senior residents to remain in their homes, and to foster affordable homeownership throughout the City. Other programs are geographically targeted so that neighborhoods can be stabilized and revitalized. One such designation is the Greater Frenchtown Revitalization area that includes Census Tracts 6 and 14.01 and 14.02. This area has 67% of its residents at or below 50% of area median income.

Also, the City has designated a Community Redevelopment Area (CRA) that encompasses the target areas for CDBG and HOME activities, adding to the resources available for addressing the needs of these areas. The CRA area includes Census Tracts: 2, 4, 5, 6, 7, 10.01, 11.01, 12, 14.02, 19.01 and 20.06. Merging of the CDBG target areas with the CRA area will provide opportunities for better coordination of the funds to address issues in the entire area.

The City has implemented a Neighborhood Renaissance Partnership program to encourage a multi-faceted approach to improving specific neighborhoods. During the long-term planning to select these areas, it was determined by community partners (public, private, for-profit and non-profit), citizens and the City's Planning Department that each of these neighborhoods has the potential to reverse long standing decline and become vibrant neighborhoods supported by the residents. Increasing homeownership has been extremely challenging since the income levels in these areas are so low. Other obstacles in our community include increasing demands for student housing, shortage of buildable lots, and the increasing costs of land.

Although the vast majority of the residents of the targeted area are at or below 80% area median income, the City believes that each neighborhood has the capacity to be preserved, revitalized and stabilized with a concerted effort to meet the infrastructure needs, the homeownership needs and the rental housing needs. Therefore, the City plans to use its federal and state grant funds across a wide spectrum of programs. For example, there will be grant funds spent for infrastructure improvements, homeownership activities, and rental housing development as well as on emergency repairs to owner-occupied houses and demolition of abandoned buildings. One size does not fit all and the needs of each neighborhood are analyzed to be sure that our limited resources are leveraged and expended appropriately and effectively.

One of the outcomes of this planning process was the development of the City's Neighborhood Revitalization Strategy Area. HUD approved this 5.4 square mile area in September 1999. The area is composed of three communities: the Greater Frenchtown neighborhood on the north, the Bond Community to the west and the South City neighborhood to the east. There are acute housing affordability needs in this area as data shows that 67.9% of the rental households pay 35% or more of their income for housing. A significant portion of the housing stock in this area is in need of rehabilitation and repair. This area also suffers from a higher rate of Part 1 crimes compared to the City as a whole. This NRSA continues to be an important and effective mechanism for improvement in the target areas.

A more recent development involves the creation of a Tallahassee Promise Zone area as part of the City's application for a federal Promise Zone designation. The Tallahassee Promise Zone includes 11 contiguous low income census tracts. There are 31,059 residents in the Tallahassee Promise Zone, and 51.58% of the household are at or below the poverty level. The unemployment rate for the area is 20.26% which is three time higher than the City wide rate. The area also suffers from high crime, and dilapidated housing. As part of the Promise Zone process the City solicited input from area residents to identify issues and problems within the community. The City has formed a partnership with the educational institutions, local and state government and non-profit agencies to address the needs of the Promise Zone. The City has determined that it will proceed with efforts to improve the identified area regardless of whether it receives the federal Promise Zone designation.

In November of 2014, Tallahassee voters approved a 20-year extension of a local one penny sales tax designated for capital projects and economic development. Entitled BluePrint 2020 this program will provide an estimated \$756 million over that time period which will be leveraged with other public and private funds. This initiative will provide revenue for needed public improvements with over \$200 million in capital projects slated to take place within the Tallahassee Promise Zone. In addition, approximately \$90.72 million of the sale tax revenue will be targeted for economic development activities. These funds will provide resources to address the issues of high unemployment and needed job training within the Tallahassee Promise Zone neighborhoods.

The City will continue to utilize its federal and state grants funds in conjunction with other public private and public funds to address the goals of neighborhood revitalization, access to safe and affordable housing, and the provision of public services to residents in need. This will be accomplished using strategies that include targeting high need neighborhoods and communities and supporting programs which provide services to low income and special needs populations.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

- Increase access to affordable housing
- Fund activities that expand and improve the condition of housing affordable to lower income households
- Extend the useful life of existing affordable housing through repair and rehabilitation programs
- Fund activities to assist first-time homebuyers with purchasing and related financial activities such as counseling
- Provide match funding to leverage other public and private resources to expand the supply of affordable housing
- Assist non-profit providers and community housing development organizations (CHDOS) by providing technical assistance
- Increase access to public services - Fund projects and activities that provide supportive services to low- and moderate-income households as well as persons with special needs
- Improvements to Public Facilities - Fund rehabilitation or new construction activities to public facilities

3. Evaluation of past performance

Annually, through submission of the Consolidated Annual Performance Report (CAPER), the City reports the past year's progress toward meeting the goals set forth in the Consolidated Plan. The City has consistently satisfied the requirements and expended funds in a timely manner. In addition to this funding the City provides match funding from state sources and plans the use of those funds, if any, in conjunction with the federal funds to leverage the federal funding.

4. Summary of citizen participation process and consultation process

Citizen participation has been achieved through several methods in preparation for the consolidated planning process. The methods included multiple community meetings and regular meetings and workshops with stakeholders such as:

On April 15, 2015, a public hearing was held at the Lincoln Neighborhood Center and provided an opportunity for public comment on prior year performance as well as suggestions for the use of funding for the upcoming year.

From June 22, 2015, through July 23, 2015, the draft of the Five Year Consolidated Plan was made available to the public for comment. A public hearing to allow public comment on the draft was held on July 8, 2015, in conjunction with the City Commission meeting.

On March 6, 2015, the City made a presentation on the Emergency Solutions Grant (ESG) and solicited public input on the City's ESG programs and to identify community needs that ESG funding can be used to support. This was done at a meeting of the Continuum of Care Homeless Services Network Meeting and was held at the HOPE Community Cafeteria, located at 2729 W. Pensacola St. in Tallahassee.

The Affordable Housing Advisory Committee meets regularly to review all city policies, ordinances, plans, etc. as they relate to affordable housing and identify issues that need to be addressed and provide recommendations relative to affordable housing activities. They have met six times over the past year. Those meetings were June 25, 2014; September 24, 2014; January 14, 2015, April 22, 2015, May 27, 2015, and June 18, 2015.

5. Summary of public comments

While public comment was encouraged throughout the entire process, the public comment period in response to the draft of the Consolidated Plan and the first Annual Action Plan began on June 22, 2015 (the date of advertisement) and ran through July 23, 2015. No comments were received at the July 8 public hearing held in conjunction with the City Commission meeting. All public comments will be recorded and be available along with the final plan document.

6. Summary of comments or views not accepted and the reasons for not accepting them.

All public comments are accepted and evaluated. If they are not accepted by the City, the comments will be presented in the Consolidated Plan and/or Annual Action Plan along with the reason for not accepting them.

7. Summary

The five-year Consolidated Plan identifies the City's affordable housing, community development and economic development needs and provides a strategy for addressing them using available funding. The Annual Action Plan provides a budget and detailed goals to be achieved with the first year of funding covered in the Consolidated Plan. In the event that changes need to be made to either the Consolidated Plan or the Annual Action Plan, the Plan will be amended through the required process as defined in HUD regulations.

Using the CDBG, HOME, and ESG funding, as well as other funding and resources available to the City, the City will:

- Increase access to affordable housing
- Preserve affordable housing stock

- Increase access to public services
- Support efforts to decrease homelessness through coordination with the Continuum of Care and other homeless resources
- Improve public facilities and infrastructure

The identification of the strategic priorities is a result of consultation with the community stakeholders, review of needs assessment data identified throughout this plan, and other feedback received from recipients of the services and sub-recipients or contractors assisting the City in providing services to the low- and moderate-income recipients.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	TALLAHASSEE	Economic and Community Development Department
HOME Administrator	TALLAHASSEE	Economic and Community Development Department
ESG Administrator	TALLAHASSEE	Economic and Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Tallahassee's Department of Economic and Community Development is responsible for preparing the Consolidated and Annual Action Plans, in addition to the administration of the CDBG, HOME, and ESG programs. In that role, the City monitors these funds and develops goals, priorities, and plans for effective use of the funds. In addition to City staff, the City contracts with a number of non-profit organizations for the administration of essential programs and services.

Consolidated Plan Public Contact Information

Joyce Olaves, Housing and Grants Administrator, 300 South Adams Street, B-27, Tallahassee, Florida 32301 - Joyce.Olaves@talgov.com

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

This section provides the City's efforts to reach out to and consult with other public and private agencies in developing this plan. It includes a summary of the consultation process including agencies participating. Also provided is a summary of the City's efforts to enhance coordination between public and private agencies where possible.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City's approach to enhancing coordination between public and private agencies consists of the following activities: (a) providing operational support to regional coordinating agencies that include the Domestic Violence Coordinating Council, a domestic violence coordinating agency; United Partners for Human Services, an agency that advocates and provides training for local non-profit organizations; Whole Child Leon, a coordinating agency for services to children; and the Big Bend Homeless Coalition, the lead agency for homeless services, (b) rewarding collaborative partnerships in applications for public service funding through the Community Human Services Partnership grant process, (c) requiring recipients of Emergency Solutions Grant funding to participate in the local Homeless Management Information System, and (d) coordinating, hosting, and participating in opportunities for community dialogues that are focused on identifying local needs and collaborative approaches to meeting them.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City continues to be an active member of the Continuum of Care and provides funding that support its operation and expansion. The City also plays an active role on the Continuum of Care's governing board and assisted in the development of its governance charter and the overall goals and objectives of the Continuum. In an effort to meet the needs of the homeless, funding is provided to local non-profit homeless and mainstream supportive service providers that helps to support the operations of emergency and transitional shelters, the rehabilitation and construction of emergency and transitional shelters, construction of affordable housing, and operations of countless supportive services that benefit the homeless and persons at risk of homelessness. Funding is also provided to support the Rapid Rehousing program, which provides housing stability case management services and financial assistance to homeless households in an effort to attain permanent housing after residing in an emergency or transitional shelter.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

In program year 2011, the City convened an ESG subcommittee that consisted of homeless service providers and homeless individuals for the purpose of determining how to allocate Emergency Solutions

Grant (ESG) funds and to develop performance standards evaluate outcomes and policies and procedures. Based on the input from those committee members and the needs of the local community, Rapid Rehousing and Shelter Essential Services were identified as the "highest and best uses" for local ESG funding. Since then, the City has met with the Continuum of Care service providers annually to determine whether those service areas continue to be the best use for local funds. Additionally, each year the Continuum of Care service providers review the policy relative to the use of ESG funds and make recommendations for changes that would assist in providing the best services to the homeless. The ESG describes eligible homeless subpopulations to be served, performance objectives, terms and amount of assistance to be provided, and the types of assistance that will be provided.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BETHEL COMMUNITY DEVELOPMENT CORP. OF TALLAHASSEE
	Agency/Group/Organization Type	Housing Services - Housing Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization is a Community Housing Development Organization active in providing low-income housing. They provide input regularly on local housing needs since they serve low income households with housing and through community activities. The anticipated outcome is a better understanding of the local housing needs for low- and moderate-income households particularly in the areas they serve.
2	Agency/Group/Organization	BIG BEND HOMELESS COALITION, Inc.
	Agency/Group/Organization Type	Housing Services-homeless Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency also was consulted with regarding local homeless needs, the use of ESG funds, and performance measures. The input provided is anticipated to produce outcomes more specific to the needs being experienced and include a better understanding of the local homeless needs and funding prioritization.

3	Agency/Group/Organization	FRENCHTOWN COMMUNITY DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The name of this organization has changed to the Big Bend community Development Corporation. This organization, which serves the Greater Frenchtown area, one of our targeted areas, came to the public hearing held on April 15, 2015, at 6 PM held at the Lincoln Neighborhood Center. The location was a public facility in the Frenchtown area. The organization provided input with regard to housing needs and Community Housing Development Corporation issues. The anticipated outcomes are improved coordination and capacity building of Community Housing Development Organizations and Community Based Development Organization.
4	Agency/Group/Organization	TALLAHASSEE LENDERS CONSORTIUM
	Agency/Group/Organization Type	Housing Services - Housing Services-Education Non Profit Lending Organization Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy First-time homebuyer needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization provided input at the public hearing held on April 15, 2015 at 6 PM in at the Lincoln Neighborhood Center in the Frenchtown neighborhood. In addition to this meeting, since the organization is a consortium of banks, credit unions, etc., we meet and discuss issues regularly with this organization to discuss housing issues. It which provides valued input with regard to what low and moderate income potential homebuyers need to purchase and remain in a home. As a CHDO eligible organization as well as the organization under contract with the City to administer our first-time homebuyer has the organization has also provided input with regard to housing needs and Community Housing Development Corporation issues. The anticipated outcomes are improved coordination and capacity building of Community Housing Development Organizations and related issues as well as allow us to improve the design of our first-time homebuyer products.

5	Agency/Group/Organization	HOME REHABILITATION & DEVELOPMENT
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with the Executive Director of this Organization which has been an active CHDO in the past to receive input from him with regard to what is needed in the area of Homeowner Rehabilitation because the organization is a provider of these services for the City. This executive director also serves on our Affordable Housing Advisory committee and provides input with regard to City affordable housing resources as well as affordable housing policies and procedures that affect housing. The anticipated outcomes are improvements in the owner-occupied rehabilitations contracted out by the City.
6	Agency/Group/Organization	Big Bend Community Based Care, Inc.
	Agency/Group/Organization Type	Services-Children Services-Health Health Agency Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with a representative of the organization to discuss needs of children aging out of foster care and how the agency might be able to access funding provided by the City of Tallahassee Community Human Services Partnership process which uses both CDBG funding, general funding, and United Way funding for human services. Anticipated outcomes is the Agency's increase capacity to access funding for this
7	Agency/Group/Organization	FLORIDA HOUSING FINANCE CORPORATION
	Agency/Group/Organization Type	Housing Other government - State
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy First-time homebuyer products
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met with the Single Family Loans Administrator of the Corporation as well as the Tallahassee Lenders' Consortium to discuss how their first-time homebuyer products might be used in conjunction with the City's products. Anticipated outcomes would include being better able to serve low and moderate first-time homebuyers and direct potential homebuyers to appropriate products resulting in those potential homebuyers being able to access sufficient funds to allow them to purchase homes and thereby increase the number of first-time homebuyers.

8	Agency/Group/Organization	BIG BEND CARES, Inc.
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Feedback and information was solicited from this organization when the monitoring was done at the agency's site. Anticipated outcomes are continued improvement of the Community Human Services Partnership activities and processes and ability to serve the needs of those this agency serves.
9	Agency/Group/Organization	NEIGHBORHOOD HEALTH SERVICES
	Agency/Group/Organization Type	Services-Health Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Funding is provided to this organization so it is monitored. At the monitoring visit, feedback is requested not just relative to lead paint hazards in children but as to all areas served by this organization.
10	Agency/Group/Organization	Community Human Service Partnership
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs, Children, Community Support, Persons with Disabilities, Basic Needs & Emergency Services, Family, Physical Health, Elder Services, Youth Services and Youth Education.
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Conducted meetings with 110 nonprofit representatives & 120 citizen volunteers. Meetings held on: January 13, 14, 20 & 22; March 24, 26, 30 & 31. Agencies and volunteers participated on 9 Citizens Review Teams as follows: Children, Community Support, Persons with Disabilities, Basic Needs & Emergency Services, Family, Physical Health, Seniors, Youth Mentorship, and Youth Education and Training. Outcomes include: identification/documentation of community needs; prioritization of needs; allocation of local funding to address needs, including homelessness and other supportive services.

11	Agency/Group/Organization	Urban Land Institute N. Florida
	Agency/Group/Organization Type	Planning organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization provided a comprehensive assessment of the community and conducted a forum for public input. Outcomes include: 1) identify major issues creating obstacles to healthy living; 2) identify long-term goals & objectives for neighborhood redevelopment; 3) identify short-term objectives that will facilitate new development consistent with the long-term plan; and 4) recommend specific strategies for attracting financing and development to the area to overcome obstacles to healthy living (i.e., such as substandard housing, employment and food desert conditions).
12	Agency/Group/Organization	Shelter & Homeless Planning & Implementation Committees
	Agency/Group/Organization Type	Other government - State Other government - County Planning organization Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	An overall advisory committee and several work groups were formed to improve the community's ability to respond to homelessness. The workgroups, consisting of approximately 85 individuals, met biweekly and monthly, depending on the particular group. Several outcomes were actualized by this process: (1) a 24/7 Comprehensive Emergency Services Center was built and opened in May 2015; (2) an onsite full-service kitchen will provide an opportunity for individuals to gain culinary skills that can lead to job opportunities; (3) a social services network of providers offer direct services onsite, which include medical care, case management, mental health, veterans support, and a host of other supportive services to address diverse needs; (4) the Center includes accommodations for special needs populations; and (5) an onsite childcare facility, including a parenting component, will serve children and families residing in Hope House and The Shelter.

13	Agency/Group/Organization	Southside Community Forum
	Agency/Group/Organization Type	Planning organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On March 31, 2015, the City Commissioners and staff held a public forum for approximately 200 Southside residents, an area heavily affected by several negative socio-economic factors, including poverty, crime, and gang involvement, etc. The goals of the meeting were to gain direct citizen input regarding developing strategies to address the following conditions: (1) reduce violent crime through resident engagement, leadership, development and targeted programs; (2) promote private investment, enhance existing businesses and create jobs; (3) increase educational opportunities and training for youth and adults; (4) improve health, wellness and the quality of life for residents; (5) improve resident involvement and strengthen neighborhood organizations, and (6) improve the quality of existing housing and encourage the development of affordable and market rate housing.
14	Agency/Group/Organization	Big Bend Continuum of Care
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization, consisting of numerous community stakeholders, is a vital partner of the City. Anticipated outcomes include: promote community-wide goals to end homelessness; provide funding to quickly re-house homeless people while minimizing trauma and dislocation; promote access to an effective utilization of mainstream programs; and optimize self-sufficiency among people experiencing homelessness.

Identify any Agency Types not consulted and provide rationale for not consulting.

While a number of agencies were not directly consulted, City staff regularly attends the network meetings of the Big Bend Homeless Coalition and receives input from many of the social service and housing providers so input is solicited routinely throughout the year for the next year's activities. This network includes service providers of a wide variety of human services and affordable housing.

Other local/regional/state/federal planning efforts considered when preparing the Plan:

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Big Bend Homeless Coalition	The City develops goals for homeless relative to the funding that it provides to support the operation of the Big Bend Homeless Coalition.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l)).

Staff participates in community-based groups such as the United Way for Human Services Partnership, Program Coordinating Committee of the Tallahassee Housing Authority, Community Human Services Partnerships. The City works with Leon County on such things as Fair Housing Activities and other Fair Housing organizations to jointly fund outreach activities.

Narrative (optional):

Because the Florida Housing Finance Corporation is located in the same city and two-thirds of the county's population resides within the city limits, we interact with both Leon County and the Florida Housing Finance Corporation regularly.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting.

In addition to the citizens involved in the process described relative to consultation efforts, in accordance with federal rule, at least two public hearings are conducted each year to allow full public participation in development and review of the City's use of federal grant funds. One hearing is conducted after publication of the Consolidated Annual Performance Evaluation Report (CAPER) and at the beginning of the development of plans for the following year. The timing of this meeting allows the public to examine recent accomplishments and make comments on priorities for future activities, providing city staff with an indication of activities that should receive emphasis in the development of the next Annual Action Plan as well as for the Consolidated Plan. In the past, both individuals and agencies have presented requests for new activities and their reasons for increasing the priority for existing activities in these meetings. After the proposed plan is available for review, the second public hearing is held during a regular City Commission meeting providing citizens an opportunity to present comments to the City's highest level of authority. All public meetings are held in ADA accessible buildings and all advertising of these meetings provides the opportunity to request special accommodations for particular disabilities or interpretation needs.

Seven to ten days' notice for meetings and workshops associated with plan development has proven to be the most productive lead time and all public meetings are advertised accordingly. Public hearings are advertised in display ads in the Tallahassee newspaper, in notices placed on the City's Cable Television Channel, WCOT, and on the City's website, Talgov.com. A copy of the Citizen Participation Plan is included in the Appendix.

The City held a public hearing on April 15, 2015, at the Lincoln Neighborhood Center at 6:00 PM and received comments from three participants. Those comments reaffirmed some of the activities contemplated and encouraged us to make the rental rehab program for owners of 2-4 single family units a priority in finding exploring the possibility of using some local funds for this program.

On March 6, 2015, the City made a presentation on the Emergency Solutions Grant (ESG) and solicited public input on the City's ESG programs and to identify community needs that ESG funding can be used to support. This was done at a meeting of the Continuum of Care Homeless Services Network Meeting.

On June 18, 2015, the Community Improvement Advisory Committee reviewed a draft of the Five Year Consolidated Plan in a public meeting. On June 22, 2015, a notice was placed in the Tallahassee Democrat and on the internet announcing the upcoming July 8, 2015, public hearing at the City Commission Meeting. At that time the draft was made available to the public for comment. The public hearing was held on July 8, 2015.

The City has an 11-member Affordable Housing Advisory Committee made up of categories dictated by statute to advocate for new incentives and identify regulatory barriers. This committee meets regularly and provides recommendations relative to affordable housing activities. They have met six times over the past year. Those meetings were June 25, 2014; September 24, 2014; January 14, 2015; April 22, 2015, May 27, 2015, and June 18, 2015.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Internet Outreach Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing All interested parties	3 attendees - two were agencies currently receiving funding under the City's program. The other was a local non-profit, neighborhood organization interested in improving Southside neighborhoods.	We were encouraged to continue programs in existence and potentially find additional funding for a program that is nearly out of funding.	All comments were accepted and considered.	
2	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing All interested parties	This public hearing was held in conjunction with the City Commission Meeting on July 8, 2015.	No persons attended and no comments were received	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Announcement at the Homeless Coalition Network Meeting	Social Service Providers	12 persons were in attendance	Three comments were received relative to the use of the ESG funding and are used to help Staff to determine where there are unmet needs eligible for ESG to be considered for future ESG funding.	All comments were accepted	
4	Announcement at the Homeless Coalition Network Meeting	Agencies serving low/mod persons	15 social service organizations were represented. They were encouraged to get involved and get their clients involved in the Consolidated Plan and Annual Action processes	No comments were received.	No comments were received.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section will provide analysis of data to assess the City's needs relative to affordable housing, special needs housing, community development, and homelessness. That assessment plus information gathered through consultations and citizen participation provide a clearer picture of priority needs and form the basis for strategic plan.

The housing section assesses the housing needs in the City of Tallahassee by analyzing various demographic and economic indicators. A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by the City of Tallahassee low- and moderate income citizens. The main housing problems analyzed are: (a) cost burdened households, (b) substandard housing, and (c) overcrowding. Furthermore, these housing problems are analyzed to determine if any particular racial or ethnic group has a disproportionately greater need.

In addition, the City's public housing, homeless, and non homeless special housing needs are also analyzed. Finally, non housing community development needs, such as economic, public services, and public facilities are considered.

Data and tables provided throughout this section are primarily pre-populated by HUD but if alternate, more appropriate data is available, it may be used. Additional data sources include more updated and jurisdiction specific data from the American Community Survey 2009-2013, Florida Housing Data Clearinghouse, 2010 Census Bureau, etc. While HUD uses the acronym HAFI (HUD Area Median Family Income) in some instances and AMI (Area Median Income), these income levels are generally the same.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The data found in the next sections describe the City's household demographics and housing related problems. This, in addition to the comments from citizen participation, agencies, and other stakeholders, as well as staff recommendations was used to determine what the City's overall housing needs are and can feasibly be addressed with available funding and current commitments.

The major issues in Tallahassee are cost burdened renters, severely cost burdened renters and cost burdened owners. However, the local housing agency administers the Housing Choice Vouchers and public housing and is oversubscribed as well. The data also provides evidence of the need to increase homeownership based on the number of renters versus homeowners. There is also evidence of the need for rehabilitation of units as there are a large number of substandard units and units at least 35 years old.

Disproportionately greater needs were analyzed relative to select racial and ethnic groups. While there was not a large occurrence of any racial or ethnic groups meeting the HUD definition of disproportionately greater needs, it is clear that black/African Americans and Hispanics showed a higher level of need than the other groups.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	150,624	179,298	19%
Households	63,165	73,558	16%
Median Income	\$30,571.00	\$38,972.00	27%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

The demographic table shows the population, number of households and median income for Tallahassee residents. In this analysis, we have used the CDBG definition of low- and moderate income which is below 80% AMI. The table above indicates an increase in population of 19% and an increase in households of 16% from 2000 to 2011.

Based on Census 2010 population information available compared with the estimated 2013, indicates census tracts 26.05 on the southeast side of the City, which includes Southwood, and census tract 24.17 on the northeast side of the City, which includes Bull Run, have added the most residents. Neither the Southwood area nor the Bull Run is considered an affordable area. Census tract 5 located near the universities has added the most multifamily units. The majority of these are likely student housing based on their location.

The number of households table shows the numbers of specific household types by income level using the 2007 CHAS data. Based on this information, approximately 50% of the households in Tallahassee are considered low- and moderate-income households with income below 80% HUD area median income (HAMI). Twenty-two percent (22%) have incomes of 0-30%; 16% have incomes of 50-80%; and 12% have incomes of 30-50%.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	16,110	8,930	11,450	6,840	30,225
Small Family Households *	3,710	2,670	3,830	2,220	14,190
Large Family Households *	575	249	288	214	1,230
Household contains at least one person 62-74 years of age	614	560	1,047	830	4,845
Household contains at least one person age 75 or older	535	965	1,004	455	2,088
Households with one or more children 6 years old or younger *	2,060	1,364	1,602	779	2,834

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households

Data Source: 2007-2011 CHAS

Approximately 14% (10,210) of the low- and moderate income households are small family households (1-2 persons) and another 7% (5,026) have one or more children. Approximately 3% (2,221) of the low- and moderate income families are considered elderly (at least one person in the household age 62-74) and another 3% (2,504) are considered frail elderly (at least one person age 75 or older).

