



# CITY OF TALLAHASSEE



## FIVE-YEAR CONSOLIDATED PLAN 2020-2024



PREPARED BY: FLORIDA HOUSING COALITION

# Table of Contents

Executive Summary .....	5
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....	5
The Process .....	15
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	15
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).....	16
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c) .....	35
Needs Assessment .....	43
NA-05 Overview .....	43
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) .....	45
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2).....	55
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) .....	59
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	63
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) .....	65
NA-35 Public Housing – 91.205(b) .....	66
NA-40 Homeless Needs Assessment – 91.205(c).....	72
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	79
NA-50 Non-Housing Community Development Needs – 91.215 (f) .....	84
Housing Market Analysis .....	87
MA-05 Overview .....	87
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	89
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a).....	93
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	96
MA-25 Public and Assisted Housing – 91.210(b) .....	100
MA-30 Homeless Facilities and Services – 91.210(c).....	104
MA-35 Special Needs Facilities and Services – 91.210(d).....	109

MA-40 Barriers to Affordable Housing – 91.210(e) .....	114
MA-45 Non-Housing Community Development Assets – 91.215 (f) .....	116
MA-50 Needs and Market Analysis Discussion .....	124
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2) .....	128
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3) .....	131
Strategic Plan .....	134
SP-05 Overview .....	134
SP-10 Geographic Priorities – 91.215 (a)(1) .....	137
SP-25 Priority Needs - 91.215(a)(2) .....	140
SP-30 Influence of Market Conditions – 91.215 (b) .....	144
SP-35 Anticipated Resources– 91.215 (a)(4), 91.220 (c)(1,2) .....	146
SP-40 Institutional Delivery Structure – 91.215(k) .....	151
SP-45 Goals Summary – 91.215(a)(4) .....	156
SP-50 Public Housing Accessibility and Involvement – 91.215(c) .....	163
SP-55 Barriers to affordable housing – 91.215(h) .....	165
SP-60 Homelessness Strategy – 91.215(d) .....	169
SP-65 Lead based paint Hazards – 91.215(i) .....	174
SP-70 Anti-Poverty Strategy – 91.215(j) .....	176
SP-80 Monitoring – 91.230 .....	178
Expected Resources .....	180
AP-15 Expected Resources – 91.220(c)(1,2) .....	180
AP- 20 Annual Goals and Objectives .....	185
AP-35 Projects – 91.220(d) .....	191
AP-38 Project Summary .....	193
AP-50 Geographic Distribution – 91.220(f) .....	205

Affordable Housing..... 209  
AP-55 Affordable Housing – 91.220(g) ..... 209  
AP-60 Public Housing – 91.220(h)..... 210  
AP-65 Homeless and Other Special Needs Activities – 91.220(i)..... 211  
AP-75 Barriers to affordable housing – 91.220(j) ..... 214  
AP-85 Other Actions – 91.220(k) ..... 218  
Program Specific Requirements ..... 223

2020-2021 Program Funding Summary						
	CDBG	ESG	HOME	SHIP	Local	GRAND TOTAL
<b>Anticipated Revenue</b>						
Award / Allocation	\$ 1,854,176	\$ 162,749	\$ 931,882	\$ 132,000	\$ 6,732,422	\$ 9,813,229
Reprogrammed Funding / Carry forwards	\$ 300,035		\$ 608,355	\$ 69,472		\$ 977,862
Program Income / Loan Repayment / Sales	\$ 10,930	\$ -	\$ 276,528	\$ 182,119		\$ 469,577
<b>TOTAL FY21 HUD/State Allocations</b>	<b>\$ 2,165,141</b>	<b>\$ 162,749</b>	<b>\$ 1,816,765</b>	<b>\$ 383,591</b>		<b>\$ 4,528,246</b>
Emergency Funds (FY20 AAP Amendments)	\$ 2,579,209	\$ 2,439,614		\$ 839,082		\$ 5,857,905
<b>TOTAL 2020 REVENUE</b>	<b>\$ 4,744,350</b>	<b>\$ 2,602,363</b>	<b>\$ 1,816,765</b>	<b>\$ 1,222,673</b>	<b>\$ 6,732,422</b>	<b>\$ 17,118,573</b>
<b>Program Administration</b>						
General Administration	\$ 836,677	\$ 243,961	\$ 91,765	\$ 17,000		\$ 1,189,403
Fair Housing Outreach	\$ 20,000	\$ -		\$ -		\$ 20,000
Planning/Environmental Studies	\$ 30,000					
<b>Total Administration</b>	<b>\$ 886,677</b>	<b>\$ 243,961</b>	<b>\$ 91,765</b>	<b>\$ 17,000</b>	<b>\$ -</b>	<b>\$ 1,209,403</b>
<b>Public Facilities / Community Assets</b>						
Resilience Hubs Hardening	\$ 300,000	\$ -	\$ -	\$ -	\$ 100,000	\$ 400,000
Critical Facilities (Repair/Reno/Rehab)	\$ 388,000					\$ 388,000
<b>Total Public Facilities</b>	<b>\$ 688,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ 788,000</b>
<b>Public Services / Human Services</b>						
Resilience Hub-Service Center (Programming)	\$ 471,880	\$ -	\$ -	\$ -		\$ 471,880
CHSP	\$ 600,000	\$ -	\$ -	\$ -	\$ 2,267,126	\$ 2,867,126
Special Initiatives / Outside Agencies	\$ 100,000				\$ 778,800	\$ 878,800
Bridge Program (Human Service Start-ups)					\$ 50,000	\$ 50,000
Trauma-Informed Community (Resilience Training)					\$ 50,000	\$ 50,000
Emergency COVID Services	\$ 40,000					\$ 40,000
<b>Total Public Services</b>	<b>\$ 1,211,880</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,145,926</b>	<b>\$ 4,357,806</b>
<b>Homelessness Services and Prevention</b>						
Homeless Coordination/HMIS (CoC)		\$ 75,000	\$ -	\$ -		\$ 75,000
Homeless Street Outreach (CoC)		\$ 184,180				\$ 184,180
Homeless/Eviction Prevention		\$ 140,000		\$ 245,000		\$ 385,000
Rapid Rehousing		\$ 1,228,349		\$ 244,082		\$ 1,472,431
Shelter Operations & Essential Services	\$ 865,000	\$ 402,737	\$ -	\$ -	\$ 100,000	\$ 1,367,737
Shelter Renov & Major Rehab	\$ -		\$ -	\$ -		\$ -
Emergency Homeless Relief Center		\$ 328,136				\$ 328,136
Permanent Relocation	\$ 50,000		\$ -	\$ -		\$ 50,000
<b>Total Homelessness Services</b>	<b>\$ 915,000</b>	<b>\$ 2,358,402</b>	<b>\$ -</b>	<b>\$ 489,082</b>	<b>\$ 100,000</b>	<b>\$ 3,862,484</b>

<b>Affordable Housing</b>						
Acquisition/New Construction/Major Rehab (CLT, Habitat, Rentals, Multifamily Devpmts)		\$ -	\$ 950,000		\$ 350,000	\$ 1,300,000
CHDOs (min 15%)			\$ 225,000			\$ 225,000
City Lots Infill Program					\$ 900,000	\$ 900,000
AH Incentives/Water Sewer Waiver					\$ 150,000	\$ 150,000
AH Construction Revolving Loan					\$ 1,000,000	\$ 1,000,000
Home Repair				\$ 328,319		\$ 328,319
Home Rehab	\$ 100,000		\$ 400,000			\$ 500,000
Home Accessibility				\$ 100,000		\$ 100,000
Home Resilience / Disaster Mitigation				\$ 118,800		\$ 118,800
Homeownership/Housing Counseling		\$ -		\$ 169,472		\$ 169,472
Down Payment Assistance (Loans)		\$ -	\$ 150,000			\$ 150,000
Permanent Supportive Housing	\$ 470,000					\$ 470,000
Temporary Relocation	\$ 72,793					\$ 72,793
Landlord Risk Mitigation Fund					\$ 100,000	\$ 100,000
<b>Total Affordable Housing</b>	<b>\$ 642,793</b>	<b>\$ -</b>	<b>\$ 1,725,000</b>	<b>\$ 716,591</b>	<b>\$ 2,500,000</b>	<b>\$ 5,584,384</b>
<b>Neighborhood Revitalization</b>						
Neighborhood First Plan Implementation	\$ 400,000					\$ 400,000
Vacant-to-Vibrant					\$ 175,000	\$ 175,000
Historic Preservation					\$ 339,460	\$ 339,460
Public Art & Graffiti Abatement					\$ 202,036	\$ 202,036
Demolition					\$ 160,000	\$ 160,000
Crime Prevention Through Environmental Design					\$ 10,000	\$ 10,000
<b>Total Neighborhood Revitalization</b>	<b>\$ 400,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 886,496</b>	<b>\$ 1,286,496</b>
<b>TOTAL PLANNED EXPENDITURES</b>	<b>\$ 4,744,350</b>	<b>\$ 2,602,363</b>	<b>\$ 1,816,765</b>	<b>\$ 1,222,673</b>	<b>\$ 6,732,422</b>	<b>\$ 17,118,573</b>

# Executive Summary

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

### Introduction

This Consolidated Plan presents the City of Tallahassee’s strategic approach to housing and community activities for 2020-2024. Using the latest available data, the plan reviews priority needs in housing, homelessness, public housing, and non-housing community development. The plan also considers market conditions for a wide range of housing characteristics, including the number of available housing units, cost and condition of housing, homeless facilities and services, special needs facilities and services, and barriers to affordable housing.

In addition to a detailed review of needs and the market assessment, this Consolidated Plan presents a strategic set of goals that the City will pursue during its 2020-2024 program years. These goals target the City’s most pressing needs in housing and community development and will be used as a benchmark for performance evaluations over the five-year time period.

The goals established by the City represent a balanced approach to housing and community development. The City will pursue strategies focused on affordable housing including rehabilitation, relocation, purchase assistance, acquisition and new construction; funding of organizations which support low-income, youth, elderly, homeless and special needs populations. These strategies are intended to ensure the continuing success of the City of Tallahassee’s population, neighborhoods, and businesses.

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

The City of Tallahassee has identified five priority needs to be addressed during the Consolidated Plan period (2020-2024) that will meet HUD’s objectives of providing decent housing; a suitable living environment, or economic opportunity. Priority needs, objectives, outcomes, and indicators projected for the 5-Year period include:

<b>1</b>	<b>Priority Need:</b> Increase Access to Affordable Housing
	<b>Objective:</b> Decent Housing
	<b>Outcome Indicators:</b> Homeowner Housing Rehabilitated: 126 Units Rehabilitated Direct Financial Assistance to Homebuyers:75 Households Assisted Homeowner Housing Added: 18 Units Constructed Other: 50 Households Receiving Relocation Assistance Other: 18 Units Acquired Other: 750 Households Rehabbed/Acquired/Removed of Blight

	<b>Activities:</b> Housing Rehabilitation, Homebuyer Assistance, Housing Construction, Relocation Assistance, Acquisition.
<b>2</b>	<b>Priority Need:</b> Increase Access to Public Services
	<b>Objective:</b> Suitable Living Environment
	<b>Outcome Indicator:</b> Public Service Activities Other Than Low/Moderate Income Housing Benefit: 5,225 Persons Assisted
	<b>Activities:</b> Essential services for low-income and limited clientele populations. The City will assist non-profit organizations in carrying out public service activities assisting low-income persons and families, special needs populations, and the homeless.
<b>3</b>	<b>Priority Need:</b> Improve Access to Public Facilities
	<b>Objective:</b> Suitable Living Environment
	<b>Outcome Indicator:</b> Other: 23 Facilities Improved
	<b>Activities:</b> Public facility and service center improvements.
<b>4</b>	<b>Priority Need:</b> Increase Access to Homeless Prevention Services
	<b>Objective:</b> Decent Housing
	<b>Outcome Indicator:</b> Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted Homelessness Prevention: 100 Persons Assisted Homeless Persons Overnight Shelter: 400 Persons Assisted
	<b>Activities:</b> Rapid Re-Housing, Homelessness Prevention, and Shelter Operations and Management.
<b>5</b>	<b>Priority Need:</b> Program Administration
	<b>Objective:</b> Suitable Living Environment
	<b>Outcome Indicator:</b> N/A
	<b>Activities:</b> Management and operation of tasks related to administering and carrying out its CDBG, HOME, and ESG programs.



## Evaluation of past performance

The City regularly monitors and evaluates its past performance to ensure meaningful progress is made toward its goals identified in its previous PY 2015-2020 Consolidated Plan. The table below summarizes progress made on each goal identified in that Consolidated Plan as of publication of the City's PY2018-2019 Consolidated Annual Performance and Evaluation Report (CAPER).

Goal	Expected 2015-2020	Actual 2015-2020	Percent Complete
<b>Affordable Housing</b>			
Rental Units Constructed	4	2	50%
Homeowner Housing Added	4	13	100%
Homeowner Housing Rehabilitated	275	165	60%
Direct Financial Assistance to Homebuyers	150	110	73%
Tenant-Based Rental Assistance/Rapid Re-Housing	350	116	33%
<b>Non-Housing Community Development</b>			
Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing Benefit	5	14	100%
Demolition	40	4	10%
Public Service Activities Other than Low/ Moderate Income Housing Benefit	2,275	2,278	100%
<b>Reduced Homelessness</b>			
Homelessness Prevention	465	4,243	100%
Homeless Person Overnight Shelter (Shelter Operations)	0	3,284	100%
<b>Special Needs Assistance</b>			
Public Service Activities Other than Low/ Moderate Income Housing Benefit	2,000	2,530	100%
Other	10	3	30%

Lack of funding and increased costs of labor and materials may have caused barriers in accomplishing activities including rental construction and owner-occupied housing rehabilitation. Loan products and underwriting criteria often prove as a barrier to providing direct financial assistance to homebuyers. Non-housing community development activities may be multi-year projects and have not been fully completed as the published CAPER. Grant funds were expended in a timely manner.

The City adjusted accordingly for the 2020-2024 Consolidated Plan recognizing that strategies for addressing need must consider funding decreases. The City will continue to monitor activities and focus on high priority needs.

### **Summary of citizen participation process and consultation process**

The City of Tallahassee recognizes the importance of a robust, comprehensive, and effective citizen participation and stakeholder consultation process. The community insights and ideals gained from this outreach are invaluable resources to the development of an appropriate, comprehensive, and meaningful strategy set forth in this plan.

The City of Tallahassee reached out to nearly 500 stakeholders during this consultation and participatory process. Four community participation/stakeholder meetings and one public hearing was held in the City, these meetings were conducted in accordance with 24 CFR Part 91, and the City's Citizen Participation Plan, to collect substantive feedback and input from stakeholders. Their input was recorded and incorporated into this Consolidated Plan.

Concurrently, the City of Tallahassee solicited public feedback through newspapers, local media outlets, official governmental websites, social media, and an online survey. These meetings were conducted to ensure inclusion of all residents of the region, target areas, beneficiaries of federal resources awarded through the public awards process, and public and private agencies operating in the region. The City received a total of 128 responses to its Community Needs Survey.

In addition, The City solicited comment during the 30-day public comment period from November 16, 2020 through December 16, 2020. During the comment period the City hosted a virtual meeting room showcasing the Consolidated Plan, NRSA and AI. Though there was only 1 comment received, there were 183 visitors to the room. The City also held a public hearing in November 2020 to solicit comments on the Consolidated Plan and another public hearing in December 2020 where the City Commission adopted the Consolidated Plan. Proper notices of public comment were published in a newspaper of general circulation, on the City's home website, and social media pages.

## **Summary of public comments**

The City of Tallahassee hosted four public meetings and one public hearing during the citizen participation process for this Consolidated Plan. The following summary represents a broad overview of the comments and input received during those meetings. For further details on comments received, attendance counts, and other details pertaining to the citizen input process, refer to section PR-15.

While there was diffused interest in a wide variety of housing, public facilities, public services, and economic development projects, there were clear leaders in each group:

### Housing

Groups were most likely to choose housing rehab (10) and homeownership (8), with housing for ending homelessness (7) and new construction (6) also receiving a significant number of responses.

### Public Services

Supportive services were the most common project selected, with residents indicating that a wide variety of needs (elderly, youth, homeless, and disability support services) (10). Support services was followed closely by employment training (8) and addressing homelessness (7).

### Public Facilities/Infrastructure

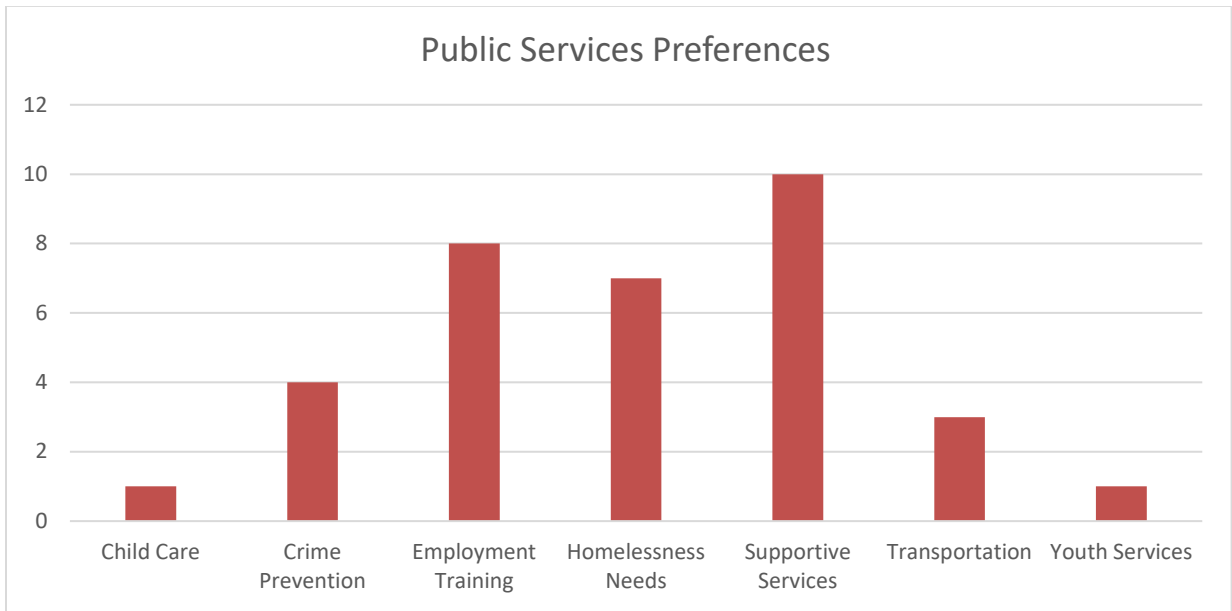
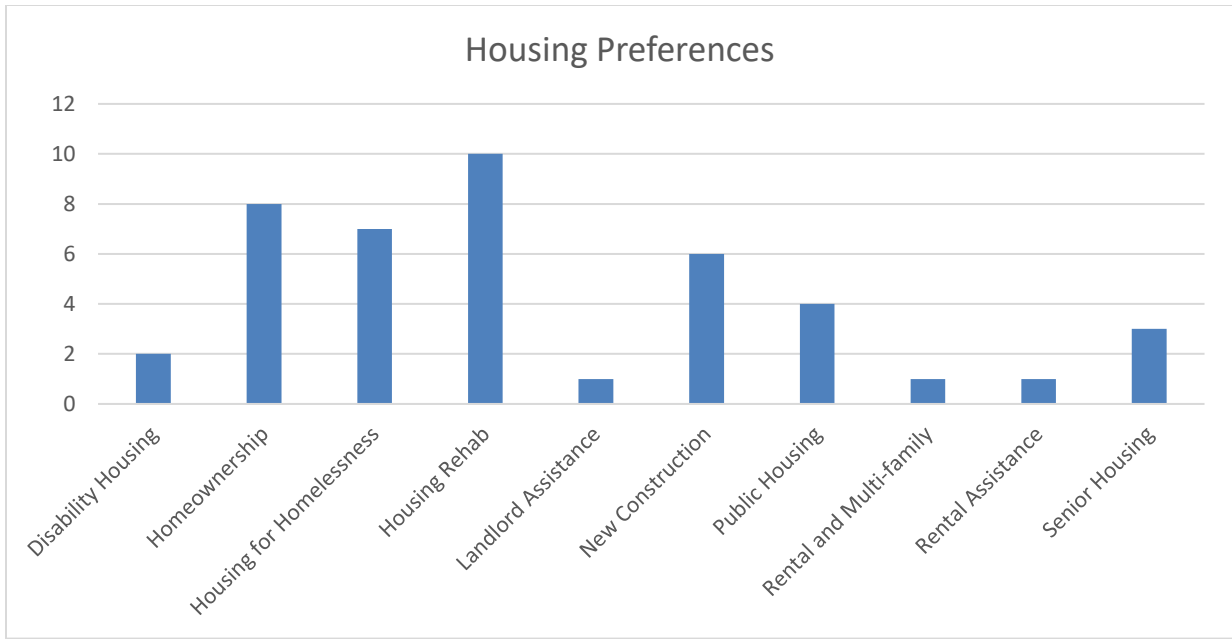
Street improvements was by far the most popular program choice (12), with over double the number of groups selecting it than any other option.

