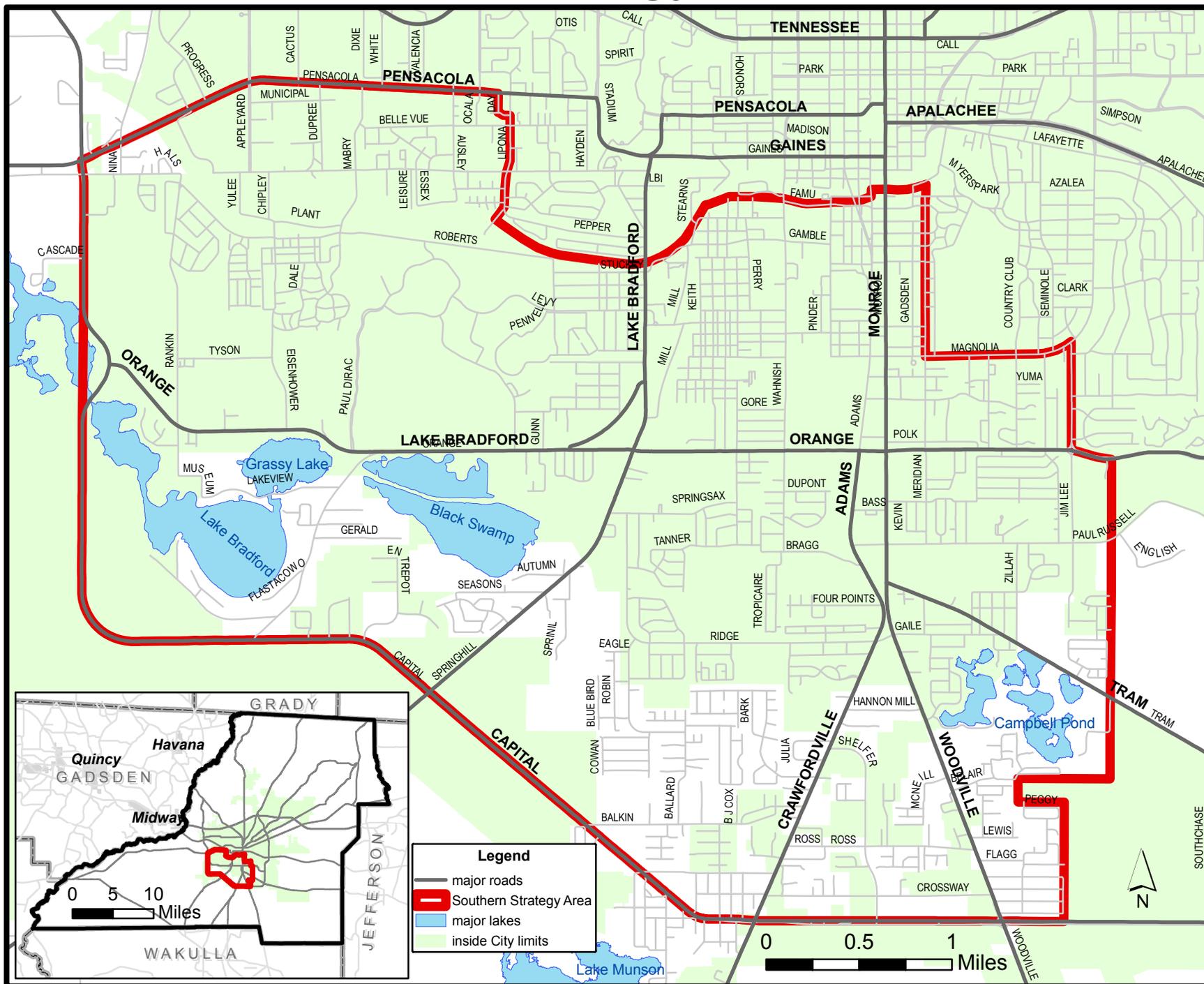


# Southern Strategy Area, 2013



SOUTHERN STRATEGY AREA STATISTICS, 2010-2013

**Table 1: Population changes in the SSA, 1970–2018**

Year	Population			Percent change from prior Census year				SSA population as percent of Leon County
	Southern Strategy Area	City of Tallahassee	Leon County		Southern Strategy Area	City of Tallahassee	Leon County	
1970	27,287	71,897	103,047					27%
1980	30,260	81,548	148,655	1970-1980	8.7%	13.4%	44.2%	20%
1990	31,203	124,773	192,493	1980-1990	3.1%	53.0%	29.4%	16%
2000	31,061	150,624	239,452	1990-2000	-0.5%	20.7%	24.4%	13%
2010	34,988	181,376	275,487	2000-2010	12.6%	20.4%	15.0%	13%
2013 (est.)	35,141	184,551	280,017	2010-2013	0.4%	1.7%	1.6%	13%
2018 (proj.)	36,184	192,056	291,542	2010-2018	3.4%	5.9%	5.8%	12%

Source: Census and ESRI Community Analyst

**Table 2: Population characteristics in the SSA, 1970–2010**

Characteristic	1970		1980		1990		2000		2010	
	Southern Strategy Area	Leon County								
Population	27,287	103,047	30,260	148,655	31,203	192,493	31,061	239,452	34,988	275,487
White	60%	74%	46%	74%	34%	74%	22%	66%	21%	63%
Black	39%	25%	52%	25%	63%	24%	74%	29%	73%	30%
Others	1%	1%	2%	1%	3%	2%	4%	5%	6%	7%
SSA population as percent of Leon County	27%	—	20%	—	16%	—	13%	—	13%	—
Unemployment Rate	3%	3%	7%	4%	9%	5%	16%	8%	17%	8%
Percent of families with children under 18 headed by one parent	19%	15%	41%	26%	51%	29%	60%	35%	79%	39%
Persons Below Poverty	23%	20%	30%	18%	31%	17%	34%	18%	—	—
Families Below Poverty	19%	14%	25%	12%	24%	9%	27%	9%	—	—
Median Family Income	\$6,846	\$8,961	\$11,772	\$18,916	\$21,903	\$37,000	\$25,407	\$52,962	\$36,447	\$66,157