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	765	320	270	225	1,580	30	0	55	0	85
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	90	235	144	20	489	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	335	105	170	75	685	15	4	14	35	68
Housing cost burden greater than 50% of income (and none of the above problems)	9,390	4,090	800	15	14,295	1,295	610	679	240	2,824
Housing cost burden greater than 30% of income (and none of the above problems)	505	1,650	4,300	890	7,345	210	640	1,145	1,035	3,030
Zero/negative Income (and none of the above problems)	2,525	0	0	0	2,525	215	0	0	0	215

Table 7 – Housing Problems

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	10,580	4,745	1,384	335	17,044	1,340	615	749	275	2,979
Having none of four housing problems	1,140	2,485	6,670	3,695	13,990	345	1,080	2,639	2,535	6,599
Household has negative income, but none of the other housing problems	2,525	0	0	0	2,525	215	0	0	0	215

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,650	1,880	1,750	6,280	380	325	794	1,499
Large Related	425	174	113	712	15	29	34	78
Elderly	384	480	280	1,144	435	550	618	1,603
Other	7,320	3,790	3,425	14,535	723	344	458	1,525
Total need by income	10,779	6,324	5,568	22,671	1,553	1,248	1,904	4,705

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,515	1,205	155	3,875	320	185	294	799
Large Related	385	105	4	494	15	4	0	19
Elderly	234	320	15	569	310	195	260	765
Other	7,075	2,700	690	10,465	694	215	169	1,078
Total need by income	10,209	4,330	864	15,403	1,339	599	723	2,661

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	380	235	119	85	819	15	4	10	35	64
Multiple, unrelated family households	65	20	15	15	115	0	0	4	0	4
Other, non-family households	100	120	210	0	430	0	0	0	0	0
Total need by income	545	375	344	100	1,364	15	4	14	35	68

Table 11 – Crowding Information – ½

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:

Comments: The City was unable to determine a source for the number of overcrowded households with children present.

Describe the number and type of single person households in need of housing assistance.

Based on American Community Survey 2009-2013 five-year estimates, there are approximately 24,520 households consisting of people living alone. There is no estimate, however, for number of single persons living alone in need of assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Based on the Florida Department of Law Enforcement UCR Domestic Violence Statistics, the City of Tallahassee had 1,284 (not including Leon County) reported cases of domestic violence (which included dating violence, sexual assault and stalking) in 2014. What is not known is how many of these cases need housing assistance.

Based on the 2012 data from the Florida Housing Data Clearinghouse, there are 19,557 households with a disabled member 15 or older in Leon County. Of those, 23% of the renters are cost burdened and another 13% of the owners are cost burdened. Therefore, over 4,400 renters and 2,500 owners may need housing assistance. The breakout was not available to determine how many of these may be severely cost burdened.

What are the most common housing problems?

Based on the 2007-2011 CHAS data presented in the cost burden and crowding tables, the following are the most common problems (defined as lack of complete kitchen or plumbing facilities, overcrowding, severely overcrowding) in order of their ranking:

1. Cost burdened renters (spending more than 30% of their income on housing) – 22,671 households
2. Severely cost burdened renters defined as spending more than 50% of their income on housing – 15,403 households
3. Cost burdened owners (spending more than 30% of their income on housing) – 4,705 households

Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs” which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Cost burdened renters (spending greater than 30% on housing) are the most common problem followed by severely cost burdened renters (spending more than 50% of their income on housing). This may be attributed partially to the student rental market driving up the costs of rental housing. Based on information available from the Florida Housing Data Clearinghouse using the 2007-2011 CHAS data, nearly 20% of renters are cost burdened and another 27% are severely cost burdened. Table 7 indicates that the vast majority (14,295) of the renters that are severely cost burdened households do not have additional housing problems as defined above in this section.

The Tallahassee Housing Authority (THA) is the organization that manages the public housing and administers the rental voucher programs. Based on statistics in the ATH Annual Plan Amendment dated

April 23, 2014, there were 1,928 households on the waiting list with an annual turnover of 323 annually. Ninety-six percent (96%) of the households on the waiting list were extremely low income households.

The limitations of the City's affordable housing funding and ability to fund competing needs makes it infeasible to produce multifamily housing without dramatic leveraging of its funds to provide rental assistance.

Are any populations/household types more affected than others by these problems?

Household types are for the purposes of this document are defined as follows:

- Small related – 2-4 related members
- Large related – 5 or more related members
- Elderly – household whose head, spouse, or sole member is at least 62 years of age
- Other – all other households not defined previously

For the severely cost burdened renters the **other** households are the most affected with the greatest number in the 0-30% income group, followed by those in the 30-50% income group, and then those in the 0-30% small related households. See the 50% Cost Burden Table.

For cost burdened renters households, **other** households at the 0-30% income level were most affected, followed by those other households in the 30-50% income group and then by those **other** households in the 50-80% income group. See 30% Cost Burden Table.

For cost-burdened owner households, when considering all income levels under 80% AMI, the needs are spread pretty evenly among **small related** households, **elderly** households, and **other** households. The **large related** households did not demonstrate a large need. See 30% Cost Burden Table.

In considering each income level, the most affected households are the **other** households in the 0-30% income group, followed by **elderly** households in the 50-80% income group and then by **other** households in the 50-80% income group.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Needs include expansion of the monetary assistance for:

- First and last month's rent
- Security deposit
- Payment of utility arrearages
- Moving expenses
- Ongoing rental assistance for up to 24 months

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

The City of Tallahassee does not provide estimates of at-risk populations and, therefore, does not have a methodology for this.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Living with relatives

Living in a hotel or motel

Exiting an institution or system of care such as foster care

Deteriorated housing often resulting from lack of payment of rents or arrearages

Discussion

The 2007-2011 CHAS data provide indicates there are still a large number of substandard units in Tallahassee occupied by low- and moderate-income homeowners indicating the need for continued programs aimed at preserving the existing housing stock when possible and allowing elderly homeowners to age in place. Furthermore, approximately 39% of the owner occupied units were built before 1980 and, are therefore, 35 years old or older.

What is not covered in the tables is the homeownership statistics. Based on information obtained from the Florida State Housing Clearinghouse, the homeownership rate in the City of Tallahassee is 41.9% compared with the state's rate of 67.6%. Tallahassee is a college town and home to two major universities, a large community college, and some smaller branches of other colleges.

To put that in perspective, the homeownership rate in Gainesville, Florida, another "college town" is 38.3% while Pensacola has a homeownership rate of 62.1%. We have seen limited demand for down payment assistance and believe it is mostly due to market conditions. The Tallahassee market recovery is slightly behind the rest of the state and we anticipate the demand to return especially if we do not see substantial increases in the mortgage interest rates.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need is measured by determining the percentage of a particular racial or ethnic group at a particular income level experiencing a problem against the percentage of the households overall in the jurisdiction that are experiencing the problem. If the racial or ethnic group scores 10% higher than the jurisdiction, then a disproportionately greater need exists. This section will evaluate several variables to determine if a disproportionately greater need exists with respect to select housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,625	755	2,735
White	5,339	215	1,295
Black / African American	6,075	500	1,085
Asian	300	0	104
American Indian, Alaska Native	14	0	0
Pacific Islander	0	0	0
Hispanic	685	35	239

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,645	1,285	0
White	3,575	580	0
Black / African American	3,160	630	0
Asian	275	20	0
American Indian, Alaska Native	40	4	0
Pacific Islander	0	0	0
Hispanic	530	50	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,585	3,865	0
White	3,514	2,085	0
Black / African American	3,140	1,525	0
Asian	230	64	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	580	161	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,530	4,315	0
White	1,570	2,415	0
Black / African American	655	1,735	0
Asian	130	90	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	85	40	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Based on the 2007-2011 CHAS data in Housing Problems Tables, 12,625 (17.16%) of the 0-30% households, 7,645 (10.39%) of the 30-50% households and 7,585 (10.31%) in the City has at least one of the following housing problems:

- lacks complete kitchen facilities
- lacks complete plumbing facilities
- more than one person per room
- cost burden greater than 30%

None of the racial or ethnic groups measured (white, black/African American, American Indian or Alaska Native, Pacific Islander or Hispanic) has a disproportionately greater need in the 0-30% or 30-50% households. This is defined by HUD as having a greater than 10% representation over that of the jurisdiction as a whole. In this case, to have a disproportionately greater need, the racial or ethnic group's need must be equal to or greater than 27.16% (17.16% + 10) for the 0-30% group and 20.39 for the 30-50% households. However, **Hispanics** at 26.04% and **blacks/African Americans** at 25.07% for households at 0-30% were close to meeting that threshold and demonstrated the greatest need. The **Hispanic** group was again close at 20.15% when measuring the 30-50% households.

In the 50-80% AMI households, **Hispanics** had a disproportionately greater need, measuring at 22.05% as compared with the jurisdiction as a whole measuring 10.31%. In the households with 80-100% AMI, no group measured significantly greater need than the jurisdiction as a whole with 3.44%. The only group that measured higher than the City's overall rate was **white** households at 3.72%.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need is measured by determining the percentage of a particular racial or ethnic group at a particular income level experiencing a problem against the percentage of the households overall in the jurisdiction that are experiencing the problem. If the racial or ethnic group scores 10% higher than the jurisdiction, then a disproportionately greater need exists. This section will evaluate several variables to determine if a disproportionately greater need exists with regard to select severe housing problem.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,905	1,470	2,735
White	5,079	475	1,295
Black / African American	5,645	915	1,085
Asian	300	0	104
American Indian, Alaska Native	14	0	0
Pacific Islander	0	0	0
Hispanic	670	50	239

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,355	3,570	0
White	2,775	1,375	0
Black / African American	1,980	1,815	0
Asian	115	180	0
American Indian, Alaska Native	20	24	0
Pacific Islander	0	0	0
Hispanic	445	145	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,140	9,315	0
White	970	4,629	0
Black / African American	935	3,740	0
Asian	70	219	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	135	618	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	605	6,235	0
White	350	3,635	0
Black / African American	155	2,240	0
Asian	0	220	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	40	80	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Based on the 2007-2011 CHAS data in Tables 17-18, 11,905 (16.18%) of the 0-30% households and 5,355 (7.28%) of the 30-50% households in the City have at least one of the following severe housing problems:

- lacks complete kitchen facilities
- lacks complete plumbing facilities
- more than 1.5 person per room
- severe cost burden (>50%)

None of the racial or ethnic groups measured (white, black/African American, American Indian or Alaska Native, Pacific Islander or Hispanic) in the 0-30% AMI households or in 30-50% AMI households has a disproportionately greater need. This is defined by HUD as having a greater than 10% representation over that of the jurisdiction as a whole. In this case, to have a disproportionately greater need, the racial or ethnic group must measure greater than 26.18% (16.18% + 10%) for the 0-30% AMI households and 17.28% for the 30-50% AMI households.

While not considered disproportionately greater, both **Hispanic** households (25.47%) and **black/African American** households (23.29%) represented a substantially higher need when compared with **white** households at 12.03% in the 0-30% AMI households. The **Hispanic** households again reflect a higher need, but not proportionally greater, of 16.91% when measuring the 30-50% households while **black/African Americans** reflected 8.17% in this racial/ethnic group, only slightly higher than the jurisdiction as a whole for this income level.

Finally, in the 50-80% AMI households, no groups reflect a disproportionately greater need with the jurisdiction being 2.91%. The highest group is **Hispanic** at 5.13% followed by **black/African American** at 3.86%. In the households with 80-100% AMI, no households measured significantly greater need than the jurisdiction as a whole with that being only .82%. **Hispanic** households measured the highest at 1.52%.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A disproportionately greater need is measured by determining the percentage of a particular racial or ethnic group at a particular income level experiencing a problem against the percentage of the households overall in the jurisdiction that are experiencing the problem. If the racial or ethnic group scores 10% higher than the jurisdiction, then a disproportionately greater need exists. This section will evaluate several variables to determine if a disproportionately greater need exists with respect to cost burdens.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	36,320	14,480	20,005	2,030
White	23,535	7,320	9,685	1,110
Black / African American	10,215	5,830	8,740	755
Asian	920	435	425	50
American Indian, Alaska Native	100	0	0	0
Pacific Islander	35	0	0	0
Hispanic	1,175	730	930	115

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name: 2007-2011 CHAS
 Data Source Comments: Data prepopulated by HUD was incorrect

Discussion:

Based on the 2007-2011 CHAS data available from the Florida State Housing Clearinghouse, 19.69% of households are cost burdened (spending greater than 30% of their income on housing) and an additional 27.02% are severely cost burdened (spending more than 50% of their income on housing) in the City. None of the racial or ethnic groups measured (white, black/African American, American Indian or Alaska Native, Pacific Islander or Hispanic) reflect a disproportionately greater need in the cost burdened category (>30% on housing) nor in the severely cost burdened category (>50% on housing). **Black/African American** households measured the greatest need at 36.06% followed by **Hispanic** households at 35.35% in the severely cost burdened category. In the cost burdened category, **Hispanic** reflected the highest need at 27.75% followed by **black/African American** households at 24.06%.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

With regard to what is defined previously as Housing Problems (lacks complete kitchen facilities, lacks complete plumbing, more than one person per room, or cost burden greater than 30%), only **Hispanic** households in the 50-80% category had a disproportionately greater need. In the 0-30% income group, **Hispanics** and **black/African American** households showed the greatest need and **Hispanic** households showed the greatest need in the 30-50% income group.

With regard to severe housing problems (lacks complete kitchen facilities, lacks complete plumbing, more than 1.5 persons per room, or cost burden greater than 50%), no racial or ethnic group indicates a disproportionately greater need. Again, in the 0-30%, both **Hispanic** and **black/African American** households reflected the highest need, and in the 30-50% and 50-80% income groups, **Hispanic** households represented the highest need.

For cost burdened households and severely cost burdened households, no racial or ethnic group met the definition of disproportionately greater need. In the severely cost burdened households, **black/African American** households showed the greatest need followed by **Hispanic** households. In the cost burdened category, **Hispanic** reflected the highest need followed by **black/African American** households.

If they have needs not identified above, what are those needs?

N/A

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are areas within the City where there are concentrations of racial groups. Specifically there are census tracts with significantly high percentages of black residents than that group's representation in the total population. These concentrations are predominately in the census tracts in the southern portion of the City and also in a central portion of the City identified as the Greater Frenchtown

Area. These areas also are among the City's census tracts in which 50% or more of the population are low income.

A review of the patterns of racial distribution in the City show progress in reducing segregation, but also indicates that the problem continues to persist. The Brown University analysis of the 2010 Census data demonstrates this point. Two measures which indicate the level of racial integration are the Index of Dissimilarity and the Isolation Index. The Dissimilarity Index describes how one racial or ethnic group is distributed amongst the census tracts within the City in the same way as another. A high numerical score indicates that the two groups tend to live in different census tracts. The Index of Dissimilarity scores range from 0 to 100. A value of 60 or above is considered very high and an indication of a significant level of segregation. It means that 60% or more of the members of one group would need to move to a different tract in order for the two groups to be equally distributed. Scores of 40 to 50 are considered moderate levels of segregation and values of 30 or below are considered very low. Review of the historical data regarding the distribution of black and white residents' shows that the community has improved from a rate of 64.8 in 1980 to 45.4 in 2010. This suggests that the City overall has progressed in this area over the past 30 years.

Another measure included in the Brown University data is the Isolation Index. This Index measures the percentage of same-group population in the census tract where the average members of a racial/ethnic group lives. This index has a range of zero (indicating that there is good dispersion) to 100 (meaning that the group is entirely isolated from other groups). This measure also shows significant progress since 1980. However, the 2010 scores show that there are still significant issues with concentrations of single groups within census tracts. The Isolation Index score for whites went from a score of 80.7 in 1980 to 63.5 in 2010. The Isolation Index score for blacks went from 64.3 in 1980 to 53.1 in 2010.

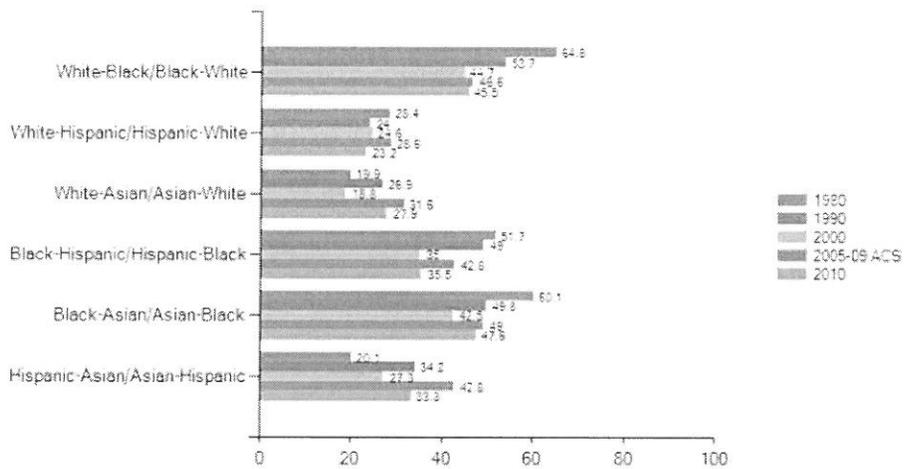
The racial makeup of the census tracts which are the focus of the City's Promise Zone show the population to be 63.9% black, 27.1% white residents and 5.3% Hispanic. The racial makeup of the City of Tallahassee (based on 2010 census data) is 35.5% black, 53.3% white and 6.3% Hispanic. The census tracts selected for the Tallahassee Promise Zone were identified for assistance due to measures of distress such as poverty, crime, unemployment and housing needs.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

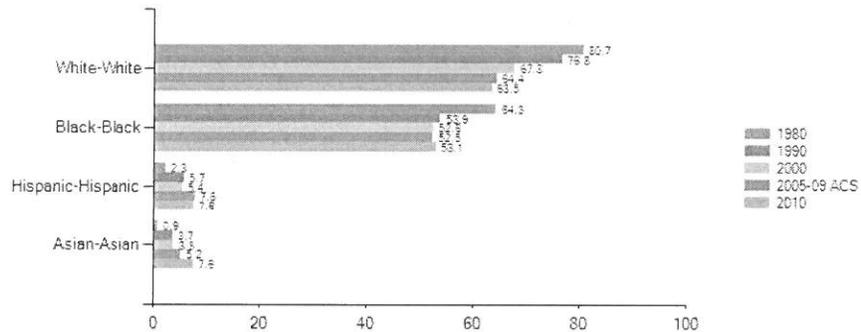
For Discussion of:
Are any of racial or ethnic groups located in specific areas or neighborhoods in your community?

Brown University Analysis of the 2010 Census Data

Index of Dissimilarity



Isolation Index



NA-35 Public Housing – 91.205(b)

Introduction

The Tallahassee Housing Authority's service area includes the City of Tallahassee. It manages the public housing and administers all Housing Choice Vouchers. Based on the information in the information provided in this section, the average income of both public housing residents and voucher holders falls below 50% AML. Those with project based vouchers have an average falling below 30% and are therefore considered extremely low income households. The vast majority of both public housing residents and voucher holders are black/African American households. The ethnicity of the vast majority of both public housing residents and voucher holders are non-Hispanic.

Based on the most recent information provided by the THA, there are 72 special purpose (which includes non-elderly, disabled, nursing home transition, and mainstream one-year and five year) vouchers being used for disabled households. There is 142 households with a disabled member in public housing plus 435 families with a disabled member that are benefitting from a voucher (including project-based, tenant-based, and special purpose).

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing	Family Unification Program
# of units vouchers in use	0	0	544	2,003	50	1,953	157	17	72

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 22 - Public Housing by Program Type

Alternate Data Source Name: PIC (PIH Information Center) from Tallahassee Housing Authority
 Data Source Comments: Tallahassee Housing Authority provided more up-to-date information

Characteristics of Residents

	Program Type							
	Certificate	Mod- Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based		Veterans Affairs Supportive Housing
Average Annual Income	0	0	11,861	13,212	6,424	13,214	6,424	17
Average length of stay	0	0	6	12	2	12	2	0
Average Household size	0	0	0	3	1	3	1	4
# Homeless at admission	0	0	0	115	0	107	0	0
# of Elderly Program Participants (>62)	0	0	55	193	9	175	8	1
# of Disabled Families	0	0	142	435	11	393	28	3
# of Families requesting accessibility features	0	0	34	2,001	8	1,852	45	1
# of HIV/AIDS program participants	0	0	3	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name: PIC (PIH Information Center) from Tallahassee Housing Authority
 Data Source Comments: Tallahassee Housing Authority provided more up-to-date information

Race of Residents

Race	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher			
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
White	0	0	11	174	20	107	44	3	79	
Black/African American	0	0	509	1,864	24	1,891	64	1	119	
Asian	0	0	2	3	0	1	0	0	0	
American Indian/Alaska Native	0	0	1	1	0	1	1	0	0	
Pacific Islander	0	0	1	1	0	1	0	0	0	
Other	0	0	0	0	0	0	0	0	0	

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name: PIC (PIH Information Center) from Tallahassee Housing Authority
 Data Source Comments: Tallahassee Housing Authority provided more up-to-date information

Ethnicity of Residents

Ethnicity	Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher			
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
Hispanic	0	0	2	46	0	38	1	1	19	
Not Hispanic	0	0	24	1,955	8	1,965	45	1	179	

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name: PIC (PIH Information Center) from Tallahassee Housing Authority
 Data Source Comments: Tallahassee Housing Authority provided more up-to-date information

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Among the accessibility needs of the public housing tenants and applicants on the waiting list are:

- grab bars for tubs and toilets
- handicap toilets
- handicap door handles
- special hearing impaired smoke detectors
- wheelchair ramps
- walk in showers and tubs
- Those with extreme medical needs request additional bedrooms for live-in aids

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

- resources to help low-income, low skilled individuals find and keep jobs
- access to quality, family-based primary and preventative health care services
- support to residents and applicants with mental health and drug addiction problems necessary to establish and maintain their tenancy
- special narcotics and gang teams to purge public housing of drug and gang activity, restore order, and educate citizens in tenant responsibility, crime and drug prevention, and basic security measures
- parenting classes for single mothers and fathers
- community-based, on-site afterschool providers, whose focus is on social-emotional development as well as academic development

How do these needs compare to the housing needs of the population at large

These needs are a reflection of the larger population.

Discussion

The City's Public Housing Program is discussed in detail above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Big Bend Homeless Coalition (BBHC) is the lead entity for coordinating the Continuum of Care in the Big Bend area of north Florida. The BBHC is a 501(c)(3) non-profit organization designated by the City of Tallahassee and the Florida Department of Children and Families Office on Homelessness as the lead agency for Leon, Franklin, Gadsden, Jefferson, Liberty, Madison, Taylor and Wakulla counties.

BBHC convenes monthly meetings of the Continuum of Care network partners for the planning and implementation of all services and programs addressing the needs of people experiencing, or at risk of,

homelessness in our area. In order to identify priorities for service and gaps in services to be filled, BBHC also conducts annual surveys of homeless persons and services in the area. The Big Bend Homeless Coalition annually tracks, through its Point in Time count and through HMIS data, the number of persons experiencing homelessness on a given day, and for that year, the number of persons experiencing homelessness, becoming homeless, and exiting homelessness. This information is summarized below, with homeless populations broken down by category. The table also shows the number of sheltered and unsheltered persons by race.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	2	236	2,100	200	145	77
Persons in Households with Only Children	0	18	165	37	30	44
Persons in Households with Only Adults	215	392	1,850	274	212	274
Chronically Homeless Individuals	89	40	370	63	49	312
Chronically Homeless Families	6	9	425	68	57	98
Veterans	27	86	752	113	245	92
Unaccompanied Child	0	16	165	37	30	44
Persons with HIV	3	6	122	19	9	198

Race:	Sheltered:	Unsheltered (optional)
White	194	117
Black or African American	435	89
Asian	4	0
American Indian or Alaska Native	2	5
Pacific Islander	3	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	29	7
Not Hispanic	617	210

Table 26 - Homeless Needs Assessment

Data Source

Comments:

Data received from the January 2015 Point-In-Time Study conducted by the Big Bend Homeless Coalition

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

See Table 26 above.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The data for homeless families is shown within the Table 26. The January 2015 Point-in-Time count showed 271 persons in homeless families or households. In one year, approximately 2,690 persons in families experience homelessness. Data specific to families of veterans are not available.

Households at imminent risk of literal homelessness are almost exclusively extremely low-income households with incomes at or below 30% of the AMI. The head of household is typically working a very low-paying service job, which may be a part-time job or a combination of part-time jobs. Any loss of work hours or any unexpected cost (e.g., high energy bill, medical costs, car breakdown) can result in a financial crisis. In the community, service jobs do not pay a living wage and it is difficult to stay stably housed for these households.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Based on the most recent information received from the Continuum of Care lead agency from the HMIS system, the largest racial group of homeless is black/African American at 524 persons. Of this group 83% are sheltered. The next largest group is white at 311 persons. Of this group 62% are sheltered. The remaining racial groups (Asian, American Indian or Alaskan Native, Pacific Islander) total 14 in all. Sixty-four percent (64%) of those are sheltered. Ninety-six percent (96%) of the homeless are non-Hispanic with 75% of those sheltered while 80% of the Hispanic is sheltered.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

For each group, there are more persons experiencing homelessness in shelters than unsheltered, with the exception of chronically homeless individuals. Sixty-nine percent (69%) of this subgroup were unsheltered during the Point in Time Count. Sixty-seven percent of individuals in chronically homeless families are unsheltered. Thirty five percent of persons in households with only adults were unsheltered. Twenty four percent of veterans were unsheltered at the time the count was taken. It appears the most difficult to shelter are chronically homeless individuals and families, households with only adults, and veterans.

Discussion:

The City's homeless needs assessment is discussed in detail in the preceding paragraphs.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section describes the characteristics of the non-homeless special needs populations in the City and the assessment of their housing and supportive service needs.

Describe the characteristics of special needs populations in your community:

Non-homeless persons with special needs include victims of domestic violence, the disabled, the elderly, veterans, persons dealing with substance abuse and persons with HIV/AIDS.

Victims of Domestic Violence: As provided in the needs analysis in NA10, there were nearly 1,300 reported cases of domestic violence in the City of Tallahassee in 2014. Refuge House provides emergency and transitional shelter for victims of domestic violence (both individuals and adults with children) in the Tallahassee region. Annually, Refuge House responds to 2,800 domestic violence-related hotline calls and 750 sexual assault calls. In 2014, 385 women, children, and men sought safety in Refuge House's emergency shelters. Additionally, 1,302 survivors reached out for assistance in securing protective orders through the Refuge House Leon County Courthouse office.

Disabled Persons: Based on information provided earlier in this document, there are approximately 7,000 cost-burdened households with at least one person with a disability, defined as having one of the following: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Nearly twice as many renters with a disability are cost-burdened than owners with a disability. There may be additional types of disabilities that are not captured in these statistics.

The Elderly: The HUD data provided in NA10 indicates there are over 4,000 elderly (at least one person 65-74 or older), low- and moderate-households and over 1,600 additional frail elderly households (age 75 or older). This population is expected to grow because the City was identified by *U.S. News* as one of 10 bargain retirement spots and in April 2012 Washington Economics Group placed Tallahassee in the first spot on the list of the best U.S. Cities for retirees. The City also has a "Choose Tallahassee" campaign to attract retirees to the City.

Affordable housing for the elderly has been an on-going need in the City of Tallahassee. In fact, when the Florida Housing Finance Corporation's annual cycle competition for low income housing tax credits has opened, for many years, the only type of developments allowed were special needs (elderly) developments. There were approximately a dozen new elderly developments competing for that extremely competitive resource. Along with some of the elderly housing comes the need for accessibility accommodations.