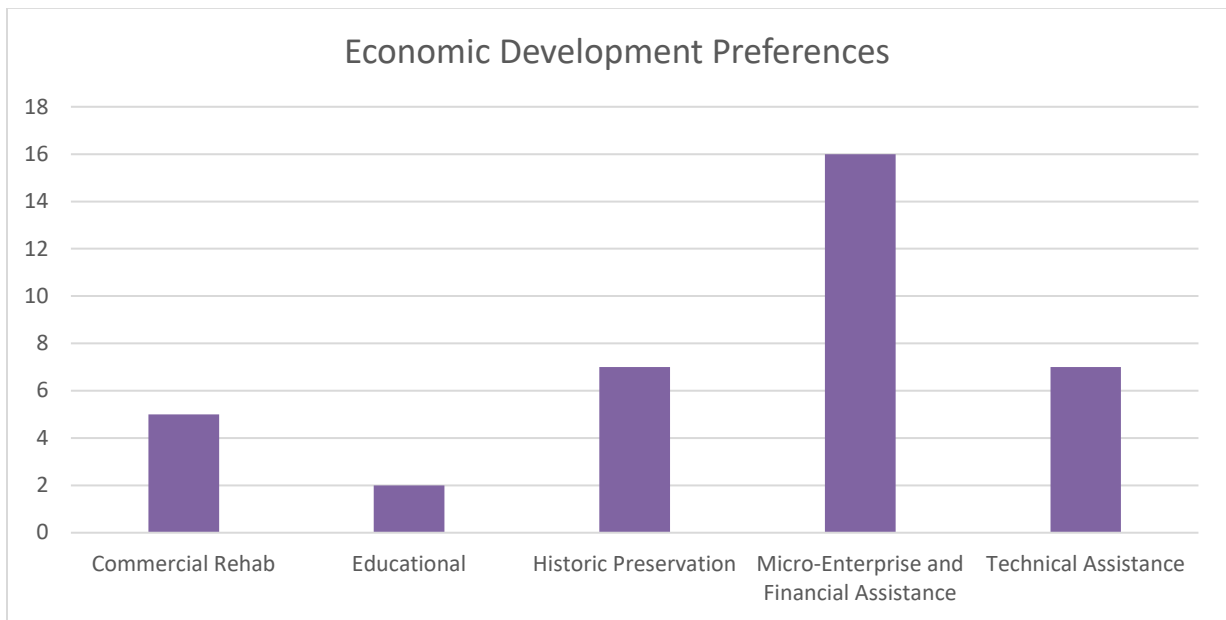
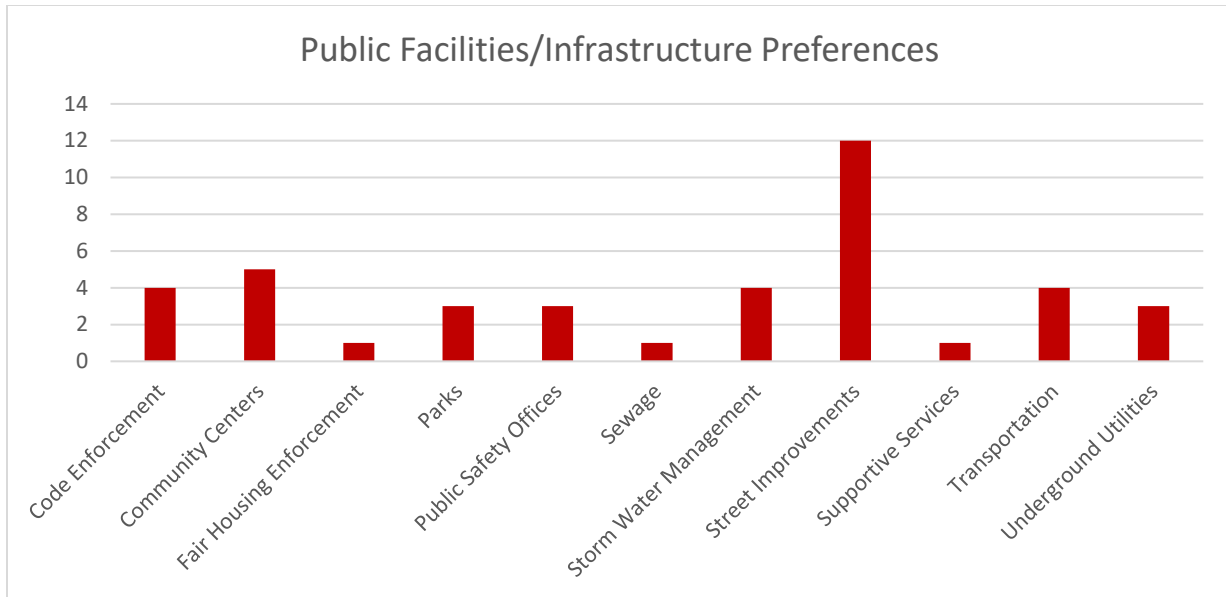
### Economic Development

Financial assistance/micro-enterprise grants or loans were dramatically more popular than the other options, with 16 groups selecting it.

### Fair Housing

The fair housing discussion identified a significant need for increased fair housing education. An overwhelming number of participants were unfamiliar with local, state, or federal fair housing enforcement agencies or even how to file a fair housing complaint.





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

There were no comments, opinions, or statements rejected during the course of the public comment period, survey collection, stakeholder forums, publicly available meetings, or public hearings.

## **Summary**

This Consolidated Plan consists of four parts including: a housing and community development needs assessment, a market analysis, a Strategic Plan, and the Annual Action Plan. The Strategic Plan is a key component of the Consolidated Plan, as this section outlines the City of Tallahassee's objectives and outcomes to meet the needs identified in the assessment section. The Annual Action Plan, one of five annual plans, outlines how federal resources will be allocated. Each year after that an Annual Plan will be completed to communicate how these funds will be allocated to meet the objectives identified in the Consolidated Plan.

The Annual Action Plans will also include a section that evaluates the community's performance towards meeting the objectives outlined in the Consolidated Plan.

## The Process

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

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	City of Tallahassee	Department of Housing and Community Resilience
HOME Administrator	City of Tallahassee	Department of Housing and Community Resilience
ESG Administrator	City of Tallahassee	Department of Housing and Community Resilience

Table 1 – Responsible Agencies

### Consolidated Plan Public Contact Information

Jean Amison, CCAP, Housing Division Manager  
Housing Division  
Department of Housing and Community Resilience  
300 South Adams Street, B-27  
Tallahassee, FL 32301  
Office: (850) 891-6547  
Email: [Jean.Amison@talgov.com](mailto:Jean.Amison@talgov.com)

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **Introduction**

In developing this Consolidated Plan and Annual Action Plan, the City of Tallahassee conducted a thorough outreach effort to engage with critical stakeholders. This outreach effort was designed to duly record stakeholder input and develop an informed set of priority needs to help guide the City's investment strategies over the course of this Consolidated Plan. This outreach effort included multiple stakeholder meetings, where organizations from across the community development spectrum, social service providers, lenders and financial institutions, realtors, community leaders, and faith-based organizations came together to discuss the City's needs. The City contacted over 500 stakeholders by e-mail to encourage participation in the stakeholder meetings and to complete the online survey. In addition to stakeholder meetings, the City engaged with stakeholders through direct interviews and consultation.

**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 of Tallahassee actively coordinates with the Tallahassee Housing Authority (THA) to address a multitude of needs within the city. Chief among these needs is provision of affordable housing opportunities for the city's lowest income residents, ideally housing located in communities with access to job, transportation, and healthcare options. The City supports THA's efforts, which includes the provision of social services and other supports in health and housing.

The City enhances coordination between public and private health agencies by: (a) providing operational support to regional coordinating agencies, (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 of Tallahassee consulted with the Big Bend Homeless Coalition and Big Bend Continuum of Care, the CoC responsible for coordinating social service providers, homelessness outreach, and services targeted to persons experiencing homelessness in the City of Tallahassee. Consultation with BBHC and the BBCoC was conducted through multiple interactions, including direct engagement with providers working in coordination with BBHC and BBCoC, one-on-one interaction with officials of both organizations, and at community meetings.

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.

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

<b>1</b>	<b>Agency/Group/Organization</b>	Florida A&M University
	<b>Agency/Group/Organization Type</b>	Services - Education
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Non-Housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings. and by invitation to encourage participation in the community needs survey. The organization provided comments community development needs from a public educational institution perspective. As an outcome, the City will further understand the educational needs of the community. The City will continue efforts to coordinate with educational institutions to support educational opportunities for its low-income residents and special needs populations when possible.
<b>2</b>	<b>Agency/Group/Organization</b>	Commission on the Status of Women and Girls (CSWG)
	<b>Agency/Group/Organization Type</b>	Services – Health Services – Employment Services -Education
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Non-Housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings and by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, economic development, and fair housing needs in the community from an advocacy perspective. As an outcome, the City will further understand the needs of women and girls in the community. The City will continue efforts to coordinate advocacy organizations to support women and girls when possible.

3	<b>Agency/Group/Organization</b>	WTXL ABC 27 News
	<b>Agency/Group/Organization Type</b>	Other
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Non-Housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings. The organization provided comments on community development needs in the community from a journalism perspective. As an outcome, the City will further understand its connections with the local news community and how they can influence outreach for important causes. The City will continue efforts to coordinate local news organizations to support outreach efforts.
4	<b>Agency/Group/Organization</b>	CESC, Inc.
	<b>Agency/Group/Organization Type</b>	Services – Health
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Non-Housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings and by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, economic development, and fair housing needs in the community from a service provider perspective. As an outcome, the City will further understand the need for increased resources and capital to improve the quality of life for those living in poverty and the need for increased access to quality health services. The City will continue efforts to coordinate with service providers to support self-sufficiency for its low-income residents.
5	<b>Agency/Group/Organization</b>	Legal Services of North Florida
	<b>Agency/Group/Organization Type</b>	Services – Fair Housing Regional Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Non-Homeless Special Needs Economic Development Fair Housing

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings and by invitation to encourage participation in the community needs survey. The organization provided comments on fair housing needs in the community from a service provider and legal perspective. As an outcome, the City will further understand the need for fair housing enforcement and legal support for victims of fair housing discrimination. The City will continue efforts to coordinate with legal service providers to support fair housing efforts for its vulnerable populations including low-income and minority residents.
<b>6</b>	<b>Agency/Group/Organization</b>	Big Bend Continuum of Care
	<b>Agency/Group/Organization Type</b>	Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via face-to-face interview with the CoC and at the community meetings. Also conducted a review and discussion of planning documents for further consultation. Further, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a social services perspective. As an outcome, the City will further understand the housing and supportive service needs of the homeless and at-risk of becoming homeless. The City will continue efforts to coordinate with homeless service organizations and support non-profit organizations providing essential services when possible.
<b>7</b>	<b>Agency/Group/Organization</b>	Big Bend Homeless Coalition
	<b>Agency/Group/Organization Type</b>	Homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via face-to-face interview with the CoC and at the community meetings. Also conducted a review and discussion of planning documents for further consultation. Further, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a social services perspective. As an outcome, the City will further understand the housing and supportive service needs of the homeless and at-risk of becoming homeless. The City will continue efforts to coordinate with homeless service organizations and support non-profit organizations providing essential services when possible.
<b>8</b>	<b>Agency/Group/Organization</b>	Tallahassee Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via email and phone interview. Also conducted a review and discussion of planning documents for further consultation. Further, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing needs from a public housing perspective. As an outcome, the City will further understand the housing and supportive service needs of low-income persons. The City will continue to coordinate with the PHA in efforts to provide affordable housing to its low-income residents.
<b>9</b>	<b>Agency/Group/Organization</b>	Tallahassee Lender’s Consortium
	<b>Agency/Group/Organization Type</b>	Private Sector Banking/Financing

	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Non-Housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings and by invitation to encourage participation in the community needs survey. The organization provided comments on housing needs in the community from a lender perspective. As an outcome, the City will further understand the need for increased resources and flexible underwriting and loan terms to develop affordable housing and provide homeownership opportunities. The City will continue efforts to coordinate with lenders to support affordable housing efforts for its low-income residents.
<b>10</b>	<b>Agency/Group/Organization</b>	Big Bend Community Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings and by invitation to encourage participation in the community needs survey. The organization provided comments on housing needs in the community from a developer perspective. As an outcome, the City will further understand the need for increased resources to develop affordable housing. The City will continue efforts to coordinate with developers to support affordable housing efforts for its low-income residents.
<b>11</b>	<b>Agency/Group/Organization</b>	Bethel Community Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings and by invitation to encourage participation in the community needs survey. The organization provided comments on housing needs in the community from a developer perspective. As an outcome, the City will further understand the need for increased resources to develop affordable housing. The City will continue efforts to coordinate with developers to support affordable housing efforts for its low-income residents.
<b>12</b>	<b>Agency/Group/Organization</b>	Ability 1 <sup>st</sup> – Center for Independent Living North Florida
	<b>Agency/Group/Organization Type</b>	Services – Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings and by invitation to encourage participation in the community needs survey. The organization provided comments on housing and supportive service needs in the community from a social services perspective. As an outcome, the City will further understand the need for access to affordable housing and essential services for persons with disabilities. The City will continue efforts to coordinate with non-profit organizations to support the provision of services to persons with disabilities when possible.
<b>13</b>	<b>Agency/Group/Organization</b>	Big Bend Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings. In addition, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing, public service, public facility, and economic development needs in the community from a housing provider and development perspective. As an outcome, the City will further understand the need for increased access to affordable housing for its residents, with emphasis on owner housing, as well as non-homeless special needs.
<b>14</b>	<b>Agency/Group/Organization</b>	America's Second Harvest of the Big Bend
	<b>Agency/Group/Organization Type</b>	Services – Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings. In addition, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on public service needs in the community from a social services perspective. As an outcome, the City will further understand the needs of its homeless population including increased essential services such as a food pantry. The City will continue efforts to coordinate with non-profit organizations to support the provision of services to the homeless or at-risk of becoming homeless.
<b>15</b>	<b>Agency/Group/Organization</b>	Big Bend CARES
	<b>Agency/Group/Organization Type</b>	Services – Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings. In addition, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on public service needs in the community from a social services perspective. As an outcome, the City will further understand the health service needs of its low-income, homeless, and special needs populations. The City will continue efforts to coordinate with non-profit organizations to support the provision of health services to its most vulnerable populations, when possible.
<b>16</b>	<b>Agency/Group/Organization</b>	Tallahassee Urban League
	<b>Agency/Group/Organization Type</b>	Services - Housing Services- Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings. In addition, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing and public service needs in the community from a social services perspective. As an outcome, the City will further understand the housing counseling needs and employment needs of its low-income and elderly populations. The City will continue efforts to coordinate with non-profit organizations to support the provision of services to its most vulnerable populations, when possible.
<b>17</b>	<b>Agency/Group/Organization</b>	American Institute of Architects
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings. In addition, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on housing from an architecture perspective. As an outcome, the City will further understand the design needs when developing affordable housing. The City will continue efforts to coordinate with architectural organizations in the development of affordable housing, when possible.
18	<b>Agency/Group/Organization</b>	Tallahassee Senior Center and Foundation
	<b>Agency/Group/Organization Type</b>	Other government – Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings. In addition, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on public service needs in the community from a social services perspective. As an outcome, the City will further understand the service needs of the elderly population. The City will continue efforts to coordinate with community service centers providing services to the elderly, when possible.
19	<b>Agency/Group/Organization</b>	Tallahassee – Leon County Planning Department (PLACE)
	<b>Agency/Group/Organization Type</b>	Other government – Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings. In addition, this organization was consulted by invitation to encourage participation in the community needs survey. The Department provided comments on community revitalization and economic development needs in the community from a local government perspective. As an outcome, the City will further understand the infrastructure and business needs of the community. The City will continue efforts to coordinate with City and County Departments to address community revitalization and economic needs.
<b>20</b>	<b>Agency/Group/Organization</b>	City of Tallahassee Growth Management
	<b>Agency/Group/Organization Type</b>	Other government – Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings. In addition, this organization was consulted by invitation to encourage participation in the community needs survey. The Department provided comments on community revitalization needs in the community from a local government perspective. As an outcome, the City will further understand the revitalization needs of the community. The City will continue efforts to coordinate with City and County Departments to address community revitalization needs.
<b>21</b>	<b>Agency/Group/Organization</b>	U.S. Veterans Affairs
	<b>Agency/Group/Organization Type</b>	Other government – Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings. In addition, this organization was consulted by invitation to encourage participation in the community needs survey. The organization provided comments on public service needs in the community from a social services perspective. As an outcome, the City will further understand the service needs of its veterans. The City will continue efforts to coordinate with community service centers providing services to veterans, when possible.
22	<b>Agency/Group/Organization</b>	Greater Frenchtown Neighborhood Organization
	<b>Agency/Group/Organization Type</b>	Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Non-Housing Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings. The organization provided comments on public service and community revitalization needs in the community from a resident perspective. As an outcome, the City will further understand the service and revitalization needs of the Frenchtown neighborhood. The City will continue efforts to coordinate with neighborhood organizations, when possible.
23	<b>Agency/Group/Organization</b>	Florida Developmental Disabilities Council
	<b>Agency/Group/Organization Type</b>	Other government – State
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings. The organization provided comments on public service needs in the community from a social services and state agency perspective. As an outcome, the City will further understand the housing and service needs of persons with disabilities within the community. The City will continue efforts to coordinate with state agencies and providers serving persons with disabilities.
24	<b>Agency/Group/Organization</b>	Mt. Olive Housing & Community Development Inc.
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings. The organization provided comments on housing needs in the community from a developer perspective. As an outcome, the City will further understand the need for increased resources to develop affordable housing. The City will continue efforts to coordinate with developers to support affordable housing efforts for its low-income residents.
25	<b>Agency/Group/Organization</b>	Keller Williams Realty
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings. The organization provided comments on housing needs in the community from a real estate perspective. As an outcome, the City will further understand the housing market and the need for homeowner vs. rental housing. The City will continue efforts to coordinate with real estate brokers to support affordable housing efforts for its low-income residents.
26	<b>Agency/Group/Organization</b>	Florida State University
	<b>Agency/Group/Organization Type</b>	Services - Education
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Non-Housing Community Development Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted via community meetings and by invitation to encourage participation in the community needs survey. The organization provided comments on community development needs from a public educational institution perspective. As an outcome, the City will further understand the educational needs of the community. The City will continue efforts to coordinate with educational institutions to support educational opportunities for its low-income residents and special needs populations when possible.
<b>27</b>	<b>Agency/Group/Organization</b>	Tallahassee Emergency Management Division
	<b>Agency/Group/Organization Type</b>	Agency – Emergency Management
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted by conducting a review and discussion of resiliency planning documents to address hazard risks and mitigation associated with climate change. Further, this division was consulted by invitation to encourage participation in the community needs survey. As an outcome, the City will further understand climatic effects of climate change that are a threat to Tallahassee and its low-income residents. Further, the City will also understand how these threats impact low-income households within the City. The City will continue to coordinate with the Emergency Management Division for resiliency efforts.
<b>28</b>	<b>Agency/Group/Organization</b>	Xfinity
	<b>Agency/Group/Organization Type</b>	Services – Broadband Internet Service Providers Services – Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Online consultation included a review and analysis of coverage in the Tallahassee and surrounding areas. As an outcome, the City will further understand the level of internet service provided to its residents and if there are areas of low-income concentrations within the City that are not provided adequate and affordable internet services. Because internet service providers are private for-profit entities, coordination is challenging but the City will make every effort to close that gap.
29	<b>Agency/Group/Organization</b>	Capital TEA
	<b>Agency/Group/Organization Type</b>	Services Other- LGBTQ
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Needs Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In person consultation to address the specific needs of LGBTQ youth and the gaps in services currently provided targeted to this group.

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

The City endeavored to consult with all agency types and does not exclude any agencies from consultation. Publicly funded institutions including mental health facilities and correctional facilities were consulted through non-profit organizations serving those populations including homeless, mental health, foster care, and youth organizations. These organizations were consulted via public meetings, on-line survey, and interviews.

In addition, 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?
Local Housing Assistance Plan	City of Tallahassee	The City's Local Housing Assistance Plan (LHAP) includes goals related to homeownership, rental development, rehabilitation, and rental assistance, all of which are identified as priority needs in this Consolidated Plan, particularly in terms of expanding the supply of affordable housing.
Five-Year Strategic Plan	City of Tallahassee	The City's Strategic Plan includes an objective to facilitate and encourage the construction of affordable housing units (Objective 2C) with goals to provide down-payment assistance and new affordable rental units, which overlaps with Consolidated Plan proposed activities.
Comprehensive Plan	City of Tallahassee	The Housing Element of the City's Comprehensive Plan identifies goals in support of affordable housing activities that align with housing needs and priorities of the Consolidated Plan.
2019 PHA Annual Plan	Tallahassee Housing Authority	The PHA annual plan includes rehabilitation, new construction, and preservation of affordable housing as goals all of which align with the City's priorities.