in 2010 dollars*	\$38,474	\$50,360	\$31,152	\$50,057	\$36,542	\$61,729	\$32,172	\$67,065	\$36,447	\$66,157
SSA median family income as percent of Leon County median family income	76%	—	62%	—	59%	—	48%	—	55%	—
Vacancy rate	3.7%	4.7%	10.7%	8.6%	10.3%	8.0%	13.4%	7.2%	16.8%	11.0%
Percent owners	51%	60%	44%	56%	42%	57%	41%	57%	36%	54%
Percent renters	49%	40%	56%	44%	58%	43%	59%	43%	64%	46%

Source: Census

SOUTHERN STRATEGY AREA STATISTICS, 2010-2013

**Table 3: Households in the SSA, 2010**

2010 households	SSA	Tallahassee	Leon Co.
Total	12,551	74,815	110,945
Households with 1 Person	30.6%	34.1%	30.1%
Households with 2+ People	69.4%	65.9%	69.9%
Family Households	50.6%	46.3%	54.9%
Husband-wife Families	19.1%	27.8%	36.7%
With Own Children	7.3%	11.2%	14.6%
Other Family (No Spouse Present)	31.5%	18.6%	18.2%
With Own Children	17.4%	10.1%	9.7%
Nonfamily Households	18.9%	19.6%	15.0%
All Households with Children	29.6%	23.5%	27.1%
Multigenerational Households	4.9%	2.2%	2.8%
Unmarried Partner Households	7.4%	7.2%	6.8%
Male-female	6.8%	6.5%	6.0%
Same-sex	0.6%	0.7%	0.8%
Average Household Size	2.54	2.23	2.35

Source: 2006-2010 ACS

**Table 4: Journey to work in SSA, Tallahassee, and Leon County, 2010**

Means of travel to work*	Percentage of resident workers			SSA commuters as share of Leon County commuters
	SSA	Tallahassee	Leon County	
Car, truck, or van	86.3%	90.6%	91.9%	8.0%
Drove alone	69.7%	80.7%	80.8%	7.3%
Carpool	16.5%	9.8%	11.2%	12.6%
Public transit	6.0%	1.9%	1.4%	36.1%
Walked	3.3%	3.2%	2.3%	12.4%
Other means (incl. bicycle)	2.2%	2.1%	1.7%	10.8%
Worked at home	2.2%	2.3%	2.6%	7.1%
Average minutes to work	19.5	17.8	20.0	

\*Workers 16 years and older. Categories may not sum to 100% due to rounding.