According to the State of Florida Prevention Needs Assessment Study, there are approximately 300 low- and moderate-income persons in Leon County who have addictions and are in need of substance abuse treatment. Those suffering from substance abuse may require counseling and case management as well as a supportive living environment.

The number of low-income veterans in Tallahassee is not known; however, there are several programs available through both government and non-profit organizations to prevent low-income veterans from becoming homeless and to assist veterans with accessing services for which they are eligible. These organizations include the Big Bend Homeless Coalition, Family Endeavors, the Florida Department of Veterans Affairs, and the Veterans Administration.

..

What are the housing and supportive service needs of these populations and how are these needs determined?

Refuge House coordinates with other non-profit housing providers to transition victims of domestic violence from emergency shelter into permanent, stable housing. Refuge House provides case management and coordination with other agencies that provide transitional and permanent housing, legal assistance, child care, transportation, education, employment services and other services. The City assists in this effort by funding non-profit organizations that provide transitional and permanent affordable housing. Refuge House periodically applies to the City for CDBG Public Facilities funding to expand or upgrade its shelter facilities. Refuge House also participates in the Continuum of Care, which identifies the needs of a wide range of special needs populations.

Evidence of the needs of elders is provided daily particularly in the low-income parts of the City. The public facilities and organizations such as Elder Care which provides nutritional and other support programs for seniors also reported heavy demand for services. The City runs an emergency repair program with other grant funding and typically runs out of money every year before the fiscal year is complete. The majority of the households served are elderly households with perhaps as many as 80% containing at least one elderly person.

Additionally, during the CHSP visits and application review for human services funding as discussed much more extensively in the next section of this document, staff is provided detailed information regarding the needs identified in their eligible categories.

Low-income, disabled persons need affordable and accessible housing that allows them to live at home. Ability 1st and the City coordinate to meet the needs of low-income, disabled persons in Tallahassee. The City provides SHIP funding to Ability 1st for accessibility modifications to the homes of disabled homeowners.

The needs of persons suffering from substance abuse are identified through the Continuum of Care and the Florida Department of Children and Families (DCF.) The DCF Office of Substance Abuse gathers data on the number of persons with substance abuse problems, by County. Information is also provided by DISC Village.

While the City has funded special needs housing in the past, it is difficult to get funding for the supportive services portion, especially with the state and federal sources seeing cuts.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Tallahassee does not receive Housing Opportunities for People with HIV/AIDS (HOPWA) funds directly; HOPWA is provided to a non-profit organization here for the MSA. However, based on

information obtained from the Florida Department of Health, in 2014, there were 41 cases of AIDS for a rate of 14.6 per 100,000 persons in Leon County while the state rate was 13.8. This was up from 2013 when there were 38 cases for a rate of 13.6 while the state rate was 16.4 but significantly down from its peak in 2004 when there were 74 cases for a rate of 28.5 per 100,000 persons when the state rate was 31.0.

In 2014, there were 89 cases of HIV in Leon County for a rate of 31.7 per 100,000 persons, while the state rate was 31.4. This was down from 2013 when there were 105 cases for a rate of 37.5 while the state rate was 28.3. The peak year was again in 2004 when there were 122 cases or 46.9 per 100,000 compared with the state rate of 44.0 that year.

As a non-profit organization, Big Bend Cares is eligible to apply to the City for CDBG Public Facilities funds. These funds may be used to repair their existing facilities or to make improvements that increase the level of service to persons with HIV/AIDS.

Discussion:

As with homelessness, the most significant obstacle to addressing the special needs population is the lack of funding and the difficult times that non-profits have had to endure over the past few years. There are often only a small number of agencies involved in serving the special need populations. Their resources do not stretch far enough to provide housing and supportive services.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities

The City has identified a number of public facility needs based on the demographics of the community, population growth and level of demand for services. The City's senior population has continued to grow as the City has increased in popularity as a retirement destination. Since 2000 the City's senior population aged 60 or older has increased by 33%. The City's current Senior Center and senior programs are heavily oversubscribed. Other organizations such as Elder Care which provides nutritional and other support programs for seniors also reported heavy demand for services.

The City also has a need for residential and support services for the homeless. The recent Point in Time count conducted in January 2015 by the Big Bend Homeless Coalition identified (863) of homeless individuals living in our community. As homeless services have improved and the use of HMIS is increased amongst all the service providers the extent of the homeless problem in our community becomes better documented.

While the City enjoys a significant amount of parks and recreational space there continues to be a need for additional services and a better geographic distribution of facilities. The City has worked to include extensive landscaping, greenspace and other amenities to major roadway and other public infrastructure projects as a strategy to expand the amount of active and passive recreation space.

The City has initiated a number of geographically targeted programs to address the needs of some of the City's distressed neighborhoods. The City operates community facilities in these targeted communities which provide recreational programs as well as space to house non-profit organizations that provide

community services such as health care, childcare, job training and related services. Maintaining and expanding these facilities requires considerable resources.

How were these needs determined?

In 2000 the City of Tallahassee and Leon County facilitated a citizen led initiative to develop support for a continuation of a one penny optional sales tax to support needed community capital improvement projects. Entitled "BluePrint 2020" this initiative was led by a citizens review committee which conducted an extensive evaluation process to identify the most pressing community needs. That review resulted in a project list which was approved by the citizens through a referendum. The BluePrint sales tax authorization expires on December 31, 2019. Due to the success of this program the City and County appointed a citizens' review committee in 2012 to determine whether there was support to extend the BluePrint sales tax authority for an additional 20 years to 2040. That citizens' committee met for two years and developed a list of public improvement projects to be funded by the revenue from the sales tax extension. That list of projects, which represents an estimated \$918 million in public improvements, was approved by the voters in November of 2014. Approximately 65% of the voters that participated in the referendum supported the sales tax extension and signified the proposed public improvements were needed in the community. The approved projects included funding for a new senior center, new parks and greenways, and improvements to existing community facilities.

In addition, each year the City holds community workshops to determine the community priorities as part of the annual budget adoption process. The citizens provide input on the areas where public funds should be invested. These priorities are reflected in the City's annual operating and capital improvement budgets. Citizens consistently rank public safety, parks and recreation, community facilities, and senior services among their top concerns.

Describe the jurisdiction's need for Public Improvements.

The City has an aging infrastructure which requires continuing public investment to maintain and operate. The City provides a full array of public services including electric, gas, water, sewer and public transportation. The City's utilities operate as enterprise operations and generate income which is used to fund some of their operational and capital costs.

Other public infrastructure needs such as roadways, sidewalks, and building maintenance are financed through general fund revenue. The City's public transportation system, Star Metro, is subsidized by general fund revenue. The sustained economic downturn which began in 2008 had a major impact on the revenue the City uses to build and maintain public improvements. The City's Capital Improvement Budget (CIP) was severely constrained as limited general revenue was directed to support basic city services such as public safety.

The City has a significant backlog of sidewalk and roadway improvements as reflected in the CIP. Regular maintenance cycles for roadway repaving and infrastructure replacements also were deferred due to budget reductions.

How were these needs determined?

The list of projects approved in the BluePrint sales tax extension was developed through a community-wide vetting process. Over a two year period a citizen evaluation committee reviewed proposed capital improvements submitted by local government, public and private institutions, non-profit organizations and private citizens. Projects were evaluated based on their contributions to one or more of 8 priorities.

- **Regional Mobility/Transportation:** Projects that create an integrated regional multimodal network that considers air, mass transit, automobile, bike and pedestrian transportation modes. This holistic transportation network provides the most options for moving people and goods economically, effectively, and safely while protecting the environment, promoting economic development, and maintaining a high quality of life with sustainable development patterns.
- **Sense of Community:** Projects that create special urban places which foster a sense of community and inspire a creative class that builds relationships to solve local problems with local solutions in an inclusive environment.
- **Water Quality:** Projects that protect our natural environment through sensitive land acquisitions and by providing the appropriate infrastructure.
- **Connectivity:** Projects that link current amenities, neighborhoods, and/or multi-modal nodes through sidewalks, multi-use paths, bike lanes, transit and roadway improvements.
- **Economic Vitality:** Projects that encourage quality development/redevelopment within our community that will promote the creation of new employment opportunities, sustain and enhance economic vitality, and promote the quality of life in our community.
- **Parks/Ecotourism:** Projects that promote public recreation and eco-tourism while protecting and preserving the community's environment and natural resources.
- **Vertical Infrastructure:** Projects that are fixed capital assets associated with the construction, reconstruction, or improved public facilities with a life expectancy of five years or more.
- **Gateways:** Projects that develop distinct community entryways that showcase the character and beauty of Tallahassee and foster a unique sense of place.

Using these criteria, the citizens' committee developed a list of proposed projects which included: \$204,584,000 in roadway improvement projects, \$65,500,000 in sidewalk improvement projects, \$53,090,262 in parks and greenway improvement projects, \$85,000,000 in water quality and stormwater improvement projects, and \$90,720,000 in economic development projects. This list of projects was approved through a countywide referendum in 2012.

Describe the jurisdiction's need for Public Services:

Due to the significant number of people living below the poverty level and the significant hardships associated with poverty such as *food insecurity*, housing, healthcare and the lack of opportunities for children and youth, the City utilizes 15% of its CDBG award to support the provision of direct client services. Moreover, the City contributes an additional \$1.2 million towards human services. The information provided below further demonstrates the need for public services.

According to the U.S. Census American Factfinder, based on 2013 data, over 30% of the City of Tallahassee's population, representing approximately 56,000 citizens, live below the poverty rate. Comprising 283,988 citizens, the Leon County poverty rate is 23.2% of the population,

representing approximately 66,500 citizens. Our local poverty rates significantly exceed the State’s rate of 16.3% of the population. While the Leon County median household income (\$46,369) is comparable to the State of Florida (46,956), the City’s median household income is \$39,524.

Moreover, there are several areas in Tallahassee that are significantly affected by a number of socio-economic conditions such as poverty, crime, inadequate housing, and unemployment. In 2014, the City submitted a Promise Zone application noting that 51.6% (31,059) of the residents live below the poverty rate within the Tallahassee Promise Zone area.

In Leon County, based on 2010 data, more than 40% of the African-American and Hispanic populations are living below the poverty level based. The median household income distributions by race demonstrate sharp variances.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Median Household Income Distributions by Race Table

	Leon County	Florida	U.S.
White	\$51,648	\$46,806	\$52,480
Black	\$26,430	\$32,299	\$33,578
Hispanic	\$25,362	\$38,288	\$40,165
Asian	\$36,746	\$40,360	\$67,022

Each month, approximately 18,000-20,000 Leon County residents access food assistance; many of them represent the working poor and fall within the **food insecurity** category (e.g., those persons/families struggling to meet the most basic, fundamental needs such as deciding whether to pay for housing, transportation or food). In the Map the Meal Gap 2015 analysis, Feeding America states that Leon County has one of the highest *food insecurity* rates (i.e. 21% representing 58,490 people) in the State of Florida. While surrounding counties such as Gadsden (22.5%) and Madison (21.4%) have similar rates.

According to the U.S. Census 2013 data, the City of Tallahassee senior population totals approximately 15,000; and many of these seniors are low-income, living on fixed incomes. Elder Care Services assisted 4,407 seniors from low-income households during the year ending September 30, 2014. The services

included providing 96,725 meals to homebound seniors, as well as providing emergency assistance such as heaters and fans.

Female-headed households in Leon County represent 14% (over 15,000) of the population. This category is associated with persistent poverty, in addition to other social challenges.

According to the Florida Department of Health, in 2010, there were approximately 30,000 Leon County residents without medical coverage. Generally, access to dental care declines as income declines. As reported from 2008-2010, the percentage of low-income persons with access to dental care in Leon County (14.7%) is half the percentage of persons with access in Florida (31.5%).

Over 11,842 children in Leon County live in poverty (U.S. Census Bureau, American Community Survey, 2011), which represents one in four (23.5%) of the total population under age 18. Our community's rate of childhood poverty is disproportionately high compared with the wider state's 14.7%. Additionally, 20.2% of all Leon County families with children live below the poverty line—a rate that increases to a startling 36% of families when focusing solely on single-parent households with children.

According to the Leon County Schools Board, 36% percent of Leon County's school children (or 11,893) were eligible for free or reduced-price (FRP) school meals during 2014. Of the 50 schools in our county, 28 of them have student populations with over 50% FRP eligibility, including 20 that exceed 70% eligibility. Also, there are several area schools that have Free Lunch Program rates over 80% as follows: John G Riley Elementary, Ruediger Elementary, Bond Elementary, Oak Ridge Elementary, Pineview Elementary, Sabal Palm Elementary, and Second Chance at Ghazvini Learning Center, Nims Middle, C.K. Steele-Leroy Collins Charter School, Griffin Middle School, and Pace Secondary School.

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As reported by 2-1-1 Big Bend, in 2014, a vast number of callers who used Helpline 2-1-1 services experienced difficulties in meeting the most basic needs of their families. Helpline counselors documented services to 19,274 callers. Of all needs expressed by callers, 13,881 were for utilities, housing, medical, food, employment, and transportation assistance. An additional 813 suicide callers requested support. Most notably, in 2013, there were 36 suicides in Leon County. Over 6,400 callers requested mental health and emotional support.

The lack of public service funds would significantly challenge the community in a number of ways that include, but are not limited to, the following: reducing the ability to secure additional resources; limiting our ability to develop or expand service delivery models to meet the growing and changing needs of the community; and the loss of neighborhood-based services. Currently, community needs are already overwhelming the social service systems. Also, it is important to acknowledge that failure to address current problems such as at-risk youth will cost the community more through detention, crime, gang involvement, and, most importantly, loss of life.

How were these needs determined?

Each year, participating agencies submit proposals for funding consideration. The proposal includes current needs analysis for the particular social problem and target population. Funding is awarded through a grant review process that utilizes a team of citizen volunteers who review the proposals, rank programs by priority, and recommend funding allocations. Volunteers are solicited through partnerships with local universities, area businesses, civic groups, professional associations, etc. The Citizens Review Teams represent citizens from all walks of life, including homemakers, professors, social workers, accountants, attorneys, business people, medical doctors, religious leaders, law enforcement, and public administrators, to name a few.

Nineteen years ago, the City of Tallahassee, Leon County and the United Way of the Big Bend collaborated to form the Community Human Service Partnership (CHSP). The overall goal of the CHSP process since its infancy has been to streamline the local grant process for applicant agencies by creating a community-driven needs based approach to solving the ever growing and changing human service needs of the Tallahassee/Leon County area.

Overall, the CHSP serves as a joint planning and funding distribution process, which utilizes a standardized funding application, site visit format, and review and recommendation process for nonprofit agencies seeking human services funding. This initiative promotes greater coordination and cooperation between local funding sources, affords easier recognition of duplication and gaps in service delivery, and improves the social service system's ability to target funds accordingly.

Every year, each area of funding (see chart below) utilizes the total amount of funds allocated in the previous award cycle as a base amount. Funding contributed by each partner in excess of the previous

year's amount is considered *new money*. *New money* is divided among the human service categories in proportion with their priority ranking for that year, which is determined by the results of a communitywide survey.

The following chart describes the twelve (12) human service categories that makeup the funding categories:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Human Service Categories

<p>Team 1: Children’s Services: Direct services provided to children from infancy through elementary school age.</p>	<p>Team 2: Community Support: Direct services provided which support the well-being of the community at-large.</p>	<p>Team 3: Persons with Disabilities: Direct services provided to persons with disabilities.</p>
<p>Team 4: Emergency Services: Direct services that provide temporary, emergency relief to individuals and families.</p>	<p>Team 5: Family Support: Direct services provided to family units, as opposed to individuals. These services focus on strengthening the family unit.</p>	<p>Team 6: Physical Health: Direct services provided to individuals and families relative to general health or a specific health related condition.</p>
<p>Team 7: Senior Services: Direct services provided to senior citizens.</p>	<p>Team 8: Substance Abuse: Direct services provided to prevent substance abuse or rehabilitate substance dependent individuals and support long-term recovery.</p>	<p>Team 9: Youth Character Building: Direct services provided to middle school through high school aged individuals that focus on building character, safety planning, social skills, self-esteem, community involvement, and life management skills.</p>
<p>Team 10: Youth Education: Direct services provided to middle school through high school aged individuals that promote education, employment, skill building, and trade instruction.</p>	<p>Team 11: Basic Needs: Direct services intended to provide longer-term relief for the most basic needs such as clothing, food, shelter, and utility assistance.</p>	<p>Team 12: Employment and Training: Direct services provided to adults to promote skill building, literacy, trade instruction, employment opportunities, and long-term self-sufficiency.</p>

NA50JurisdictionsNeedForPublicServices2

Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The goal of the market analysis is to provide a clear picture of the City's housing needs and determine the best use of federal dollars toward meeting those needs. This section covers general characteristics of the housing market, lead-based paint hazards, public and assisted housing, homeless housing resources and needs, special needs, public services and facility's needs, barriers to affordable housing, etc. as required by HUD regulations. In conjunction with the needs analysis, the market analysis provides the basis for the strategic plan and the programs to be funded and administered.

The source of the data is shown below each table. Most of the default data as provided by HUD is 2007-2011 CHAS data or the American Communities Survey (ACS) data. Additional data has been obtained from various sources including the Florida Housing Data Clearinghouse, data from local agencies including the homeless continuum of care lead agency (Big Bend Homeless Coalition), the State of Florida, the Tallahassee Housing Authority or other State agencies.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

As provided in the Residential Properties by Number of Units Table, information from the 2007-2011 American Community Survey Five Year Estimates, approximately half of the City's residential units are single-unit structures. The other half is comprised primarily of multifamily units with greater than 5 units per structure.

The data in Table 28 from the same source as identified above is evidence of the low homeownership rate in the City of Tallahassee with more than half of the units renter-occupied. It also indicates 83% of the owner occupied units are three-bedroom units or larger but 73% of the rental units are two-bedroom units or larger.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	37,671	45%
1-unit, attached structure	7,286	9%
2-4 units	11,440	14%
5-19 units	16,010	19%
20 or more units	9,444	11%
Mobile Home, boat, RV, van, etc.	2,512	3%
Total	84,363	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	67	0%	1,502	4%
1 bedroom	407	1%	9,737	23%
2 bedrooms	4,812	15%	17,303	41%
3 or more bedrooms	26,078	83%	13,652	32%
Total	31,364	99%	42,194	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Because the City’s grant funding is insufficient to fund larger multifamily developments without an additional major source as was provided by the Neighborhood Stabilization Program, affordable housing programs have traditionally been focused on single-family homeownership opportunities for low- and moderate-income households. These initiatives have been funded through the use of entitlement funding from CDBG and HOME as well as State Housing Initiative Partnership (SHIP) funding. NSP funds were received through the State of Florida, but that was a one-time source. That funding, however, enabled the City to produce 58 affordable, multifamily units with approximately \$3 million dollars. Fifty of those units are housing Veterans with project-based VASH vouchers.

The affordable rental market in Tallahassee has been primarily provided by HUD funded public housing, Section 202 or 811 housing or through competitive applications to the Florida Housing Finance Corporation programs such as the: Low Income Housing Tax Credits, State Apartment Incentives Program, Multifamily Bond Program, etc. Whenever possible, the City of Tallahassee cooperatively works with private developers to provide whatever is necessary to maximize the competitiveness of these applications. Without scoring maximum points, these applications will not get funded due to the extreme nature of the competition. One of the major ways that we are able to support these applications is through the use of impact fee waivers. The City provides general revenue fund dollars to pay for the water and sewer connection and tap fees and thereby provide the required local contribution for new housing and enable the proposed developments to be competitive.

Another way that the City has supported affordable rental housing in the past is through low-interest loans as well as agreeing to subordinate to refinancing requests.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Based on the 2013 Rental Market Study: Public and Assisted Housing which looks at the potential for loss of affordable housing (not including public housing), there are 22 developments within Leon County with at least one risk factor. Those 22 developments comprise 2400 units at risk prior to have subsidies expire between now and 2020. These 22 developments fall into two groups: (1) HUD Section 8 project based subsidies or (2) expiring mortgages or Land Use Restriction Agreements.

Does the availability of housing units meet the needs of the population?

There is a gap between number of affordable housing units in Tallahassee and number of households needing affordable housing. According to 2008-2012 CHAS data 25% (18,335) households (both renter and owner) report a housing cost burden greater than 50% of their income. An additional 15% (11,275) reported a housing cost burden greater than 30% of their income. Participants in public meetings for the preparation of this document have voiced such concerns, especially for very low income and disabled households. Additionally, the Tallahassee Housing Authority has a long waiting list and, consequently, the application cycle is rarely opened and then only for a brief period.

Describe the need for specific types of housing:

The economy has taken a toll on most cities as it has on Tallahassee and, while the impact was lessened by the number of government jobs, the salaries are lower than other areas as well, and the recovery is slower than many areas of the state. There are many employees that work for the State of Florida and have not had a salary increase in over 5 years. This may be a contributing factor to the cost burden figures.

Based on the cost burden numbers, more affordable housing is needed, to meet the demands of the population as well as to address the forecasted growth. With the number of new student housing units being developed in close proximity to the universities, this may leave older student housing further from the universities vacated in favor of the newer, more convenient units. This may present a challenge or an opportunity for conversion to affordable units. The biggest obstacle will be to find the funds to attract a developer with this type of experience and capital. Conversion, of course, would mean more multifamily units in Tallahassee, a City with low homeownership numbers already.

Obviously, another solution would be more funding for rental assistance, but those funds would be quickly used up based on the experience of the housing authority.

Discussion

The City's number and availability of housing units is discussed in detail above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section provides an overall picture of housing costs within Tallahassee. Information provided will show housing cost trends, rent trends, fair market rents, and the overall affordability of the local housing market.

As discussed earlier, the City is still in recovery from the economic impact of the past years despite the fact that Tallahassee's housing did not suffer the intense highs that other areas of the state did. While housing prices are increasing, interest rates remain at historic lows allowing low- and moderate-income households to purchase more house than would have been possible previously. However, as a result of the collapse of the housing market a few years ago, there are tougher lending policies and stagnant

wages due to the number of state positions in Tallahassee and state workers not receiving raises. This makes buying more risky.

The median sales price of a single family unit has increased over the past few years, but is influenced more by the fact that the new homes being built are in higher income areas of the City such as those mentioned in the needs assessment section (NA10). Based on information obtained from the Florida Housing Data Clearinghouse, the 2014 median sales price for a single family home in Tallahassee was \$185,000. This is the same as it was in 2007 but lower than it was in 2013 when it was \$190,000.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	98,100	191,400	95%
Median Contract Rent	490	715	46%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	8,577	20.3%
\$500-999	25,635	60.8%
\$1,000-1,499	5,576	13.2%
\$1,500-1,999	1,977	4.7%
\$2,000 or more	429	1.0%
Total	42,194	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,620	No Data
50% HAMFI	6,578	1,274
80% HAMFI	25,023	5,192
100% HAMFI	No Data	8,173
Total	33,221	14,639

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	717	762	920	1,179	1,604
High HOME Rent	709	754	910	1,053	1,155
Low HOME Rent	563	603	723	836	932

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Based both on the number of housing units and the number of households, there is sufficient housing at this time but the challenge is the affordability of the units, particularly the rental units. Cost burden was identified in the needs assessment section of this document as the most common type of housing problem.

Factors other than availability of units such as difficulty in obtaining a loan and lack of confidence have influence over the homeownership market. Based on the ACS 2013 information, Tallahassee's homeownership rate is 41.9% as compared with the state's rate of 67.6%. This has been affected by the fact that this is a college town.

The City of Tallahassee's real estate market lags behind Florida's as a whole so while the cost of housing in Tallahassee is quite low, particularly with townhomes and condominiums, there continues to be adequate supply. Based on information from the Tallahassee Real Estate N Data Services (TRENDS), MLS closed sales of homes in Leon County (which includes the City of Tallahassee), the median sales price for a detached single family home in the fourth quarter of 2013 was \$187,000, \$80,000 for a condominium, and \$78,300 for a townhouse.

How is affordability of housing likely to change considering changes to home values and/or rents?

While there was excess supply of housing in 2010 with a residential vacancy rate of 11.2% based on the Bureau of the Census Data, the apartment vacancy rate continues to decrease from its peak of over 12% in late 2007 and early 2008 to 7.3% as of September 2014, down from 8.5% one year earlier. All indications are that the supply of housing will tighten up and, as the competition for affordable homes and rental units increases, the cost will increase exacerbating the cost burden issue with both rental and homeownership.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Based on information from Real Data, 2013 Tallahassee Apartment Index, www.apindex.com, October 2013, Tallahassee's average monthly rent as of September 2013 was just under \$700 per month for a one-bedroom apartment and just under \$1,900 for a four-bedroom apartment. Therefore, the one-bedroom rate is in line with the High HOME rents but more than the Low HOME rents. The four-bedroom rate is substantially higher than the Low HOME rent of \$932, the High HOME rent of \$1,155, and the fair market rent of \$1,604.

Therefore, the City should consider the importance of retaining affordable 4-bedroom units if the demand for those units is demonstrated. However, the City has two major universities, a large community college, and some lesser universities within its boundaries. Therefore, student population sometimes distorts the figures. Also, there are a large number of student units being built within the City close to the universities. The City anticipates these new units could result in students moving closer to the universities and leaving the student housing further out vacated or with high vacancy rates. This may present challenges or may present opportunities for conversion to affordable housing.

Discussion

The City’s market analysis and cost of housing is discussed in detail above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The Condition of Units Table identifies the condition of the City’s housing, by tenure, based on the number of “conditions” the unit has. These conditions are similar to those used to define housing problems in the needs assessment and are as follows:

- lacks complete plumbing facilities
- lacks complete kitchen facilities
- more than one person per room
- cost burden greater than 30%

Definitions

As required by HUD regulation, the City’s definitions are as follows:

“Standard condition” means:

- The unit meets all state and local codes.
- The unit does not have any life, health and safety conditions.
-

“Substandard but suitable for rehabilitation” means:

- The unit does not meet standard conditions and it is both structurally and financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,959	29%	22,545	53%
With two selected Conditions	178	1%	1,698	4%
With three selected Conditions	86	0%	824	2%
With four selected Conditions	0	0%	62	0%
No selected Conditions	22,141	71%	17,065	40%
Total	31,364	101%	42,194	99%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,818	19%	7,662	18%
1980-1999	11,358	36%	17,945	43%
1950-1979	12,056	38%	14,518	34%
Before 1950	2,132	7%	2,069	5%
Total	31,364	100%	42,194	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	14,188	45%	16,587	39%
Housing Units build before 1980 with children present	2,449	8%	3,605	9%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	9,006	1,008	10,014
Abandoned Vacant Units	628	3	631
REO Properties	998	2	1,000
Abandoned REO Properties	99	1	100

Table 36 - Vacant Units

Alternate Data Source Name: 2013 American Community Survey 1-Year Estimates, Leon County Clerk of Court, City of Tallahassee Division of Code Enforcement.