2016 Five Year Plan	Tallahassee Housing Authority	The goals in the strategic plan overlap with THA's goals to provide quality affordable rental housing for low-income families and supportive services to achieve family self-sufficiency.
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 2 – 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(I)).**

The City actively partners with many local non-profit community agencies. The City also works with County committees to support the goals of the provision of affordable, safe and sanitary housing; a suitable living environment, and expanded economic opportunities for low and moderate-income persons within the City.

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.

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, the City interacts with both Leon County and the Florida Housing Finance Corporation regularly.

At a minimum, implicit in these goals is the City's commitment to providing coordinated community, housing and supportive services to its low-income residents. These services are provided through partnerships with government and quasi-government agencies, as well as respective planning efforts. The City of Tallahassee will continue to encourage building partnerships between governments, lenders, builders, developers, real estate professionals, and advocates for low-income persons. The City of Tallahassee will continue to work with the building industry, banking industry, real estate industry, social service providers and other community groups to promote the development of affordable housing and related housing services.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting.**

In accordance with 24 CFR Part 91, and the Citizen Participation Plan, the City conducted a comprehensive community participation process to ensure inclusion of all residents, target areas, beneficiaries of federal resources, and local public and private agencies.

#### Public Meetings

The City facilitated four public meetings for stakeholders. The meetings informed stakeholders about the Consolidated Plan process, solicited input, and made available tables/maps to be analyzed for the Consolidated Plan. The City considered times/locations convenient for stakeholders. Meeting dates, times, and locations are detailed below.

Feb 10, 2020: 5-7 PM	Jack McClean Comm. Center 700 Paul Russell Rd.
Feb 11, 2020: 5–7 PM	Orange Avenue Complex Tallahassee Housing Authority 2710 Country Club Drive
Feb 17, 2020: 5–7 PM	Smith-Williams Service Center 2295 Pasco Street
Feb 18, 2020: 5–7 PM	Lincoln Center 438 W Brevard Street

#### Online Survey

The City developed an on-line survey to gather information related to priority needs. English and Spanish versions of the survey were available.

Goals were developed in accordance with high priority needs identified through community input, the needs assessment, and market analysis. Community input helped prioritize needs to be incorporated in the Consolidated Plan and structured activities to be funded to address need within the City’s regulatory and funding frameworks.

In accordance with 24 CFR Part 91, and the City’s Citizen Participation Plan, the participants conducted a comprehensive community participation process in a manner to ensure inclusion of all residents of the region, target areas, beneficiary communities of federal resources awarded through the public awards process, and public and private agencies operating in the region.

The City advertised public meetings in newspapers of general circulation, published an online survey, consulted directly with key stakeholders, and hosted public and stakeholder forums.

#### Direct Agency Consultation

The City developed a list of over 500 stakeholders to provide outreach to during the Consolidated Plan process. Stakeholders were invited to participate in the public meetings, on-line survey, and comment period via direct email to organization contacts. Additionally, the City conducted interviews with pertinent stakeholders to gather supplemental information for the Consolidated Plan.

#### Advertisement of Outreach Activities

The City utilized their official website, social media newsletters, and regional media releases. It is important to note that the City made every effort to advertise flyers and notices in an alternate language newspaper, however there are no such publications currently serving the Leon County area.

Flyers were distributed to stakeholders including organizations representing populations that are typically underrepresented in the planning process such as persons who reside in target areas, persons who are limited English proficient (LEP), and persons with a disability. Flyers were also distributed at public offices, libraries, and City Hall.

**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	Public Meeting	Minorities Non-English Speaking – Specify other language: Spanish Non-targeted/broad community Residents of Public and Assisted Housing	31 Attendees	Residents and stakeholders provided commentary on prioritization of needs. In particular, homeownership , housing to end homelessness, new construction, support services, street improvements, and fair housing education were the top priority needs identified.	All accepted	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)
2	Public Meeting	<p>Minorities</p> <p>Non-English Speaking – Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	33 Attendees	Residents and stakeholders provided commentary on prioritization of needs. In particular, homeownership, housing to end homelessness, new construction, support services, street improvements, and fair housing education were the top priority needs identified.	All accepted	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	Public Meeting	<p>Minorities</p> <p>Non-English Speaking – Specify other language: Spanish</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	29 Attendees	Residents and stakeholders provided commentary on prioritization of needs. In particular, homeownership , housing to end homelessness, new construction, support services, street improvements, and fair housing education were the top priority needs identified.	All accepted	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)
4	Public Meeting	Minorities Non-English Speaking – Specify other language: Spanish Non-targeted/broad community Residents of Public and Assisted Housing	21 Attendees	Residents and stakeholders provided commentary on prioritization of needs. In particular, homeownership, housing to end homelessness, new construction, support services, street improvements, and fair housing education were the top priority needs identified.	All accepted	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)
5	Internet Outreach	Minorities Non-English Speaking – Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	129 Responses	Respondents provided feedback on priority needs in the community. See survey results attached in an appendices for further summary of comments received.	All accepted	<a href="http://www.surveymonkey.com/r/communityneeden">www.surveymonkey.com/r/communityneeden</a>
6	Public Hearing	Non-targeted/broad community	City of Tallahassee presented the draft consolidated Plan to Board of City		All accepted	

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)
		Other – Board of City Commissioners	Commissioners. During the presentation, City staff presented the overall funding amounts, steps taken to solicit public feedback, and answered questions from Commissioners and attendees.			
<b>7</b>	Other – Public Comment Period	Non-targeted/Broad community	183 visitors to the virtual showroom.	1 comment (included as attachment)	All accepted	

**Table 3 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment identifies the needs in the City in the areas of affordable housing, community development, homelessness, and non-homeless special needs. The Needs Assessment is the basis for the Strategic Plan and will assist the City in targeting limited housing and community development resources. The needs are determined by analyzing quantitative data as well as qualitative data gathered through the citizen participation and consultation process.

The Needs Assessment is divided into the following sections:

**Housing Needs Assessment** – The analysis of American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS) data as well as data and information from local sources shows that there is a significant need for affordable housing in the City of Tallahassee. The most common housing problem is cost burden (a family spending more than 30% of their income on housing costs) and impacts extremely low-income families and renters at the greatest level. Among cost-burdened households, American Indian, Alaska Native households have a disproportionately greater need with 63.22% of these households experiencing cost burden. Among severely cost-burdened households, Pacific Islander households and Hispanic households have a disproportionately greater need at 100% and 37.32%, respectively. Over 31,500 or 68.37% of households in Tallahassee with incomes between 0-100% AMI are experiencing at least one of the four housing problems. These housing problems affect all racial and ethnic groups. However, American Indian, Alaska Native and Pacific Islander households experience the highest rates of housing cost burden, overcrowding, or substandard housing compared to other racial or ethnic groups.

**Public Housing** – The Tallahassee Housing Authority provides housing opportunities for low income persons. As of May 2020, the agency manages 526 public housing units and 2,241 housing choice vouchers (HCV). The housing needs of residents of public housing are similar to the needs of the population at large. There is a need for additional affordable and available rental housing as demonstrated by the waiting lists for THA programs. The majority of public housing residents and voucher holders are extremely low-income (0-30% AMI) and even with lower rent payments than private housing, public housing residents still experience cost burden.

**Homeless Needs Assessment** – In FY 2018 there were 2,071 persons experiencing first time homelessness, which was a decrease from the previous year by 238 individuals. Additionally, the FY 2018 data reports that 66% of persons were successful when placed from street outreach to placement in permanent housing with 94% retention in the permanent housing project and the average length of time persons were residing in emergency shelter or Safe Haven was 123 nights.

**Non-Homeless Special Needs Assessment** – The City identified the non-homeless special needs population that require supportive services as the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, victims of domestic violence, and persons living with HIV/AIDS and their families. Affordable housing is a high need for these populations as well as support services.

**Non-Housing Community Development Needs** – Based on information gathered through input from residents and stakeholders as well as the review of local studies, the City’s non-housing community development needs include: Public Facilities (senior centers, parks and recreational facilities, and community centers); Public Improvements, specifically street improvements; and Public Services (general support services for various populations, employment training, and homelessness needs).

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

### **Summary of Housing Needs**

The type, size, composition, condition, and cost of Tallahassee's households must be taken into consideration in developing housing goals for a five-year period. Knowledge of housing patterns within the City allows for a comprehensive strategy for addressing needs. Housing information collected enables the City to evaluate the type and condition of the City's current housing stock and the number and type of families or individuals in need of housing assistance. Data gathered will assist in identifying proper housing services that should be provided to sustain affordable housing and to address housing needs for all income levels and categories of persons affected.

HUD definitions of the categories analyzed are as follows:

- Housing Cost Burden – Households spending greater than 30% of their total gross income on housing costs.
- Severe Housing Cost Burden – Households whose housing cost burden is greater than 50% of housing income.
- Overcrowding – Households having more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Severe overcrowding – Households having more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Lacking complete kitchen facilities – Kitchen facilities lacking a sink with piped water, a range or stove, or a refrigerator.
- Lacking complete plumbing facilities – Households without hot or cold piped water, a flush toilet and a bathtub or shower.
- Small Family- 5 or less people residing in a household.
- Large Family- 5 or more people residing in a household.

According to the 2018 ACS data presented in Table 5, since 2009, the population in the Tallahassee increased by 4.9% from 181,376 persons to 190,180 persons. The number of households in the City increased by 3.4% from 73,007 households to 75,508 households. Between 2009 and 2018, the median household income increased by 24.6% from \$35,147 to \$43,799. As population has increased, the demand for additional housing units, especially affordable housing, has also increased.

Table 6 shows that among all households in the City, 25,880 (35%) are small family households (2-4 members) and 2,999 (4%) are large family households (5 or more members). The remaining are non-family households such as persons living alone or with nonrelatives. Approximately 20% of all households contain elderly persons: 9,874 (13%) of the households contain at least one

person 62-74 years of age and 5,258 (7%) contain at least one person age 75 or older. Just over 8,500 (11%) of households contain one or more children 6 years old or younger. Of all the households, 38,760 (52%) are low- and moderate-income (0-80% AMI).

Analysis of the data in Table 7 indicates that the most common housing problem facing Tallahassee’s residents is cost burden. Tables 9 and 10 provide additional detail on cost burden for LMI households and shows that a total of 28,898 households (24,755 renters and 4,143 owners) are experiencing cost burden greater than 30%. This represents 75% of Tallahassee’s LMI households. Additionally, the population that experiences the greatest level of housing problems are extremely low-income households (0-30% AMI), and mostly renters.

Demographics	Base Year: 2009	Most Recent Year: 2018	% Change
Population	181,376	190,180	4.9%
Households	73,007	75,508	3.4%
Median Income	\$35,174	\$43,799	24.6%

**Table 4 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2014-2018 ACS 5-Year Estimate

**Number of Households Table**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	16,735	9,315	12,710	7,370	28,275
Small Family Households	3,440	2,690	4,210	2,305	13,235
Large Family Households	445	309	385	240	1,620
Household contains at least one person 62-74 years of age	1,059	1,029	1,135	1,008	5,643
Household contains at least one person age 75 or older	739	840	855	569	2,255
Households with one or more children 6 years old or younger	1,834	1,285	1,605	743	3,038

**Table 5 - Total Households Table**

**Data Source:** 2011-2015 CHAS

## 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	265	200	25	65	555	0	0	40	4	44
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	345	150	120	55	670	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	135	124	264	30	553	19	0	75	15	109
Housing cost burden greater than 50% of income (and none of the above problems)	10,750	3,950	725	100	15,525	1,085	620	534	230	2,469

	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
Housing cost burden greater than 30% of income (and none of the above problems)	825	2,435	4,850	920	9,030	214	455	1,180	699	2,548
Zero/negative Income (and none of the above problems)	1,800	0	0	0	1,800	370	0	0	0	370

**Table 6 – Housing Problems Table**

Data 2011-2015 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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	11,495	4,415	1,135	250	17,295	1,105	620	650	260	2,635
Having none of four housing problems	1,510	3,234	7,940	4,340	17,024	445	1,045	2,970	2,505	6,965
Household has negative income, but none of the other housing problems	1,800	0	0	0	1,800	370	0	0	0	370

**Table 7 – Housing Problems 2**

Data 2011-2015 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	2,594	2,059	1,585	6,238	219	399	784	1,402
Large Related	275	223	45	543	60	64	58	182
Elderly	630	706	318	1,654	566	358	457	1,381
Other	8,710	3,865	3,745	16,320	475	245	458	1,178
Total need by income	12,209	6,853	5,693	24,755	1,320	1,066	1,757	4,143

**Table 8 – Cost Burden > 30%**

Data 2011-2015 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	2,405	1,144	130	3,679	185	244	249	678
Large Related	240	84	20	344	60	35	19	114
Elderly	365	454	14	833	439	229	125	793
Other	8,330	2,445	590	11,365	410	105	173	688
Total need by income	11,340	4,127	754	16,221	1,094	613	566	2,273

**Table 9 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

### 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	180	174	294	50	698	15	0	65	19	99
Multiple, unrelated family households	50	10	0	10	70	4	0	10	0	14

	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
Other, non-family households	380	175	85	25	665	0	0	0	0	0
Total need by income	610	359	379	85	1,433	19	0	75	19	113

Table 10 – Crowding Information – 1/2

Data 2011-2015 CHAS  
Source:

	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 11 – Crowding Information – 2/2

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

Figures from the 2018 ACS 5-Year estimates indicate that 34.4% of all Tallahassee households are single-person households. 44.2% of single person households are owner occupants and 57% are renter occupants.

Further data from the 2018 ACS 5-Year estimates report that 5.6% of all owner households are cost burdened and 33.3% of all renter households are cost burdened, paying more than 30% of their household income for housing expenses. Of all cost burdened households, 3.1% of owner households are severely cost burdened and 21.8% of renter households are severely cost burdened.

Housing assistance is typically provided to low- and moderate-income households experiencing a housing problem and includes rental assistance, assistance to persons at risk of becoming homeless, and assistance to acquire or maintain housing. HUD does not provide data on the income level of single person households however, the 2018 ACS 5-Year estimates shows that the median non-family household income is \$31,427 which is 33% less than the City's median household income of \$43,799. Male householders living alone have a median income of \$29,006 while female householders living alone have a median income of \$28,715. In addition, persons over 65 living alone are a limited clientele population by HUD's definition and considered to be low-to moderate-income. Based on income, female single person households and elderly single person households would be more likely to require housing assistance.

In addition, Tables 9 and 10 above display the number of households with housing cost burdens by household type including the category 'other households'. 'Other households' is defined as all households other than small related, large related, and elderly households and includes single person households. Based on the data in Tables 9 and 10, there are 29,551 low- and moderate-income households classified as 'other households' that are experiencing cost burden and need housing assistance. This represents approximately 62% of the total low-and moderate-income households in Tallahassee.

**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.**

Disabled Families in Need of Housing Assistance

Disability status is self-reported to the U.S. Census Bureau and the types of disability include hearing or vision impairment, ambulatory limitation, cognitive limitation, and self-care or independent living limitation. According to the 2018 ACS 5-Year estimates, 17,864 (11%) of Tallahassee's population over the age of 16 reports having a disability. Data also reports that of the population over the age of 16 with a disability, 29% are below 100% of the poverty level.

The Shimberg Center for Housing Studies reported in a 2018 rent comparison that recipients of Social Security Disability Income in Leon County have a maximum affordable rent of \$225 and that 103% income needed for a 1-bedroom unit at fair market rent. According to the U.S. Social Security Administration, Office of Retirement and Disability Policy, in 2018 Leon County had 5,969 individuals who were receiving Social Security Disability income and in need of housing assistance.

Victims of Domestic Violence in Need of Housing Assistance

The Florida Department of Law Enforcement (FDLE) Uniform Crime Report provides data on domestic violence offenses and arrests by jurisdiction. In 2018, FDLE reporting indicates that the City of Tallahassee reported 1,221 cases of all types of domestic violence offenses ranging from simple assault to murder and including aggravated assault, rape, threat/intimidation, stalking, and fondling. There is no information available on how many of these victims need housing assistance.

However, Refuge House, a domestic violence center serving Tallahassee and the Big Bend area, provided data on the number of domestic violence victims they served in 2018 to demonstrate the number and type of victims of domestic violence in needs of housing assistance. The agency served 418 women, children, and men in their Emergency Shelter program and 33 women in their transitional housing program.

The Big Bend CoC collects information on the number of sheltered and unsheltered homeless persons by household type and subpopulation for the point-in-time count. The 2019 report indicated that 61 homeless persons were victims of domestic violence of which 47 were sheltered and 14 unsheltered.

### **What are the most common housing problems?**

The categories of housing problems are substandard housing (households lacking complete kitchen or plumbing facilities), overcrowding (more than 1.01- 1.5 persons per room), severe overcrowding (more than 1.51 persons per room), cost burden (more than 30% of the household's gross income is spent on housing costs), and severe cost burden (more than 50% of the household's gross income is spent on housing costs), and zero/negative income households who cannot be cost burdened but still require housing assistance.

The most common housing problem residents of Tallahassee face is housing cost burden. Table 7 shows that the number of households with severe housing cost burden and housing cost burden far exceed households living in substandard housing conditions or overcrowded living situations. Approximately 11,578 households experience housing cost burden and 17,994 experience severe cost burden. Renters have a greater rate of cost burden than owners. Table 7 also shows that 599 households live in substandard housing, 1,336 households are overcrowded, and 2,170 households with zero or negative income, that cannot actually have a cost burden, still require housing assistance.

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

Tables 9 and 10 show the number of households with housing cost burdens more than 30% and 50%, respectively, by housing type, tenure, and household income. Households classified as 'Other' which includes single person households (discussed above) experience a higher level of need in terms of cost burden and severe cost burden. Approximately 29,551 'Other' households are cost burdened or severely cost burdened and 27,685 of these households are renters. Overall, extremely low-income rental households (0-30% AMI), regardless of tenure, experience the greatest rate of cost burden when compared to all other income categories.

In regard to crowding, Table 11 shows that single-family households have the highest rate of overcrowding in relation to multiple, unrelated family households and other, non-family households. Overcrowding impacts renters to a greater degree than it does owners. There are 1,433 renter households and 113 owner households that are overcrowded. Overcrowding affects households at all income levels however extremely low-income rental households (0-30% AMI) and moderate-income owner households (50-80% AMI) experience overcrowding at a higher rate than other income categories.

**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**

There are 16,735 extremely low-income households in Tallahassee including 1,834 (11%) households with one or more children 6 years old or younger. Approximately 12,434 (74%) extremely low-income households are severely cost-burdened and at risk of homelessness. This includes 11,340 renters and 1,094 owners.

The needs of individual and families at-risk of homeless include short-term or immediate needs and long-term needs that will sustain self-sufficiency. The immediate need of these families is maintaining the housing they currently occupy. For renters, this could mean rent subsidies and utility assistance. Owners may also need temporary financial assistance for foreclosure prevention. Generally, extremely low-income households spend most of their income on housing costs and do not have sufficient funds to cover other basic expenses such as food, medication, or transportation. Therefore, emergency financial assistance, reliable public transportation, and affordable health insurance are other needs that these families typically have. Long-term needs include employment training, educational programs, and access to jobs that pay decent wages. For those families with children that are not yet school-aged, affordable high-quality childcare and early childhood programs are needed.

Rapid re-housing emphasizes housing search and relocation services and short- and medium-term rental assistance to move homeless people as rapidly as possible into permanent housing. According to the HUD 2019 CoC Homeless Assistance Programs Housing Inventory Count Report, the CoC reported 10 year-round rapid re-housing beds for adult-only beds. All 10 of the rapid re-housing beds were dedicated to homeless veterans and their families.

As rapid re-housing participants transition to independent living, their needs consist of locating affordable housing including access to public housing. In order to remain stable in housing, other needs include job training and placement services to increase earning potential. Formerly homeless families and individuals may continue to need supportive services such as medical or mental health treatment and access to and mainstream benefits like Medicaid, SSI, or TANF.

**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**

Housing characteristics that indicate instability and increased risk for homelessness include a lack of affordable housing, housing cost burden especially for elderly persons and those living on SSI disability income, low vacancy rates that lead to more restrictive tenant screening criteria, overcrowding, and substandard housing conditions.

## 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 housing need exists when the members of a racial or ethnic group within the same income level experience housing problems of at least 10 percentage points more than the income level as a whole. Housing problems include substandard housing, overcrowded housing situations with 1.01-1.5 people per room, and housing cost burden greater than 30% of income.

Based on the data presented in Tables 13-16, in Tallahassee, a disproportionately greater housing need exists for American Indian, Alaska Natives at all income levels measured (0-30%, 30-50%, 50-80%, and 80-100%), Pacific Islanders at 0-30% AMI, Asians at 30-50% AMI, and persons of Hispanic origin at 50-80% AMI.