Source: 2006-2010 ACS

SOUTHERN STRATEGY AREA STATISTICS, 2010-2013

Table 5: SSA public schools, 2010/11 to 2012/13

School	Enrollment			Subsidized lunch			School grade		
	10/11	11/12	12/13	10/11	11/12	12/13	2011	2012	2013
<b>Elementary</b>									
Bond	645	662	664	93%	100%	100%	C	C	D
Oak Ridge	555	585	568	91%	100%	100%	B	C	D
Pineview	499	471	462	91%	100%	100%	C	B	C
Sabal Palm	563	556	534	88%	>99%	100%	B	C	C
<b>Middle</b>									
Fairview	921	883	896	66%	64%	62%	B	B	B
Nims	453	466	460	93%	90%	57%	C	D	D
<b>High</b>									
Rickards	1227	1273	1295	56%	58%	49%	B	C	—
<b>District-wide schools in SSA</b>									
FAMU-DRS	508	536	499	40%	68%	63%	C	D	—
PACE	76	69	77	80%	83%	77%	—	—	—
SAIL	386	385	389	27%	28%	29%	A	A	—

Sources: Leon County Schools, Florida Department of Education

SOUTHERN STRATEGY AREA STATISTICS, 2010-2013

Table 6: Reported occurrences of crime within the SSA, 2005-2012

Year	2005	2006	2007	2008	2009	2010	2011	2012
<b>Total Crimes, SSA</b>	<b>2,121</b>	<b>1,965</b>	<b>3,344</b>	<b>3,671</b>	<b>3,255</b>	<b>3,991</b>	<b>4,204</b>	<b>4,146</b>
<b>SSA as percent of City</b>	—	—	31%	33%	31%	33%	34%	44%
<i>Violent Crimes</i>								
Assault *	78	96	100	116	79	104	101	123
Battery †	540	517	692	758	691	871	775	871
Homicide (incl. attempted)	6	9	5	6	5	12	7	13
Kidnapping/False Imprisonment	8	6	5	10	8	4	7	7
Robbery	59	75	131	132	90	146	139	171
Aggregate of violent crimes	691	703	933	1022	873	1,137	1,029	1,185
(SSA as percent of City)	—	—	36%	37%	36%	38%	35%	46%
<i>Property Crimes</i>								
Burglary	645	523	1185	1393	1313	1,596	1,891	1,655
Forgery	29	23	30	21	21	16	29	16
Fraud	102	91	197	228	259	234	208	160
Theft	654	625	1185	1007	789	1,008	1,047	1,130
Aggregate of property crimes	1,430	1,262	2,411	2,649	2,382	2,854	3,175	2,961
(SSA as percent of City)	—	—	30%	31%	30%	31%	34%	43%

\* Assault, aggravated assault, or assault on law enforcement officer.

† Battery, aggravated battery, sexual battery, or battery on law enforcement officer.