Based on 2013 American Community Survey 1-Year Estimates, there were 10,014 vacant units in Tallahassee in 2013. Leon County Clerk of Courts information indicates that in 2009 there were nearly 1,900 foreclosure cases, and in 2010 there were nearly 1,500 foreclosure cases. Most of the foreclosed homes remain vacant until sold, and while the real estate market has not fully recovered, it has definitely improved. The foreclosure cases were down from the peak in 2009 to approximately 1200 in 2013. Since it takes a long time for completion of a foreclosure in Tallahassee, and most of the homes go back to the lender, we estimate that there are currently approximately 1000 REO properties in Tallahassee. Banks generally leave these vacant until they are sold to a buyer or they are able to dispose of them. Banks also donate REO properties to non-profit affordable housing providers and to the City and County so that the units may be rehabilitated and resold or rented to income-eligible households. Therefore, Tallahassee does not experience a high abandonment rate relative to REO properties.

Need for Owner and Rental Rehabilitation

Based on 2007-2011 CHAS data in the Year Unit Build Table, approximately 38% of the City's owner-occupied housing was built between 1950-1979 and an additional 7% before 1950. Approximately 34% of the renter-occupied housing was built between 1950-1979, and an additional 5% was built prior to 1950. Therefore, over 40% of the housing is at least 35 years old and potentially has lead based paint. Many of these units are in need of rehabilitation. Table 35 above indicates that 8% percent of the owner-occupied units (2,449) and 7% of the renter-occupied units (3,605) built before 1980 have children present so there is the potential of lead poisoning. The City's existing owner-occupied rehabilitation program (which serves only households at or below 80% AMI) has completed an average of approximate 30 units per fiscal year since 2000. Based on our findings that approximately 50-60% tested positive for lead paint, this means that approximately 225 homes would have had the lead paint issues addressed as part of that rehabilitation.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The incidence of lead poisoning, not necessarily from lead-based paint, in Leon County is quite low compared to other areas of the United States and Florida. Based on information from the Florida Department of Health (at <http://www.floridacharts.com/charts>), the 2012 rate in Leon County was 1.8 per 100,000 people and the rate Florida was 4.6 per 100,000. In 2011 the rate was 0 per 100,000 in Leon County and 3.9 per 100,000 in Florida.

Because the use of lead-based paint was banned in 1978, the units that pose risk from lead-based paint are older units, and the rents and the cost of such housing tends to be lower. Therefore, the City estimates that the majority of this housing is occupied by low- or moderate-income families. However, based on the 2007-2011 CHAS data, less than 10% of both the owner-occupied units and the renter-occupied units built prior to 1980 have children in the household. Furthermore, some of the risk has been mitigated through rehabilitation of multifamily, affordable housing built prior to 1978, leaving the biggest risk in the owner-occupied units of low- and moderate-income households since they may not have the resources to rehabilitate their homes. Many of the larger multifamily units would likely have had rehabilitation completed since these units are now at least 35 years old.

Approximately 50% of the owner-occupied units assisted through our owner-occupied rehabilitation program built prior to 1978 contained lead-based paint. Therefore, we are making the presumption that approximately 50% of all housing built prior to 1979 contains lead-based paint. For owner-occupied units, this means that approximately 7,000 units built prior to the ban on lead-based paint may contain lead-based paint. With this presumption and the presumption that we have rehabilitated approximately 200 of those units, this leaves a potential of over 6,000 units with lead-based paint that have not been part of our owner-occupied rehabilitation. However, some of this older housing exists in the areas with income levels not eligible for our programs, such as Killlearn Estates, Royal Oaks, near universities and hospitals, and other parts of the City where privately funded major rehabilitation/remodeling may have addressed the lead hazard paint issues. Considering this, we are estimating that of the 7,000, 75% of those or approximately 5,000 are in low and moderate income areas.

As for the 16,587 renter-occupied units, much of the subsidized units built prior to 1978 may have had major rehabilitation and therefore addressed the existence of lead-based paint. Based on information

obtained from the Schimberg Center's Florida Housing Data Clearinghouse, there are 1,222 federally subsidized units that, while all may not be affordable, would all likely be subject to the lead-based paint regulations because they are part of a larger project which would have been subject to those rules. These units would likely have been rehabilitated at some point and had the lead-based paint addressed. However, since all multifamily rental units are not subsidized and, those unsubsidized units would not have the same requirements relative to lead-based paint notices, etc. the unsubsidized units would pose the greatest risk. Those are the units that may have low rents and attract low- and moderate-income households. However, because we have seen a lower prevalence of lead-based paint in Tallahassee than in other areas such as the northeast states, we do not anticipate this to be a large risk.

Discussion

Twenty-nine percent of owner-occupied housing (8,959 units) has one of the select housing conditions shown above. Additionally, a small percentage of the owner-occupied units have two conditions, and a few have three conditions.

Renter-occupied housing shows 53% (22,545 units) of units with one condition. A significant number of renter-occupied housing has two conditions and even three conditions. This illustrates that approximately 60% of all renter-occupied units are in need of some rehabilitation/repair.

In addition to the conditions described above, 45% of the City's owner-occupied housing and 39% of the owner-occupied housing was built prior to 1980. Because lead-based paint was not banned until 1979, it may have been used prior to 1979 so there is substantial potential for lead-based paint contamination. The highest risk for medical issues related to lead poisoning is for children and, fortunately, the percentage of those units built prior to 1980 is much smaller with children in 2,449 (8%) of the owner-occupied units and 3,605 (9%) of the renter-occupied unit (See Risk of Lead Based Paint Table).

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

This section provides a concise summary of the City's public and assisted housing needs.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Total	Vouchers		Special Purpose Voucher	
				Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			544					
# of accessible units			28					

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name: PHA PIH Information Center

Describe the supply of public housing developments: Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Tallahassee Housing Authority (THA) has a total of 544 units in its stock. There are 96 units at Pinewood Place Apartments, 12 apartments at Hidden Pines located on Trimble Road, 200 units at Orange Avenue Apartments, and 195 apartments at Springfield Apartments located on Joe Louis Street. Forty-one scattered site houses are located throughout the City.

THA has 28 units designated handicapped accessible for elder and disabled families. Twenty eight are equipped with wheel chair accessible ramps, of which 20 are equipped with accessible showers. Six units have accessible stoves and three have smoke detectors for the hearing impaired. Fifteen accessible units are located at Orange Avenue apartments, five units at Springfield Apartments, and 8 at Pinewood Place. All 544 units are included in the approved Public Housing Agency Plan. The conditions of the units are all within HUD Housing Quality Standard Guidelines.

Public Housing Condition

Public Housing Development	Average Inspection Score
Springfield Apartments	86
Pinewood Place	88
Orange Avenue Apartments	87

Table 38- Public Housing Condition (Tallahassee Housing Authority)

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

In its 2014 Annual Plan, THA states it will improve the quality of housing through the following actions:

- Continue to perform timely and thorough annual inspections for the Housing Choice Voucher program
- Continue to improve Public Housing units to improve marketability and customer satisfaction
- Complete a physical needs assessment for all public housing units upon final guidance from HUD
- Contact local law enforcement to conduct security assessment of sites
- Consider additional physical improvements that are designed to enhance security (i.e. cameras, fencing and neighborhood involvement)
- Review inspection indicators quarterly and focus on improvement of findings and deficiencies

The 2014 Annual plan identifies the following dwelling unit capital improvements for federal fiscal years 2015 through 2018. These improvements are needed to maintain the structures, improve safety/health issues and maintain and improve property values:

- Repair and replace lighting in 50% of the Springfield units each year
- Repair and replace 100 doors at Springfield Apartments
- Repair and replace 106 roofs at Springfield, Orange, Pinewood Place and Hidden Pines apartments
- Repair 58 slab leaks in Springfield, Orange, Pinewood Place and Hidden Pines apartments
- Replace kitchen cabinets and make other kitchen repairs to 172 units as they become vacant in Springfield, Orange, Pinewood Place and Hidden Pines apartments
- Bathroom remodeling in 114 units as they become vacant in Springfield, Orange, Pinewood Place and Hidden Pines apartments
- Replace flooring in 220 units as they become vacant in Springfield, Orange, Pinewood Place and Hidden Pines apartments
- Complete Section 504 improvements/upgrades in Springfield, Orange, Pinewood Place and Hidden Pines apartments as needed. It is estimated that 25 accessible units will be needed over the next five years
- Change 50 electrical boxes at Orange Avenue Apartments
- Complete other improvements include installing new, energy efficient ranges, refrigerators and water heaters, upgrading air conditioners, installing shutters and insulated windows

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Tallahassee Housing Authority (THA) manages 544 public housing units and administers 2,059 Housing Choice Vouchers. Funding for both of these programs come from the U.S. Department of Housing and Urban Development (HUD). Part of the THA's 3-5 year strategic plan is to improve community quality of life and economic viability for its residents. The THA promotes financial independence and asset development for families and individuals through its self-sufficiency programs. THA has many community partners that assist the families being served, including trained housing and financial counselors. This ensures that the residents continue to receive housing counseling and financial education, and furthers the goal of equal opportunity in housing for everyone.

It is one of the THA's missions to increase the availability of affordable housing in the Tallahassee/Leon County area. This will be accomplished, in part, by forming partnerships with private-sector affordable housing developers to compete for low-income housing tax credits administered by the Florida Housing Finance Corporation. With HUD capital funding, the THA will continue to maintain and improve its public housing inventory through erosion control, energy efficiency, roof replacements, slab repairs, infrastructure improvements, and other improvements listed above, in addition to creation of resident Section 3 jobs.

THA actively supports homeownership opportunities for its tenants. Under Section 8, THA administers the Voucher Mortgage Assistance Program that is currently assisting 52 families.

The THA also focuses on assisting persons with disabilities by monitoring availability and applying for funding using the Section 8 Special Purpose Vouchers. In addition, the THA networks with local non-profit agencies that provides services for those with disabilities. To further assist those with special needs living in public housing, the THA is implementing modifications recommended by the Section 504 Needs Assessment. The THA is committed to providing housing options in all areas of the City and will continue marketing to owners in neighborhoods with higher area median incomes and lower minority concentration.

Both the Public Housing and Housing Choice Voucher (Section 8) waiting lists are currently closed. At this time, there are 2,196 persons on the Public Housing waiting list and 1,108 on the Housing Choice Voucher waiting list.

Discussion:

The City's public and assisted housing needs are discussed in detail above.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

This section provides a brief inventory of facilities, housing, and services that meet the needs of homeless persons within the City of Tallahassee, particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	194	0	87	179	0
Households with Only Adults	203	159	135	379	9
Chronically Homeless Households	0	0	0	128	9
Veterans	0	0	52	215	0
Unaccompanied Youth	18	0	6	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name: Point-In-Time Count – Big Bend Homeless Coalition – January 2015

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Apalachee Center, Inc., is the area's largest provider of comprehensive behavioral health services. The Center provides a residential program, a Crisis Stabilization Unit, a Detox Unit, and a freestanding psychiatric hospital at our main campus in Tallahassee. Representatives from Apalachee Center regularly attend and present at the Homeless Network meetings.

Medical Care:

1. The Kay Freeman Health Center (A satellite location of the Bond Community Health Center) is located adjacent to HOPE Community and serves people experiencing homelessness or transitioning from homelessness.
2. Bond Community Health Center, located in a low-income neighborhood in Tallahassee, is a sliding fee scale medical clinic.
3. Neighborhood Medical Center, located in the Lincoln Neighborhood Center in Frenchtown, a low-income neighborhood, is a medical clinic providing primary health care for adults. Dental referrals are provided by the Center.
4. Veterans Administration, located at 1607 St. James Court, Tallahassee, provides medical, mental health, and substance abuse treatment for qualified U.S. Veterans. A VA representative is a member of the Continuum of Care Board of Directors.
5. DISC Village, located in downtown Tallahassee, provides outpatient substance abuse treatment services for men, women, and teenagers. Inpatient treatment is available for women and teenagers. DISC Village also provides an adult residential treatment program for women seeking to maintain sobriety. DISC Village works with the Continuum of Care.

Employment:

1. The Kearney Center, also known as the Comprehensive Emergency Services Center, is an emergency shelter that provides GED classes and computer access. Other support services include case management, medical services including HIV testing, laundry services, and storage. Dental services are also planned for this facility.
2. Goodwill Prosperity Center, located next to the Kearney Center assists homeless and low-income adults in improving their income earning potential and moving toward family sustaining wages. Visitors will receive an evaluation of emergency needs, intensive budget analysis, and development of specific income goals, financial literacy training, and ongoing financial guidance on site.
3. The Going Places Street Outreach Drop-In Center, a Capital City Youth Services facility, is located at 125 4th Avenue in Tallahassee. At this facility, homeless persons under 21 receive assistance with employment, as well as food and independent living skills.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The Big Bend Homeless Coalition (BBHC) is the lead entity for coordinating the Continuum of Care in the Big Bend area of north Florida. The BBHC is a 501(c)(3) non-profit organization designated by the City of Tallahassee and the Florida Department of Children and Families Office on Homelessness as the lead agency for Leon, Franklin, Gadsden, Jefferson, Liberty, Madison, Taylor and Wakulla counties.

BBHC convenes monthly meetings of the Continuum of Care network partners for the planning and implementation of all services and programs addressing the needs of people experiencing, or at risk of, homelessness in our area. In order to identify priorities for service and gaps in services to be filled, BBHC also conducts biennial surveys of homeless persons and services in the area. The results of the latest survey are found in the “Continuum of Care Homeless Population and Subpopulations Chart” in this Plan.

In addition to BBHC, there are numerous service providers committed to serving individuals and families across the Big Bend. These providers collaborate to ensure that clients have access to needed services through an active presence in the new Comprehensive Emergency Services Center, and will soon be using the Continuum of Care's Coordinated Intake and Assessment System to make real-time referrals based on agency availability. Many of the agencies that are a part of the Continuum of Care address mainstream services such as health, mental health, employment, housing, homelessness prevention (rental/utility assistance), food, legal services, etc. A list of the agencies/organizations that are part of the Continuum of Care can be found below:

- 211 Big Bend
- Ability 1st
- Apalachee Center
- Beatitude Foundation
- Big Bend Community Based Care
- Big Bend Habitat for Humanity
- Brehon Family Services
- Capital Area Community Action Agency
- Capital City Youth Services
- CareerSource Capital Region
- Catholic Charities
- Covenant Hospice
- DISC Village
- ECHO
- Family Endeavors
- Florida Veterans Foundation
- Franklin County Commission
- Franklin's Promise Coalition
- FSU College of Social Work; Gadsden County Commission
- Good News Outreach

- Good Samaritan Network
- Grace Mission; Episcopal Church
- H3LP Florida (employment assistance)
- Jefferson County Commission
- Kearney Center for Comprehensive Emergency Services
- Legal Services of North Florida; Leon County Commission
- Leon County Schools
- Leon County Sheriff's Office
- Lutheran Social Services of North Florida
- Madison County Commission
- Neighborhood Medical Center
- Pat's Pantry; Refuge House
- Tallahassee Chamber of Commerce
- United Partners for Human Services
- United Way of the Big Bend
- Volunteers of America (Vet Village)
- Taylor County Commission; Tallahassee City Commission
- Tallahassee Community College
- Tallahassee Memorial Healthcare
- Tallahassee Police Department
- The Shelter
- Wakulla County Commission
- Veterans Administration.

The 2015 Point-In-Time Count and Survey was conducted on January 26, 2015, and identified 863 homeless individuals in Leon County. While the Point-in-Time Counts reflect actual individuals interviewed face-to-face, and reports from shelter providers, the Homeless Coalition estimates that it is a significant underestimate, and that on any given night, more than 1,000 persons in our community do not have safe, decent, and sanitary places to sleep. An estimated 4,115 citizens experience homelessness at some point during the year.

The homeless population in this area includes persons of all ages and racial and ethnic backgrounds, with no one group predominating, although African-Americans are overrepresented (62% of the surveyed homeless adults). Approximately 13% of people who are homeless in our area are children. Further, 34% of homeless adults report having a disability. An estimated 144 adults are chronically homeless.

The City's Rapid Rehousing Program (RRP) serves homeless individuals and families. Through the RRP program, more than 144 homeless people (including 79 children) have been stabilized in permanent housing in the first two years of the program.

Two local agencies, Catholic Charities and the Capital Area Community Action Agency, work to prevent homelessness by providing rental and utility assistance. Other agencies, including the Salvation Army, ECHO, and First Presbyterian Church, provide food, clothing and other basic needs.

BBHC coordinates services in Tallahassee (Leon County) and seven surrounding counties, recognizing that Tallahassee is the largest community in all of these counties and the one community with the capacity to support a range of services and housing programs for people experiencing, or at risk of, homelessness. The majority of the shelter space is located within the City, although Gadsden, Taylor, and Wakulla counties also have established shelters that reflect the outreach of existing organizations as well as the emerging recognition of need in the community by local citizens. BBHC provides assistance in these outlying counties to help them coordinate resources and identify funding opportunities appropriate to their needs.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Supportive housing for the elderly, persons with disabilities, persons with addictions, veterans, and those traumatized by abuse and neglect are designed to allow the individuals to live as independently as possible. Those suffering from substance abuse might require counseling or case management and a shorter-term rehabilitation. Other more challenging/ongoing conditions might require supportive services that include long-term assisted living as well as transportation and nursing care.

While the City has funded special needs housing in the past, it is difficult to get funding for the supportive services portion, especially with the state and federal funding being cut. The City receives approximately half of the HOME funding that it received at one time, and the limitations on the CDBG funding limit what is available for services. Furthermore, the City does not receive HOPWA funding.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories, the jurisdiction may specify, and describe their supportive housing needs.

Assisted Living Facilities (ALFs) are residential care facilities that provide housing, meals, personal care and supportive services to older persons and disabled adults who are unable to live indecently. ALFs are intended to be a less cost alternative to more restrictive, institutional settings for individuals who do not require 24-hour nursing supervision.

Adult Family Care Homes (AFCHs) are licensed private residences that provide housing, meals, and personal care services to older persons and disabled adults who are unable to live independently. Unlike assisted living facilities, AFCHs are owned and operated by licensed AFCH “providers” who live with the residents they serve. AFCHs are intended to be a less costly alternative to more restrictive, institutional settings for individuals who do not need 24-hour nursing supervision.

Nursing Homes are residential facilities where a person lives or where a person can stay temporarily. A temporary stay may be for respite care or recuperation after being in a hospital.

Nursing Home Services include:

- Nursing care 24-hours a day
- Case management and health monitoring
- Personal care (help with bathing, dressing, eating, walking, or physical transfer)

- Nutritional meals and special diets
- Physical, occupational, and speech therapy
- Social activities
- Respite care (temporary supervision of an adult, giving relief to the primary caregiver)

State Veterans' Nursing Homes: Any person interested in residency can be referred through a VA Medical Center. Candidates must be veterans with qualifying war or peacetime service, be a resident of Florida for one year immediately prior to applying for admission and must require long-term care in a skilled nursing facility. The program's overall purpose is to provide skilled or intermediate type nursing care and related medical care in VA or private nursing homes for convalescents or persons who are not acutely ill and not in need of hospital care.

Mental Health Residential Support: The program is for individuals leaving mental health facilities or for those in other community settings needing a residential level of care. The program's goal is to provide a safe environment to assist residents develop self-reliance and coping skills needed to move toward independent living. In Tallahassee, 8 satellite apartments, each housing two residents, are available to serve this population. Many of the residents attend school or work. Independent living skills, particularly in the area of housekeeping, medication management, budgeting, cooking, community access and recovery are emphasized.

Forensic Residential Services are for individuals that have a mental illness and are involved in the judicial system. The Residents are under court order to participate in this program. The program offers psychiatric services, psychological evaluations, nursing services, case management, group and individual therapy. The program also provides liaison with the courts. The residential program is designed to help individuals learn skills to successfully reintegrate into the community or a less restrictive environment than the state treatment facilities. The skills they learn are to help them be successful in their living environment and to successfully complete any judicial requirement. Several of our residents attend school, community college or work.

Group Homes for special needs populations are scattered throughout the community. These programs provide comprehensive, supportive services that include case management and life management skills training. Certain group homes are operated by area churches and include substance abuse intervention such as AA and/or NA recovery groups.

Advocates for Veteran Housing (SSVF Program, Big Bend Homeless Coalition): This program provides case management, homelessness prevention and rapid rehousing for qualified, low income veterans.

The Home Front (Big Bend Homeless Coalition) program consists of an apartment complex housing up to 50 formerly homeless Veterans.

Home Plate/A Place Called Home (Big Bend Homeless Coalition/Ability 1st): This program makes available scattered apartments for chronically homeless individuals who have a disability.

Home Place at Balkin (Big Bend Homeless Coalition): This program offers permanent housing (efficiency apartments) for persons with disabilities.

Maryland Oaks (Good News Outreach): Consists of scattered mobile homes, housing individual families. The program offers permanent housing to low-income households, and comprehensive services are made available onsite. Characteristics of residents include single parent households, disabled veterans, and persons with handicapping conditions, etc.

Mission Oaks (Good News Outreach): Offers furnished three bedroom apartments for single men, including men being released from institutions such as jail and prison.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

The City of Tallahassee does not have a program for ensuring that persons returning from mental health institutions receive appropriate supportive housing. However, the State of Florida, Department of Children and Families has a CF Operating Procedure No. 155-27 for all residents of state mental health treatment facilities being discharged to the community.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Each year, the Tallahassee City Commission, the Leon County Board of County Commissioners, and the United Way of the Big Bend dedicate funds to support the CHSP process. The City of Tallahassee does this by making available a portion of its Community Development Block Grant, Change for Change, and general revenue funds, while Leon County utilizes general revenue funds. The United Way allocates funds raised in its annual campaign. The City, County, and the United Way collaborate and provide funding directly to social service providers. The City and the County, like many other local governments, provide funding to area nonprofits as a matter of public policy which considers the overall benefit to the community, the costs of not having these services available in our community, and the cost of providing them as a government function if not provided by the nonprofit sector.

Each year, through the CHSP process, over \$4.3 million is allocated toward the provision of direct client services, including services for persons with disabilities and supportive housing for special needs population. The City utilizes non-federal funding to provide accessibility improvements to the homes of disabled or mobility impaired homeowners. Moreover, the City allocates 15% of its CDBG award to support the delivery of direct client services to at-risk populations.

The City also continues to monitor the 50 units of veterans housing which we provided to the Big Bend Homeless Coalition in an effort to address the needs of this population. This housing was acquired and rehabilitated with Neighborhood Stabilization funding. Fifty of the 53 units have VASH vouchers and all residents are required to be assessed through the Veterans Administration for eligibility. Case management support, including referrals, is then provided through that organization. Unfortunately, funding was only available to develop this project; therefore, the City does not have the resources to duplicate this effort.

While the City would prefer to provide more assistance to persons with special needs, resources are scarce. When funding opportunities are available, particularly for partner agencies such as the Housing Authority or the Big Bend Homeless Coalition, the City makes every effort to support that application.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The activities the City of Tallahassee plans to undertake are discussed above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City's Affordable Housing Advisory Committee examines existing City ordinances, plans and policies every three years to identify barriers to the production of affordable housing and recommend ways to streamline the creation of affordable housing. The Affordable Housing Advisory Committee's most recent report, entitled Report of Recommendations 2012, found that while no public policies actually hindered affordable housing development, certain policies and practices could be revised to increase affordable housing production. The report, which is available upon request, includes recommendations for ways to overcome issues which might be barriers such as:

- Need for increased funding
- Lack of access to affordable housing matching funding
- Lack of access to land and financing for affordable housing
- Lack of assistance in identification of land near transit suitable for redevelopment into affordable housing
- Cost incurred by developers when complying with strict development requirements such as City Commission Policy #600 that requires developers to construct sidewalks along all street frontages within or adjacent to their proposed development approved after July 17, 1991
- Need to identify older student-oriented apartments in outlying areas that may be suitable for affordable housing and provide tools and incentives for conversion to affordable housing

Every five years, the City's Department of Equity and Workforce Development (EWD) completes a report entitled Analysis of Impediments to Fair Housing Choice. The most recent Analysis of Impediments to Fair Housing found that there are no programs, practices or resources within the City's legal or financial control that limit fair housing choice. However, it did find that there exists discrimination in the market against disabled persons, both physical and mental that may limit access to affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f) Introduction

The review of non-housing community development assets provides information on the major industry groups, employment patterns, and workforce readiness for Tallahassee. The 2007-2011 ACS information, which is the basis for the tables in this section, does not reflect some of the changes that have recently taken place as we recover from the economic downturn. This is best seen in the unemployment data in Table 40 which quotes an unemployment rate of 10.61%. The most recent data from the Bureau of Labor Statistics shows the non-seasonally adjusted unemployment rate for Tallahassee in April 2015 as 4.9%. This reflects a significant recovery from the double digit unemployment the community experienced at the height of the recession and reflects both the impact of the national economic recovery as well as local initiatives that were undertaken. The ACS information regarding leading industry sectors and education levels is consistent with current data. The City's economic development efforts are focused on promoting business growth and expansion, supporting entrepreneurial innovation and providing employment opportunities to City residents.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	388	56	1	0	-1
Arts, Entertainment, Accommodations	7,349	14,227	18	18	0
Construction	1,839	2,467	5	3	-2
Education and Health Care Services	8,614	17,371	21	21	0
Finance, Insurance, and Real Estate	3,033	6,473	7	8	1
Information	1,332	2,951	3	4	1
Manufacturing	1,219	1,552	3	2	-1
Other Services	2,455	5,550	6	7	1
Professional, Scientific, Management Services	5,513	13,827	14	17	3
Public Administration	0	0	0	0	0
Retail Trade	7,032	13,266	17	16	-1
Transportation and Warehousing	727	898	2	1	-1
Wholesale Trade	1,310	2,382	3	3	0
Total	40,811	81,020	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	100,650
Civilian Employed Population 16 years and over	89,975
Unemployment Rate	10.61
Unemployment Rate for Ages 16-24	31.80
Unemployment Rate for Ages 25-65	5.42

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	25,591
Farming, fisheries and forestry occupations	4,454
Service	9,317
Sales and office	23,650
Construction, extraction, maintenance and repair	4,265
Production, transportation and material moving	2,714

Table 42– Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	72,363	84%
30-59 Minutes	12,041	14%
60 or More Minutes	1,489	2%
Total	85,893	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,845	693	2,094
High school graduate (includes equivalency)	8,472	1,254	3,760
Some college or Associate's degree	16,110	1,312	4,543
Bachelor's degree or higher	32,532	1,042	4,466

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	109	228	357	499	1,035
9th to 12th grade, no diploma	2,251	1,547	1,214	1,787	1,131
High school graduate, GED, or alternative	7,399	3,897	3,258	6,375	3,279
Some college, no degree	32,284	5,777	3,112	6,394	2,420
Associate's degree	8,211	2,854	1,504	2,434	818
Bachelor's degree	5,583	9,367	4,725	8,808	2,239
Graduate or professional degree	557	4,717	3,842	6,640	3,076

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,594
High school graduate (includes equivalency)	21,932
Some college or Associate's degree	29,268
Bachelor's degree	41,464
Graduate or professional degree	52,494

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The top four business activity groups in Tallahassee are Education & Health Care; Arts, Entertainment & Accommodation; Professional, Scientific and Management; and Retail. Collectively, these groups account for 72% of the available jobs as reflected in Table 40.