### 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	13,645	914	2,170
White	5,455	294	874
Black / African American	6,460	593	910
Asian	428	0	195
American Indian, Alaska Native	10	0	0
Pacific Islander	20	0	0
Hispanic	980	30	185

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*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	7,925	1,384	0
White	3,685	820	0
Black / African American	3,190	475	0
Asian	159	4	0
American Indian, Alaska Native	23	0	0
Pacific Islander	0	0	0
Hispanic	715	79	0

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*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	7,825	4,890	0
White	3,650	2,025	0
Black / African American	3,255	2,434	0
Asian	185	119	0
American Indian, Alaska Native	10	4	0
Pacific Islander	0	0	0
Hispanic	565	183	0

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*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	2,140	5,230	0
White	1,384	3,100	0
Black / African American	534	1,525	0
Asian	60	190	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	59	314	0

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*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

Over 31,500 or 68.37% of households in Tallahassee with incomes between 0-100% AMI are experiencing at least one of the four housing problems. These housing problems affect all racial and ethnic groups. However, American Indian, Alaska Native and Pacific Islander households experience the highest rates of housing cost burden, overcrowding, or substandard housing compared to other racial or ethnic groups.

When comparing the level of need for each race and ethnic group by income category, 81.56% of all households at 0-30% AMI have a housing problem. Within this income category, American Indian, Alaska Native and Pacific Islander households have a disproportionately greater need with 100% of these households experiencing a housing problem.

For households with incomes between 30-50% AMI, 85.13% of these households experience a housing problem. Asian households and American Indian, Alaska Native households are the racial or ethnic groups that have a disproportionately greater need at 97.55% and 100%, respectively.

Households with incomes between 50-80% AMI and 80-100% AMI have a lower level of need when compared to households between 0-50% AMI. That is, 61.54% of households with incomes between 50-80% AMI and 29.04% of households with incomes between 80-100% AMI are experiencing a housing problem whereas over 80% of households at lower income levels (very low-income and extremely low-income) have a housing problem.

Within the higher income brackets, the racial or ethnic groups with disproportionately greater need are American Indian, Alaska Native households and households of Hispanic origin. Within the 50-80% AMI income category, Hispanic households experience the greatest need at 75.53% compared to 61.54% for the jurisdiction as a whole. And, within the 80-100% AMI income category, 100% of all American Indian, Alaska Native households have a housing problem.

## 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 number of severe housing problems means that members of a racial or ethnic group in an income range are experiencing housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Severe housing problems include substandard housing, overcrowded households with more than 1.5 persons per room, and households with cost burdens of more than 50% of income.

Based on the data presented in Tables 17-20, American Indian, Alaska Native households at 0-30% and 30-50% AMI, Pacific Islanders at 0-30% AMI, and Asians and persons of Hispanic origin at 50-80% AMI, have a disproportionately greater number of severe housing problems.

### 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	12,600	1,955	2,170
White	5,130	619	874
Black / African American	5,800	1,265	910
Asian	420	8	195
American Indian, Alaska Native	10	0	0
Pacific Islander	20	0	0
Hispanic	965	45	185

**Table 16 – Severe Housing Problems 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*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	5,035	4,279	0
White	2,510	1,995	0
Black / African American	1,850	1,810	0
Asian	84	79	0
American Indian, Alaska Native	19	4	0
Pacific Islander	0	0	0
Hispanic	425	353	0

**Table 17 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*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	1,785	10,910	0
White	784	4,900	0
Black / African American	665	5,040	0
Asian	100	205	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	0	0
Hispanic	235	518	0

**Table 18 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*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	510	6,845	0
White	280	4,195	0
Black / African American	124	1,934	0
Asian	40	210	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	39	329	0

**Table 19 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 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

Nearly 20,000 or 43.24% of all households in Tallahassee with incomes between 0-100% AMI are experiencing at least one of the four severe housing problems. Without considering income level, Pacific Islander households and Hispanic households experience the highest rates of severe housing problems compared to other racial or ethnic groups – 100% of all Pacific Islander households have a severe housing problem and 53.78% of all Hispanic households have a severe housing problem.

When comparing the level of need for each race and ethnic group by income category, 75.34% of all households at 0-30% AMI have a severe housing problem. Within this income category, American Indian, Alaska Native and Pacific Islander households have a disproportionately greater need with 100% of these households experiencing a housing problem.

For households with incomes between 30-50% AMI, 54.06% of these households experience a severe housing problem. American Indian, Alaska Native households are the racial or ethnic groups that have a disproportionately greater need at 82.61%.

For households with incomes between 50-80% AMI, 14.06% of these households experience a severe housing problem. Asian households and Hispanic households have a disproportionately greater number of severe housing problems at 32.79% and 31.21%, respectively.

There are no racial or ethnic groups experiencing disproportionately severe housing problems at 80-100% AMI. Less than 7% of households in this income range experience at least one of the four severe housing problems.

## 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:

Cost burden is a measure of housing affordability. A cost-burdened household spends more than 30% of its total gross income on housing costs. Severely cost-burdened households spend more than 50% of their total gross income on housing costs. In Tallahassee, 44.25% of all households are cost-burdened and over half of the cost-burdened households are severely cost-burdened.

A disproportionately greater number of cost-burdened households exists when the members of a racial or ethnic group at a given income level experience housing cost burdens at 10 percentage points or more than the jurisdiction as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	39,225	13,950	18,970	2,250
White	25,055	6,890	8,485	909
Black / African American	10,205	5,540	7,845	940
Asian	1,505	424	500	195
American Indian, Alaska Native	18	55	14	0
Pacific Islander	0	0	20	0
Hispanic	1,780	780	1,640	195

**Table 20 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

In Tallahassee, 13,950 (18.75%) households spend between 30% -50% of their income on housing costs. Another 18,970 (25.50%) households are severely cost-burdened, spending more than 50% of their income on housing costs.

Among cost-burdened households, American Indian, Alaska Native households have a disproportionately greater need with 63.22% of these households experiencing cost burden.

Among severely cost-burdened households, Pacific Islander households and Hispanic households have a disproportionately greater need at 100% and 37.32%, respectively.

Of note, Black/African American households, while not experiencing cost burden or severe cost burden at a disproportionate level, are the only other race or ethnic group with a higher rate of cost burden and severe cost burden than the jurisdiction as a whole. Specifically, 22.58% of Black/African American households are cost-burdened and 31.98% are severely cost-burdened.



## **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?**

At the 0-30% AMI income level, American Indian, Alaska Native and Pacific Islander households have disproportionately greater housing problems and severe housing problems than that income category as a whole.

At the 30-50% AMI income level, Asians have disproportionately greater housing problems and American Indian, Alaska Native households have disproportionately greater housing problems and severe housing problems than that income category as a whole.

At the 50-80% AMI income level, American Indian, Alaska Native households and Hispanic households have disproportionately greater housing problems and Asian households and Hispanic households have disproportionately greater severe housing problems.

At the 80-100% AMI income level, American Indian, Alaska Native households have disproportionately greater housing problems.

In regard to cost burden and severe cost burden, American Indian, Alaska Native households are disproportionately cost-burdened and Pacific Islander and Hispanic households are disproportionately severely cost-burdened.

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

There are no unidentified housing needs. Some of the top housing priorities identified during the citizen participation process include housing rehabilitation, financial assistance to achieve homeownership, and new construction of affordable housing. The needs identified by residents and stakeholders are a reflection of the needs identified above.

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

According to 2018 ACS data, the households that are experiencing disproportionately greater housing needs represent a relatively small percentage of Tallahassee's population. The racial composition of the City includes 6.9% of persons of Hispanic origin, 4.4% Asians, and 0.2% American Indian, Alaska Native persons. Therefore, there are no concentrations of these racial or ethnic groups in the City.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Tallahassee Housing Authority (THA) provides low-income individuals and families, including the elderly, and persons with disabilities, access to housing that is affordable through the operation of three public housing developments (Pinewood Place Apartments, Orange Avenue Apartments, Springfield Apartments), provision of scattered-site housing, and administration of the Section 8 Housing Choice Voucher (HCV) program. THA’s portfolio includes 542 units owned and operated by the housing authority and 2,416 privately owned units that are part of the HCV program. See section MA-25 of this plan for additional information on the total number of units. Of the total units available, 526 public housing units and 2,241 vouchers are in use as shown in Table 22.

The housing needs of residents of public housing are similar to the needs of the population at large. There is a need for additional affordable and available rental housing as demonstrated by the waiting lists for THA programs. The majority of public housing residents and voucher holders are extremely low-income (0-30% AMI) and even with lower rent payments than private housing, public housing residents still experience cost burden. There is also a need for rehabilitation of existing housing units to improve living conditions, as well as renovations to improve accessibility for the elderly and persons with disabilities. Residents of public housing and housing choice vouchers holders may also desire to become homeowners and are in need of purchase assistance programs. Residents of public housing are also in need of supportive services to achieve self-sufficiency. These needs include childcare, parenting classes, job training, adult education, healthcare and mental health services, and drug prevention services.

### 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	Disabled *
# of units vouchers in use	0	0	526	2,241	46	1,911	182	8	94

**Table 21 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,235	16,881	9,974	17,357	12,397	21,799
Average length of stay	0	0	0	0	0	0	0	0
Average Household size	0	0	3	3	1	3	2	5
# Homeless at admission	0	0	0	115	4	107	0	0
# of Elderly Program Participants (>62)	0	0	61	288	18	240	30	0
# of Disabled Families	0	0	140	511	9	446	56	0
# of Families requesting accessibility features	0	0	6	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	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**

**Data Source:** PIC (PIH Information Center)

## 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	15	215	17	119	56	3	20
Black/African American	0	0	506	2,019	28	1,778	124	5	74
Asian	0	0	3	0	0	0	0	0	0
American Indian/Alaska Native	0	0	2	1	0	1	1	0	0
Pacific Islander	0	0	0	2	0	1	1	0	0
Other	0	0	0	4	1	2	1	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**

Data Source: PIC (PIH Information Center)

## 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	3	44	2	26	4	1	11
Not Hispanic	0	0	523	2,197	44	1,885	178	7	83

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

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

Section 504 of the Rehabilitation Act of 1973, prohibits discrimination on the basis of disability in programs receiving HUD funding, including public housing and the operation of a HCV program. In regard to accessibility, Section 504 requires that there be sufficient accessibility so that persons with disabilities have an equal opportunity to participate in and benefit from the program without causing an undue financial or administrative burden on the recipient of the federal financial assistance, the public housing authority.

According to THA, at the time of this writing there were 96 applicants on the public housing waiting list and 100 applicants on the HCV program waiting list that indicated that their household included a member with a disability. Currently THA has 28 units designated as handicapped accessible for elderly and disabled families. THA conducts a needs assessment of its current tenants as well as applicants on its waiting list and based on the assessment, THA projects that within the next five years, 25 additional accessible units will be needed.

The needs of public housing tenants and applicants on the waiting list for accessible units include accessibility features and ADA modifications. Specifically, the upgrades needed include remodeling bathrooms to improve mobility and access to toilets as well as to improve access to tubs and showers through the installation of grab bars and walk-in showers. Additionally, there is a need for wheelchair ramps, ADA compliant door hardware, and smoke detectors for persons with hearing loss. Some households requested an additional bedroom for live-in aides.

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

Some of the immediate needs of public housing and housing choice voucher holders include the redevelopment of public housing units and overall neighborhood revitalization including commercial corridors to improve living conditions. There is also a need to increase the supply of affordable rental housing as demonstrated by the number of applicants on the waiting lists. Additionally, there is a need for financial assistance and services for public housing residents wishing to transition from renting to homeownership.

Public housing residents and voucher holders are also in need of supportive services to achieve family self-sufficiency and economic opportunity. These needs include:

- resources to help low-income, low skilled individuals find and retain jobs;
- access to adult education and GED classes;
- 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;

- parenting classes; and
- special narcotics and gang teams to purge public housing of drug and gang activity in the surrounding communities, restore order, and educate citizens in tenant responsibility, crime and drug prevention, and basic security measures.

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

The housing needs examined as part of the Needs Assessment in this Consolidated Plan are cost burden, substandard housing, and overcrowding. As mentioned above, the housing needs of residents of public housing and housing choice voucher holders include the need for housing improvements and the need for more affordable housing – comparable to the needs of the population of large. However, because of the extremely low-income levels of public housing residents, among other factors, the needs of public housing residents and voucher holders surpass the needs of tenants with similar characteristics in the City as a whole.

All of THA’s public housing developments are located in census block groups that have a high percentage of low- and moderate-income households compared to the low-mod population of the entire jurisdiction. Whereas the City has a 55.74% LMI population overall, Orange Avenue Apartments is located in census tract 10.01, block group 2, where 81.1% of the population is low- and moderate-income. Pinewood Place is located in census tract 16.01, block group 1, where 83.14% of the population is low- and moderate-income. Springfield Apartments is located within the City’s Neighborhood Revitalization Strategy Area (NRSA). This is a local target area, designated by the City, for revitalization. Census tract 14.02, block group 3, where Springfield Apartments is located, has a 95.27% low- and moderate-income population. The housing needs of public housing residents within these areas are compounded by the income level of these households, lack of investment of resources, lack of access to opportunity, and other factors that affect self-sufficiency.

As far as cost burden, in the census tracts where public housing developments are located, the rate of cost burden ranges from 46.60% to 66.20% compared to the cost burden rate of 44.25% for the City as a whole. Specifically, census tract 16.01 (Pinewood Place) has a cost burden rate of 46.60%, census tract 10.02 (Orange Avenue Apartments) has a cost burden rate of 52.85%, and census tract 14.02 (Springfield Apartments) has a cost burden rate of 66.20%.

In regard to the need for housing improvements, 555 low- and moderate-income renter households in the City (Table 7) are living in substandard housing. THA has determined in its 2019 Annual Plan that there is a need to redevelop public housing sites and improve the quality of housing. This is further described under section MA-25 of this Consolidated Plan.

**Discussion**

THA has a Family Self-Sufficiency (FSS) program that works with residents on identifying goals that lead to independence from public assistance, such as completing educational goals, job training, accessing day care, transportation, grants for GED and college courses, and homeownership. THA works with area supportive services providers to support FSS program participants in reaching their individual goals.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

Responsible for coordinating and implementing an effective housing crisis response system within the jurisdiction, the FL-506 Tallahassee/Leon County Continuum of Care (CoC) works to make homelessness rare, brief, and one-time. The CoC Lead Agency, the Big Bend Continuum of Care (Big Bend CoC), actively develops and executes the strategies through a network of direct service providers. These providers offer outreach, Emergency Shelter (ES), Transitional Housing (TH), Rapid Re-Housing (RRH), and Permanent Supportive Housing (PSH) programs. Additionally, the providers identify, assess, and refer persons experiencing homelessness using the streamlined assessment tool, the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) and the Homeless Management Information System (HMIS) to track and refer persons entering and receiving interventions within the crisis response system.

It is common for persons experiencing homelessness to overlap across multiple public systems, each household requiring different solutions to resolve that person's housing crisis, and these households need different levels of assistance depending on their unique circumstances. These factors present complex challenges to local jurisdictions, social service providers, and the CoC. These challenges are not unique to the City of Tallahassee and the Big Bend CoC actively pursues the participation of stakeholders across various systems, local government officials, consumers, and membership organizations to adequately support the needs of persons experiencing homelessness in the jurisdiction.

The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, codified in 2009, consolidated several programs previously authorized under the McKinney-Vento Homeless Assistance Act, changed an existing program to the new termed Emergency Solutions Grant (ESG) program, and defined the Continuum of Care planning process. Highlighted in the data table below, HHA targets persons who meet HUD's Homeless Definitions, Category 1: Literally Homeless (the household as an individual or family who lacks a fixed, regular, and adequate night-time residence); and Category 4: Individual or family who is fleeing/attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions.

The Point in Time Count (PIT Count) estimates the number of individuals and families experiencing homelessness in the CoC region on a given night, typically held in January. The table below summarizes the data reported by the Big Bend CoC. No data was available for estimates on the number of persons experiencing homelessness each year, the estimate of the number becoming homeless each year, an estimate for the number exiting homelessness each year, or



an estimate for the number of days persons experience homelessness.

**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)	262	7	0	0	0	0
Persons in Households with Only Children	9	1	0	0	0	0
Persons in Households with Only Adults	539	91	0	0	0	0
Chronically Homeless Individuals	97	51	0	0	0	0
Chronically Homeless Families	3	0	0	0	0	0
Veterans	89	19	0	0	0	0
Unaccompanied Child	47	9	0	0	0	0
Persons with HIV	8	2	0	0	0	0

**Table 22 - Homeless Needs Assessment**

**Data Source:** HUD 2018 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations, FL-506 Tallahassee/Leon County CoC, Point in Time Date: 01/22/2018

**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):**

Because the Big Bend Continuum of Care (Big Bend CoC) was unable to provide data on the number of persons becoming and exiting homelessness each year or collect average data on the number of days that persons experience homelessness, it is difficult to sufficiently describe these characteristics.

The Point in Time Count (PIT Count) does describe conditions for certain homeless sub-populations including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. A discussion of each category is included in the question below regarding the nature and extent of sheltered and unsheltered homelessness.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Black or African American	505	40
White	263	47
Asian	8	0
American Indian or Alaska Native	4	4
Pacific Islander	6	1
Multiple Races	24	7
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	44	4
Non-Hispanic	766	95

**Table 27 – Nature and Extent of Homelessness**

**Data Source:** HUD 2018 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations, FL-506 Tallahassee/Leon County CoC, Point in Time Date: 01/28/2019

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

According to the 2018 PIT Count, a total of 91 households included children, three of which were identified as chronically homeless households, and 10 of these households were composed of households with only children. The majority of homeless households with at least one adult and one child are sheltered, with 78 of these households either staying in an Emergency Shelter or in a Transitional Housing project. Only three households with at least one adult and one child remained unsheltered during the time of this count.

Of the 10 households comprised of only children, including persons under the age of 18 who are unaccompanied or parenting youth, and the children of parenting youth, a total of nine households were residing in Emergency Shelter and one remained unsheltered at the time of this count.

In the 2018 PIT Count, there were 108 veterans identified. There were 89 sheltered veterans and 19 veterans who remained unsheltered. The data does not detail family composition for the veteran subcategory. Between FY 2008 and 2018, Tallahassee Housing Authority was awarded

234 HUD-Veteran Affairs Supportive Housing (HUD-VASH) vouchers. The HUD-VASH program combines Housing Choice Voucher (HCV) rental assistance for veterans who are homeless, targeting those who meet the definition of chronically homeless, with case management and clinical services provided by the North Florida, South Georgia VA Health Care System, and Tallahassee Outpatient VA Medical Centers.

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

The Black/African American population is the largest population during the PIT Count, identifying a total of 545 persons identified as experiencing homelessness with 505 of those counted as sheltered and 40 unsheltered. There were 310 White persons experiencing homelessness, 263 being sheltered and 47 unsheltered. The eight Asian individuals experiencing homelessness were all sheltered. Eight individuals identified as American Indian or Alaska Native with four sheltered and four remained unsheltered. Seven individuals identify as Native Hawaiian or Other Pacific Islander, with six persons were sheltered and one was staying in an unsheltered location. Thirty-one individuals identify as being Multiple Races, with 24 individuals sheltered and seven persons in this category being unsheltered.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Big Bend CoC reported a total of 909 persons experiencing homelessness in its 2018 PIT count: comprised of 810 sheltered persons and 99 unsheltered total persons. This indicates there is significant unmet demand for permanent housing solutions in the region. For people to exit Emergency Shelter, Transitional Housing, or unsheltered homelessness, there must be housing available a person can obtain which will then end that person's homelessness.

According to the Big Bend CoC's 2018 System Performance Measures (SPM), in FY 2018 there were 2,071 persons experiencing first time homelessness, which was a decrease from the previous year by 238 individuals. Additionally, the FY 2018 data reports that 66% of persons were successful when placed from street outreach to placement in permanent housing with 94% retention in the permanent housing project and the average length of time persons were residing in Emergency Shelter or Safe Haven was 123 nights.

The subpopulations evaluated in the PIT Count identify individuals who may require intensive supportive services to initially engage and build a relationship with and will then help achieve long-term housing stability. There were 85 persons experiencing homelessness who also self-disclosed having a Severe Mental Illness (SMI), 66 persons with SMI were sheltered and 19 remained unsheltered during the count. Persons who self-disclosed having a disability relating to chronic substance abuse include 27 persons residing in a sheltered location and 10 persons experiencing unsheltered homelessness, totaling 37 individuals. During this count, there were

56 individuals identified as unaccompanied youth, 47 persons were in a sheltered location and nine were residing in an unsheltered location at the time of the count.

A subcategory of persons experiencing literal homelessness are persons who meet the definition of chronic homelessness. This means an individual or head of household who has experienced literal homelessness for 12 months continuously or four episodes in three years totaling 12 months, and the person must have a disabling condition. In 2018, there were a total of 151 persons identified as chronically homeless with 100 residing in emergency shelter and 51 unsheltered at the time of the PIT Count. Chronic homelessness is not limited to single individuals, as three households included at least one adult and one child.

Victims of Domestic Violence who are experiencing homelessness total 73 individuals, all of whom remained sheltered during this PIT Count. Thirty-seven individuals were located at Emergency Shelter and 36 were residing in Transitional Housing.