Source: Tallahassee Police Department, Crimes Analysis Unit

SOUTHERN STRATEGY AREA STATISTICS, 2010-2013

Table 7: Student crime and violence in SSA public schools, 2003/04 to 2011/12

School	Incidents of crime and violence per 100 students*								
	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
<i>Total</i>									
Southern Strategy Area schools	11.3	11.4	16.0	9.9	11.3	13.0	9.8	9.5	7.5
Leon County	0.7	1.0	6.2	5.0	4.8	4.6	3.5	3.7	3.8
Florida	5.3	4.3	3.9	3.6	3.1	2.6	3.2	2.9	2.7
<i>Leon County Schools</i>									
Bond E.S.	8.4	13.4	1.5*	0.5	13.7	26.6	2.6	4.8	3.3
Brevard E.S.	1.1	11.9	16.4	NA	NA	NA	NA	NA	NA
Oak Ridge E.S.	1.6	3.9	4.9	0.0	15.0	14.9	4.9	1.6	2.4
Pineview E.S.	10.4	27.5	8.7	2.3	0.0	0.9	—	4.2	—
Sabal Palm E.S.	0.9	5.0	—	9.7	10.7	8.3	10.9	4.3	3.6
Wesson E.S.	2.5	2.2	NA						
Belle Vue M.S.	61.4	37.6	23.3	11.9	8.8	12.0	NA	NA	NA
Fairview M.S.	15.9	22.6	20.7	15.2	16.3	14.7	9.8	20.7	14.0
Nims M.S.	22.9	10.7	34.1	27.6	17.8	24.9	29.7	30.7	22.7
Rickards H.S.	11.3	9.4	18.1	12.3	10.0	9.6	6.1	3.7	3.5
<i>District-wide schools in SSA</i>									
FAMU-DRS	—	—	—	—	3.8	1.7	3.1	4.1	0.2
PACE	—	—	—	—	10.8	8.4	29.0	31.6	10.1
SAIL	—	—	—	—	2.5	1.8	3.2	1.6	1.6

\*Incident types include: alcohol, arson, battery, breaking and entering/burglary, bullying/harassment, disruption on campus, drug sales (except alcohol), drug use/possession (except alcohol), fighting, homicide, kidnaping, larceny/theft/motor vehicle, other major offenses, robbery, sex offenses, sexual battery, sexual harassment, threat/intimidation, tobacco, trespassing, vandalism, weapons possession.

Source: Florida Department of Education.

SOUTHERN STRATEGY AREA STATISTICS, 2010-2013

**Table 8: Residential units in the SSA, 2013 (est.)**

Area	Estimated residential units	As percent of Leon County	Percent constructed since 1990
Total Leon County	122,753	100%	40%
City of Tallahassee	84,441	69%	37%
Unincorporated area	38,342	31%	44%
Southern Strategy Area	14,589	12%	26%

Source: TLCPD analysis of Leon County Property Appraiser data.

**Table 9: Housing value in the SSA, 2003-2013**

Area	Developed residential property value (\$ per bldg. sq ft)				Average market value of owner-occupied unit*			
	2003	2007	2009	2013	2003	2007	2009	2013
Total Leon County	\$62.86	\$98.89	\$85.40	\$72.88	\$117,679	\$179,234	\$174,343	153,675
City of Tallahassee	\$58.34	\$99.43	\$80.31	\$67.89	\$113,827	\$174,703	\$169,687	148,761
Unincorporated area	—	—	\$94.13	\$81.55	—	—	\$179,478	159,050
Southern Strategy Area	\$42.61	\$51.31	\$61.27	\$43.16	\$58,810	\$65,188	\$89,014	61,129
<i>SSA average compared to Leon County's average</i>	<i>68%</i>	<i>52%</i>	<i>72%</i>	<i>59%</i>	<i>50%</i>	<i>36%</i>	<i>51%</i>	<i>40%</i>

\*Single-family detached, mobile home, townhouse, or condominium.

Source: TLCPD analysis of Leon County Property Appraiser data.

**Table 10: Residential density in the SSA, 2003-2013**

Residential development type	Density (housing units/acre)				Proportion of residential units*			
	2003	2007	2009	2013	2003	2007	2009	2013
Single-family detached	2.9	3.1	3.2	3.3	42%	44%	43%	43%
Multi-family	16.8	15.5	16.3	15.6	32%	31%	32%	33%
Mobile/manufactured home	2.3	2.4	2.4	2.4	8%	8%	7%	8%
Townhouse and Condominium	15.4	16.5	22.3	27.9	3%	4%	7%	5%
Mobile home park	4.3	3.9	3.3	3.3	8%	6%	5%	5%
Duplex, Triplex, and Quad	8.5	9.0	8.9	8.5	6%	6%	5%	7%
<i>Total Residential in SSA**</i>	<i>4.3</i>	<i>4.5</i>	<i>4.8</i>	<i>4.9</i>				

\*May not total 100% due to rounding.

\*\*Does not include <0.5% other types of residential units (religious, custodian, non-profit, etc.).