Tallahassee is the state capital and home to three major educational institutions: Florida State University, Florida Agricultural & Mechanical University, and Tallahassee Community College. State and local government and educational institutions make up seven of the top ten employers in Leon County.

Tallahassee has emerged as a regional center for health care services. Currently eight of the County's top 37 employers are health care providers or associated with health care.

Describe the workforce and infrastructure needs of the business community:

Using the information provided in Table 40, the business sectors that display a shortage of workers compared to the number of available jobs are: Professional, Scientific, Management; Information; and Finance, Insurance and Real Estate. While the data suggests that there is parity of workers and jobs for Education and Health Care Services, the growth in Health Care services suggests that area will remain in high demand for workers.

The continued growth of the City has placed additional demands on the infrastructure. The elements which have the most immediate impact on the business community are transportation and utilities. Budget constraints have limited the City's capacity to invest in capital improvements over the last six years. However, the recently adopted local sales tax extension will provide substantial funding for capital projects over the next 20 years. The approved project list for these sales tax funds includes major investments in the City's transportation network.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The \$900 million in capital projects and investments that the BluePrint sales tax extension will support over the next 20 years will have a profound impact on the region. Two specific projects which will have a major economic impact are the proposed development of the Tallahassee International Airport and the Madison Mile Convention Center District Project.

The Tallahassee International Airport serves 11 Florida Counties and 12 Georgia Counties. The Airport's market area has a total population of 1.4 million. In 2014, the Airport had 706,574 passenger enplanements and disenplanments. The Airport is served by four major airlines and also supports a high volume of general aviation traffic. The Airport controls over 1,000 acres of land which is available for development.

The approved sales tax extension provides \$13.3 million for development of the Airport. The funding will provide for the installation of electric, water, stormwater improvements, roadway construction, and other necessary infrastructure improvements to support the development of the property which surrounds the Airport. This will include development of aviation related services as well as general commercial development. The funding will also support the necessary capital and operating improvements to allow the Airport to receive an international airport and a foreign trade zone designation. These improvements will include construction of hanger and secure storage space and facilities to support U.S Custom's operations.

The Madison Mile Convention Center District is a collaborative development project involving Florida State University (FSU), the City of Tallahassee, Leon County, and the Tallahassee Community Redevelopment Agency. This project will include the construction of a convention center hotel, construction of a new FSU School of Business classrooms and administration building, renovation of the Donald L. Tucker Civic Center, construction of private commercial and retail space and related public improvements. The BluePrint 2000 sales tax extension is providing \$20 million to support the project. The total construction costs are expected to exceed \$200 million. The estimated economic impact of the construction phase is \$430 million and 4,000 construction related jobs. The estimated annual economic impact of the project once complete is \$100 million and 1,000 permanent jobs.

These projects will create a high demand for construction jobs during the development process. This will help support the growth of this sector of our economy which still has not fully recovered from the recession. Once complete these projects will create demand for skilled workers in a number of areas such as aviation mechanics and related services. The vocational training programs offered by

Tallahassee Community College (TCC) and Emory Riddle Aeronautical University (which offers training in conjunction with TCC) can support this training need.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Tallahassee has a highly educated workforce. Based on data compiled by the Tallahassee/Leon County Economic Development Council, 54% of the workforce has a college degree (Associate, Bachelor or Graduate). This matches well with several of our largest businesses sectors (Education and Health Care Services and Professional, Scientific, Management) as these sectors typically require higher levels of education. The growth of businesses related to the research and development coming out of the two universities will support the growth of these sectors. Additionally, Tallahassee's position as regional center for health care will continue to provide employment opportunities for trained workers.

The data in Table 39 also points to challenges in construction, retail and agriculture. The national economic recovery will create additional job growth in construction and retail. While the City's workforce is generally well-positioned for growth, there are concentrations of low skilled workers in distressed areas of the City. These areas also exhibit other characteristics such as high rates of poverty, crime, and unemployment.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

CareerSource Capital Region provides the workforce investment board function for Tallahassee. CareerSource offers a comprehensive array of programs and services to support and link employers with eligible workers. CareerSource also offers resources and training to assist the unemployed and underemployed secure jobs. CareerSource's programs include:

- The Employ Florida Market Place, a one-stop online resource, links job seekers with available jobs. This program also provides technical assistance by linking program participants with training and educational resources. The program identifies the specific training and certifications necessary for various positions and offers online classes on creating a resume and preparing for interviews;
- The CareerSource Executive Center provides career counseling services to clients. The Center also provides job seekers with access to resources such as computers, internet access, printers, and copiers. Additionally the Center offers weekly workshops, networking assistance, employment planning sessions, assessment and testing, mock interviews, and career planning sessions;
- The Ready to Work Credential is a program which provides certifications to job seekers that complete a prescribed series of assessments. The credential can be presented to a prospective employer to demonstrate their job readiness. CareerSource provides the training and certification;
- The Startup Quest program provides an intensive 10 week training program for unemployed and underemployed educated professionals. Working with private sector mentors Startup Quest participants develop a business plan and implementation strategy for a mock start-up company.

Tallahassee Community College (TCC) provides a comprehensive program of vocational and professional development programs. Among the many programs offered are:

- The Florida Green Academy which is a training center dedicated to existing and emerging “green” occupations and industries. Current classes focus on alternative energy, energy efficiency in buildings and construction, environmental management, sustainability practices and water management;
- Construction Certification Programs are offered in the construction trades including welding, HVAC, masonry apprenticeship, and safety practices;
- The Advance Manufacturing Center is a state-of-the-art facility which provides customized training on a large variety of equipment and manufacturing techniques;
- The Ghazvini Center for Health Care Education is a 85,000 square-foot learning facility devoted to diagnostic medical sonography, emergency medical services, nursing, radiologic technology, respiratory care, pharmacy technology, surgical technology, and allied health.

In addition to the job training and employment assistance services offered by CareerSource and TCC there are a number of organizations which provide assistance to small businesses and entrepreneurs. Examples include the Small Business Development Center at Florida A & M University, the Jim Moran Institute for Global Entrepreneurship housed at FSU, Innovation Park, and Domi Station. These organizations are important components of our employment support system.

These efforts support the City’s Consolidated Plan as they provide the necessary training and work readiness skills to match resident with job opportunities. These programs are also critical in building a trained workforce to support the City’s efforts to attract new businesses and support the growth of our existing economic base.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Apalachee Comprehensive Economic Development Strategy was developed by the Apalachee Regional Planning Council (ARPC). The ARPC serves nine counties including Leon County. The City and County participated along with the other jurisdictions in the creation of this Strategy. The elements of the City’s economic development efforts most appropriate for coordination are those of a regional scope. The proposed development of the Tallahassee Regional Airport has been included in the economic development strategy.

Discussion

The recently approved local option sales tax program (BluePrint 2020) provided that \$90.72 million will be dedicated to economic development projects over 20 years beginning in 2020. This will be the first

time where the community will have a dedicated recurring funding source to support programs that focus on job creation, small business development, and business expansion. The community provided considerable input into the types of programs and services these funds could support. Examples include job training and development, creation of business incubators, small loan pools for small and minority owned businesses, and funds for arts and cultural based businesses.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Multiple housing issues are concentrated in areas which also exhibit other elements of distress such as poverty, high unemployment, and crime. Specific housing problems include high numbers of vacant properties, older and distressed housing stock, and cost burden with a high percentage of the households paying 35% or more of their income on housing. These elements were considered when the City identified the Tallahassee Promise Zone. The Tallahassee Promise Zone has a housing vacancy rate of 10.9% which is significantly higher than the Leon County average of 4%. Housing data shows that 2.3% of housing units lack complete plumbing facilities, 3.2% lack complete kitchen facilities and 9% have no telephone service. While the Tallahassee Promise Zone has 17% of the City's population, it accounts for approximately 37% of the recorded code violations over the last two years. Approximately 13.5% of the housing units are over 50 years old. The poverty rate in the Tallahassee Promise Zone is 51.58%, meaning the majority of the households are at or below the poverty level. There are 11 census tracts in the Tallahassee Promise Zone and the percentage of households that pay 35% or more of their income for rental housing ranges from a low of 49.1% in census tract 19 to a high of 82.3% in census tract 5. The combination of these factors constitutes a concentration of housing problems in the Tallahassee Promise Zone.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The Tallahassee Promise Zone has a concentration of low-income families based on the poverty data for the 11 census tracts in the designated zone. The overall poverty rate for Tallahassee is 29.4%; however the poverty rate for the Tallahassee Promise Zone is 51.58%. The unemployment rate for the zone is 20.26% which is three times higher than the overall City rate. African-Americans make up 67.9% of the Tallahassee Promise Zone population compared to 34.1% of the population city-wide. Collectively this data indicates that there is a concentration of low-income families and racial minorities in the Tallahassee Promise Zone.

What are the characteristics of the market in these areas/neighborhoods?

Based on the 2011 ACS data, there are 13,853 housing units in the Zone and 76.8% of the units are renter occupied and 23.2% are owner-occupied. A significant portion of the housing stock is older with 13.5% of the units over 50 years old. The Tallahassee Promise Zone is a mixture of residential and commercial areas. The area includes the campus of Florida A & M University (FAMU) and abuts the campus of Florida State University (FSU). There is a significant amount of student related housing adjacent to those institutions. The area abuts the central downtown area and the State capitol

buildings. The majority of the commercial uses are located on the major arterial roadways that include Monroe Street, Orange Avenue, Gaines Street, Adams Street Tennessee Street, Lake Bradford Road., and Tharpe Street.

Are there any community assets in these areas/neighborhoods?

There are ten public schools, four recreation centers, two community centers, six health facilities and over 30 churches located in the Tallahassee Promise Zone. The Tallahassee Promise Zone is slated for over \$200 million in public improvement projects over the next 20 years due to the recently approved extension of the local option sales tax. There are several established active neighborhood associations in the Tallahassee Promise Zone. Additional neighborhood associations are being established with the assistance of the City. The majority of the Tallahassee Promise Zone falls within the boundaries of the Tallahassee Community Redevelopment Agency (CRA). The CRA collects tax increment payments based on increases in property tax revenue within the agency boundaries. The CRA reinvests that revenue in redevelopment initiatives.

Are there other strategic opportunities in any of these areas?

As part of the Promise Zone process the City has developed a partnership with a number of agencies and organizations which have pledged to provide resources to improve the area. These partners include the Leon County School District, Leon County, the Tallahassee Housing Authority, United Way of the Big Bend, the Tallahassee Community Redevelopment Agency, Tallahassee Community College, and the Florida Department of Juvenile Justice. This partnership will provide a platform to develop a comprehensive strategic plan to address the issues of crime, unemployment, poverty, and affordable housing.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlined in the following section provides a guide for the City of Tallahassee CDBG, HOME, and ESG funding when considered in conjunction with state or local funding. It has been determined after assessing each of the following areas:

- Geographic Priorities
- Priority Needs
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing

- Barriers to Affordable Housing
- Homelessness Strategy
- Lead-based Paint Hazards
- Anti-Poverty Strategy

The goals focus on priority needs and targets with available resources and leveraging of those resources in an effort to best meet those needs. The needs include housing, public services, and public facility improvements for facilities serving low and moderate-income persons and households.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA
	Area Type:	Strategy area
	Other Target Area Description:	
	HUD Approval Date:	10/1/2006
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	Tallahassee Promise Zone
	Area Type:	Comprehensive
	Other Target Area Description:	Comprehensive
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	

	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	City of Tallahassee (citywide)
	Area Type:	Other Area
	Other Target Area Description:	Other Area
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The City of Tallahassee (citywide) is 103.25 square miles composed of 31 census tracts completely in the City (2, 3.01, 3.02, 3.03, 4, 5, 6, 7, 8, 9.01, 9.03, 9.04, 9.05, 10.01, 10.02, 11.01, 12, 13, 14.01, 14.02, 15, 19.01, 20.04, 20.05, 20.06, 21.01, 21.03, 21.04, 22.01, 24.14, and 24.15) and 31 census tracts partially within the City (11.02, 16.01, 16.02, 17, 18.01, 18.02, 19.02, 20.03, 22.05, 22.06, 22.07, 22.08, 23.02, 23.03, 23.04, 24.03, 24.08, 24.10, 24.16, 24.17, 25.05, 25.08, 25.09, 25.10, 25.11, 25.12, 25.13, 26.03, 26.04, 26.05, and 27.01). The boundaries of the City of Tallahassee (citywide) are irregular and bounded on the north by Bannerman Road, on the south by an area immediately south of Tram Road, on the east by segments of Crump Road and on the west by an area immediately west of the Tallahassee International Airport.
	Include specific housing and commercial characteristics of this target area.	The specific housing and commercial characteristics of the City of Tallahassee (citywide) are provided in the Market Analysis section of this plan.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The consultation and citizen participation process for the City of Tallahassee (citywide) is provided in the Process – Consultation and Citizen Participation portion sections of this plan.
	Identify the needs in this target area.	The needs of the City of Tallahassee (citywide) are provided in the Needs Assessment portion of this plan
	What are the opportunities for improvement in this target area?	There are number assets in the City of Tallahassee (citywide) which can serve as a springboard for improvements. The proximity of FAMU and FSU offer opportunities for employment, education and training for residents. The public schools within the area provide outreach opportunities to deliver programs and services to students and area residents. The City recreation centers and City community centers also provide facilities which can be used to enhance community services. The City’s bus system provides good transportation to City residents. In 2014 the Tallahassee voters approved an extension of a one penny optional sales tax. This extension will provide 20 years of funding starting in 2019 for a host of public improvements and programs.

<p>Are there barriers to improvement in this target area?</p>	<p>Shortages of available funding remain a barrier to addressing needs. The necessary public safety improvements will require a significant investment in additional police personnel which cannot be funded without significant increases in City revenue. Reductions in federal allocations for HOME funding inhibit the City's ability to address the affordable housing needs in the City.</p>
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General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City has identified two geographic areas which are the focus of comprehensive redevelopment and revitalization efforts. These areas, the Tallahassee Promise Zone, and the Tallahassee Neighborhood Revitalization Strategy Area, are described in section SP 10. However, the City's federal grant funded programs for affordable housing, public services and public facilities are available City-wide. The City promotes these programs to the residents, businesses, and non-profit organizations that reside in or provide services to these targeted areas. However, the City does not reserve its federal grant funds for the exclusive use in these geographic areas.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Preserve Owner-Occupied Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Comprehensive Other Area
	Associated Goals	Homeowner - Single Family Rehabilitation Temporary Relocation for Owner-Occupied Rehab Lead Paint Testing
	Description	There is a need for owner occupied housing rehabilitation because in many areas of the city homeowners cannot afford to make repairs or renovate their homes. Necessary rehabilitations include major rehabilitation, accessibility repairs, repairs to bring housing up to building code, address code enforcement issues, etc. Many of the neighborhoods with the oldest housing are the areas with lower income levels. Most of the newer housing has gone into areas of higher income levels. In addition, with the older housing there is the potential for lead paint so all homes built prior to 1978 that are rehabilitated are tested, lead paint issues addressed, and cleared. Temporary relocation expense assistance is also provided when necessary. This is primarily with major rehabilitation.
	Basis for Relative Priority	Over 40% of the homes in Tallahassee are over 35 years old and many low/moderate income households do not have the means to rehabilitate the homes. Therefore, the City considers this a priority. In addition, the City tests and mitigates the lead paint, if necessary, in all homes built prior to 1978 to eliminate potential lead poisoning.
2	Priority Need Name	Emergency Shelter & Transitional Housing
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth

	Geographic Areas Affected	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Comprehensive Other Area
	Associated Goals	Continuum of Care Operational Support Emergency & Transitional Housing Support Program Administration
	Description	Support to existing and transitional housing.
	Basis for Relative Priority	The recent Point-in-Time taken on January 26, 2015, indicates that there are more persons becoming homeless than exiting homelessness in Tallahassee which indicates an increasing need. Therefore, it is important to retain our current emergency shelter and transitional housing to address this need.
3	Priority Need Name	Increase Homeownership
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Comprehensive Other Area
	Associated Goals	CHDO Activities Homebuyer Down Payment Assistance Loans CBDO Activities - Frenchtown Area Program Administration Demolition
	Description	The City provides both down payment assistance and homebuyer pre-purchase and post purchase counseling as well as financial counseling to get the homebuyer ready to become a successful homebuyer and homeowner.
	Basis for Relative Priority	The City of Tallahassee has a homeownership rate of only 41% as compared with state and national averages of over 60%. Homeowners are a stabilizing force in communities and are vital to revitalization efforts.
4	Priority Need Name	Public Facilities Improvements/Construction
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly

	Geographic Areas Affected	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Comprehensive Other Area
	Associated Goals	Public Facilities Improvement/Construction Program Administration Public Facilities Service Center Renovations
	Description	Funds are provided to make capital improvements to public facilities or assist in construction/expansion of public facilities.
	Basis for Relative Priority	Public facilities are an important part of the City's intuitional structure to provide public services to special needs and underserved group in the community.
5	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Comprehensive Other Area
	Associated Goals	Continuum of Care Operational Support Public Facilities Improvement/Construction Public Services - Senior Services Public Services - Physical Health Public Services - Persons with Disabilities Public Services - Youth Services Public Services - Children's Services Program Administration Public Facilities Service Center Renovations

	Description	Eligible CDBG funding is used to leverage additional funds provided through the United Way and Leon County.
	Basis for Relative Priority	With the high poverty rate as evidenced by the needs assessment and the low income based on underemployment in Tallahassee, many families rely on public services just to make ends meet.
6	Priority Need Name	Rapid Rehousing
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Comprehensive Other Area
	Associated Goals	Permanent Relocation Homeless - Essential Services & Rapid Rehousing Program Administration
	Description	Funds are provided to assist homeless individuals and those in shelters or transitional housing to move to permanent housing for such things as security deposits, utility deposits and arrearages, and rent to be able to move in.
	Basis for Relative Priority	The desire to decrease the homeless population and shelter the unsheltered homeless, it is important to move individuals and families into permanent housing as quickly as possible. The needs assessment shows that the City of Tallahassee has a substantial population of unsheltered homeless.

7	Priority Need Name	Homeless Prevention
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Comprehensive Other Area
	Associated Goals	Permanent Relocation Continuum of Care Operational Support Emergency & Transitional Housing Support Program Administration
	Description	Funds are provide to support the lead agency of address the homeless issues in Tallahassee responsible for the Homeless Management Information System as well as the organization as a CBDO operating a transitional shelter.
	Basis for Relative Priority	The homeless population continues to be an issue in Tallahassee as the Point in Time Count in January 2015 demonstrated that there are both sheltered and unsheltered individuals and families needing services and shelter. Also, the largest housing problem in Tallahassee is cost-burdened renters and severely cost burdened renters that may be at risk of becoming homeless.
8	Priority Need Name	Neighborhood Impv - Demolition and Clearance
	Priority Level	High
	Population	Other
	Geographic Areas Affected	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Comprehensive Other Area
	Associated Goals	Demolition

	Description	Funds are provided so that abandoned/dilapidated houses that are not occupied by owners can be removed to eliminate the spot blight in the neighborhoods.
	Basis for Relative Priority	With the low homeownership rate of about 41% and the City being home to two universities and a large community college as well as some smaller branch colleges, the City has a large amount of rental property sometimes owned by absentee landlords who do not take care of their property.
9	Priority Need Name	Contingency Funds
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Comprehensive Other Area
	Associated Goals	Unprogrammed funds
	Description	Funds not yet allocated to a project but available for unanticipated expense related to any of the projects.
	Basis for Relative Priority	Funds not yet allocated to a project or activity.

Narrative (Optional)

Detail pertaining to these priorities is provided and optional narrative is not necessary.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City does not plan to use funding for Tenant Based Rental Assistance (TBRA) because of the limited amount of funding available to fund other programs, especially with the uncertainty of State of Florida State Housing Initiatives funding and the shrinking federal funding. The City has determined that this is not the highest and best use of the affordable housing funding. Housing Choice Vouchers are administered by the Tallahassee Housing Authority.
TBRA for Non-Homeless Special Needs	The City does not plan to use funding for Tenant Based Rental Assistance for Non-Homeless Special Needs. The Housing Choice Vouchers are administered by the Tallahassee Housing Authority.
New Unit Production	462 permits were issued for single family detached and attached homes in Leon County in 2013. This is the highest number since 2008 but well below the historical average of 1,283 per year computed from 1970 forward based on the information contained in the 2014 Statistical Digest published by the Tallahassee-Leon County Planning Department. This indicates that the demand for such new units remains low. This source also indicates that permits were issued for 720 multifamily plus 54 mobile homes (excluding those issued within mobile home parks).
Rehabilitation	With over 40% of the City's housing stock at least 30 years old, it is expected that the demand for rehabilitation will continue. Historically, the City has been fortunate in that it has not had a lot of its older housing destroyed by natural disasters as has been the case in other areas of Florida.
Acquisition, including preservation	With the addition of large developments of student housing being built near the universities, there is the potential that the student population will move from areas further out to areas closer to the universities. This may result in a need to acquire and convert some student housing to affordable units.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Tallahassee has a fiscal year from October 1st through September 30 of the following year. While the timing of our fiscal year works well with the federal funding, the uncertainty of federal funds and the decreasing dollars has been a challenge. To further complicate this, the state funding is uncertain, at best and sometimes we do not know until the end of June what those state dollars, if any, are. The dedicated funding source from the state housing trust fund has been used by the State for other purposes. The State Housing Initiatives Partnership Program (SHIPP) has not been fully funded for over 5 years. Some years no funding was received from that source.

The decrease in CDBG funding continues to decrease the funds available for public services while the need is ever-increasing in the City of Tallahassee. The City continues to provide general funding to complement the CDGB funding which is combined with United Way and Leon County funds to address needs that could otherwise not be addressed. The continually decreasing HOME dollars continues to impact our ability to address the housing needs of the City as well.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			Total: \$
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,772,740	1,600	40,155	1,814,495	7,245,836	Expected amount for remainder of plan is based on federal funding and program income levels remaining the same.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	660,758	6,621	5,175	672,554	2,660,756	Expected amount for remainder of plan is based on federal funding and program income levels remaining the same.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	157,046	0	0	157,046	628,184	Expected amount for remainder of plan is based on federal funding level remaining the same.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The City leverages its federal funds by using them in conjunction with state and local funding. SHIP is often used to fund activities that are of an emergency nature and are too difficult to complete with restrictions attached to federal funds. In addition, the City has a local Affordable

Housing Trust fund which is used for affordable housing activities. While the City currently has a large amount of excess matching funds from years past, both SHIP and AHT funding is often used as matching funds for HOME-like and other eligible projects. City general revenue, Leon County funds, and United Way funds are combined with Public Services funds to support the human services activities in the community. General revenue funds are also used for affordable housing programs such as the water and sewer fee waiver program.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City currently owns property acquired under the NSP program funded through the State of Florida. That property may be used in conjunction with other property subsequently acquired with non-federal or federal funds to target the area for CDBG/NSP eligible activities. The City periodically acquires land through various means such as surplus parcels acquired for public improvements, foreclosures associated with outstanding code liens and violations and through donations. The City's process for disposal of surplus property includes a review by City departments to determine whether the property has a City related use. The Economic and Community Development Department reviews these parcels and determines if the property can serve a community development purpose. Recently the City provided a long- term lease on a City parcel to a non-profit organization to construct a comprehensive homeless service center. The Tallahassee Community Redevelopment Agency (CRA) can acquire property to facilitate its redevelopment objectives. The City has coordinated with the CRA to advance their common objectives which include the construction and preservation of affordable housing.

Discussion

The use of anticipated resources and leveraging of private, state and local resources is discussed in detail above.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Tallahassee	Departments and agencies	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
BIG BEND HOMELESS COALITION, Inc.	Continuum of care	Homelessness	Region
TALLAHASSEE LENDERS CONSORTIUM	Subrecipient	Ownership	Region
Big Bend Community Development Corporation	CBDO	Economic Development Ownership Rental public services	Region
Bethel Community Development Corporation	CHDO	Ownership Rental	Other
Ability 1st (Center for Independent Living of North Florida)	Non-profit organizations	Non-homeless special needs	Region
TALLAHASSEE HOUSING AUTHORITY	PHA	Public Housing	Region
Big Bend Habitat for Humanity, Inc.	Non-profit organizations	Ownership	
America's Second Harvest of the Big Bend, Inc.	Non-profit organizations	Non-homeless special needs	Region
BIG BEND CARES, Inc.		Non-homeless special needs public services	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System.

The City has a long-standing policy of working with the private sector to accomplish goals without competing with those organizations having widespread grassroots support. Through a variety of processes, local non-profit organizations that effectively assist in meeting the City's goals are identified and awarded funds for specific activities. The contract for performance between the City and each non-profit agency identifies the tasks to be accomplished, the use of funds, and the timelines for each activity. In this way, the City supports the agencies already at work in the community and effectively leverages state, and local, and federal funds with private funds available to the agencies. This approach also supports grassroots volunteer efforts that are a powerful source of assistance.

Where non-profit capacity to carry out an activity is not sufficient, the City works to build capacity through support of and technical assistance to non-profits. The City will continue to work with Community Housing Development Organizations (CHDOs) to increase the stock of affordable housing through new construction and rehabilitation whether for resale or rental.

When capacity is not present in the community, and efficiency can be improved by carrying out a task with City staff, the City may undertake in-house tasks necessary to meet Consolidated Plan goals. For example, many years ago, when a non-profit staff of 12 could no longer provide emergency repairs with volunteer efforts at the level needed and dissolved, the City developed the Emergency Home Repair program operated by an in-house staff of 2-3 people. This team also manages the other minor programs as necessary such as the water and sewer expansion program and the code enforcement rehabilitation program. These programs operate year-around using a variety of licensed contractors and volunteers when available and appropriate.

Processes such as the Community Human Services Partnership (CHSP), which coordinates human services funding in response to the needs in the community and an evaluation of the non-profit agencies and their ability to meet the needs identified, place a premium on the efficient use of funds by non-profit and volunteer agencies. The increasing gap between the funding requests and the availability of funds continues to burden the local government and forces hard choices. Many of the citizens' needs cannot be met with existing funding.