According to the CoC's 2018 Housing Inventory Count (HIC) report, there are multiple emergency shelters operating in the CoC, including:

1. Big Bend Homeless Coalition (ES for Families)
2. Capital City Youth Services (ES Child-Only Beds)
3. CESC, Inc. (ES Adult-Only and Overflow)
4. Refuge House (ES for Family and Adult Beds)

The CoC continues to allocate resources to six Transitional Housing providers (Brehon Institute for Family Services, Capital City Youth Services, Care Tallahassee, Good News Outreach, Refuge House, and Volunteers of America) to operate 168 transitional housing beds, among eight projects, for adults and mixed populations. Of the total transitional housing beds, Refuge House, the provider of DV services and housing supports, operates 57 DV Transitional Housing beds, Capital City Youth Services operates five child only beds for youth participating in their Transitional Housing project, there are 52 beds operated by Volunteers of America for Transitional Housing for veterans, and re-entry beds are not captured in HMIS HIC data.

**Discussion:**

As required by HUD, the Big Bend CoC monitors performance based on, among other goals, the System Performance Measure (SPM) benchmarks. These SPM metrics include the length of time persons remain homeless, returns to homelessness once permanently housed, number of persons experiencing homelessness (identified in the Point In Time Count), income growth for persons participating in CoC-funded projects, number of people experiencing homelessness for the first time, homeless prevention for those who meet the HUD Homeless Definition-Category 3 in CoC-funded projects, and successful placement and retention in permanent housing projects.

By monitoring the success of projects and systems, Big Bend CoC is able to identify areas of improvement and expand solutions that are effective in preventing and ending homelessness in the City of Tallahassee.

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

### **Introduction:**

While the City of Tallahassee is often recognized as a college town, the City is also home to various permanent residents, some of whom require support to live independently. The subpopulations within the category are often more vulnerable and at risk of housing insecurity due to limited income and service needs. The City understands that there is great importance of contributing to community-based services that assist persons with special needs. Therefore, the City of Tallahassee participates in coordination and provides funding to address these needs. This section reviews the latest data from the ACS and other data sources, to ensure the City has an accurate representation of the extent of non-homeless special needs in the area.

### **Describe the characteristics of special needs populations in your community:**

#### *Elderly*

For the purposes of this report, persons 65 years of age and older are considered elderly. According to the 2018: ACS 5-year estimates under the category Age and Sex, the City of Tallahassee has a total of 18,964 persons at or above the age of 65. This represents approximately 10% of the total City population. Of the total 65 and over population, there are 5,988 individuals who also have a disability and there are 2,175 households with at least one person who is 60 years or older receiving Food Stamps/SNAP benefits. Those 65 and over who are living below the poverty level totals 9.1%, or 1,661 individuals. There are 12,680 housing units occupied by persons 65 years and older in which 9,410 residents (31.2% of the category) reside in owner-occupied housing units and 3,270 persons (7.2% of the category) are living in renter-occupied units.

#### *Persons with Disabilities*

According to the ACS 2018: 5-Year Estimate, the City of Tallahassee has a total of 19,245 persons, making up 10.3%, with a disability.

The ACS provides details on the type of disability for the population.

- 2.3% of total population has a hearing difficulty
- 2.1% with a vision difficulty
- 5.2% with a cognitive difficulty
- 4.6% with an ambulatory difficulty
- 1.7% with a self-care difficulty
- 3.8% with an independent living difficulty

### *Substance Abuse*

Big Bend Community Based Care (BBCBC), the Managing Entity responsible for the behavioral health system of care within the City, in fiscal year 2016/17 unduplicated data shows 9,936 adults and 2,987 children received substance abuse services. It should be noted that not all of these cases were not for individuals living within the City of Tallahassee, as BBCBC's region covers the entire northwest area of Florida. The data captured offers a snapshot of the population, as MEs coordinate a system of care for people who are indigent or underinsured.

According to the 2018 National Survey on Drug Use and Health, it is estimated that in the last year within Florida (based on persons 12 years of age and older):

- 2,587 persons used marijuana
- 361 persons used cocaine
- 52 persons used heroin
- 83 persons used methamphetamine
- 144 persons were diagnosed with pain reliever use disorder

Over a month period, it is estimated that 9,157 persons 12 years of age and older have used alcohol in the past month with 4,130 identified as bingeing alcohol in that month. Within a year, 816 people were identified as having Alcohol Use Disorder and 1,171 were diagnosed with Substance Use Disorder.

### *Domestic Violence*

The Florida Department of Law Enforcement (FDLE) Uniform Crime Report provides data on domestic violence offenses and arrests by jurisdiction. In 2018, FDLE reporting indicates that the City of Tallahassee reported 1,221 cases of all types of domestic violence offenses ranging from simple assault to murder and including aggravated assault, rape, threat/intimidation, stalking, and fondling. There is no information available on how many of these victims need housing assistance.



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

### *Elderly*

Residents who completed the community survey responded with feedback reporting that housing for persons with special needs is a high need in the community in addition to the need for senior services. Services for elderly persons typically include adult day care, emergency or short-term assistance with utility bills, food pantry, in-home services, caregiving services, nutrition/Meals on Wheels, senior volunteer programs, medical equipment, and supplying Lifeline units. There is great importance of implementing programs that allow seniors to age in place which includes services related to home modifications such as bathroom modifications (such as grab bars, handrails, high toilets, and non-slip tiles), emergency response systems, ramps/chair lifts, and adding a bedroom or bathroom on the first floor. Additional housing related areas of improvement include increasing the number of zero-step entry units and more housing that is affordable, which includes increasing housing subsidies for elderly households. The aging population may seek support through senior centers that offer social activities.

### *Persons with Disabilities*

As expressed within the survey responses, affordable housing for persons with special needs is a high priority for the City of Tallahassee residents. Thirty-two of the 124 respondents in the community survey report that they live in a household with a person who has a disability. Scoring as high needs, respondents identified that services for persons with disabilities and services for persons with mental health needs are of great importance in the community.

Persons with disabilities benefit from services related to daily activities, life skills development, therapy, in-home care services, nursing, medical and dental services, medically necessary supplies and equipment, support planning, and transportation. Specific to Florida, access the iBudget waiver services is a need for persons with disabilities and there is currently a significant waitlist to access this waiver.

### *Substance Abuse*

In alignment with the Substance Abuse and Mental Health Services Administration (SAMHSA), services should be recovery-oriented and include support services aimed at assisting consumers to manage their substance use disorder to the best of their ability. The community survey ranked substance abuse education/services needs as moderately important public services. As evidence proves, prevention is an important component of addressing substance use and the respondents agreed, listing the need for education. SAMHSA's guidance includes incorporating health, home, purpose, and community as the primary needs in a recovery support network. Typical service

needs include: recovery-oriented services for implemented to address substance abuse both children and adults include detoxification, inpatient treatment, residential treatment, assessment, case management, supportive housing, crisis support, skill building, peer support, and counseling. Staff providing the direct services need to receive targeted training that includes Motivational Interviewing training, Screening, Brief Intervention, and Referral to Treatment (SBIRT), Non-Violent Crisis Intervention Training, and Trauma-Informed Care services.

### *Victims of Domestic Violence*

The Florida Coalition Against Domestic Violence identifies the following essential services for victims of domestic violence: survivor focused safety plans, counseling and advocacy, information and referrals for persons seeking assistance, child and youth-specific activities, youth-targeted education, education and training for adults.

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

#### *Persons with HIV/AIDS and Their Families*

As reported in the 2019 Leon County Health Assessment, Leon County has the seventh highest rate for HIV and the 13<sup>th</sup> highest rate for AIDS cases throughout Florida. People who are black are nine times more likely to be diagnosed with HIV and more than 11 times more likely to be diagnosed with AIDS, and people who are black account for 85% of HIV/AIDS deaths in Leon County; over 15 times more likely than whites to die from HIV/AIDS. Men who have sex with men account for 61% of new HIV diagnoses, and adults 20-29 years of age represent 48% of new HIV infections.

Ten persons with HIV/AIDS who are also experiencing homelessness were identified during the 2018 PIT Count. Seven individuals within this subcategory were sheltered in Emergency Shelter and one in Transitional Housing. Two persons with HIV/AIDS who were experiencing homelessness remained unsheltered at the time of this assessment.

According to the Florida Health Charts resource, there are 8.6 cases per 100,000 people (as of 2018). The Leon County Community Health Assessment that was completed in September 2019, reports that there are high rates of sexually transmitted infections and HIV within the county and priority goals within the county include reducing new cases of HIV/AIDS and increase HIV/AIDS testing. Adults ages 20-29 years old represent 48% of new HIV infections and 61% of new HIV diagnoses in Leon County are from men who have sex with men. The Community Health Assessment was supported by 22 community organizations and in partnership with the Leon County Department of Health, United Way of the Big Bend, and Tallahassee Memorial Hospital.

The Florida State Housing Opportunities for Persons with AIDS (HOPWA) Program, administered by the Department of Health, serves persons living with HIV/AIDS. Big Bend CARES is the designated project sponsor service area in Region 2B, which covers the City of Tallahassee. Although the City of Tallahassee does not receive HOPWA funding directly organizations can apply to the City for financial assistance to improve their facilities.

**Discussion:**

Implementation of best practices when serving persons with special needs is essential to that person's stability and recovery. The data shows that across all subcategories within the special needs population, there is a need for housing and services funding. This is pronounced by long waitlist for disability related services, housing that is affordable for various vulnerable populations, and assistance to remain integrated into the community while receiving services intended to help with housing stabilization and retention. The needs of community residents are complex and may require the assistance of multiple systems to fully address the needs person with special needs.

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

### **Describe the jurisdiction’s need for Public Facilities:**

The City largely depends on funding sources received through other departments, such as Parks and Recreations, to prioritize public facilities projects and possibly address that need. However, public facility needs were identified from the community meetings including:

- Street improvements.
- Community Centers.
- Code enforcement.
- Storm water management.
- Transportation.

Additionally, the City of Tallahassee has a historic and proactive process of evaluating public facilities and infrastructure needs throughout the city. Based upon U.S. Census population by age comparison, the largest growth segment from 2014 to 2018 is persons 62 years old or older.

The City currently has an existing Senior Center that operates routinely at capacity and demand continues to increase for projects and activities for the city’s aging population. A new senior center may be needed to accommodate the additional demand.

Although the City currently has a network of 88 parks, the City also recognized that additional parks are necessary, particularly in low/moderate income neighborhoods throughout the City.

As the State’s capitol, home to two large and renowned universities, and nationally recognized for its parks and nature trails, Tallahassee will continue to experience strong population growth that will continue to create demand for new and improved public facilities.

### **How were these needs determined?**

Tallahassee has recently completed a 5-Year Strategic Plan for 2020-2024. Through a series of public workshops and meetings the City has identified its most critical infrastructure and public facility needs to improve the safety and quality of life for all Tallahassee residents.

### **Describe the jurisdiction’s need for Public Improvements:**

The City makes efforts to partner with other Departments to undertake public improvement activities when possible.

The City of Tallahassee 2024 Strategic Plan reports that 70% of roads are rated as Good, Very Good or Excellent; public transit was rated “on time” 90%; and although the City currently has 88

parks the City has identified a number of roadway, transportation, sidewalk and park projects to be completed on or before 2024.

Public improvement projects specifically identified in the 2024 Strategic Plan contained within low/moderate income census tracts include:

- FAMU Way, Phase 3, Road and Sidewalks
- Chestwood Avenue Drainage Improvements
- Glendale Neighborhood Drainage Improvements
- Southside Street Stormwater Improvements
- Putnam Drive Sidewalk Project
- Polk Drive Sidewalk Project
- Palmetto Street Sidewalk Project

### **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 citizen 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 expired in December 2019. In January 2020 A new penny sales tax program began. Of the sales tax generated, 12% is directed to economic development and 66% will provide funding to support the implementation the original and new infrastructure projects previously identified in the BluePrint 2020 plan. The remaining 22% is directed to the City of Tallahassee, Leon County and to fund projects requiring annual allocations.

The City also conducted a series of public meetings and workshops in order to publish its Five-Year 2020-2024 Strategic Plan that details the City’s strengths and opportunities and evaluated and identified public infrastructure as one of seven Priority Areas where Goals and Objectives were identified. The Strategic Plan identified that one of several strengths of the City of Tallahassee were the availability of parks, trails and other public spaces and further identified that one of several opportunities within the City were the improvement of roads and sidewalks.

The Strategic Plan Public Infrastructure Priority Area report lists five Objectives that each contain 5-year goals for specific improvements to be completed by 2024.

In 2019, the City of Tallahassee and the Tallahassee Senior Center partnered to publish the Tallahassee Age-Friendly Communities Work Plan that address a number of issues related to the

livability of Tallahassee and identify planned and ongoing projects. Implementation of the Work Plan is intended to be undertaken through comprehensive public/private partnerships.

All of these detailed reports provide a responsible and coordinated plan for continued public infrastructure improvements and public facilities.

**Describe the jurisdiction’s need for Public Services:**

With a rising senior population, all measure of elder care services will continue to increase in need.

In addition to contribution of 15% of the City’s CDBG funding for public services, the City also contributes additional funding to further support the area’s social service agencies.

In 2018, the City received HUD Opportunity Zone designation by the Governor of Florida based upon the analysis of economically disadvantaged census tracts statewide. By nature of the demographics within these selected census tracts, significant need for public services in these and other citywide low/moderate income census tracts within the City will continue to need public services offered through local government, local and regional non-profit service agencies, and public-private partnerships.

**How were these needs determined?**

U.S. Census data currently report that 47,649 people, 26.7% of the total population of the City of Tallahassee, are living at or below the poverty level.

In addition, according to the Feeding America Map the Meal Gap Analysis, 18.9% of Leon County’s total population are indicated as being food-insecure. This rate places Tallahassee/Leon County as one of the four highest food insecure areas in the state. Local senior services agency Elder Care, Inc. reports that it serves 100,000 meals through its Meals On Wheels and congregate meal services.

Annually, the City of Tallahassee receives more requests for social service funds than can be allocated.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Housing Market Analysis section of the Plan provides a snapshot of the City's current housing stock and housing facilities. Housing market characteristics reviewed include the supply of housing, availability of affordable housing, housing cost and condition of housing units, and the supply of housing or facilities for persons with disabilities and persons experiencing homelessness. The Housing Market Analysis is divided into the following sections:

**Number of Housing Units** – The Housing Market Analysis begins with a basic count of the total number of housing units and occupied housing units in the City by property type, unit size, and tenure. There are 87,561 units in the City including subsidized units. Analysis of the data indicate that the current housing supply does not meet the need of all the City's residents.

**Cost of Housing** – This section of the Plan compares the cost of housing in the City to household incomes to determine if there is a sufficient supply of affordable housing. Housing cost burden (unaffordability of housing) is the foremost housing problem in the City and the data in this section of the Plan further supports the need for programs that produce or preserve affordable housing.

**Condition of Housing** – The supply of quality, decent housing is shaped by the condition of the housing inventory. This section of the Plan analyzes the age of the housing, risk of exposure to lead-based paint, and presence of housing problems. These factors coupled with the definition of substandard housing, justify the need for housing preservation activities. Tallahassee's housing stock is older with 43% owner-occupied units and 39% renter-occupied units being built prior to 1980. The older housing stock creates the need to rehabilitate units to maintain the affordable housing stock and eliminate undesirable conditions.

**Public and Assisted Housing** – The affordable housing inventory in any jurisdiction typically includes units subsidized by federal, state, or local programs including public housing. The Tallahassee Housing Authority manages 542 public housing units and administers 2,416 vouchers through the Housing Choice Voucher Program. THA has a waiting list for public housing units and vouchers which demonstrates the gap in the availability of affordable housing Citywide.

**Homeless Facilities and Services** – This section of the Plan provides an inventory of homeless facilities and services in the County. The 2018 Housing Inventory report identifies 1,342 total year-round beds for persons experiencing homelessness. This total includes emergency shelter, transitional housing, and permanent housing.

**Special Needs Facilities and Services** – Persons with special needs such as elderly persons, and persons with disabilities may require supportive housing and services. This section of the Plan provides information on facilities and services that meet the needs of this subpopulation.

**Barriers to Affordable Housing** – It is a goal of the City to increase the supply of affordable housing for low- and moderate-income persons. To accomplish this goal the City must overcome any barriers to the creation of affordable housing. Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing.

**Non-Housing Community Development Assets** – In addition to the non-housing community development needs identified in the Needs Assessment, the City also has economic development needs such as the need for employment training/education for workers to better align with the major employment sectors. Local economic trends are discussed in this section of the Plan as well as opportunities for economic growth.

**Needs and Market Analysis Discussion** – This section of the Plan summarizes key points from the Needs Assessment and Market Analysis in relation to areas of the City that have a low-income or minority concentration.

**Broadband Needs of Housing occupied by Low- and Moderate-Income Households** – Access to broadband is an essential need for individuals and families and should be equally available to low- and moderate-income households. The broadband services available to residents of the City are described in this section.

**Hazard Mitigation** - The supply of housing is directly impacted by the effects of natural disasters and other hazards such as climate change. Low- and moderate-income persons are more vulnerable to these effects and this section of the Plan discusses the natural hazard risks that this population faces including the risk of displacement due to a natural disaster.



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

### Introduction

The Housing Supply Analysis provides an estimate of the current supply of housing in the City of Tallahassee. In this section the existing housing inventory is examined, including the type and size by tenure (owners/renters).

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	37,064	42.3%
1-unit, attached structure	7,562	8.6%
2-4 units	10,933	12.5%
5-19 units	13,345	15.3%
20 or more units	16,679	19%
Mobile Home, boat, RV, van, etc	1,978	2.3%
<b>Total</b>	<b>87,561</b>	<b>100%</b>

**Table 28 – Residential Properties by Unit Number**

Data Source: 2014-2018 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	110	0%	2,275	5%
1 bedroom	390	1%	9,995	22%
2 bedrooms	4,344	15%	16,915	38%
3 or more bedrooms	24,599	84%	15,760	35%
<b>Total</b>	<b>29,443</b>	<b>100%</b>	<b>44,945</b>	<b>100%</b>

**Table 29 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

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

The City of Tallahassee actively pursues to improve the housing stock for its economically disadvantaged residents by using HOME, CDBG, and SHIP to support affordable housing and provide housing assistance to low income households when available. The City pairs federal and state dollars with their own local City Affordable Housing Trust Fund (AHT) for affordable housing activities. The City uses SHIP and AHT dollars as match for HOME projects.

During the 2015-2020 Consolidated Plan period the City was able to make a significant impact towards affordable housing. Units assisted with federal, state, and local dollars include: 2 rental

units constructed, 13 homeownership units constructed, 165 units rehabilitated, financial assistance to 110 low and moderate income households, and tenant-based rental assistance for 116 extremely-low, low, and moderate income persons.

During the 2020-2024 Consolidated Plan period, the City aims to provide affordable housing through the rehabilitation of 126 units, the provision of financial assistance to 75 homebuyers, the construction of 18 units, and acquisition of 18 units.

In addition, the Local Housing Assistance Plan (LHAP) details the City's strategy for the State Housing Incentive Partnership (SHIP) program, passing through state HTF dollars into the community through rental and homeownership activities for extremely low, very low, and sometimes moderate-income Tallahassee residents. Eligible activities may include purchase assistance, rental development, acquisition/rehabilitation/new construction, disaster repair, and rental assistance. Based on the City's LHAP, the City of Tallahassee aims to serve 63 VLI units under the homeownership strategy, specific to owner-occupied rehabilitation, during 2019-2022.

The City has targeted, and will continue to target, extremely-low, low, and moderate income families and individuals whose incomes are at or below 80% AMI. Household types targeted include family, elderly, disabled, homeless or at-risk of becoming homeless, and special needs households.

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

The City of Tallahassee is home to one Public Housing Agency, the Tallahassee Housing Authority (THA). THA operates 526 public housing units and 2,241 Housing Choice Vouchers. The Shimberg Center's Assisted Housing Inventory for the City of Tallahassee and inclusive of all funders, reports that there are currently 4,049 total assisted units in the City of Tallahassee and, since 2002, has lost an estimated 1,313 assisted units within the City. Shimberg reports 636 assisted units at risk of loss in the next five years due to subsidy expiration for the assisted property or program.

The 2019 Rental Market Study outlines developments and units preservation risk factors. Leon County reports there are two developments (273 units) that have Florida Housing Finance risk, one (61 units) has Rural Development maturing mortgages, five developments (419 units) with HUD expiring rental assistance. There are 25 developments and 2,341 units with at least one risk factor.

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

The City of Tallahassee recognizes that the current availability of housing units does not meet the needs of the population based on several factors. First, the City of Tallahassee has not resolved homelessness among its residents. If there was available housing, then the Big Bend CoC would see a significant reduction in the length of time homeless and the number of people experiencing homelessness in Tallahassee. Second, the City's Five-Year Strategic Plan outlines several housing-related initiatives to address City's need to expand housing type and capacity. The City plans to convert vacant student housing units into affordable housing because the current housing stock does not meet the needs of the population. Additionally, the City intends to increase residential density within city limits which will then create more availability of housing targeting specific household types.