Source: Tallahassee-Leon County Planning Department

SOUTHERN STRATEGY AREA STATISTICS, 2010-2013

**Table 11: Major developments in the SSA, 2013/14**

Type	Project	Size		Status mid-2014
		units	SF	
Apartments	Stadium Place of Tallahassee	36		Site plan expires June 2014; 2-story structures, all 3BR units, no recent activity
Assisted Living	Orange Avenue Development Phase 1	90		Pre-submittal completed Oct. 2013; demolition of the existing buildings; 54 1BR/1bath, 36 2BR/2 bath; at or below 60% AMI
	Orange Avenue Development Phase 4	84		Pre-Submittal completed Oct. 2013; demolition of existing units and construction of townhouse/garden apartment project
	Seminole Landings	120		Pre-submittal completed Oct. 2013; 5-story complex; 62 1BR/1bath, 60 2BR/2bath, 109 LI, 13 ELI units
Commercial	Lot 5, Block B Airport Commerce Center		15,000	Office/Warehouse: pre-submittal completed Oct. 2013
Public Facility	Comprehensive Emergency Services Center (CESC)		34,000	Transitional Residential Facility: Site plan signed Feb. 2014
Single-Family Residential	Paeonia Place Subdivision	106		17 units completed, 2 under construction as of Mar. 2014
	Pebble Brooke	104		90 SF detached units/35 townhouse units completed, 2 SF detached and 2 townhouse units under construction as of Mar. 2014
	Villas at Pine Forest	111		57 units completed, 3 units under construction as of Mar. 2014

Source: Major Ongoing & Proposed Developments in Tallahassee and Leon County, TLCPD

SOUTHERN STRATEGY AREA STATISTICS, 2010-2013

**Table 12: SSA share of building permits, 2000-2013**

Permit Type	SSA		Leon County		2000-2006		2007-2009		2010-2013		2000-2013	
	Units or Sq. Ft.	Value (\$1,000s)	Units or Sq. Ft.	Value (\$1,000s)	SSA Percent of Units or Sq. Ft.	SSA Percent of Value	SSA Percent of Units or Sq. Ft.	SSA Percent of Value	SSA Percent of Units or Sq. Ft.	SSA Percent of Value	SSA Percent of Units or Sq. Ft.	SSA Percent of Value
<b>Residential: (units)</b>												
Single-family detached	1,120	\$100,265	11,624	\$1,931,519	8.5%	4.5%	20.9%	11.1%	4.6%	2.3%	9.6%	5.2%
Townhouse	112	\$10,162	2,359	\$223,074	1.8%	1.4%	13.1%	12.5%	5.3%	5.9%	4.7%	4.6%
Multi-Family	602	\$30,323	10,915	\$706,020	8.0%	6.4%	1.9%	2.5%	0.0%	0.0%	5.5%	4.3%
Mobile Homes	626	\$10,545	3,091	\$83,387	22.2%	14.6%	14.5%	7.9%	16.3%	9.7%	20.3%	12.6%
Total Residential	2,460	\$151,295	27,989	\$2,944,000	9.3%	5.0%	11.8%	9.5%	3.2%	1.7%	8.8%	5.1%
<b>Commercial: (sq.ft.)</b>												
Warehouse	247,222	\$9,683	868,816	\$32,168	25.2%	21.3%	63.3%	76.5%	5.5%	6.6%	28.5%	30.1%
Industrial	208,542	\$7,167	928,964	\$32,506	20.8%	17.9%	28.6%	27.6%	39.3%	42.9%	22.4%	22.0%
Office	60,167	\$4,380	4,768,055	\$435,842	1.2%	1.2%	1.5%	0.9%	0.0%	0.0%	1.3%	1.0%
Stores/Shopping Centers/Restaurants	73,578	\$4,536	5,589,556	\$353,456	0.8%	0.8%	0.7%	0.3%	6.5%	6.1%	1.3%	1.3%
All Other Commercial	131,370	\$10,425	4,189,016	\$402,637	3.8%	4.3%	3.3%	2.0%	1.5%	1.0%	3.1%	2.6%
Total Commercial	720,879	\$36,191	16,344,407	\$1,256,609	4.5%	3.0%	4.6%	3.0%	3.7%	2.4%	4.4%	2.9%

Source: TLCPD analysis of Permit Enforcement Tracking System