Tallahassee is home to government and educational facilities and lacks large private corporations that provide support in other communities. Local agencies spend precious administrative funds in search of adequate funding because the local funding support base simply cannot adequately address the need for funds. The reduction of funds from state and federal sources continues to tax the community's ability to meet human service needs. The tendency of funding sources to provide funding for capital projects or improvements but not operating funds may lead to agencies with adequate facilities but insufficient operating funds to provide the service that could be delivered within these facilities.

The Tallahassee Housing Authority (THA) was set up by the City, but now operates as an independent, highly successful organization. The Mayor appoints members of the housing authority board and the City reviews plans (for consistency with the City's strategic plan goals) submitted to the US Department of Housing and Urban Development (HUD), thus maintaining a monitoring function that has been beneficial to both.

Availability of services targeted to homeless persons and persons with HIV and mainstream services:

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
	X	X	X

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Very recently, the City was a partner in funding the successful construction of a new Comprehensive Emergency Services Center which includes the relocated homeless shelter. This state-of-the-art facility came to fruition after collaboration of over 300 people from many organizations. This facility includes offices for various service providers to bring case workers and services to the homeless population and develop a plan of action for each homeless person. Through this process, they are assessed and then assisted to access the needed services with consequences for failure to follow through on their plan. The goal is to get them through the system in 60 days.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

The strength of this process is that it brings the service providers on-site at the shelter where they have regularly scheduled hours of operation. It also provides a systematic approach to assisting the homeless population to access needed services while treating them with care and dignity. Because the facility is open during the day for those being sheltered there, it is anticipated that it will decrease the number of homeless persons on the streets during the daytime as was experienced in the past. This facility only recently opened in April 2015 so the staff is still working through some unanticipated glitches.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The City's largest institutional gap is its Community Housing Development Organizations (CHDOs). There is currently only two active Community Housing Development Organizations (CHDOs). They are the Big Bend Community Development Corporation (BBCDC) and the Bethel Community Development Corporation (Bethel CDC). Both organizations are limited both in capacity and in financial resources.

The Bethel CDC continues to develop small projects such as single family rental units in an effort to develop a revenue stream that is consistent. Previous to the collapse of the housing market, their model was based on development and sale of homeownership units. Since the demand for this market and the ability of low-income buyers to get a mortgage loan has still not rebounded in Tallahassee, they do not have the financial means to leverage the CHDO funding provided to them. Therefore, they have been limited to the development of rental units to provide the organization with a consistent income stream. They currently own and manage eight single-family rental properties.

The BBCDC, too, has been limited in its capacity and financial resources. It has been some time since they developed a unit. They currently own and manage four single-family rental units and are currently developing a proposal for two energy-efficient homes in the Frenchtown area. In addition, they have enlisted the assistance of a for-profit developer to assist with a larger mixed-use development in the Frenchtown Area. With the assistance of this developer, the BBCDC has been successful in competing for low income housing tax credits for the development. We anticipate that the project will be entering credit underwriting process soon. The City will be providing whatever technical assistance and support is feasible for this project.

This developer with whom the BBCDC has partnered was previously successful in assisting the Tallahassee Housing Authority (THA) in competing for low income housing tax credits and completing the redevelopment of a housing authority property. This property continues to be operated successfully. In addition, to the two CHDOs listed above, there is a third organization, the Tallahassee Lenders' Consortium (TLC), that may become active again if the details of their wholly owned subsidiary organization can be worked out such that the TLC or its subsidiary still qualifies as a CHDO, yet protecting the parent organizations from the liability of the subsidiary development entity. The parent organization, which is currently structure to meet the CHDO requirements, has the most resources of all the CHDOs and is a Neighborworks organization. TLC is the sub-recipient that administers the first-time homebuyer down payment assistance loans and, as a HUD-approved counseling agency, provides the first-time homebuyer counseling and financial classes.

The City recognizes the need to assist the CHDOs to develop capacity and will continue to assist in these efforts through technical assistance, training, and financial assistance to the extent possible as well as encouraging these organizations to enlist the aid of experienced developers so that they can develop capacity and experience.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner - Single Family Rehabilitation	2015	2020	Affordable Housing Non-Homeless Special Needs	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Preserve Owner-Occupied Housing	CDBG: \$1,250,000 HOME: \$1,750,000	Homeowner Housing Rehabilitated: 125 Household Housing Unit
2	Homebuyer Down Payment Assistance Loans	2015	2020	Affordable Housing	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Increase Homeownership	HOME: \$750,000	Direct Financial Assistance to Homebuyers: 150 Households Assisted
3	Continuum of Care Operational Support	2015	2020	Homeless	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee (citywide)	Public Services Emergency Shelter & Transitional Housing Homeless Prevention	CDBG: \$825,000	Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Permanent Relocation	2015	2020	Homeless Relocation	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Rapid Rehousing Homeless Prevention	CDBG: \$100,000	Homelessness Prevention: 40 Persons Assisted
5	CHDO Activities	2015	2020	Affordable Housing	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Increase Homeownership	HOME: \$495,570	Rental units constructed: 4 Household Housing Unit Homeowner Housing Added: 4 Household Housing Unit
6	CBDO Activities - Frenchtown Area	2015	2020	Affordable Housing Non-Housing Community Development Economic Development	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone	Increase Homeownership	CDBG: \$300,000	Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public Facilities Improvement/Construction	2015	2020	Non-Homeless Special Needs	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Public Services Public Facilities Improvements/Construction	CDBG: \$625,000	Other: 10 Other
8	Public Facilities Service Center Renovations	2015	2020	Non-Housing Community Development	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Public Services Public Facilities Improvements/Construction	CDBG: \$375,000	Other: 5 Other
9	Temporary Relocation for Owner-Occupied Rehab	2015	2020	Affordable Housing	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Preserve Owner-Occupied Housing	CDBG: \$62,500	Other: 25 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Lead Paint Testing	2015	2020	Affordable Housing	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Preserve Owner-Occupied Housing	CDBG: \$62,500	Homeowner Housing Rehabilitated: 125 Household Housing Unit
11	Homeless - Essential Services & Rapid Rehousing	2015	2020	Affordable Housing Homeless	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Rapid Rehousing	ESG: \$785,230	Tenant-based rental assistance / Rapid Rehousing: 350 Households Assisted Homelessness Prevention: 100 Persons Assisted
12	Emergency & Transitional Housing Support	2015	2020	Homeless	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA City of Tallahassee (citywide)	Emergency Shelter & Transitional Housing Homeless Prevention	CDBG: \$2,155,000	Homelessness Prevention: 325 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Demolition	2015	2020	Affordable Housing Non-Housing Community Development	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Increase Homeownership Neighborhood Impv - Demolition and Clearance	CDBG: \$200,000	Buildings Demolished: 40 Buildings
14	Public Services - Senior Services	2015	2020	Non-Homeless Special Needs	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Public Services	CDBG: \$312,435	Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted
15	Public Services - Physical Health	2015	2020	Non-Homeless Special Needs	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Public Services	CDBG: \$285,000	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	Public Services - Persons with Disabilities	2015	2020	Non-Homeless Special Needs	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Public Services	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted
17	Public Services - Youth Services	2015	2020	Non-Housing Community Development	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Public Services	CDBG: \$368,160	Public service activities other than Low/Moderate Income Housing Benefit: 1675 Persons Assisted
18	Public Services - Children's Services	2015	2020	Non-Housing Community Development	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Public Services	CDBG: \$163,960	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
19	Program Administration	2015	2020	Administration	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Public Services Emergency Shelter & Transitional Housing Public Facilities Improvements/Construction Increase Homeownership Rapid Rehousing Homeless Prevention	CDBG: \$1,772,740 HOME: \$330,375 ESG: \$0	Other: 1 Other
20	Unprogrammed funds	2015	2020		FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Contingency Funds	CDBG: \$3,036 HOME: \$7,365	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Homeowner - Single Family Rehabilitation
Goal Description	The City of Tallahassee allocates funds for rehabilitation or reconstruction of owner-occupied homes to bring them into compliance with building codes, address code enforcement issues, address life, health, and safety issues, or provide accessibility for occupants to allow them to remain in their homes and age in place.	

2	<p>Goal Name Homebuyer Down Payment Assistance Loans</p>
<p>Goal Description</p>	<p>The City, through a non-profit subrecipient, provides down payment assistance loans to qualified buyers to bridge the gap between the price of the home and the homebuyers' ability to pay the required down payment and closing costs. Funds are used to pay the non-profit for closing the loans on behalf of the City as well.</p>
3	<p>Goal Name Continuum of Care Operational Support</p> <p>Goal Description The City of Tallahassee provides support to the organization charged with the coordination of the Continuum of Care for the Homeless, management of the HMIS, and operation of HOPE Community. The organization in charge of this is a Community Based Development Organization.</p>
4	<p>Goal Name Permanent Relocation</p> <p>Goal Description The City provides relocation assistance to low/mod families and individuals displaced from their homes because of substandard or hazardous conditions, fire, or other disaster. Funds can be used for temporary housing, security deposits necessary for relocation to a different home, transfer fees for utilities in conjunction with disaster related permanent relocation. An RFP process is used to select a non-profit to administer this program.</p>
5	<p>Goal Name CHDO Activities</p> <p>Goal Description HOME funding is set aside for use by locally certified CHDOs and will be based on evaluation of specific proposals with the ability to proceed for acquisition and construction/rehabilitation of housing in the CHDO's service area to be sold to an eligible household or used as affordable rental housing.</p>
6	<p>Goal Name CBDO Activities - Frenchtown Area</p> <p>Goal Description The City provides support to one Community Based Development Organization in the Frenchtown target area. This organization is working to revitalize the Frenchtown area through the development of infill housing, rehabilitation of existing housing, development of a mixed use project and seeks information to determine which businesses would be viable in the Greater Frenchtown Area.</p>
7	<p>Goal Name Public Facilities Improvement/Construction</p> <p>Goal Description In an effort to improve service provision to low/moderate income households, funds will be made available for the purpose of improving/constructing public facilities that are owned by local non-profit organizations.</p>

8	Goal Name	Public Facilities Service Center Renovations
	Goal Description	Funds are provided to improve and renovate City of Tallahassee neighborhood public facilities that it owns and operates that provide public services to the community. The improvements include, but are not be limited to, infrastructure, energy efficiency, and/or accessibility improvements.
9	Goal Name	Temporary Relocation for Owner-Occupied Rehab
	Goal Description	Per City Commission Policy, this activity is used in conjunction with homeowner rehabilitation/construction to relocate families temporarily while their homes are under rehabilitation if the owners cannot remain and there are no alternative living arrangements possible. This includes storage unit rental to reduce or eliminate moving costs of goods.
10	Goal Name	Lead Paint Testing
	Goal Description	The City of Tallahassee completes risk assessments, testing, and clearance testing on all housing built before 1978 being rehabilitated with federal funds, as necessary.
11	Goal Name	Homeless - Essential Services & Rapid Rehousing
	Goal Description	Funds will be used to provide essential services to households residing in emergency shelters and/or transitional housing in an effort to aid homeless individuals or move as quickly as possible into permanent housing and achieve stability.
12	Goal Name	Emergency & Transitional Housing Support
	Goal Description	The City provides support to the emergency and transitional shelter for the homeless through an organization that provides necessary shelter, services, case-management, and counseling in a secure, campus-like environment to move the homeless to self-sufficiency and into stable, affordable housing. This facility is a project of the CBDO that is the lead continuum of care agency.
13	Goal Name	Demolition
	Goal Description	Provide funding to cover the expenses related to demolition of unsafe buildings throughout the City. Liens are placed on the properties and often the property ends up owned by the City and is used for affordable housing.
14	Goal Name	Public Services - Senior Services
	Goal Description	Direct services provided to senior citizens.

15	Goal Name	Public Services - Physical Health
	Goal Description	Direct services provided that support the wellbeing of the community at large but serves primarily low- and moderate-income persons.
16	Goal Name	Public Services - Persons with Disabilities
	Goal Description	Direct Services provided to persons with disabilities primarily serving low- and moderate-income persons.
17	Goal Name	Public Services - Youth Services
	Goal Description	Direct services provided to children from elementary through high school. These programs serve primarily low to moderate-income persons.
18	Goal Name	Public Services – Children’s Services
	Goal Description	Direct services provided from infancy through elementary school age. These programs serve primarily low- and moderate income persons.
19	Goal Name	Program Administration
	Goal Description	Funds to cover administration cost for implementing all entitlement grant programs. This includes but is not limited to fair housing expenses, travel and training, and materials and supplies necessary for eligible activities.
20	Goal Name	Unprogrammed funds
	Goal Description	Funds not yet assigned to a project, but available for any of the funded goals.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).

If the City of Tallahassee continues to see the need and gets annual allocations from the federal and state governments similar to the first year of this Consolidated plan, the City estimates that approximately 25 households below the 80% AMI level will be assisted annually through that program. In addition, while it is difficult to know what market forces will change, the City anticipates assisting 30 first time homebuyers at or below 80% AMI in the first year of the plan. This is a small number compared to years when over 100 homebuyers were assisted and their housing would have met the definition of affordable housing whether funded with HOME or other funds. However, it is difficult to estimate what that number will be over a period of years.

The City anticipates that it will fund approximately 2 new construction units each year with HOME CHDOs. Those may be homeowner or rental depending on what the market is demanding and would serve households at or below 80%.

While those units funded solely with non-federal funding do not show up in the production numbers, the vast majority of all units funded by the City meet the HOME definition of affordable housing. The emergency repair program funds approximately 80 homes a year and the accessibility program funds another 10 homes per year. Therefore, there are nearly 100 other units a year which are funded through other sources. If other funds, such as the SHIP (state) funds are received consistently or increased these numbers will be constant or, considering inflation, be slightly lower.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The THA is not under a Section 504 Voluntary Compliance Agreement. THA staff projects that within the next five years 25 additional accessible units will be needed. The THA's 2015 capital improvement program has budgeted for accessibility improvements, as needed, in each public housing apartment complex for the years 2015 through 2018.

Activities to Increase Resident Involvements

The City of Tallahassee staff will continue its role as an active member of the local Housing Authority Coordinating Committee for its Family Self-Sufficiency Program. In that role, the City of Tallahassee assists in developing resources to support program planning initiatives that are designed to encourage housing authority residents to become more self-sufficient, to explore opportunities, and when appropriate, to be active in management.

THA's 2014 Plan contains the following goals and objectives, contained in Section 5.1, to increase resident involvement:

Identify resident and staff training for overall professional development:

- Collaborate with the THA community wide partners (i.e., Workforce Plus, Tallahassee Community College, Star Metro and Leon County Schools) to provide resident and staff training for professional development;
- Increase Section 3 and local hiring for THA contracts;
- Provide resources to support job training.

Provide a safer community for residents:

- Continue security foot patrol at each public housing community;
- Continue to work with local law enforcement Security Liaison officer;
- Determine the viability of a Police sub-station at Orange Avenue and Springfield complexes with local police departments.

Resident participation in safety and crime prevention activities is also described as follows:

6.8 Safety and Crime Prevention. THA has procured a firm to provide security services at each of our Public Housing sites. Surveillance cameras are also located in specific areas. In addition, managers attend monthly Tallahassee Police Department Housing meetings where information is given and exchanged on suspected criminal activities. Tallahassee Police Department conducts routine patrol of THA properties and issues trespassing citations to non-residents at THA's request. Tallahassee Housing Authority will continue to partner with the TPD Gang Unit, Leon County Sheriff Department and the Department of Juvenile Justice in an effort to further reduce crime in THA neighborhoods. Each site also

receives the “neighborhood watch” magazine as well as the sexual predator list as identified by law enforcement.

Residents are involved in operation and management decisions, as described in the following policy:

6.4 Operation and Management. The Tallahassee Housing Authority’s resident rules are incorporated in dwelling leases, Policies and Procedures for public housing, and the Administrative Plan for clients of the Housing Choice Voucher Program. Policy changes are presented to the residents and the Resident Organization (OAUTA) for review and comment, whereupon the updates are submitted to the THA Board of Commissioners for approval. Operational Rules and Procedures are posted at each AMP Office on a bulletin board in public view with applicable subtitles.

Resident community service and self-sufficiency activities are described in the following policy:

6.7 Community Service and Self-Sufficiency. The Orange Avenue United Tenants Association (OAUTA) recently received a ROSS grant award of \$246,000 for three (3) years. OAUTA will have a full-time ROSS Supportive Services Coordinator whose responsibility is to match families with services and activities to achieve economic and housing self-sufficiency.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City’s Affordable Housing Advisory Committee examines existing City ordinances, plans and policies every three years to identify barriers to the production of affordable housing and recommend ways to streamline the creation of affordable housing. The Affordable Housing Advisory Committee’s most recent report, entitled Report of Recommendations 2012, found that while no public policies actually hindered affordable housing development, certain policies and practices could be revised to increase affordable housing production. The report, which is available upon request, includes recommendations for ways to overcome issues which might be barriers such as:

- Need for increased funding
- Lack of access to affordable housing matching funding
- Lack of access to land and financing for affordable housing
- Lack of assistance in identification of land near transit suitable for redevelopment into affordable housing
- Cost incurred by developers when complying with strict development requirements such as City Commission Policy #600 that requires developers to construct sidewalks along all street frontages within or adjacent to their proposed development approved after July 17, 1991

- Need to identify older student-oriented apartments in outlying areas that may be suitable for affordable housing and provide tools and incentives for conversion to affordable housing

Every five years, the City’s Department of Equity and Workforce Development (EWD) completes a report entitled *Analysis of Impediments to Fair Housing Choice*. The most recent Analysis of Impediments to Fair Housing found that there are no programs, practices or resources within the City’s legal or financial control that limit fair housing choice. However, it did find that there exists discrimination in the market against disabled persons, both physical and mental that may limit access to affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

While the City has not found any policies or regulations that have been barriers to affordable housing, to the extent possible, the City will continue to reduce possible regulatory and policy barriers to the development of affordable housing as follows:

- Continued use of general revenue funds or other government funds for the payment of water and sewer connection fees under the local ordinance
- Fast-tracking the permitting process for affordable housing developments.
- Maintain and implement those incentives to affordable housing as recommended by the Affordable Housing Advisory Committee to the extent possible
- Continue to be creative and expand incentives for affordable housing

The City already has in place affordable housing incentives for affordable housing as is required to receive SHIP funding and an Affordable Housing Advisory Committee that reviews all of the City’s policies related to affordable housing. That committee produces a report every three years which is provided to the City Commission for policy change consideration.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Our community makes extensive efforts toward assessing and addressing the needs of this target population in a number of ways. Each year, through the leadership of the Homeless Coalition of the Big Bend, a Point in Time Count is conducted. Volunteers make every effort to interview persons outside of the regular homeless network, including interviewing persons living in the woods and other nontraditional settings throughout the community.

Capital City Youth Services is a nonprofit organization that serves children and youth ages six to eighteen. This organization employs specialized counselors, who conduct street outreach – identifying homeless youth, including youth victimized by human sex trafficking. Services provided include counseling, case management, emergency shelter and transitional housing up to 18 months.

Annually, the City funds ESG activities. The funding is provided to a local non-profit that serves homeless populations and allows homeless families and individuals to move into permanent housing by providing for things such as security deposits, first month’s rent, last month’s rent, utility arrears, moving expenses, and rent subsidies.

Furthermore, the Homeless Coalition, Apalachee Mental Health Center, Disc Village and several faith-based organizations also conduct street outreach to identify those in need, determine what their needs are, and connect these individuals with supportive services.

The Big Bend Continuum of Care has developed and implemented the Homeless Assistance Plan to address the needs of homeless veterans. This plan includes measurable outcomes and timeframes. Intervention areas identified in the plan are as follows: employment and income support services, permanent supportive housing, healthcare, transportation assistance, intake/assessment and referrals, rapid re-housing, childcare assistance, rental housing, camp outreach, prevention/emergency assistance, education of homeless youth, emergency shelter, and ownership housing.

Addressing the emergency and transitional housing needs of homeless persons:

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Since 1994, HUD has encouraged communities to address the problems of housing and homelessness in a coordinated, comprehensive, and strategic fashion. This approach is designed to help communities develop the capacity to envision, organize, and plan comprehensive and long-term solutions to addressing the problem of homeless. On July 31, 2012, HUD published an interim rule in the Federal Register for the new consolidated Continuum of Care (CoC) program.

The directives included in this regulation served as the catalyst for creating the Big Bend Continuum of Care (CoC), an organization that has significantly improved how the community addresses the needs of homelessness. The CoC is a membership planning and oversight body for the eight-county region of the Big Bend of Florida. Its purpose is to develop and implement strategies to help end homelessness. The CoC coordinates the community's policies, strategies, and activities toward ending homelessness. Its work includes gathering and analyzing information in order to determine the local needs of people experiencing homelessness, identifying and bridging gaps in housing and services, implementing strategic responses, educating the community on homeless issues, providing advice and input on the operations of homeless services, and measuring CoC performance.

The CoC Board provides ongoing leadership, administrative oversight, and implementation responsibility for fulfilling the purposes of the Big Bend CoC. The City is directly involved in supporting the goals and objectives of the CoC by allocating funding to support staffing and appointing a representative to serve on the board of directors.

The City funds an Essential Services Program. Funds are awarded to a local non-profit that serves homeless populations. This program provides case management and services to individuals and families living in homeless shelters so that they can attain stable, permanent housing.

The second major catalyst that has resulted in major improvements in how the community responds to homelessness occurred in 2013. In February 2013, Pastor Renee Miller, director at City Walk Urban Missions, admitted herself as a client of The Shelter and conducted an independent review of shelter services. Her findings were concerning and resulted in an immediate response from the community. Community stakeholders mobilized and decided to use this event as an opportunity for conducting a thorough assessment and for making sweeping improvements in our continuum of care model, our overall approach for addressing homelessness.

Thus, in 2013, making improvements in the service delivery system for addressing homelessness was significantly accelerated and the following accomplishments are a result of years of efforts and a renewed interest in how to help our most vulnerable populations.

1. Goal – Development of a collaborative partnership (structure) to enhance the provision of services to those who are homeless or at-risk of homelessness: A crisis intervention committee representing all segments of the community was established immediately. Committee representatives included City and County commissioners, law enforcement officers, faith-based representatives, persons who are currently homeless, as well as representatives from education and nonprofit agencies.
2. Goal – Conduct an independent audit of shelter and supportive services: Completed in 2013, the report identified several areas needing significant improvements and immediate action. After determining the need to build a comprehensive center open 24 hours/7 days per week, the committee built the Renaissance Community Center (RCC). Private donors, including builders and craftsmen/women, donated significant funding, time and expertise to build the Center. The facility was open during the day and offered numerous auxiliary services, including legal, laundering and showering services, GED trainings, mental health and other specialized counseling, case management, veteran support, computer support, work clothing, referrals, employment assistance, bus passes, and a host of other resources specific to homelessness and homelessness prevention. Serving as a one-stop center, RCC's goal was to provide accessible and effective services to these at-risk populations by acting as a conduit in connecting individuals to resources and services. A coordinating committee of direct service providers provided direct oversight.
3. Goal – Improve the community's service capacity and build a Comprehensive Emergency Service Center: The new center, which opened in May 2015, represents a unique partnership between the City, Leon County, the Big Bend Homeless Coalition, The Shelter, the United Way of the Big Bend, and the Beatitude Foundation. This 36,000-square foot facility serves as a one-stop center by making available important wrap around services, with the ultimate goal of rapid rehousing and permanency planning. The facility houses adult men and women and now shares a campus adjacent to the Hope Community, a facility housing families with children.

The Renaissance Center services are now housed in the Comprehensive Emergency Services Center and include the services noted above. The Comprehensive Emergency Service Center, also, includes case management stations for provider organizations; a commercial kitchen, with an emphasis on teaching culinary skills for future employment opportunities; a full-service medical station; and an onsite, stand-alone preschool with an emphasis on trauma intervention, parenting skills, and helping children meet appropriate developmental milestones.

4. Goal: Expansion of housing for special needs populations: A local philanthropist built several specialized facilities to house adult women and men transitioning from prison; and housing for families with children. Faith-based organizations developed housing for sex offenders. In 2014, Capital City Youth Services built a family-like facility with the capacity to house 6 youth that are homeless due to abuse and neglect, including human sex trafficking.

The City also supports, through CDBG funds, the operation of HOPE Community, a transitional shelter for women and families.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

Nineteen years ago, the City of Tallahassee, Leon County and the United Way of the Big Bend collaborated to form the Community Human Service Partnership (CHSP). Overall, the CHSP serves as a joint planning and funding distribution process, which utilizes a standardized funding application, site visit format, and review and recommendation process for nonprofit agencies seeking human services funding. This initiative promotes greater coordination and cooperation between local funding sources, affords easier recognition of duplication and gaps in service delivery, and improves the social service system's ability to target funds accordingly. Each year, through this partnership over four million dollars are allocated for the provision of direct services to the neediest populations. Local nonprofit agencies leverage CHSP funds and conduct additional fundraising efforts resulting in them securing over \$100 million to support the provision of public services.

This year, the CHSP process was structured around human service categories, which include: children, community support, services for persons with disabilities, basic needs and emergency services, family support, physical health, seniors, youth character building and mentorship, and youth education and employment. An array of supportive services are funded through this process that include: childcare vouchers for the working poor, rental and utility assistance, afterschool and summer programming for at-risk children and youth, transitional housing, long-term affordable housing, special needs housing for persons with disabilities, accessibility support, emergency resources, food distribution, supportive housing for pregnant and homeless women, emergency shelter for youth, and healthcare.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Based on the 2007-2011 ACS data, over 40% of the housing units in the City were built prior to 1980. Since lead paint could no longer be used beginning on January 1, 1978, this means that approximately 40% of the housing units could potentially contain lead paint. The City tests all houses built prior to 1978 that will have federal money used for rehabilitation. Then the necessary lead-based paint mitigation measures are required to be included in the work write-up and completed by the appropriate contractors. The City uses certified firms procured through a bidding process for the risk assessment and the testing prior to work write up to recommend or require remediation measures, and

to perform the clearance testing following completion of the rehabilitation activities. Rehabilitation activities are required to include the necessary mitigation into the rehabilitation work write-up.

The City requires all sub recipients and agencies procured to administer programs to abide by the lead-based paint requirements as well. If federal funds are provided toward affordable housing for rehabilitation, the recipient of such funds is required to abide by all lead based paint requirements as well.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead poisoning is a hazard to children, creating devastating and irreversible health issues. Dust and chips from lead-based paint is the leading cause of lead poisoning in children. Pre-1978 housing with deteriorating paint occupied by low-income residents is usually higher risk because of the lower level of maintenance among these homeowners and lack of knowledge of the hazards.

While most of the rehabilitations that the City completes are not on the homes of households with children, we follow the same procedure for all homes rehabilitated whether there are children in the household or not. Cases of lead poisoning are not common in the City of Tallahassee as discussed previously, but our procedures are to follow this process to eliminate any lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

The City uses a checklist for all rehabilitation activities and the organization under contract with the City responsible for completing the activities is not given notice to proceed until the property is tested, all lead-paint activities are included in the work write-up and the City staff has signed off on the work write-up. The City orders and pays for all lead-based paint testing to ensure that these measures are appropriately taken.