In addition, when looking at affordability it can be determined that for both owner-occupied and rental housing the availability of affordable units does not meet the needs of the population. Tallahassee's median income based on the 2018 ACS is \$43,799 for a household. According to Zillow, the median home sales price in Tallahassee is \$210,000, with projections continuing to increase the price of homes over the next year. Once property tax, PMI, and homeowner's insurance is added to the principal mortgage, a person earning the median income in Tallahassee may not qualify to purchase a home and if they do, they will certainly be cost burdened. This decreases the number of homeowner units available and demonstrates an unmet need for owner-occupied units. This is also true for rental units. The median rental price in Tallahassee is \$1,200. High rent, utilities, and required deposits and fees associated with move-in often make renting unaffordable. The demand for affordable rental units is high and once again availability is low.

### **Describe the need for specific types of housing:**

Based on average income and cost of living, housing that is affordable and available is the most in need for various households. Despite the Tallahassee Housing Authority administering scattered site voucher programs, they remain at an occupancy rate of 85.2%. With high utilization rates, waitlists for subsidized housing are long and do not open regularly. There are 630 individuals in households without children who are were experiencing homelessness at the time of the 2018 PIT Count, in addition to 269 persons in households with at least one child and one adult. Therefore, this data expresses that there is a need for housing that accommodates both single adults as well as families. According to unit size by tenure, only 5% of units for renters have zero bedrooms. Recognizing that a large population of those experiencing homelessness are single individuals, increasing the capacity of single room occupancy can help address the need for housing resources which would decrease homelessness.

## **Discussion**

As the cost of living continues to rise and wages remain stagnant, it is important that the City continue to invest in strategies that make renting and homeownership activities available to Tallahassee residents of all income levels. The need for housing subsidies surpasses what is available, and it is the same situation with housing that is earmarked as affordable to people within lower income brackets.

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

### Introduction

The following tables show the cost of both owner and renter housing in the City of Tallahassee. These tables have been updated with American Community Survey (ACS) data to better reflect the current market.

### Cost of Housing

	Base Year: 2010	Most Recent Year: 2018	% Change
Median Home Value	194,500	193,100	-0.7%
Median Contract Rent	688	799	16%

**Table 30 – Cost of Housing**

Data Source: 2010 ACS (Base Year), 2014-2018 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,585	6%
\$500-999	19,921	45%
\$1,000-1,499	16,448	37%
\$1,500-1,999	3,791	8%
\$2,000 or more	1,755	4%
<b>Total</b>	<b>44,500</b>	<b>100.0%</b>

**Table 31 - Rent Paid**

Data Source: 2014-2018 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,270	No Data
50% HAMFI	8,509	1,755
80% HAMFI	28,652	5,645
100% HAMFI	No Data	8,932
<b>Total</b>	<b>39,431</b>	<b>16,332</b>

**Table 32 – Housing Affordability**

Data Source: 2011-2015 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	728	771	958	1,279	1,413
High HOME Rent	728	771	958	1,254	1,379

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	598	641	770	889	992

**Table 33 – Monthly Rent**

Data Source: 2018 HUD FMR and HOME Rents

**Is there sufficient housing for households at all income levels?**

Within the City of Tallahassee, 45% of renters are leasing rental units ranging between \$500-\$999 monthly, and the median contract rent is \$799 per month. The median home value from 2010 decreased by less than 1% and the median contract rent increased since 2010 by 16%. Both renters and homeowners earning over 100% HAMFI have the most access to affordable units because their higher earnings allow for a more expensive cost of living. The data reports that homeownership is more attainable for homeowners earning 80% HAMFI and above, with 14,577 identified homeowners in that HAMFI range. However, while there are 39,431 HAMI renter households, the homeowners between in all HAMI categories total 16,332, which is a significant difference. While homeownership down payment assistance is available through City programs, the funds are limited, and the homeowner must qualify for a mortgage from the lender prior to receiving the down payment assistance, which can be a barrier to households within the lower HAMFI categories. On each side of the spectrum, there is no data available for homeowners within the 30% HAMFI range and no data for renters in the 100% HAMFI range. It is assumed that households earning 30% HAMFI and below could not access homeownership due to the additional expenses such as closing costs, PMI, down payment, and homeowner’s insurance. Additionally, households earning 100% HAMFI have the resources available to own their home, pay the additional expenses, and save disposable income for a down payment.

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

As the trend is described, the cost of renting has increased and the number of HAMFI renter households are significantly more than those of Tallahassee residents who own their homes. Being as that the City of Tallahassee is home to three colleges; the market may reflect the characteristics of students and their housing needs rather than non-student, permanent residents. Therefore, as new students arrive and senior students graduate and relocate from Tallahassee, it is anticipated that the landlord market will continue with rentals continuing to increase. Tallahassee home values have increased 4.3% since 2017 and are projected to continue to increase. Additionally, rental units continue to increase and the current median rental price in the Tallahassee Metro area is \$1,200 per month. Within Tallahassee, 11.1% of homeowners are underwater, expressing that they owe more on their home than it is worth.

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

The area median rent as of 2018 seems to be consistent with HUD's published HOME/Fair Market rents for 2-bedroom units, demonstrating rents are slightly high for 0 to 1-bedroom units. Rents are continually rising in the current market and may fall within an unaffordable range for low-income families. In Tallahassee, 51% are paying rents of up to \$1,000 per month and an astounding 37% pay between \$1,000 and \$1,500 in rent not including utilities.

Though THA provides Housing Choice Vouchers and has several subsidized housing developments, high median rents may indicate the need to involve more landlords in the City's housing assistance programs. Landlord participation in subsidized housing programs is essential to maintaining affordable rental housing. To increase access to available affordable housing through landlord engagement, the THA offers access to list rental units on [www.gosection8.com](http://www.gosection8.com) in addition to a landlord portal. The continued increase in housing costs will place an additional burden on the Tallahassee Housing Authority, as they continue to operate 544 public housing units and 2,398 voucher subsidy programs. Additionally, the need to preserve and produce housing that is affordable to a variety of income earners is essential to preventing and ending homelessness.

**Discussion**

About half of the renters in the City pay under \$1,000 per month toward rent. Using this data, the City recognizes the importance of preserving housing that's affordable for households with a wide variety of income ranges. While some households are able to afford more expensive rental units, it is not the majority. Home values and rents continue to rise, but homebuyer assistance and housing subsidies remain limited.

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

### **Introduction**

The following section outlines “selected” housing conditions as defined by the Census. These conditions are generally considered identifiers of substandard housing, although the last two conditions on the list relate to the household, not the housing unit. The Census defines a “selected” condition as:

- Lacking complete plumbing facilities
- Lacking complete kitchen facilities
- More than one person per room
- Housing costs greater than 30% of household income.

The City of Tallahassee’s housing market analysis examines the condition of existing housing stock in the city. Of the total 87,561 housing units reported by the 2018 ACS, 12,053 (13.8%) are vacant and 75,508 (86.2%) occupied housing units. The City is home to 30,135 owner-occupied and 45,373 are renter occupied units. The limited rental vacancy rate of 6.8% provides a small stock of available units to all renters but does not detail whether or not the vacant units are affordable.

The quality of the housing stock varies depending on several factors including housing condition, age of the structure, and the risk of lead-based paint in the unit. These factors assist in determining the need for housing rehabilitation for owners and renters.

### **Definitions**

The City strives to increase the availability of permanent housing in standard condition. To ensure housing projects and activities meet this goal, it is important to define the terms standard condition, substandard condition but suitable for rehabilitation.

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

#### *Standard Condition*

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



*Substandard but Suitable for Rehabilitation*

- 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	6,069	20.1%	25,005	55.1%
With two selected Conditions	124	0%	836	1.8%
With three selected Conditions	0	0%	87	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	23,942	79.4%	19,445	42.9%
<b>Total</b>	<b>30,135</b>	<b>99.5%</b>	<b>45,373</b>	<b>99.8%</b>

**Table 34 - Condition of Units**

Data Source: 2014-2018 ACS

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,352	22%	9,974	22%
1980-1999	10,439	35%	17,519	39%
1950-1979	10,855	37%	15,618	35%
Before 1950	1,770	6%	1,835	4%
<b>Total</b>	<b>29,416</b>	<b>100%</b>	<b>44,946</b>	<b>100%</b>

**Table 35 – Year Unit Built**

Data Source: 2011-2015 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	12,238	17.3%	16,524	36.4%
Housing Units built before 1980 with children present	5,777	47.2%	2,303	13.9%

**Table 36 – Risk of Lead-Based Paint**

Data Source: 2014-2018 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	7,232	4,821	12,053
Abandoned Vacant Units	0	0	0
REO Properties	2,872	717	3,589
Abandoned REO Properties	0	0	0

**Table 37 - Vacant Units**

**Alternate Data Source Name:**  
2018 ACS

**Data Source Comments:** REO total units from RealtyTrac REO Listing Data. Units not suitable for rehabilitation, calculated 40% of total vacant units and 20% of REO properties.

## Need for Owner and Rental Rehabilitation

The City of Tallahassee’s housing stock tends to be older with 43% of owner-occupied housing and 39% of renter-occupied housing being built prior to 1980. The housing stock contains even older units in the market with 6% of owner-occupied housing and 4% of renter-occupied housing units being built prior to 1950. In addition, 20% of owner-occupied units and 55% of renter-occupied units reported having at least one sub-standard housing condition identifier as defined above. Because of the age of housing in Tallahassee, it is estimated that approximately 40% of vacant units and 20% of REO properties meet the definition of “substandard, not suitable for rehabilitation”. These are assumed not to be suitable for rehabilitation due to dilapidation causing unsafe living environments, lack of heating, lack of kitchen facilities, and lack of complete plumbing facilities. It is estimated that approximately 60% of Tallahassee’s owner-occupied and renter-occupied housing units are in need of housing rehabilitation and would qualify as suitable to rehabilitate.

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

Lead based paint was used prior to 1978 and can cause health issues as the paint cracks, becomes dusty, and deteriorates. This toxic substance was banned in 1978 but is still present in older homes. When the paint is in poor condition, it may require specialized remediation to prevent health hazards to the occupants. For the purposes of this report, data from units constructed prior to 1980 will be evaluated, this also includes units occupied by households with children. Of the total 12,238 owner-occupied units built before 1980, 5,777 (47.2%) of those units have children present. The number renter-occupied built before 1980 totals 16,524, of which 2,303 (13.9%) have children present.

In a recent CDC state surveillance data reporting childhood blood lead, 781 children less than 72 months of age were tested Leon County, Florida. Of those tested, 17 (2.2%) children had elevated

blood lead levels. The City invests CDBG funding in activities such as housing rehabilitation to reduce lead paint risks and by providing lead-based paint testing. Additionally, in 2018 the CDC provided \$155,748 to the Florida Department of Health in Tallahassee for childhood lead poisoning prevention.

### **Discussion**

The City of Tallahassee is addressing the need for rehabilitation and redevelopment through adoption of Community Redevelopment Areas. While revitalization is the focus and improvements are being completed, the development of newer housing opportunities may direct the housing market toward more expensive rental and homeownership costs. With the bulk of units built for both rental and homeownership between 1950-1980, the City is right to invest dollars into making housing safe and decent for all Tallahassee residents, but must incorporate measures to ensure existing residents do not get priced out of neighborhoods which once were affordable for permanent residents upon revitalization of historically low-income neighborhoods.

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

### Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing agencies play an important role in the provision of affordable housing by operating housing developments and/or managing housing choice vouchers. This section of the Plan describes the number and physical condition of public housing and vouchers managed by the Tallahassee Housing Authority (THA).

### Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			542	2,416	50	2,004	244	8	110
# of accessible units			28						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 38 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

THA has a total of 542 public housing units in its stock. There are three public housing developments: 198 units at Orange Avenue Apartments, 195 units at Springfield Apartment, and 96 units at Pinewood Place Apartments. THA also owns 12 apartments at Hidden Pines located on Trimble Road and 41 scattered site houses located throughout the City and County.

Of the 542 public housing units, 28 units are designated handicapped accessible for elderly and disabled families. Twenty-eight units are equipped with wheelchair 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 eight at Pinewood Place.

**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:**

HUD's Real Estate Assessment Center (REAC) conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. The inspection of public housing units ensures that assisted families have housing that is decent, safe, sanitary and in good repair. A passing score for a REAC Physical Inspection is 60 or above.

All 542 public housing units in Tallahassee are included in the approved Public Housing Agency Plan. The condition of the public housing units operated by THA are all within the HUD Housing Quality Standard Guidelines.

**Public Housing Condition**

	<b>Average Inspection Score</b>
Springfield Apartments	67
Orange Avenue Apartments	81
Pinewood Place	81

**Table 39 - Public Housing Condition**

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

In its Five-Year Plan and subsequent Annual Plans, THA states it will improve the quality of housing by continuing to perform timely and thorough annual inspections for the HCV program, reviewing inspection indicators quarterly with a focus on improvement of findings and deficiencies, and by completing a physical needs assessment for all public housing units.

As a result of the inspections of the public housing units as well as based on input from residents and community stakeholders, THA has identified deficiencies that it plans to address. These improvements are needed to maintain the structures, improve safety/health issues and maintain and improve property values.

One of the major projects that THA will undertake is the planned restoration and revitalization of the Orange Avenue Apartments. Based on the findings of a master plan created in 2018 – The Orange Avenue Corridor and Transformation Plan – THA will demolish 198 public housing units and replace it with a mixed income development comprised of conventional public housing, project-based vouchers, Low-Income Housing Tax Credit (LIHTC) units, and market rate units.

The 2020 Annual Plan also identified the following restoration and revitalization needs for dwelling units:

- Replace kitchen cabinets and make other kitchen repairs to 125 units as they become vacant in Springfield and Pinewood apartments;
- Bathroom remodeling in units as they become vacant at Springfield and Pinewood Place apartments;
- Replace flooring in units as they become vacant in Springfield, Pinewood Place and Hidden Pines apartments;
- Repair 58 slab leaks 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;
- Change all electrical boxes at Springfield Apartments; and
- Complete other improvements including installing new, energy efficient ranges, refrigerators and water heaters, upgrading air conditioners and insulated windows as needed.

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

THA's strategy for improving the living environment of residents of public housing includes undertaking activities that will address a broad range of issues faced by low- and moderate-income persons and families including physical issues with their environment and social issues.

To improve safety and security and deter crime at THA-owned properties, THA plans to improve site lighting and install wireless security cameras at two of its properties. THA also plans to replace fencing around the perimeter of each of its public housing sites.

Through the FSS program, THA helps families address issues and barriers that keep a family from becoming self-sufficient. THA staff work with program participants to develop short and long terms goals and coordinate with community agencies for services that include guidance, vocational training, transportation, job search skills, resume development, education, homeownership, establishment of escrow accounts, and physical and mental wellness.

Through the HCV program, THA is committed to deconcentrating poverty and increasing access to opportunity by providing housing options in all areas of the City. THA accomplishes this goal of diversifying HCV locations by conducting outreach to landlords in areas with lower minority concentration and higher area median incomes and by updating its website with available rental properties that voucher holders may access.

THA also supports homeownership opportunities by utilizing housing vouchers which provide mortgage assistance. THA is currently assisting 23 families with mortgage assistance.

**Discussion:**

THA's goals also include expanding the supply of public housing and other assisted housing as well as the number of housing choice vouchers. The actions THA will take to achieve this goal include:

- Implementing the Orange Avenue Corridor and Transformation Plan;
- Applying for additional VASH, Mainstream, and Family Unification vouchers;
- Applying for affordable housing funding opportunities, including LIHTCs, for the Orange Avenue redevelopment plan;
- Partnering with public and private service providers such as the Big Bend Continuum of Care to provide housing for the elderly, homeless population, and permanent supportive housing for individuals with special needs;
- Working with State, County, City, and other housing finance agencies to target resources to specific housing needs; and
- Consider applying for HUD for the Rental Assistance Demonstration (RAD) program.

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

### Introduction

Big Bend CoC (FL-506) reported 1,342 total year-round beds on their 2018 Housing Inventory Count (HIC). This total includes Emergency Shelter, Transitional Housing, and Permanent Housing. Out of the total, there are 143 family units with 444 family beds, 877 adult-only beds, 21 child-only beds. The three sub-categories include 187 beds earmarked for chronically homeless individuals, 400 beds for veterans, and 21 beds for youth experiencing homelessness.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	201	40	62	62	0
Households with Only Adults	252	133	101	424	0
Chronically Homeless Households	0	0	0	187	0
Veterans	0	0	52	325	0
Unaccompanied Youth	16	0	5	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households



**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**

The City's ESG funding is dedicated to Rapid Re-housing, Homelessness Prevention, Emergency Shelter, Street Outreach, and HMIS activities. The City has dedicated ESG funding to Emergency Shelter, Rapid Re-housing, Street Outreach, and Homeless Prevention activities.

The Big Bend CoC maintains a resource list for persons experiencing homelessness detailing resources for shelter, housing, food/clothing, drop-in centers, outreach, behavioral health and medical services, job training and placement, family services, legal services, services for veterans, financial assistance, help obtaining vital documents and benefits, and transportation. This resource guide is available in both English and Spanish. The person experiencing homeless can also call 2-1-1 for additional assistance linking to resources in the community.

To ensure that consumers exiting other systems of care are not discharged into homelessness, the CoC service providers actively participate in discharge planning across the foster care system, health care providers, behavioral health system of care, and correctional facilities. This collaboration employs prevention and diversion strategies in an effort to keep people from entering the homeless system when possible and working to link the most vulnerable to emergency shelter beds upon discharge rather than being returned to an unsheltered location. The CoC increases access to employment and non-employment cash sources through local workforce programs and Managing Entity-funded SSI/SSDI Outreach, Access, and Recovery (SOAR) specialists, who assist persons experiencing homelessness or formerly homeless with apply for SSI/SSDI benefits through the Social Security Administration.

The Kearney Center collaborates with community partners to provide services that include emergency shelter, meal services, daytime services, and medical assistance for persons experiencing homelessness throughout the eight-county Big Bend region. The Kearney Center is an entry point into the CoC's system of care and works with inpatient behavioral health and medical service providers to assist with discharging people out of institutional settings who are without a home. Consumers can access on-site supportive service providers without staying at the emergency shelter. Connecting Everyone with Second Chances (CESC) Health Services, housed at the Kearney Center, provides on-site medical services and medication assistance on a nightly basis in collaboration with Tallahassee Memorial Hospital. More recently, dental services have been made available to consumers as well.

Other permanent housing solutions identified in the 2018 Housing Inventory Count include the Big Bend Homeless Coalition's Advocates for Veterans Housing Rapid Re-Housing project that serves 10 adult veterans and Family Endeavors administers Supportive Services for Veteran Families (SSVF) Rapid Re-Housing totaling four family beds and 21 adults beds, with one family unit. Good News Outreach's Maryland Oaks project that offers 112 family beds and 34 adult-

only beds, Tallahassee Housing Authority's vouchers for Permanent Supportive Housing (PSH) graduates program totaling 25 beds.

PSH projects incorporate housing in conjunction with services to assist the most vulnerable and long-term homeless persons to obtain and maintain their housing. Services provided may include benefit acquisition (such as SSI/SSDI, food stamps/SNAP benefits), linkage to employment resources in the community such as CareerSource, Vocational Rehabilitation or the Clubhouse model, or coordination with community-based services aimed at individuals with a specific disabling condition live in their community and in a home of their choosing.

**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 CoC is responsible for coordinating the homeless crisis response system within the City of Tallahassee. To achieve the goal of preventing and ending homelessness in the region, Big Bend CoC receives funding from a variety of local, state, and federal sources and passes these dollars through to direct service providers who operate programs in accordance with the CoC's guidance and funder regulations.

Big Bend CoC (FL-506) received \$1,988,134.85 in total federal funds and \$375,392.85 in state funds during FY 2018. Most recently, FY 2019 HUD CoC project competition grants were announced, awarding Big Bend CoC \$1,730,216 in grant funding to address homelessness in the CoC's region. The Big Bend CoC programs include:

#### *CoC Planning Project Application*

Funds activities related to carrying-out the mission of the Continuum as a Lead Agency, including conducting the Point in Time count, completion of the Housing Inventory Count (HIC) for the program beds within the CoC, submission of the projects for funding consideration under the NOFA, monitoring of programs for compliance, Executive Director's Report, planning and coordinating activities, programs, and services to address the homeless need, and submission of reports related to HUD Performance Standards.

#### *HMIS Renewal*

Funds activities and staff related performing and carrying-out functions related to HMIS including maintaining the database and securing client level data, training new users, and ensuring HUD-mandated data collection, management and reporting standards.