For other sub recipients of funding for rehabilitation of units, the requirements are incorporated into the Agreement with the City.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's anti-poverty strategy is a multi-pronged approach: education, services, health care, and housing. Funding for public services is provided to non-profit agencies that provide educational programs to increase the earning power of the participants; provide basic medical care to help prevent health care crises and resultant economic crises; and reduce substance abuse problems that are often a contributing factor to poverty and homelessness. Also services provided through the City supported service centers assist families with after-school programs, congregate meals, and educational opportunities such as training in basic computer use, health and nutritional classes and financial literacy workshops.

Another aspect of the City's anti-poverty strategy is working closely with the Big Bend Homeless Coalition (BBHC) and the Continuum of Care Network to efficiently and effectively provide services designed to return those experiencing homelessness to self-sufficiency. Active participation by the Leon

County Schools in the BBHC programs and representation in the Continuum of Care has resulted in the identification and extension of services to potentially homeless families that are "doubled up" with other family members or friends.

How is the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

Providing down payment assistance to first-time homebuyers is designed to put families in a position to build equity in their home, providing an investment that can be used to secure additional financial leverage. Along with the first-time homebuyer down payment assistance is education in the form of homebuyer education, credit counseling and financial literacy, all of which are designed to help provide the tools necessary for the family to become a successful home owner and improve their financial capabilities.

Additionally, the City believes that by strengthening neighborhoods, providing educational opportunities, increasing the affordable housing stock, and lifting some of the burdens of repairing and maintaining the homes of our lowest-income residents, the level of poverty is reduced. These programs that assist homeowners are all over-subscribed and provide direct relief to low-income home owners.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The Housing Division of the Department of Economic and Community Development serves as the primary monitoring agent for all federal and state housing funds available to the City. If funding is provided by such organizations as HUD or Florida Housing Finance Corporation (FHFC), the City will request a copy of their monitoring report to see if it addresses the City's requirements. If HUD's or FHFC's monitoring does not, then additional monitoring is performed. Each agency receiving funding is required to be monitored annually. In addition, desk monitoring is performed with each pay request. The Housing Division works very closely with the Human Services Division, which takes responsibility for CDBG Public Services funding as well as certain City general revenue fund monies used to supplement Public Services funds. In addition, the Human Services Division works through an extensive partnership with the United Way and Leon County to deliver and administer public services to the community. Monitoring includes three aspects:

1. Payment is made on a reimbursement basis upon proof of eligibility of the activity, proof of expenditure, and physical inspection, as applicable. This is true of all contracts as well as work conducted for programs administered in-house. Program managers examine each pay request for accuracy, completeness, and eligibility before authorizing reimbursement. This desk-monitoring activity is done each time a pay request is received and, for most contracts, it is done monthly.
2. Regular reports (usually monthly but some may require less regular reporting) on accomplishments and activities are required from each contractor or sub-recipient to show

compliance with the approved tasks and responsibilities described in the contract. This includes audit reports commissioned by and for each agency if required by the Single Audit Act on federal, state, or local level.

3. Staff conducts on-site monitoring of all sub-recipients and contractors to assure compliance with state and federal regulations. Standard risk assessment criteria established by HUD and desk monitoring are used to determine the scope of on-site monitoring examination for each agency.

Additional monitoring and technical assistance is provided as needed, based on risk analysis, problems discovered in desk-or on-site monitoring, and capacity building needs identified by the City staff or the agency. This technical assistance may be provided by all appropriate staff, including division administrators or outside consultants, as necessary.

Annual Plan

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Tallahassee has a fiscal year from October 1st through September 30 of the following year. While the timing of our fiscal year works well with the federal funding, the uncertainty of federal funds and the decreasing dollars has been a challenge. To further complicate this, the state funding is uncertain, at best and sometimes we do not know until the end of June what those state dollars, if any, are. The dedicated funding source from the state housing trust fund has been used by the State for other purposes. The State Housing Initiatives Partnership Program (SHIP) has not been fully funded for over 5 years. Some years no funding was received from that source.

The decrease in CDBG funding continues to decrease the funds available for public services while the need is ever-increasing in the City of Tallahassee. The City continues to provide general funding to complement the CDGB funding which is combined with United Way and Leon County funds to address needs that could otherwise not be addressed. The continually decreasing HOME dollars continues to impact our ability to address the housing needs of the City as well.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,772,740	40,155	1,814,495	7,245,836	Expected amount for remainder of plan is based on federal funding and program income levels remaining the same.

Housing Trust fund which is used for affordable housing activities. While the City currently has a large amount of excess matching funds from years past, both SHIP and AHT funding is often used as matching funds for HOME-like and other eligible projects. City general revenue, Leon County funds, and United Way funds are combined with Public Services funds to support the human services activities in the community. General revenue funds are also used for affordable housing programs such as the water and sewer fee waiver program.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City currently owns property acquired under the NSP program funded through the State of Florida. That property may be used in conjunction with other property subsequently acquired with non-federal or federal funds to target the area for CDBG/NSP eligible activities.

The City periodically acquires land through various means such as surplus parcels acquired for public improvements, foreclosures associated with outstanding code liens and violations and through donations. The City's process for disposal of surplus property includes a review by City departments to determine whether the property has a City related use. The Economic and Community Development Department reviews these parcels and determines if the property can serve a community development purpose. Recently the City provided a long- term lease on a City parcel to a non-profit organization to construct a comprehensive homeless service center.

The Tallahassee Community Redevelopment Agency (CRA) can acquire property to facilitate its redevelopment objectives. The City has coordinated with the CRA to advance their common objectives which include the construction and preservation of affordable housing.

Discussion

The use of anticipated resources and leveraging of private, state and local resources is discussed in detail above.

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homebuyer Down Payment Assistance Loans	2016	2020	Affordable Housing	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Increase Homeownership	HOME: \$150,000	Direct Financial Assistance to Homebuyers: 30 Households Assisted
2	Homeowner - Single Family Rehabilitation	2016	2020	Affordable Housing Non-Homeless Special Needs	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Preserve Owner-Occupied Housing	CDBG: \$140,000 HOME: \$350,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
3	Continuum of Care Operational Support	2016	2020	Homeless	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA	Public Services Emergency Shelter & Transitional Housing Homeless Prevention	CDBG: \$165,000	Other: 1 Other
4	Permanent Relocation	2016	2020	Homeless Relocation	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Homeless Prevention	CDBG: \$20,000	Homelessness Prevention: 8 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	CHDO Activities	2016	2020	Affordable Housing	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Increase Homeownership	HOME: \$99,114	Rental units constructed: 1 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit
6	Public Facilities Service Center Renovations	2016	2020	Non-Housing Community Development	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Public Services Public Facilities Improvements/Construction	CDBG: \$75,000	Other: 1 Other
7	CBDO Activities - Frenchtown Area	2016	2020	Affordable Housing Non-Housing Community Development Economic Development	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA	Public Services Increase Homeownership	CDBG: \$60,000	Other: 1 Other
8	Public Facilities Improvement/Construction	2016	2020	Non-Homeless Special Needs	City of Tallahassee (citywide)	Public Services Public Facilities Improvements/Construction	CDBG: \$125,000	Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Temporary Relocation for Owner-Occupied Rehab	2016	2020	Affordable Housing	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Preserve Owner-Occupied Housing	CDBG: \$12,500	Homeowner Housing Rehabilitated: 25 Household Housing Unit
10	Lead Paint Testing	2016	2020	Affordable Housing	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Preserve Owner-Occupied Housing	CDBG: \$12,500	Homeowner Housing Rehabilitated: 25 Household Housing Unit
11	Homeless - Essential Services & Rapid Rehousing	2016	2020	Affordable Housing Homeless	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Homeless Prevention	ESG: \$50,000	Tenant-based rental assistance / Rapid Rehousing: 22 Households Assisted
12	Emergency & Transitional Housing Support	2016	2020	Homeless	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA	Emergency Shelter & Transitional Housing Homeless Prevention	CDBG: \$431,000	Homeless Person Overnight Shelter: 65 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Demolition	2016	2020	Affordable Housing Non-Housing Community Development	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Neighborhood Impv - Demolition and Clearance	CDBG: \$40,000	Buildings Demolished: 12 Buildings
14	Public Services - Senior Services	2016	2020	Non-Homeless Special Needs	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Public Services	CDBG: \$60,487	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
15	Public Services - Physical Health	2016	2020	Non-Homeless Special Needs	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Public Services	CDBG: \$57,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
16	Public Services - Persons with Disabilities	2016	2020	Non-Homeless Special Needs	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Public Services	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Public Services - Children's Services	2016	2020	Non-Housing Community Development	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Public Services	CDBG: \$34,792	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
18	Public Services - Youth Services	2016	2020	Non-Housing Community Development	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Public Services	CDBG: \$73,632	Public service activities other than Low/Moderate Income Housing Benefit: 235 Persons Assisted
19	Program Administration	2016	2020	Administration	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Public Services Emergency Shelter & Transitional Housing Preserve Owner-Occupied Housing Public Facilities Improvements/Construction Increase Homeownership Rapid Rehousing Homeless Prevention Neighborhood Impv - Demolition and Clearance Contingency Funds	CDBG: \$354,548 HOME: \$66,076 ESG: \$0	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	Unprogrammed funds	2016	2020		FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)	Contingency Funds	CDBG: \$3,036 HOME: \$7,365	Other: 1 Other

Table 55- Goals Summary

Goal Descriptions

1	Goal Name	Homebuyer Down Payment Assistance Loans
	Goal Description	Deferred payment loans to homebuyers.
2	Goal Name	Homeowner - Single Family Rehabilitation
	Goal Description	In addition to the CDBG funding and the HOME funds, SHIP funds are anticipated to also be used for this purpose.
3	Goal Name	Continuum of Care Operational Support
	Goal Description	CBDO
4	Goal Name	Permanent Relocation
	Goal Description	Detail pertaining to this annual goal is provided and optional narrative is not necessary.
5	Goal Name	CHDO Activities
	Goal Description	New or acquisition/construction for sale or rental.
6	Goal Name	Public Facilities Service Center Renovations
	Goal Description	Detail pertaining to this annual goal is provided and optional narrative is not necessary.
7	Goal Name	CBDO Activities - Frenchtown Area
	Goal Description	CBDO

8	Goal Name	Public Facilities Improvement/Construction
	Goal Description	RFP
9	Goal Name	Temporary Relocation for Owner-Occupied Rehab
	Goal Description	This program is used in conjunction with the single family rehabilitation.
10	Goal Name	Lead Paint Testing
	Goal Description	Used in conjunction with the single family rehabilitation activities.
11	Goal Name	Homeless - Essential Services & Rapid Rehousing
	Goal Description	Agencies selected to be determined through procurement process.
12	Goal Name	Emergency & Transitional Housing Support
	Goal Description	Detail pertaining to this annual goal is provided and optional narrative is not necessary.
13	Goal Name	Demolition
	Goal Description	Lots on which demolition activities occurred may be made available for affordable housing.
14	Goal Name	Public Services - Senior Services
	Goal Description	Detail pertaining to this annual goal is provided and optional narrative is not necessary.
15	Goal Name	Public Services - Physical Health
	Goal Description	Detail pertaining to this annual goal is provided and optional narrative is not necessary.
16	Goal Name	Public Services - Persons with Disabilities
	Goal Description	Detail pertaining to this annual goal is provided and optional narrative is not necessary.
17	Goal Name	Public Services - Children's Services
	Goal Description	Detail pertaining to this annual goal is provided and optional narrative is not necessary.
18	Goal Name	Public Services - Youth Services
	Goal Description	Detail pertaining to this annual goal is provided and optional narrative is not necessary.
19	Goal Name	Program Administration
	Goal Description	Not applicable.

20	Goal Name	Unprogrammed funds
	Goal Description	Not applicable.

AP-35 Projects – 91.220(d)

Introduction

In this first year Annual Action Plan, the City of Tallahassee will continue to fund activities that it has funded in the past in an effort to accomplish the following:

- Increase access to affordable housing through down payment assistance to first-time homebuyers
- Expand and improve the condition of housing affordable to lower income households
- Extend the useful life of existing affordable housing through repair and rehabilitation programs
- Leverage other public and private resources to expand the supply of affordable housing
- Assist non-profit providers and community housing development organizations (CHDOS) by providing technical assistance
- Increase access to public services providing 15% of the CDBG entitlement funding for public services
- Fund improvements to Public Facilities or new construction of public facilities
- Continue to build capacity through the support of CBDOs

Projects

#	Project Name
1	Administration (CDBG and HOME)
2	CDBG Public Facilities
3	Owner-Occupied Rehab/Reconstruction (CDBG & HOME)
4	Acquisition and Construction
5	Neighborhood Revitalization (CDBG)
6	Permanent Relocation
7	HOME CHDO Activities
8	Public Services
9	ESG15
10	Unprogrammed/Contingency Funds

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

While the City has identified target areas of greater need as provided in the Consolidated Plan, such as the Tallahassee Promise Zone and the Neighborhood Revitalization Strategy Area, funding allocations have not been specifically restricted to those areas. The priorities identified in SP-25 reflect the areas of greater need that can be feasibly addressed with the available funding. For example, the majority of the need for owner-occupied rehabilitation is in the areas of greatest need. Also, the priorities include funding to homelessness and homeless prevention, public services, public facilities that serve low and moderate income households, and neighborhood revitalization.

The largest obstacle to addressing the underserved needs is the lack of funding for things such as supportive housing and the limitation on funding used for public services. The funding for the capital expenses of housing are can often be accessed by agencies serving the special needs populations, but it is much more difficult to obtain than the funding for the supportive services needed in concert with the housing. While the Housing First model is good in concept for special needs populations, access to funding for supportive services is a large obstacle.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration (CDBG and HOME)
	Target Area	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)
	Goals Supported	Homeowner - Single Family Rehabilitation Homebuyer Down Payment Assistance Loans Continuum of Care Operational Support Permanent Relocation CHDO Activities CBDO Activities - Frenchtown Area Public Facilities Improvement/Construction Public Facilities Service Center Renovations Temporary Relocation for Owner-Occupied Rehab Lead Paint Testing Homeless - Essential Services & Rapid Rehousing Emergency & Transitional Housing Support Demolition Public Services - Senior Services Public Services - Physical Health Public Services - Persons with Disabilities Public Services - Youth Services Public Services - Children's Services Program Administration Unprogrammed funds
	Needs Addressed	Preserve Owner-Occupied Housing Emergency Shelter & Transitional Housing Increase Homeownership Public Facilities Improvements/Construction Public Services Rapid Rehousing Homeless Prevention Neighborhood Impv - Demolition and Clearance Contingency Funds
	Funding	CDBG: \$354,548 HOME: \$66,075

	Description	These funds are used to cover administrative costs including training, materials and supplies, and fair housing activities.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A - Administrative dollars
	Location Description	N/A
	Planned Activities	
2	Project Name	CDBG Public Facilities
	Target Area	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)
	Goals Supported	Public Facilities Improvement/Construction Public Facilities Service Center Renovations Public Services - Senior Services
	Needs Addressed	Public Facilities Improvements/Construction Public Services
	Funding	CDBG: \$200,000
	Description	These funds will be used for Service Center Renovations and other eligible public facilities which may be funded through a competitive process.
	Target Date	9/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Families and persons to benefit from this activity will be measured through the public services provided at the facility.
	Location Description	
	Planned Activities	A competitive process will be used to determine the recipients of up to \$125,000 of the funding. \$75,000 will be used for Neighborhood Service Center Renovations.
3	Project Name	Owner-Occupied Rehab/Reconstruction (CDBG & HOME)
	Target Area	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)
	Goals Supported	Homeowner - Single Family Rehabilitation Temporary Relocation for Owner-Occupied Rehab Lead Paint Testing
	Needs Addressed	Preserve Owner-Occupied Housing
	Funding	CDBG: \$275,000 HOME: \$350,000

	Description	Funds are allocated for rehabilitation of owner-occupied housing to bring them into compliance with current codes and to address all health and safety issues. All homes built prior to 1978 are tested for lead-based paint and, if levels are beyond acceptable levels, the rehabilitation is required to include necessary measures. Upon completion of the rehabilitation, the homes are tested to be sure the levels of lead are acceptable. Temporary relocation expenses are also covered as necessary in connection with the rehabilitation activities. SHIP funding may also be used for this activity.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	25 homes of low and moderate income households
	Location Description	Citywide
	Planned Activities	Owner-Occupied Rehabilitation including lead based paint testing and clearance as well as temporary relocation as necessary.
4	Project Name	Acquisition and Construction
	Target Area	City of Tallahassee (citywide)
	Goals Supported	Homebuyer Down Payment Assistance Loans
	Needs Addressed	Increase Homeownership
	Funding	HOME: \$150,000
	Description	These funds are used to provide loans for down payment assistance and closing cost loans for income-eligible homeowners and delivery costs.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	30 low and moderate income families
	Location Description	Citywide
	Planned Activities	Down Payment Assistance and closing cost loans.
5	Project Name	Neighborhood Revitalization (CDBG)
	Target Area	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)
	Goals Supported	Continuum of Care Operational Support CBDO Activities - Frenchtown Area Emergency & Transitional Housing Support Demolition
	Needs Addressed	Emergency Shelter & Transitional Housing Homeless Prevention
	Funding	CDBG: \$696,000

	Description	Funds are provided for to two Community Based Development Organizations and for demolition activities through the Code Enforcement Division of Economic and Community Development. The Big Bend Homeless Coalition CBDO was responsible for development and operation of housing for the homeless population and is the lead agency in the Continuum of Care. The Big Bend Community Development Corporation is active in the Greater Frenchtown Area pursuing development of housing and economic activities.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Frenchtown Neighborhood Revitalization Areas
	Planned Activities	Support of the Big Bend Homeless Coalition (lead agency of the continuum of care) and the Big Bend Community Development Corporation (both CBDOs); demolition of dilapidated buildings through the Code Enforcement Division.
6	Project Name	Permanent Relocation
	Target Area	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)
	Goals Supported	Permanent Relocation
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$20,000
	Description	Funds provided for relocation assistance to low and moderate income families and persons displaced from their homes as a result of substandard or hazardous conditions, fire or other disaster. It is anticipated that this program will be administered through a non-profit organization selected through a competitive process.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	8 low and moderate income families or persons
	Location Description	Unknown
	Planned Activities	Permanent relocation of individuals displaced due to code enforcement actions, etc. Funding may in be used for temporary housing, deposits on new housing, transfer fees, or utilities in conjunction with a disaster-related permanent relocation. It is anticipated that a non-profit will be selected through a competitive process to administer this program.
7	Project Name	HOME CHDO Activities
	Target Area	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)
	Goals Supported	CHDO Activities

	Needs Addressed	Increase Homeownership
	Funding	HOME: \$99,114
	Description	A minimum of 15% of the HOME entitlement funding is set-aside funding for Community Based Housing Development Organizations. These funds will be awarded based on evaluation of specific proposals that have the ability to proceed.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Two low/moderate income households.
	Location Description	
	Planned Activities	CHDO eligible activities
8	Project Name	Public Services
	Target Area	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)
	Goals Supported	Public Services - Senior Services Public Services - Physical Health Public Services - Persons with Disabilities Public Services - Youth Services Public Services - Children's Services
	Needs Addressed	Public Services
	Funding	CDBG: \$265,911
	Description	15% used for public services
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	685 persons are anticipated to benefit from these activities
	Location Description	Some of the public services (youth services) will be located at Lincoln Neighborhood Center, 438 West Brevard, Tallahassee, FL (Census Tract 6 - Frenchtown Area) Some (youth services) will be provided at the Smith-Williams Center located at 2295 Pasco Street, Tallahassee, FL (Census Tract 11.01 in the Bond Community). The Center for Independent Living, d.b.a. Ability First, is located at 1823 Buford Court, Tallahassee, FL 32308. This organization handles the services relative to disabilities. Kids, Incorporated, at 2326 Centerville Road, Tallahassee, FL, is responsible for the Children's Services. Big Bend Cares has been selected for the physical health services. This organization is located at 2201 S. Monroe Street, Tallahassee, FL 32301.

	Planned Activities	<ul style="list-style-type: none"> • Early Start program; • assistance to persons living HIV/AIDS persons and their caregivers; • assistance to persons with disabilities; • youth services to include after-school and summer enrichment programs
9	Project Name	ESG15
	Target Area	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)
	Goals Supported	Homeless - Essential Services & Rapid Rehousing
	Needs Addressed	Rapid Rehousing Homeless Prevention
	Funding	ESG: \$157,046
	Description	\$50,000 in funding will be used to provide essential services to households residing in homeless facilities or transitional housing. \$107,046 in funding will be awarded to a non-profit through a competitive process to be used to provide direct financial assistance to households residing in homeless shelters and transitional housing. Funds will be used to cover housing relocation/stabilization services, short-term rental assistance.
	Target Date	9/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	270 persons (95 families)
	Location Description	City-wide
Planned Activities	\$50,000 in funding will be used to provide essential services to households residing in homeless facilities or transitional housing. \$107,046 in funding will be awarded to a non-profit through a competitive process to be used to provide direct financial assistance to households residing in homeless shelters and transitional housing. Funds will be used to cover housing relocation/stabilization services, short-term rental assistance.	
10	Project Name	Unprogrammed/Contingency Funds
	Target Area	FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA Tallahassee Promise Zone City of Tallahassee (citywide)
	Goals Supported	Unprogrammed funds
	Needs Addressed	Contingency Funds
	Funding	CDBG: \$3,036 HOME: \$7,365
	Description	This funding is minor amounts of remaining HOME (\$7634.60) and CDBG (\$3,036.37) funding that could be used with any of the programs in this annual action plan, if eligible.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	Unknown
Location Description	
Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City has identified two geographic areas which are the focus of comprehensive redevelopment and revitalization efforts. These areas, the Tallahassee Promise Zone, and the Tallahassee Neighborhood Revitalization Strategy Area, are described in section SP 10. However, the City’s federal grant funded programs for affordable housing, public services and public facilities are available City-wide. The City promotes these programs to the residents, businesses, and non-profit organizations that reside in or provide services to these targeted areas. However, the City does not reserve its federal grant funds for the exclusive use in these geographic areas.

Geographic Distribution

Target Area	Percentage of Funds
FRENCHTOWN NEIGHBORHOOD REVITALIZATION STRATEGY AREA	0
Tallahassee Promise Zone	0
City of Tallahassee (citywide)	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Discussion

As referenced above the City does not allocate its resources based on geographic targets. The City seeks to encourage the use of its grant programs in these identified target areas through promotion and outreach.

AP-55 Affordable Housing – 91.220(g)

Introduction

This section provides the goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	55
Special-Needs	2
Total	57

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	25
Acquisition of Existing Units	30
Total	57

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The above table indicates the number of homeless, non-homeless, and special needs households to be provided affordable housing within the subject-program year. It also indicates the number of affordable housing units that will be provided by program type. “Affordable housing” is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

These numbers do not include emergency shelter, transitional housing, or social services and are reflective of our owner-occupied rehabilitation program, our down payment assistance program, and our CHDO activities. It is through the CHDO activities that we are more able to serve the special needs populations because we allow CHDOs to keep their proceeds which make it much more financially feasible to reach the special needs populations.

While we do not target special populations (other than perhaps through additional outreach of our CHDOs) through our programs, we certainly encourage them and try to work with them to determine what programs will best fit their needs. We appropriate non-federal housing funds to provide accessibility repairs to persons with accessibility needs and through non-federal funding special needs may be served. We also currently allow higher income levels (up to 80% AMI) as an exception to the general rules in some of our non-federal programs such as our Emergency Home Repair Program.

AP-60 Public Housing – 91.220(h)

Introduction

This section describes the actions the City will take in FY 2015-16 to carry out the public housing portion of the Strategic Plan.

Actions planned during the next year to address the needs to public housing

Continue to be an active partner with the Tallahassee Housing Authority (THA) and, whenever possible, financial support for THA's competitive applications for funding such as low-income housing tax credits, State Apartment Incentive Loan Program, and other funds.

Continue to facilitate the THA (or their representative) in an effort to obtain the necessary supporting forms required to be executed by the City/County/State as needed for applications to HUD, Florida Housing Finance Corporation, Federal Home Loan Bank, and others.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City of Tallahassee staff will continue its role as an active member of the local Housing Authority Coordinating Committee for its Family Self-Sufficiency Program.

Assist in developing resources to support program planning initiatives that are designed to encourage housing authority residents to become more self-sufficient, to explore opportunities, and when appropriate, and to be active in management.

Continue to encourage the use of the City's down payment assistance, water and sewer fee waiver, and other programs as they might be applicable to low - and moderate-income potential homebuyers.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

The Tallahassee Housing Authority (THA) was set up by the City, but now operates as an independent, highly successful organization. The Mayor appoints members of the housing authority board and the City reviews plans (for consistency with the City's strategic plan goals) submitted to the US Department of Housing and Urban Development (HUD). In the past the THA has been awarded tax credits from the Florida Housing Finance Corporation. In conjunction with funding provided from the Tallahassee-Leon Community Redevelopment Agency, THA produced Goodbread Hills, a successful, attractive multifamily development located in the Frenchtown target area which replaced an outdated, problem-ridden public housing development. They continue to apply for low income housing tax credits and other funds in an effort to modernize, update or redevelop existing developments.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section describes the City's FY 2015-16 goals and specific action steps it will undertake to carry out the homeless strategy outlined in the previous section.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City provides support to the Big Bend Homeless Coalition, the lead agency in the Continuum of Care. This is the agency that does the annual PIT study and outreach is done for those unsheltered persons on the streets and in camps. In addition, the Capital City Youth Services has a Going Places Street Outreach with a drop-in center. It provides outreach to run away and homeless youth up to the age of 21.

The Apalachee Center Homeless Project provides outreach, case management, psychiatric/medication management, and supportive services. It is an outpatient mental health treatment program providing services to individuals who are homeless, have no insurance, and have a major mental illness.

Finally, the new Comprehensive Emergency Services Center provides services, including case management, to all homeless persons, sheltered or unsheltered. Information regarding these services is provided to all service providers at the regular Continuum of Care Network meetings.

Addressing the emergency shelter and transitional housing needs of homeless persons

Through the use of the ESG funding, the City's goal is to assist at least 171 persons/71 households to move from homelessness to stable, permanent housing using ESG Rapid Rehousing funds and continue to support the Continuum of Care's efforts to coordinate, collaborate, improve quality, and improve accountability among housing and service providers who are engaged in moving Tallahassee's homeless population into permanent, stable housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City hopes to assist at least 60 persons/25 homeless households, residing in an emergency shelter, to develop an individualized housing and service plan for the purpose of planning a path to permanent housing and stability using ESG Essential Services funds.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving

assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

In addition to the use of the ESG funding as described above the City's goals also include assisting eight families from becoming homeless through the permanent relocation program funded with CDBG, and, finally, continue to support the HOPE Community Transitional Housing Program.

Discussion

The goals and specific action steps the City will undertake to carry out the homeless strategy outlined in the previous section are discussed in detail above.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

As provided in SP-55, the City is not aware of any policies or regulations that have been barriers to affordable housing which have not been addressed. There are several incentive policies for affordable housing as referenced below.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

In the event any policies or regulations are identified as barriers to housing, staff and the advisory committees will review those policies or regulations. In addition, the City will continue to reduce possible regulatory and policy barriers to the development of affordable housing in the next year as follows:

- Continued use of general revenue funding or other government funds for the payment of water and sewer connection fees under the local ordinance
- Fast-tracking the permitting process for affordable housing developments.
- Maintain and implement those incentives to affordable housing as recommended by the Affordable Housing Advisory Committee to the extent possible
- Continue to be creative and expand incentives for affordable housing

For a complete list of the affordable incentive policies that are unique to affordable housing projects and are applicable to all land development projects certified as affordable housing, see the strategies contained in Local Housing Assistance Plan (LHAP) Section III, LHAP Incentive Strategies AP-75 Attachment.jpg.

Discussion:

The actions the City would take to remove or ameliorate negative effects of public policies that posed barriers to affordable housing are discussed in detail above.

AP-85 Other Actions – 91.220(k)

Introduction:

This section describes the City's planned actions to carry out the strategies outlined in the Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

Over the timeframe covered by the Annual Action Plan, the following actions will take place in an effort to address obstacles to meeting the underserved needs:

- Continue to educate the community on the needs of the underserved populations, the City's goals, objectives, and framework for community development in an attempt to alter negative perceptions
- Continue to develop and nurture relationships with stakeholders in an effort to further the goals and objectives identified
- Continue efforts to enhance the level of coordination among stakeholders in an effort to maximize outputs and foster a greater level of service efficiency and effectiveness
- Promote programs in the targeted areas more heavily than City-wide

Actions planned to foster and maintain affordable housing

- Continue to encourage and reward collaborative projects that are consistent with the objectives and priorities identified
- Continue to educate affordable housing providers about the eligibility of proposed projects relative to City funding or other affordable housing funding
- Continue to monitor the condition of affordable housing to which the City has provided funding or incentives

Actions planned to reduce lead-based paint hazards

- Continue to test all houses built prior to 1978 that are rehabilitated under the owner-occupied rehabilitation program for lead-based paint; incorporate necessary mitigation into the rehabilitation; and require clearance tests show that home is safe before allowing homeowner to occupy the home
- Require all agencies or sub-recipients contracted for rehabilitation work follow the lead paint rules and abide by the City's process
- To ensure this process is being followed, the City staff orders the tests and does not provide notice to proceed until it has been completed; final payments are not authorized until acceptable clearance tests are received

Actions planned to reduce the number of poverty-level families

- Support the provision of public services such as child care, health services, after school programs, etc. for low- and moderate-income working households
- Support the provision of homebuyer counseling and financial education to low- and moderate-income households
- Support the provision of permanent affordable, and decent housing for homeownership or lease

Actions planned to develop institutional structure

- Provide opportunities for capacity building through the provision and coordination of training opportunities for local organizations
- Participate in training opportunities of all City staff
- Provide technical assistance when staff has the capacity to do so
- Take advantage of opportunities to receive technical assistance and training

Actions planned to enhance coordination between public and private housing and social service agencies

- Continue participation with the Big Bend Homeless Coalition as the lead agency in the Continuum of Care (CoC) collaborative network meetings
- Continue participation in neighborhood meetings to determine their needs and obtain input relative to City activities and projects funded

Discussion:

The actions the City plans to carry out the strategies outlined in the Consolidated Plan are described in detail above.

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

This section addresses the program-specific requirements for the Annual Action Plan.

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Tallahassee does not anticipate providing forms of investment that are not described in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In anticipation of using HOME funds to support homebuyers, the City of Tallahassee adopts the recapture entire amount methodology in cases where assisted unit fails to be the principal residence of the assisted householder for the duration of the period of affordability. When the recapture is

triggered by the sale, either voluntary or involuntary, of the unit the amount recaptured shall not exceed net proceeds of the sale, as defined by HUD methodology.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds (See 24 CFR 92.254(a)(4)) are as follows:

The City requires a HOME agreement as well as a note and mortgage be executed by the recipient of the funds (homebuyer). These are recorded in the public records. If the homebuyer requests subordination for refinancing superior mortgages, the City has a process to review the new financing and, if it meets the subordination requirements which are structured to ensure protection of the homebuyer, then the City provides a subordination agreement to allow the new superior debt.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not anticipate using HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds for the period covered by this plan.

Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

A. Standard policies and procedures for evaluating eligibility for assistance under ESG:

- i. Program participants must meet the definition of “homeless” as defined in CFR 576.2, criteria (1) or (4).
- ii. Individuals/families “at risk of homelessness,” and/or those who are about to be evicted, are not eligible for ESG-RRP.
- iii. Individuals/families who have received assistance through HPRP (Homelessness Prevention and Rapid Re-housing Program) are not eligible for ESG-RRP.
- iv. Program participants’ households must have a source of verifiable income, which is expected to be sufficient to sustain housing at the completion ESG-RRP assistance.
- v. Participants’ household income must be at or below 50% AMI (Area Median Income).
- vi. Participants must have consultation with ESG-RRP staff for assessment, evaluation, eligibility determination, and housing stabilization services.

B. Standard for targeting and providing essential services related to street outreach:

ESG-RRP funding will not be used for street outreach essential services.

C. Policies and procedures for admission, diversion, referral, and discharge by emergency shelters receiving ESG funds:

Each shelter facility receiving ESG funding shall:

- Provide decent, safe and sanitary shelter for residents of the shelter;
 - Not suspend or expel a resident without just cause and due process;
 - Provide program participants the opportunity to grieve programmatic decisions , including decisions concerning suspension or expulsion from the shelter;
 - Not admit a person who is listed on the State of Florida Registry of Sexual Offenders if the shelter serves families with children;
 - Not use race, color, religion, ethnicity/national origin, gender, familial status, disability, or sexual orientation as a basis for determining eligibility for shelter services;
 - Adhere to a client confidentiality policy that involves informed client consent, when soliciting or sharing client information, unless required for legal purposes.
- D. Policies and procedures for assessing, prioritizing, and reassessing individuals' and families' needs for essential services relating to emergency shelter:

Each organization that receives ESG funds for the provision of essential services related to emergency shelter shall conduct an initial assessment of the household in an effort to determine the needs of that household. The assessment must be conducted within 30-days of shelter admission, and must result in the development of an individualized service plan that outlines: 1) the immediate needs of the household; 2) household goals and objectives leading to attaining transitional or permanent housing; and 3) any resources that are available to the household to assist with goal attainment.

- E. Policies and procedures for coordination:

The ESG-RRP will be publicized to CoC members and other providers, stakeholders, and mainstream services through email, CoC network meetings, and flyers. The materials will include program details, requirements, and restrictions. Additionally, the sub-grantee will be responsible for coordinating with appropriate services for the benefit of program participants. Those services will include, but are not limited to, Veterans' programs, federally subsidized housing programs, mainstream resources (TANF, SNAP, SSI, etc.), Education for Homeless Children and Youth programs, health services, and others. Finally, referrals will be made by existing emergency shelters, transitional housing programs, homelessness prevention programs, and other stakeholders.

- F. Policies and procedures for prioritizing which eligible households receive either homeless prevention assistance or rapid re-housing assistance:

ESG-RR funding will only be used for rapid re-housing assistance.

- G. Standard for determining the share of assistance costs program participants must pay while receiving homeless prevention or rapid re-housing assistance:

The ESG-RRP funding provides for one-time financial assistance related to the costs of obtaining permanent housing, up to a maximum of \$1,500 per household, based upon a needs analysis. No financial assistance is provided for ongoing rent and utilities payments. Program participants will not be required to pay a share of assistance costs in order to receive this one-time financial assistance related to the costs of obtaining permanent housing.

- H. Standards for determining how long a particular program participant will be provided assistance and whether and how the amount will be adjusted over time:

The ESG-RRP funding provides for one-time financial assistance related to the costs of obtaining permanent housing, as described above. No financial assistance is provided for ongoing rent and utilities payments.

- I. Standards for determining the type, amount, and duration of housing stabilization and/or relocation services to provide a program participant, including the limits, if any, on the homelessness prevention or rapid re-housing assistance:

The ESG-RRP funding provides for one-time financial assistance related to the costs of obtaining permanent housing, up to a maximum of \$1,500 per household, based upon a needs analysis.

- J. Participation in HMIS:

Any organization receiving ESG funds, excluding victim and legal services providers, are required to participate in the Homeless Management Information System currently operated by the collaborative applicant of the local Continuum of Care. Victim and legal service providers may utilize a comparable database that collects clients-level data, over time, and generates unduplicated aggregate reports based on that data.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

As of January 2015, the Big Bend Continuum of Care has adopted the use of the VI-SPDAT (The Vulnerability Index - Service Prioritization Decision Assistance Tool) to use as our community's coordinated intake and assessment tool. The VI-SPDAT is a pre-screening, or triage tool that is designed to be used by all providers within the community to quickly assess the health and social needs of homeless persons and match them with the most appropriate support and housing interventions that are available.

This tool is comprised of questions pertaining to 4 areas of the client's life:

- History of Housing and Homelessness;
- Risks - risk of harm to self or others, involvement in high-risk and/or exploitative situations, interactions with emergency services, legal issues, managing tenancy;
- Socialization and Daily Functions - self-care and daily living skills, personal administration and money management, meaningful daily activities, social relations and networks;
- Wellness - mental health and wellness and cognitive functioning, physical health and wellness, medication, substance use, experience of abuse and/or trauma;

After a caseworker has completed a VI-SPDAT on a client, it is then entered into HMIS (Homeless Management Information System) and scored to determine which intervention is best for the client.

If the Pre-Screen Total is equal to or greater than 10, the individual is recommended for a Permanent Supportive Housing/Housing First Assessment/Referral.

If the Pre Screen Total is 5 through 9, the individual is recommended for a Rapid Re-Housing Assessment/Referral.

If the Pre Screen Total is 0 through 4, the individual is not recommended for a Housing and Support Assessment at this time. This person should be able to gain housing with some case management and life skills support only.

Many agencies and partners providing services and housing are part of the system and can send and receive referrals for clients within the system to quickly place them in the most appropriate housing intervention including rapid re-housing, transitional housing, permanent supportive housing, etc.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

A Request for Proposals (RFP) process will be utilized to select non-profit organizations to carry out the activities of the Rapid Rehousing and the Essential Services Programs. The basis for the selection is performance-based and supports the City's objective of supporting the continued development, operation, and expansion of the Homeless Continuum of Care. Responding entities will be evaluated in the following areas: experience and ability; past experience; past performance; case management capacity; and fiscal capacity. The organization must demonstrate experience in emergency responsiveness, client eligibility determination, and case management.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

In an effort to comply with CFR 24 576.405(b), the City of Tallahassee plans to ensure the continued participation of a homeless or formerly homeless individual on the ESG Planning Committee. The ESG Planning Committee will continue to be consulted regarding policy and decision making pertaining to the use of ESG funding on an annual basis.

5. Describe performance standards for evaluating ESG.

The overarching performance standards for the ESG are to: 1) reduce the number of people who are homeless in our community; 2) reduce the length of time the participants are homeless in our community; and 3) assist families to achieve self-sufficiency through the provision of essential services. With the assistance of ESG funding, a goal of 171 persons/71 households will move out of assisted with essential services. This goal is set based on the average amount of funding used per client in the previous year and the maximums of the program imposed by the City.

III. LHAP INCENTIVE STRATEGIES *Section 420.9071(16), F.S.*

City Commission Policy 710.03 (currently being updated) implements incentives that are unique to affordable housing projects and are applicable to all land development projects certified as affordable housing projects.

A. **Name of the Strategy: Expedited Permitting**

Permits as defined in s. 163.3164(7) and (8), F.S., for affordable housing projects are expedited to a greater degree than other projects.

Established policy and procedures: The City Commission has directed that certified affordable housing projects will be given priority status in the land use/growth management process (City Commission Policy 710.03). The Growth Management Department will give first priority to certified affordable housing projects in the processing of applications for Limited Partition subdivisions, Type A site plans and all certificates, permits and approvals issued by Growth Management.

B. **Name of the Strategy: Part I Environmental Assessments**

Staff services are offered to perform Part I Environmental Assessments for small certified affordable housing projects.

Established policy and procedures: Upon the receipt of a complete application and a map of the property in question showing two-foot contours, the Growth Management Department will perform the Part I environmental assessment for small (20 units or less) certified affordable housing projects, as required by Section 61 of the Environmental Management Ordinance (City Commission Policy 710.03).

C. **Name of the Strategy: Technical Assistance**

Staff members from various city departments are available to consult, on an informal basis, on project feasibility at the outset of project planning.

Established policy and procedures: An interdepartmental team of City staff will be available to certify a project as affordable and/or to consult on an informal basis with applicants for potential affordable housing projects regarding the feasibility of the project and issues of land use approvals, permitting and utility service (City Commission Policy 710.03).

D. **Name of the Strategy: Ongoing Review Process**

A review of local policies, ordinances, regulations and plan provisions examines whether

they will increase the cost of housing prior to their adoption.

Established policy and procedures: Housing Policies 2.1.5 and 2.1.6 in the Housing Element of the City's Comprehensive Plan requires local government to perform a fiscal impact analysis of any proposed policies, programs, ordinances, regulations, or plan provisions that might have an impact on affordable housing development costs or housing preservation. The analyses must be completed prior to submission to the City Commission for review and subsequent action. A statement showing the potential fiscal impact each proposed item may have on future development or preservation of affordable housing shall also be submitted to the Commission for consideration.

E. Name of the Strategy: Water and Sewer Connection Fee Exemption

Affordable housing units receive water and sewer connection fee exemptions.

Established policy and procedures: City Code of Ordinances Chapter 21, Article V, Section 21-152 exempts developers from water and sewer systems charges, and residential tap fees for new affordable housing developments.

F. Name of the Strategy: Density Bonus for Inclusionary Housing

Under the Inclusionary Housing Ordinance, residential developments of 50 units or more in specific geographic areas, Target Planning Areas, Critical Planning Areas, and Developments of Regional Impact, are required to build 10% of their units as affordable housing. In return for building the affordable units, developers may construct the units at densities greater than those provided in the respective classifications of land use contained within the Land Use Element of the City's Comprehensive Plan.

Established policy and procedures: Developers who agree to build affordable housing units under the Inclusionary Housing Ordinance may increase the density of the development up to 25% provided that there are no negative environmental impacts or other negative consequences (Housing Element Policy 2.1.4 and Land Use Element 2.1.14, Tallahassee-Leon County Comprehensive Plan; and Land Development Code Chapter 9, Article VI, Section 9-246).

G. Name of the Strategy: Regulation Reduction for Inclusionary Housing

Under the Inclusionary Housing Ordinance, residential developments of 50 units or more in specific geographic areas, Target Planning Areas, Critical Planning Areas, and Developments of Regional Impact, are required to build 10% of their units as affordable housing. In return for building the affordable units, developments may benefit from reductions in setbacks, lot sizes, buffering, and screening. Inclusionary housing units are exempt from transportation concurrency fees.

Established policy and procedures: Developers who agree to build affordable housing units under the Inclusionary Housing Ordinance may receive design flexibility, deviation from design standards and a transportation concurrency exemption (Land Development Code, Chapter 9, Article VI, Section 9-246.)

II. Name of the Strategy: Density Bonus for Affordable Housing

Housing developers that commit to sell or rent homes to households earning less than 80% AMI would be eligible to construct the units at densities greater than those provided in the respective classifications of land use contained within the Land Use Element of the City's Comprehensive Plan.

Established policy and procedures: Developers who agree to build affordable housing units in Planned Unit Developments may increase the density of the development up to 25% provided that there are no negative environmental impacts or other negative consequences (Land Use Element 2.1.14, Tallahassee-Leon County Comprehensive Plan).

I. Name of the Strategy: Regulation Reduction for Affordable Housing

As an incentive to build affordable housing developments to maximum allowable density, regulation reductions are provided for any housing units constructed in Planned Unit Developments for households earning 80% AMI or less.

Established policy and procedures: Housing developers that commit to sell or rent homes to households earning less than 80% AMI in Planned Unit Developments are eligible to receive reductions in urban forest and landscape requirements (Land Use Element 2.1.14, Tallahassee-Leon County Comprehensive Plan).

J. Name the Strategy: Allowance of Accessory Dwelling Units in Residential Districts

The City allows attached and detached accessory dwelling units in residential zoning districts.

Established policy and procedures: Attached accessory dwelling units and detached garage dwelling unit conversions are allowed based on Land Development Regulation Chapter 10 Zoning, Article VII Supplementary Regulations, Section 10-412.

Discussion:

The program specific requirements for the annual action plan are discussed in detail above.

Appendix - Alternate/Local Data Sources

1	Data Source Name Housing Cost Burden
	List the name of the organization or individual who originated the data set. Florida State Housing Clearinghouse
	Provide a brief summary of the data set. City of Tallahassee housing cost burden
	What was the purpose for developing this data set? Alternative Data set
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The coverage is comprehensive
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2007-2011
	What is the status of the data set (complete, in progress, or planned)? Complete
2	Data Source Name Totals in Use
	List the name of the organization or individual who originated the data set. PIC (PIH Information Center) – received from the Tallahassee Housing Authority
	Provide a brief summary of the data set. Provides the public housing by program type including non-elderly disabled, mainstream one-year, mainstream five-year and nursing home transition.
	What was the purpose for developing this data set? To achieve a more precise alternative data set.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The coverage is comprehensive.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2014 - the most currently available.

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The data set is complete.</p>
3	<p>Data Source Name</p> <p>Characteristics Public Housing Residents</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>PIC (PIH Information Center) – received from the Tallahassee Housing Authority</p>
	<p>Provide a brief summary of the data set.</p> <p>Characteristics public housing residents by program type.</p>
	<p>What was the purpose for developing this data set?</p> <p>To provide a more precise alternative data set.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The coverage is comprehensive.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2014 - most recently available</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
4	<p>Data Source Name</p> <p>Race of Residents</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>PIC (PIH Information Center) – received from the Tallahassee Housing Authority</p>
	<p>Provide a brief summary of the data set.</p> <p>Provides the race of public housing residents by program type</p>
	<p>What was the purpose for developing this data set?</p> <p>To provide a more precise alternative data set.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The coverage is comprehensive.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2014 - most recently available data</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>The data set is complete.</p>

5	Data Source Name Ethnicity of Residents
	List the name of the organization or individual who originated the data set. PIC (PIH Information Center) – received from the Tallahassee Housing Authority
	Provide a brief summary of the data set. Provides the Ethnicity of Residents by Program Type.
	What was the purpose for developing this data set? To provide a more precise alternative data set.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The coverage of the data is comprehensive.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2014 - most recently available data.
	What is the status of the data set (complete, in progress, or planned)? The data set is complete.
6	Data Source Name Vacant Units
	List the name of the organization or individual who originated the data set. 2013 American Community Survey 1-Year Estimates, Leon County Clerk of Court, City of Tallahassee Division of Code Enforcement
	Provide a brief summary of the data set. Number of vacant units suitable and not suitable for rehabilitation.
	What was the purpose for developing this data set? To provide an alternate more reliable data set.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The coverage is comprehensive.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2013
	What is the status of the data set (complete, in progress, or planned)? The data set is complete.

7	Data Source Name
	Total Number of Units
	List the name of the organization or individual who originated the data set.
	PIC (PIH Information Center)
	Provide a brief summary of the data set.
	Provides the total number of units by program type including non-elderly disabled, mainstream one-year, mainstream five-year and nursing home transition.
	What was the purpose for developing this data set?
	To provide an alternative more recent data set.
8	Data Source Name
	Facilities & Housing Targeted to Homeless Household
	List the name of the organization or individual who originated the data set.
	Point in Time Count Big Bend Homeless Coalition
	Provide a brief summary of the data set.
	Homeless households by type of beds provided.
	What was the purpose for developing this data set?
	To provide an alternative data set based on point in time data collection.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	The coverage is comprehensive.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	The time period covered is 2014.
	What is the status of the data set (complete, in progress, or planned)?
	The data set is complete.
	Data Source Name
	Facilities & Housing Targeted to Homeless Household
List the name of the organization or individual who originated the data set.	
Point in Time Count Big Bend Homeless Coalition	
Provide a brief summary of the data set.	
Homeless households by type of beds provided.	
What was the purpose for developing this data set?	
To provide an alternative data set based on point in time data collection.	
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	
The coverage is comprehensive for the point in time conducted.	
What time period (provide the year, and optionally month, or month and day) is covered by this data set?	
2015	
What is the status of the data set (complete, in progress, or planned)?	
The data set is complete for the point in time conducted.	

SF 424s

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): _____ * Other (Specify): _____		
* 3. Date Received: _____		4. Applicant Identifier: FL 123000 Tallahassee
5a. Federal Entity Identifier: 59-6000435		5b. Federal Award Identifier: _____
State Use Only:		
6. Date Received by State: _____		7. State Application Identifier: _____
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Tallahassee		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000435		* c. Organizational DUNS: 0732451930000
d. Address:		
* Street1: 300 South Adams Street		
Street2: _____		
* City: Tallahassee		
County/Parish: _____		
* State: FL: Florida		
Province: _____		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 32301-1731		
e. Organizational Unit:		
Department Name: Community & Economic Developme		Division Name: Housing Division
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.	* First Name: Joyce	
Middle Name: _____		
* Last Name: Olaves		
Suffix: _____		
Title: Grants & Housing Administrator		
Organizational Affiliation: _____		
* Telephone Number: 850 891 6500		Fax Number: 850 891 6597
* Email: Joyce.Olaves@talgov.com		

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="FL-002"/>	* b. Program/Project: <input type="text" value="FL-002"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="10/01/2015"/>	* b. End Date: <input type="text" value="09/30/2016"/>
18. Estimated Funding (\$):	
* a. Federal	<input type="text" value="1,772,740.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="1,600.00"/>
* g. TOTAL	<input type="text" value="1,774,340.00"/>
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on	<input type="text" value="07/06/2015"/>
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
<p>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)</p> <p><input checked="" type="checkbox"/> ** I AGREE</p> <p>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</p>	
Authorized Representative:	
Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="Anita"/>
Middle Name: <input type="text" value="F."/>	
* Last Name: <input type="text" value="Thompson"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="City Manager"/>	
* Telephone Number: <input type="text" value="850 891 8576"/>	Fax Number: <input type="text" value="850 891 8669"/>
* Email: <input type="text" value="Anita.Favors.Thompson@talgov.com"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="7/27/15"/>

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify): _____
* 3. Date Received: _____	4. Applicant Identifier: FL 123000 Tallahassee	
5a. Federal Entity Identifier: 59-6000435	5b. Federal Award Identifier: _____	
State Use Only:		
6. Date Received by State: _____	7. State Application Identifier: _____	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Tallahassee		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000435	* c. Organizational DUNS: 0732451930000	
d. Address:		
* Street1: 300 South Adams Street	Street2: _____	
* City: Tallahassee	County/Parish: _____	
* State: FL: Florida	Province: _____	
* Country: USA: UNITED STATES	* Zip / Postal Code: 32301-1731	
e. Organizational Unit:		
Department Name: Community & Economic Developme	Division Name: Housing Division	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.	* First Name: Joyce	
Middle Name: _____	* Last Name: Olaves	
Suffix: _____	Title: Grants & Housing Administrator	
Organizational Affiliation: _____		
* Telephone Number: 850 891 6500	Fax Number: 850 891 6597	
* Email: Joyce.Olaves@talgov.com		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnership Program

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="660,758.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="6,621.12"/>
* g. TOTAL	<input type="text" value="667,379.12"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

- Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): [] * Other (Specify): []		
* 3. Date Received: []		4. Applicant Identifier: FL 123000 Tallahassee
5a. Federal Entity Identifier: 59-6000435		5b. Federal Award Identifier: []
State Use Only:		
6. Date Received by State: []		7. State Application Identifier: []
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Tallahassee		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000435		* c. Organizational DUNS: 0732451930000
d. Address:		
* Street1: 300 South Adams Street		
Street2: []		
* City: Tallahassee		
County/Parish: []		
* State: FL: Florida		
Province: []		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 32301-1731		
e. Organizational Unit:		
Department Name: Community & Economic Developme		Division Name: Housing Division
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.	* First Name: Joyce	
Middle Name: []		
* Last Name: Olaves		
Suffix: []		
Title: Grants & Housing Administrator		
Organizational Affiliation: []		
* Telephone Number: 850 891 6500		Fax Number: 850 891 6597
* Email: Joyce.Olaves@talgov.com		

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.231

CFDA Title:

Emergency Solutions Grant

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a Applicant

* b Program/Project

Attach an additional list of Program/Project Congressional Districts if needed

17. Proposed Project:

* a Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a Federal	<input type="text" value="157,046.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d Local	<input type="text"/>
* e Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="157,046.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

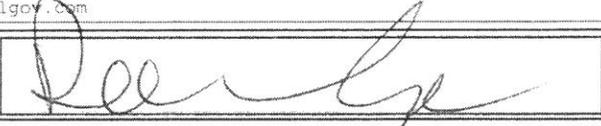
* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:



Most Livable City in America

May 27, 2014

Mr. James O. Cooke, IV
Treasurer Clerk
City of Tallahassee
300 South Adams Street
Tallahassee, Florida 32301

Dear Jim:

This letter grants Dee Crumpler, Assistant City Manager, signature authority to execute contracts and documents on my behalf. Please ensure that non-City agencies are aware of this authority. Thank you.

Sincerely,

Anita Favors Thompson
City Manager

AFT/jm

Cc: Dee Crumpler

Certifications

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

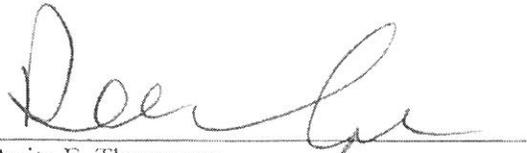
Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

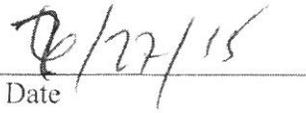
Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Anita F. Thompson



Date

City Manager
Title

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

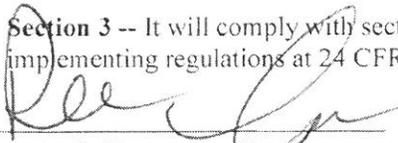
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

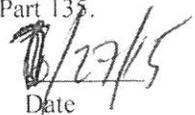
1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Anita F. Thompson, City Manager


Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015-2016 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

for Anita F. Thompson 8/27/15
Date

City Manager
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.