#### *A Place Called Home (Ability 1<sup>st</sup>) & A Place Called Home for Families (Ability 1<sup>st</sup>)*

A Place Called Home and A Place Called Home Families provides permanent supportive housing placements for chronically homeless individuals with a disability and for families that include a parent with a disability. Both programs include coordinating additional services such as life skills training, applying for and maintaining government benefits, crisis counseling and money management. Currently, Ability 1<sup>st</sup> provides stable housing for 45 chronically homeless adults and 13 families. Each individual or family in the program works with an Ability 1<sup>st</sup> housing coordinator who negotiates leases with local landlords, processes rent payments, and documents the progress of their Individual Service Plan, which includes long-term goals set by the consumer.

*Home Plate (Big Bend Homeless Coalition) & Home Plate Expansion (Big Bend Homeless Coalition)*

Home Plate, a permanent housing program, serves persons with disabilities who are chronically homeless. This rental subsidy program which began in 2005, pairs with supportive services to assist housing participants to achieve housing stability. Individuals entering the program have intensive needs and high barriers which are addressed through case management, money management, roommate/tenant skill building, and life skill development to increase housing retention.

*HUD RRH for Youth (CCYS)*

The Capital City Youth Services Rapid Re-Housing program for Youth incorporates a Housing Specialist to address homelessness. This program provides housing, hotel vouchers, and homeless prevention to youth experiencing homelessness in Tallahassee.

*Safe Landing (Refuge House)*

The Safe Landing Rapid Re-Housing program is focused on providing housing and services to victims who are fleeing domestic violence.

*Kearney Center (CESC)*

The Kearney Center is a comprehensive emergency service center that serves as a point of entry into assistance by coordinating services and responding to immediate needs of individuals and families until appropriate permanent housing can be arranged.

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

### **Introduction**

Persons with special needs living within the City of Tallahassee have access to various services and facilities targeting specific disabling conditions and needs. The City supports activities targeting persons experiencing homelessness and those with special needs by adopting plans to increase affordable housing while preserving the current affordable housing stock, to increase access to public services, support efforts to reduce persons experiencing homelessness, and renovate public facilities and infrastructure. Through collaboration with direct service agencies, the Big Bend Continuum of Care (Big Bend CoC), and Big Bend Community Based Care (Big Bend CBC), the City works to address the needs of persons experiencing homelessness through housing that's affordable, strategic partnerships intended to serve persons with special needs, and targeted use of Emergency Solutions Grant (ESG) funding. In alignment with the CoC, the City mandates that recipients of ESG and CoC funding are required to participate in the Homeless Management Information System (HMIS).

In addition to the City's participation in Big Bend CoC activities, the City uses non-federal funding to support the Comprehensive Emergency Services Center. ESG funding is used to target priority needs for addressing homelessness which are identified by the agencies in the housing crisis response system.

**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**

#### Elderly

To help elderly households remain in their homes rather than transition to a residential living environment needs may include homeowner repair, rehabilitation, and home modification programs to help seniors age in place. According to the Shimberg Center's Assisted Housing Inventory for Leon County, there are 10 affordable developments that target the elderly population, who are in need of more affordable housing options. Elders typically need funded program focuses on prevention and health maintenance for Tallahassee residents who are 55 years of age and older. Typically, elderly persons residing in these rental units can receive a limited range of supportive services such as transportation to medical appointments, recreational activities, and referrals to other community-based resources.

#### Persons with Disabilities

Service needs that support persons with disabilities often include supports to achieve, maintain, and strengthen independence through environmental modifications and medical supplies and/or equipment. Affordable housing units or deep-end subsidies to achieve long-term affordability is also a need. Persons with developmental, physical, or behavioral health disabilities require housing with more intensive supportive services such as transportation, case management, supported employment, support coordination, life skill building, in-home care, and therapies.

Service needs of persons with behavioral health challenges include assessments and services, residential treatment/group care, case management, emergency shelter, behavioral health interventions and supportive services, foster home management, adoptions and visitation, prevention, and information/referral for mental health and substance use services.

### Substance Abuse

The Department of Children and Families Office of Substance Abuse and Mental Health (DCF SAMH) Triennial Needs Assessment outlines support needs for persons with behavioral health needs including case management, supported housing, medication management, and services specific to housing retention and maintaining independent living skills.

There is a need for Certified Recovery Residents within the jurisdiction as it addresses the needs of persons with substance use disorders by providing furnished rental units, live-in house managers, one-on-one consultations, weekly house meetings, linkage to community resources (12-step meetings, counseling services), and meals/toiletries/household items.

### HIV/AIDS

To support a comprehensive system of care for persons with HIV/AIDS, service needs include HIV primary medical care, essential support services, and medications for low-income people living with HIV. Additionally, assistance to people living with HIV/AIDS, HIV prevention and education programs to the community, rent/utility/mortgage assistance, and providing a place where the clients and community members can receive primary care, radiology, dental, prescriptions, and lab work in one location maybe valuable to this population.

### Public Housing

Persons residing in public housing projects benefit from Family Self Sufficiency programs which pairs affordable housing with services such as case management guidance, Vocational Training, Transportation, assisting with employment search, education, homeownership, and physical and mental well-being.

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

Adhering to ADA/Olmstead, housing options that support community integration for persons existing institutional care settings is essential. Ensuring that individuals can return home to independent living promotes a person's recovery and encourages housing stability. Big Bend CBC employs Care Coordination Specialists throughout their region to connect individuals with the services and supports that they need to transition successfully from higher levels of care to effective community-based care. This care coordination initiative targets high utilizers of systems, providing services and supports that includes primary health care, peer support services, housing, and education. This is a time limited service intended to fully connect the consumer to continuous supports that address on-going needs. The continuity of care upon discharge from an in-patient setting can include services funded by Big Bend CBC in addition to Medicaid, Medicare, or private insurance.

Ability 1<sup>st</sup>, The Center for Independent Living in Tallahassee, offers resources for home modifications, telephonic relay services, mental health outreach, victims assistance, retrofitting, loaning of medical equipment and mobility aids, and provision of disposable medical supplies assist persons with special needs to transition home from an institutional care setting.

The Florida Statutes set forth state discharge guidelines and notes that the intent of the Legislature is to ensure that persons leaving care and custody are not discharged into homelessness. The Florida State Department of Corrections requires contracted halfway houses in order to secure full employment for clients and to discharge clients into transitional or permanent housing residence. The Federal Bureau of Prisons Halfway House Program has the same requirements.

The Big Bend CoC's encourages board participation throughout a breadth of leadership throughout service systems. As an example, the CoC's Board membership includes representatives from the cities and counties, Tallahassee Housing Authority, Center for Independent Living, Refuge House (DV service provider), the VA, Apalachee Mental Healthcare Center, the public school system, employment services, the Kearney Center, Ability 1<sup>st</sup>, Capital City Youth Services, the Big Bend Homeless Coalition, and the Neighborhood Medical Center. This collaborative approach to address homelessness, supportive services, and permanent and supportive housing solutions is an effective process when service planning for the most vulnerable community members.

**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)**

Non-homeless persons with special needs benefit from targeted supportive services aimed at housing stabilization and retention, recovery, and activities that support self-sufficiency. Through case management supports, this population can help the persons served live independently. Using CDBG, HOME, and ESG dollars, the City of Tallahassee supports senior services to offer prevention and health maintenance for residents 55 and older; physical health services to address basic needs such as food, transportation, utility assistance, medical case management, mental health and substance use counseling, housing assistance, preventative education, support groups, and medical transportation; and services for persons with disabilities to provide environmental modifications, medical supplies/equipment, and assist them to strengthen their independence through a wide range of services.

**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))**

Not applicable. The City of Tallahassee is not part of a Consortium. Please see information in previous question.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Affordable housing is a growing concern at the federal, state and local levels. Housing affordability has also become an important public policy issue, as home ownership is viewed as being an important goal for both individual and social reasons. Housing prices, household incomes, and mortgage rates are the primary determinants of housing affordability.

Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing. The City of Tallahassee recognizes that there can be institutional, regulatory, or policy barriers to development and promotion of access to affordable housing. Some of these barriers are at the discretion of City policymakers, including the permitting, zoning, and housing & community development offices. The following barriers may impact the development of affordable housing:

- Development approvals process. The development approval process can be time- and resource-intensive, particularly for developers of affordable housing.
- Density restrictions. Depending on the maximum allowable density in any given zoning category, higher density housing developments may be prohibited. Higher density housing is typically able to absorb more income-restricted housing and still maintain profitability for the developer, in addition to naturally enhancing the availability of housing overall in the City.
- Parking and setback requirements. Depending on the restrictions of parking and setbacks in the local land use code and comprehensive plan, these requirements may prohibit development of affordable housing.
- Affordable housing accessible to transit. Low-income households are more likely to depend on public transportation as a means of mobility. A lack of affordable housing near public transportation networks places an inherent restriction on a family's ability to reasonably access housing.
- Not In My Back Yard (NIMBY) Syndrome. The social and financial stigma of affordable housing can lead to significant resistance from surrounding properties.

In the case of new construction, significant barriers to creating affordable housing are reductions in federal and state housing funds, the land costs, impact fees, zoning, and compliance with new hurricane standards building codes. An additional barrier is the poor credit record of many low- and moderate-income households.



In the case of existing housing rehabilitation, the cost of upgrading to new construction codes is a barrier. Health Department regulations restrict expansion of existing septic systems and the Federal Emergency Management Agency (FEMA) restricts rehabilitations to existing structures beyond a certain value on properties located within 100-year Floodplain.

As a recipient of funding from the US Department of Housing and Urban Development (HUD), the City of Tallahassee develops an Analysis of Impediments to Fair Housing Choice (AI) to identify impediments or barriers to affordable housing and fair housing choice, and create actions toward the resolution of the barriers. The City recently updated its AI and identified the following impediments to affordable housing and fair housing choice:

- Lack of awareness by residents and landlords of fair housing laws.
- High number of fair housing complaints on the basis of disability.
- Insufficient supply of affordable rental and homeowner housing in high opportunity census tracts.
- Low labor market engagement for Blacks/African Americans relative to White households.
- Concentration of housing vouchers in segregated and high poverty neighborhoods.
- Poor credit history and collateral as a barrier to accessing traditional capital and wealth building through homeownership, especially for Black/African American residents.

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

### Introduction

In Tallahassee, fostering creativity and innovation is part of the business philosophy. Tallahassee is a welcoming environment, bringing out the innovative spirit of companies and attracting global investment. From the streamlined tax structure to the affordable cost of doing business, Florida's Capital is a great place for economic prosperity.

The City of Tallahassee offers all the benefits and amenities of a big city in a community with a small-town feel. Tallahassee celebrates what makes it unique, like its high racial and gender diversity. Thanks to the colocation of major research colleges and universities, including Florida A&M University, Florida State University, Tallahassee Community College, and Lively Technical Institute, the community has embraced and applied a laser-like focus on reducing gaps women and minorities face.

This colocation along with the state government has organically grown a critical mass of innovative companies seeking the best and brightest the region has to offer. Tallahassee's talent supply rivals the national average, and as the City builds the bridge between what is and what could be, the competition will soon increase. The low cost of living and relatively young average age means businesses that choose our community leverage fresh talent and low overhead costs to move their mission forward.

### 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	264	53	1	0	-1
Arts, Entertainment, Accommodations	13,616	15,856	16	19	3
Construction	2,686	2,503	1	3	2
Education and Health Care Services	27,515	18,268	28	22	-6
Finance, Insurance, and Real Estate	5,245	5,816	5	7	2
Information	1,347	3,572	1	4	3
Manufacturing	1,757	1,352	2	2	0
Other Services	4,001	5,273	4	6	2
Professional, Scientific, Management Services	13,061	10,735	13	13	0
Public Administration	12,554	0	13	0	-13
Retail Trade	11,452	12,505	12	15	3
Transportation and Warehousing	2,536	1,106	3	1	-2

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	1,475	2,048	2	2	0
Total	97,509	79,087	--	--	--

**Table 41 - Business Activity**

Data Source: 2014-2018 ACS 5-Year Estimate (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	161,576
Civilian Employed Population 16 years and over	97,509
Unemployment Rate	8.9
Unemployment Rate for Ages 16-24	46.3
Unemployment Rate for Ages 25-65	32.5

**Table 42 - Labor Force**

Data Source: 2014-2018 ACS 5-Year Estimate

Occupations by Sector	Number of People
Management, business and financial	43,140
Farming, fisheries and forestry occupations	87
Service	18,985
Sales and office	27,953
Construction, extraction, maintenance and repair	2,256
Production, transportation and material moving	6,117

**Table 43 – Occupations by Sector**

Data Source: 2014-2018 ACS 5-Year Estimate

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	79,566	83.5%
30-59 Minutes	13,340	14%
60 or More Minutes	2,382	2.5%
<b>Total</b>	<b>95,289</b>	<b>100%</b>

**Table 44 - Travel Time**

Data Source: 2014-2018 ACS 5-Year Estimate

**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	2,726	1,664	4,009
High school graduate (includes equivalency)	9,895	1,689	7,342
Some college or Associate's degree	20,502	1,719	9,128
Bachelor's degree or higher	37,975	1,380	11,293

**Table 45 - Educational Attainment by Employment Status**

Data Source: 2014-2018 ACS 5-Year Estimate

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	378	520	376	625	787
9th to 12th grade, no diploma	2,541	1,075	632	1,772	948
High school graduate, GED, or alternative	6,912	4,366	2,969	6,276	3,626
Some college, no degree	28,861	5,880	3,813	6,334	3,526
Associate's degree	9,089	3,749	2,285	2,813	1,222
Bachelor's degree	6,741	9,897	4,851	8,287	4,101
Graduate or professional degree	700	6,310	4,161	6,907	4,754

**Table 46 - Educational Attainment by Age**

Data Source: 2014-2018 ACS 5-Year Estimate

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,341
High school graduate (includes equivalency)	24,789
Some college or Associate's degree	29,553
Bachelor's degree	42,649
Graduate or professional degree	54,518

**Table 47 – Median Earnings in the Past 12 Months**

Data Source: 2014-2018 ACS 5-Year Estimate

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

As home to two historic and large universities, Education and Health Care Services is indicated as the City of Tallahassee's highest employment sector. The Arts, Entertainment and Accommodations sector is also reported among the four highest concentrations of employment within the City. Another top employment sector is Professional, Scientific and Management Services (including careers in legal, accounting, and scientific research). In addition, because the City of Tallahassee is the capitol of Florida, among other top employment sectors reported is Public Administration.

Together, these four sectors comprise 68% of Tallahassee's total workforce.

**Describe the workforce and infrastructure needs of the business community:**

In 2019 Inc. Magazine reported that three companies headquartered in Tallahassee, representing the Advertising, Real Estate and IT Management industries, were included in the magazine's 5,000 fastest growing companies in the United States.

With a regularly replenishing supply of qualified workers across all sectors due to the presence of the City's two large universities the workforce remains plentiful, as reflected in the City's low unemployment rate.

Increased demand resulting from growth of the City on the aging infrastructure will require continued allocation of resources to make needed improvements.

**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.**

Continued progress toward completion of the projects identified within the BluePrint 2020 Plan will continue to improve the opportunity for attraction and retention of businesses. The Blueprint 2020 program includes 27 projects: one has been completed, 15 are under way and the remainder will be programmed by the IA Board. Over \$200 million will be invested in improving Tallahassee-Leon County over the next five years through 15 Blueprint infrastructure projects.

Current featured projects include:

- Market District Placemaking:

This project provides funding to implement the Market District Placemaking Action Plan. Project improvements include construction costs for a new community park; portions of

the Timberlane Greenway; new sidewalks; stormwater improvements; pedestrian connectivity and safety; streetscaping; and gateway enhancements. Blueprint is coordinating with the City of Tallahassee regarding the public-space component of this placemaking project, to align the design and construction activities with the completion of the City's Market District Stormwater project.

- Capital Cascades Trail:

The Capital Cascades Trail project is designed to provide a multi-faceted, multi-use stormwater and recreation facility and connected trail network. It is separated into physically distinct segments stretching across 4.25 miles of downtown Tallahassee.

- Orange/Meridian Placemaking:

This project will create a new park and improve stormwater facilities in the area surrounding the future StarMetro Transit Center at the intersection of South Meridian Street and Orange Avenue West. The project will enclose the East Drainage Ditch and create an improved pedestrian path between South Monroe Street and Meridian Street, which will promote safety and connectivity. The project also includes contributing \$1 million to the development of a planned StarMetro Transit Center and beautifying the stormwater pond located at Orange Avenue and Meridian Street to create a community-gathering place.

- Airport Gateway:

The Airport Gateway will create a beautiful, safety-enhanced, multimodal gateway between Downtown and the International Airport by improving seven miles of roadway; constructing over 12 miles of new sidewalks, trails and bicycle lanes; and enhancing the safety of this corridor and transportation network. Additional project goals include expanded investment in Southwest Tallahassee-Leon County, which has seen a historic underinvestment; supporting local growth of the high-tech sector in areas such as Innovation Park , which houses the National Magnetics Field Lab; and improving neighborhood safety by constructing dedicated entrances to Innovation Park and the FAMU-FSU College of Engineering.

- Lake Jackson Greenway:

The Lake Jackson and Lake Jackson South Greenways projects will be implemented together to provide a 5-mile trail connecting two very popular recreational facilities, Lake Ella and the Lake Jackson Mounds Archaeological State Park.

In addition, the Tallahassee/Leon County Office of Economic Vitality currently reports over 241 acres of commercial development currently underway.

Though these improvements will continue to attract new businesses, Tallahassee will continue to have access to a highly qualified workforce resulting from utilization of university graduates and skilled workers completing in-demand training programs.

The City will also continue to diligently plan development and improvements to ensure there is adequate infrastructure support.

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

Tallahassee is fortunate to have two major research universities located in the heart of its community. More than 50,000 students are enrolled at Florida State University and Florida A&M University and flood the capital region with intellectual capital. The team of educators at each university are recognized globally as being experts in their respective fields and frequently collaborate with the private sector to explore new technologies and develop new ideas.

According to the Office of Economic Vitality, Tallahassee and Leon County exploit the more than 70,000 students who reside in the area while attending college. U.S. Census Bureau American Community Survey data indicate that 66% of the total workforce has a college degree (Associate; Bachelor; or higher). This compliments the City's demand for employees in the education, government and professional industry sectors.

**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 Capitol Region provides a number of incentives and employer services to support local businesses. Among the incentives are:

- Work Opportunity Tax Credit – based upon the number and type of adult hires
- Professional Development Workshops – CareerSource Capitol Region offers 6 workshops to assist employers and employees grow professionally
- Professional Development Training grants – to assist employers pay the cost of professional development training for their workforce.
- On-The-Job Training grants – to assist employers by paying a percentage of wages for training new hires
- Short Time Compensation Program – to assist employers during periods of slow business, off-season reduction of work and potential lay-off

In addition, in 2017, the Office of Economic Viability commissioned a Targeted Industry Study which also included an Economic Retrospective study and an Incubator and Accelerator study. Combined, these three studies provided information, analysis and strategic recommendations to support economic growth and marketing efforts to be undertaken.

The Targeted Industry Study concluded that four industry sectors be recommended for special incentives: (1) Applied Science and Innovation; (2) Manufacturing and Transportation Logistics; (3) Professional Services and Information Technology; and (4) Health Care.

By targeting these specific industry sectors, it is anticipated that these sectors will provide the most impactful results toward the goals of contributing to private sector job growth, wealth creation and a diversification of the economy.

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

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.

As part of a nine county Regional Planning Council region, Leon Apalachee Regional Planning Council published the 2018 Comprehensive Economic Development Strategy that contains 29 goals and 59 objectives for the defined region.

The Business Climate and Competitiveness narrative contained within the Strategy notes that among all counties contained within the Apalachee Region, Leon County's Gross Domestic Product is far and away greater than the other counties within the region with a GDP of \$13.8 billion.

The Civic and Governance section of the Strategy also reports that an overwhelming concentration of non-profit organizations are located within Leon County (2,098 in 2017). The Strategy further reports that the Institute for Nonprofit Innovation and Excellence found that - the non-profit sector in Leon County accounts for \$3.1 billion in revenue and \$5.5 billion in total assets.

Wallet Hub, a website that provides free credit scores and credit reports for individuals and also publishes comparison studies and reports meant to inform the public, ranks the City of Tallahassee as 195<sup>th</sup> out of 501 named cities in the United States for economic diversity with a



score of 73.73. Tallahassee’s “Industry Diversity” and “Occupational Diversity” rank very low (426<sup>th</sup> and 441<sup>st</sup>, respectively) but the City’s “Worker Class Diversity” rank is 22 out of 501.

**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.**

Coordination among the economic studies and plans listed above may present opportunities to identify specific goals of each of these studies and plans for inclusion in this Consolidated Plan. These include development of economic development projects/activities and infrastructure projects that will expedite the goals outlined in the complimenting studies and plans.

## **MA-50 Needs and Market Analysis Discussion**

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

By overlaying the AFFH mapping tool over the City of Tallahassee municipal annexation maps, data details that areas with concentrated housing problems fall within the oldest municipal annexation areas. The identified areas with most housing problems appear in areas of the City which were inhabited beginning in 1920. The City of Tallahassee City Commission established the Community Development Agency, the Tallahassee CRA, in 1998. Currently there are two districts within the City designated for redevelopment, Greater Frenchtown/Southside Community and the Downtown District Redevelopment Area. Both CRA districts are located within older areas of the community, surrounding the original and current central business district, primarily to the northwest, east, southeast, and southwest areas of the capital.

The Greater Frenchtown/Southside CRA includes 13 neighborhoods, spanning over 1,450 acres, and incorporates zoning for residential, commercial, and industrial land uses. This CRA borders both the Florida State University and Florida Agricultural and Mechanical University. Sections of Tennessee Street, Tharpe Street, North and South Monroe Streets, Gaines Street, Lake Bradford Road, and South Adams Street are located within the boundary areas of the CRA.

In 2002, the City authorized a study evaluating if the conditions met the threshold of creating a downtown redevelopment area. The Finding of Necessity for Redevelopment identified that 79 of 93 surveyed blocks in the downtown met the criteria to support a slum and blight designation. There are five subareas within this CRA that includes North Monroe Street, the Downtown Core, Franklin Boulevard, Gaines Street, and Capital Cascades.

The community survey produced comments that described these areas as poor neighborhoods in the Southside of Tallahassee/Frenchtown neighborhood, predominantly African American neighborhoods within zip codes 32304 or 32305, and low-income households are "limited to run down houses/apartments in high crime areas." Other comments include the existing affordable housing is not well maintained and are common to older neighborhoods.

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

According to HUD's AFFH mapping tool, there are 10 census tracts identified as Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) within the City of Tallahassee. One of these tracts (002003) extends beyond the City's border. The R/ECAP census tract codes include: 002104, 001402, 0006000, 0004000, 001001, 001002, 001101, 001200, 002004, and 002003. Of the 10 identified tracts and aligning with the concentration threshold of non-white population of

50% or more, the demographics of nine have 50% or more of the population identified as Black, Non-Hispanic residents. Additionally, nine of the 10 census tracts detail having 50% or more of the households with any of four housing problems.

The Tallahassee resident feedback collected during this Comprehensive Planning process produced feedback reporting that 85.37% of survey respondents believe that affordable housing options are concentrated in certain areas/neighborhoods. One solution verbalized by a respondent is to use the overabundance of student housing as affordable housing.

The AFFH map identifying the percent of rental units affordable, renting at or less than 30% of household income for households within 50% AMI, identifies the location of this rental housing within the same census tracts as areas with multiple housing problems and racial concentrations.

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

The R/ECAP areas and CRAs are overlapping in the City. However, the 10 census tracts are wildly spread around, surrounding the central business district. According to a 2016 report, *Frenchtown, Planning for a Better Block*, published by FSU, the total population in the Frenchtown neighborhood is 3,999 with the median age being 29.6, and 63.9% of the population is living below poverty line. This historic neighborhood consists of mostly residential and vacant land uses. The CRA districts are within these concentrated areas, and to be approved for that designation, verifiable documentation proving these areas were distressed and in need of assistance to improve the blighted neighborhoods.

### **Are there any community assets in these areas/neighborhoods?**

The Frenchtown/Southside CRA identified community assets through workshops and meetings with community representatives. The community assets in this CRA district are:

- History, continuity, stability, and longevity of the community.
- Neighborhood institutions
- Sense of community
- Location
- Physical design and facilities
- Services
- Housing affordability

The Downtown District Redevelopment Area is unique, as it includes several sub-areas, which all have different characteristics that contribute to the community as a whole. The community assets in this area are:

- State Capitol with rich history
- Steep, undulating topography with extensive tree canopies
- Architectural elements with appropriate urban form (building size, setbacks, and massing)
- Northern gateway from I-10
- Proximity to downtown
- Existing residential areas
- Entrance elevations
- Traffic volume supports investment
- Extensive tree cover in some areas
- Historic buildings

**Are there other strategic opportunities in any of these areas?**

There are numerous opportunities for revitalization that will have a positive impact on the redevelopment programs. Both of the CRAs will stimulate private investment through new development. This strengthens the tax base, creating additional revenue for public improvements. Opportunities for improved residential housing stock that increases units for various area median income households, addresses deteriorating structural conditions, enhances historic preservation, and leads the revitalization of distressed communities.

The Downtown District Redevelopment Area’s specific opportunities include development of gateway treatments into the downtown, streetscaping enhancements, property assembly of vacant and developed parcels by the CRA and private investors, development of joint access parking, ability to attract new investment, housing infill opportunities (including affordable housing), historic housing stock rehabilitation, development of neighborhood gateway features, and identity signage.

Strategically, economic development activities will be enhanced by better jobs and business opportunities. Replacing obsolete structures with mixed-used development opportunities will attract new businesses and residents in otherwise vacant and blighted properties. Addressing the needs of these underserved parts of the City of Tallahassee, there are now opportunities to create new neighborhoods. The Frenchtown/Southside CRA district incorporates the plan for residential development, using infill strategies, urban revitalization, medium/high density apartment developments, producing a total of 2,893 dwelling units and 1,082,000 square feet of commercial development. The City owns several properties within the Downtown District Redevelopment Area and is undertaking improvements within the commercial corridor.

The CRA is dedicating tax funding to support projects such as sidewalk construction in a high-traffic area that borders Florida A&M University, streetscape improvements along Railroad Avenue (within the Gaines Street Revitalization Area), the Goodbread Hills Affordable Apartment

Complex which braided CRA and private investment to develop housing for VLI and LI households, Tish Byrd Community Garden, the Residential Landscape Program to help residents plan and purchase plants to improve the neighborhood, Commercial the Façade Improvement Program for exterior improvements to non-residential structures to eliminate slum and blight, Affordable and Workforce Housing Funding Program for both non and for-profit developers, Commercial Painting Grant Program, and to update the Frenchtown/Southside Community Redevelopment Plan.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Lack of Internet access acts as a social and economic barrier for the City's economically disadvantaged residents. Highspeed internet, or broadband, is instrumental to residents as it relates to providing economic opportunity, job creation, education, and civic engagement. However, there are many areas in this country where broadband access is unavailable. In urban areas, 97% of Americans have access to high-speed fixed service. In rural areas, that number falls to 65%. And on Tribal Lands, barely 60% of residents have access. Nearly 30 million Americans are currently unable to benefit from the advantages of being a part of the digital age (FCC, 2019).

The City's local ISP market includes at least 16 providers guaranteeing varying levels of bandwidth for up to 100 percent of city residents. Two of those providers, Century Link and Comcast, represent the largest share of the local market and advertise 97 and 98 percent coverage across the community, respectively. Viasate (Exede) and HughesNet (both of whom provide Satellite internet) are the only two that extends to 100% of the area.

The market includes 5 providers with market coverage of 97% or more. Those providers with both broadband speed service and community-wide coverage operate on varying types of infrastructure including satellite, DSL, and fiber. Rates for broadband service in the City's local market range from \$29.99/month for residential service to \$499.95/month for up to 1Gbps speed business service.

In December, 2018 the City of Tallahassee partnered with the Florida Agricultural and Mechanical University research team to collaborate in a research effort to learn about the quality and performance of the current internet service for both residents and businesses and the impact of these services of the internet on residents. The study also examined the feasibility of utilizing or expanding the City's existing municipal fiber network to provide broadband Internet to residents and businesses.

Through this process it was determined that 44% of residents that responded to the survey are unhappy with their current Internet Service Provider (ISP) because they believe the cost is too high, or that the internet quality is low. This is significant because inadequate broadband access is a hurdle that affects the ability to move upwards from poverty. The inability to apply for jobs, do homework, and other menial tasks that allow people to be connected with the world is tied

to accessibility of their internet. Perceived high internet costs may be posing a significant barrier for extremely-low and low income populations in obtaining internet access.

Findings of the residential survey determined that 80.72% of respondents were not aware of low-cost programs. This does not mean that local ISPs have not provided such low-cost programs, as discussions with them have indicated that efforts have been made to bring awareness to and provide access to such services. But it does indicate that for unknown reasons residents themselves are not knowledgeable of these programs and what they provide, even if they may be currently participating in them.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The Tallahassee ISP market includes multiple alternatives for high data transfer rates across the community. Sixteen potential providers provide broadband speed (25 Mbps or greater) service to residential and business customers. Across multiple internet service providers, there are already fiber optic network services available for residents in Tallahassee, which include the following:

- Xfinity (Comcast);
- MediaCom;
- CenturyLink; and
- Crown Castle Fiber.

With nearly 75,000 households within the Leon County area, the need for competitive online service providers is highly underserved, as there are only five internet service providers that serve at least 10% of Tallahassee residents.

In terms of current expansion of access to new fiber optic entities, Metronet has recently announced an expansion of broadband internet service available in the city; it is estimated that Metronet projects a \$75 million investment for a new high-speed fiber optic internet, TV and phone network.

The rapid growth of the internet and online services that has been witnessed worldwide is only the tip of the iceberg. With the ever-changing societal and technological trends, quality internet connection is undoubtedly crucial, and Tallahassee is no exception. The growth and needs of the internet market within the Tallahassee area has historically increased exponentially. This is especially true for the past two decades. Since 2000, there has been an 82.3% increase in internet users worldwide (McLuhan, 2018). With this drastic increase, the existing cable, DSL and satellite connections simply cannot satisfy current consumer needs, requirements and desired speed. Thus, the implementation of the fiber optic networks for residents and businesses could see

almost instantaneous results; as speeds could potentially increase by over five times the current rate. In addition, internet service providers should see significant benefits as their market development will undoubtedly experience tremendous growth through related diversification.

Additional issues that drive these initiatives include fiber optic connectors that are used in data center applications in IT industries, which allows more fiber ports per unit of rack space and higher data rate.

Further, fiber optics technology is also propelling the market growth to a large extent. The fiber optics technology is widely used in the telecommunication industries, which offers noise rejection, higher data rate capabilities, electrical isolation, and other services that are driving its popularity.



## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Tallahassee has recently experienced unprecedented exposure to extreme weather events, from hurricanes and tornadoes to the first snow event in the last 30 years. It can be perceived that these events could be the result of climate change, though the topic is widely controversial. With one of the largest networks of public utilities and infrastructure in the region, the impact of extreme events on our infrastructure and services affect hundreds of thousands of people in our city and surrounding region.

After Tallahassee was affected by a series of storms, beginning with Hurricane Hermine in 2016, the City developed a resilience plan. That storm marked the first time in more than three decades that Tallahassee was heavily impacted by a hurricane. Two more hurricanes would impact the City in the two years that followed Hurricane Hermine, each with increasing strength and damage. Between the recent hurricane impacts and the socioeconomic stresses that have been growing over the past three decades, it became clear that we needed to develop a comprehensive approach to prepare the City and its residents for a future that will continue to bring challenges and opportunities.

Beyond these top threats and insecurities, there are a multitude of shocks and stressors that contribute to our city and region's overall vulnerability and risk, including climate change. Climate change will impact people, wildlife, agriculture, and economies as more areas are exposed to increasingly severe weather events, as well as changes in temperature, rainfall, and other climate factors. Climate change will be experienced all over the world, with weather and climate events impacting different regions uniquely. According to the National Climate Assessment, in the Southeast, climate change will cause sea level rise threats, increased temperature, and decreased water availability. It is important for our community to take actions toward reducing human contribution to climate change such as reducing greenhouse gas emissions and making more environmentally sustainable investments. The City of Tallahassee also needs to prepare for the possibility of experiencing some of the weather-related events identified in the National Climate Assessment for the southeastern region.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

The most common housing problem low-income residents of Tallahassee face is housing cost burden. Nearly 43% of households in Leon County paid more than 30% of their income for housing, which is considered cost-burdened. The 2018 Point-in-Time count also identified over 900 homeless individuals and according to the US Census Bureau, approximately 20% of Leon

County's population is living in poverty. In addition, the United Way further identifies about 41% of the population as being Asset Limited, Income Constrained, Employed (ALICE), or "working poor."

Extremely low and low-income cost burdened households are typically one emergency away from a total crisis. A natural disaster such as a hurricane or flooding would immediately put the City's low-and moderate-income households at risk of losing their homes and potentially becoming homeless. Climatic effects from storms and hurricanes also impact efficient delivery of essential services for residents and hardest hit populations, typically extremely low and low - income households.

Further, the City performed a GIS based spatial risk and vulnerability assessment to visualize the extent of threat exposure within the physical footprint of the City of Tallahassee. Below further describes vulnerability to risks:

- **Hurricane/Severe Storms-** Despite being about 20 miles from the coast, the southern end of Tallahassee (mostly in the area around Lake Munson) is vulnerable to storm surge. The primary area at risk for storm surge is South/Lake Munson. This area has 124 residential parcels at risk including mostly single-family homes. Even though some properties are also in flood-prone areas and may have built-in adaptive capacity for flooding, it may not be sufficient for dealing with storm surge inundation.
- **Flooding-** Vulnerability is based on property exposure to 100-yr and 500-yr FEMA designated flood zones, as well as building elevation. Residential properties, including low-and-moderate income households, have a 4.7% vulnerability risk. Nearly 3,400 households are at risk when flooding occurs with a total cost to replace these assets being at \$525.17M. There are two specific areas in Tallahassee prone to flooding. Area 1, the Orange Avenue Corridor, includes some multi-family units, but most are single-family residences built before 1976 (low adaptive capacity) with relatively high-risk probability to flooding. Also includes some areas with high social vulnerability. Area 2, Southwest/Munson Slough, includes many apartments, condos, and multi-family residences. Some built before 1976 (low adaptive capacity) but vulnerability is driven by the multi-residential aspect (high potential impact). Some high-risk probability to flooding, but most is moderate (100-yr). This area also has highly vulnerable mobile home properties and mobile home parks.
- **Wildfire-** There are three areas in Tallahassee that have a high-risk of being vulnerable to wildfires including North, Southeast, and East. These areas include 2,158 residential

parcels at risk and comprised of mostly single-family residences, including low-income populations.

- **Extreme Heat** - Areas with high levels of both impervious surfaces and sensitive populations (age, health, income) are the most vulnerable to extreme heat. Vulnerability is largely driven by the high percentage of households living below the poverty line (most with more than 40%).

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan is the framework for how the City will invest its CDBG, HOME, and ESG funding during program years 2020 through 2024 based on the data and information analyzed in the Needs Assessment and Market Analysis and in consideration of stakeholder input. The Strategic Plan outlines goals and measurable outcomes for addressing priority needs during the Consolidated Plan period and is divided into the following sections:

**Geographic Priorities** – In addition to carrying out activities Citywide. The City does allocate funding in a HUD approved Neighborhood Revitalization Strategy Area (NRSA). The City will primarily allocate CDBG, HOME, and ESG funds on a Citywide basis based on current needs, the availability of funds, and capacity. Projects may be carried out in areas that qualify as low- and moderate-income based on data provided by HUD annually.

**Priority Needs** – Funds are allocated based on the priorities established from the data in the Needs Assessment and Market Analysis, data gathered through the 2020 Consolidated Plan survey, and local reports. The City identified five priority needs including: increase access to affordable housing, increase access to public services, improve access to public facilities, increase access to homeless prevention services, and program administration. Due to funding limitations, the City will use HUD funds on “high” priority projects and activities and coordinate with City departments and community stakeholders to address unmet needs not funded through this Consolidated Plan.

**Influence of Market Conditions** – In making funding decisions, the City will also consider housing market conditions. Housing market considerations include the limited availability of affordable housing, high incidence of housing cost burden, and housing costs that are significantly higher than fair markets rents. Limited resources also influence the housing assistance that the City will provide.

**Anticipated Resources** – This section of Plan identifies the resources the City anticipates will be available to address the priority needs. During the five-year period covered by this Plan, the estimated amount of HUD funds available is \$4,145,170 based on the CDBG, HOME, and ESG funding levels for the first year of the Plan. This amount also includes annual program income and reprogrammed funds expected from the CDBG and HOME programs.

**Institutional Delivery Structure** – The City’s institutional delivery structure is comprised of the organizations or departments that will be involved in carrying out the program objectives. The

Department of Housing and Community Services is responsible for overall program administration and planning. The Department of Housing and Community Services coordinates with other City departments and with community organizations to ensure compliance with program requirements when carrying out projects.

**Goals** – The City has set fifteen goals for the term of the Consolidated Plan to address the priority needs. The goals are housing rehabilitation, down-payment assistance, new construction, permanent relocation, acquisition, CHDO set-aside, neighborhood first activities, public service assistance, public facilities, rapid re-housing, homeless prevention, street outreach, shelter operations and essential services, HMIS administration, and planning and administration. This section of the Plan also identifies the anticipated accomplishments for each goal.

**Public Housing Accessibility and Involvement** - The Tallahassee Housing Authority administers the Housing Choice Voucher Program with the goal of providing affordable rental housing to low-income persons. The City will continue to strive to be a community that does not discriminate based on source of income or limit housing opportunities for housing choice voucher holders who desire to reside in the City of Tallahassee.

**Barriers to Affordable Housing** - It is a goal of the City to increase the supply of affordable housing for low-and moderate-income persons. To accomplish this goal the City must overcome any barriers to the creation of affordable housing. During the term of the Strategic Plan, the City will take actions to address barriers to affordable housing identified in the Local Housing Assistance Plan, the Comprehensive Plan Housing Element, and the Analysis of Impediments to Fair Housing Choice (AI).

**Homelessness Strategy** – The Point-in-Time count and data in the Needs Assessment shows that there are extremely low-income individuals and families that may be susceptible to homelessness after just one crisis. To address current homeless needs and curb future homelessness, the City will use their ESG funds for shelter, rapid re-housing, outreach, and homelessness prevention activities.

**Lead-Based Paint Hazards** - The City is obligated to take steps to address lead hazards when assisting housing built before 1978. For any housing rehabilitation projects that involve HUD funding, the City will follow its policies and procedures to ensure that the occupants of the housing, especially young children, are not exposed to lead-based paint, and that families are aware of the risk.

**Anti-poverty Strategy** – The City strives to increase the availability, affordability, and accessibility of decent housing for low- and moderate-income households and to provide essential services. Persons living below the poverty level are often forced to make hard decisions about how to meet their basic needs with limited financial resources. By addressing poor housing conditions

through housing rehabilitation, the burden of making costly home repairs is addressed and cost savings from lower utilities and other household expenses may also be realized. Providing financial assistance to low-income homebuyers also offers the opportunity to access affordable, decent housing and supports upward mobility. In addition, the City will fund public service programs aimed at promoting self-sufficiency for low-income persons.

**Monitoring** – This section provides a description of how the City will monitor its projects to ensure compliance with program requirements, Consolidated Planning requirements, and crosscutting federal requirements applicable to the CDBG, HOME, and ESG Programs such as environmental review, procurement, and uniform administrative requirements.

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

### Geographic Area

<b>1</b>	<b>Area Name:</b>	City Wide
	<b>Area Type:</b>	Citywide
	<b>Other Target Area Description:</b>	N/A
	<b>Identify the neighborhood boundaries for this target area.</b>	City of Tallahassee boundaries.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The needs assessment, market analysis, and community meetings determined that various areas throughout the City suffer from a lack of affordable housing and the need for public facility and capital improvements and that homeless and special needs populations require public/social services to reduce poverty.
	<b>Identify the needs in this target area.</b>	Tallahassee, overall, needs an increased supply of affordable housing, public facility improvements, increased public services, and increased economic opportunities.
	<b>What are the opportunities for improvement in this target area?</b>	Opportunities for improvement include increased access to affordable housing and the provision of services to provide decent housing and a suitable living environment for all residents. There is also an opportunity for local/regional organizations that have similar goals of the City to partner on projects and other efforts.
<b>Are there barriers to improvement in this target area?</b>	Tallahassee, overall, faces a significant shortage in funding and financing available for the types of revitalization and housing projects needed to address priority needs. There are also significant barriers related to Not In My Backyard concerns across the City, particularly in high opportunity neighborhoods.	
<b>2</b>	<b>Area Name:</b>	Neighborhood Revitalization Strategy Area
	<b>Area Type:</b>	Strategy Area
	<b>Other Target Area Description:</b>	N/A

<p><b>Identify the neighborhood boundaries for this target area.</b></p>	<p>The NRSA is composed of the Frenchtown, Bond Community, and Southside neighborhoods and encompasses the following census tracts: Frenchtown - Census tracts 6, 7, 14.01, and 14.02 located in the northern portion of the NRSA, Bond Community - Census tracts 5, 11.01 and 12 located in the central and southwest portion of the NRSA, and Southside - Census tracts 4 and 10.01 located in the southeast portion of the NRSA.</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>During consultations with stakeholders and residents, it was made clear that this previously identified target area will continue to be an area to work in. The City desires to continue allocating a portion of their CDBG funds to the NRSA to improve this area as much as possible. The City holds public meetings and coordinates with the CoC, other organizations, and departments to target funding in the NRSA.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>This area needs improvements in housing, public facilities, infrastructure, and public services.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include increased access to affordable housing and the provision of services to provide decent housing and a suitable living environment for residents in this target area. Opportunities for improvement also include increased economic and employment opportunities.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>This area has a very high percentage of low-income residents and is also minority concentrated so the degree of need in the target area is high. Transformational change requires significant investment, sustained over a long period of time. Limited funding acts as a barrier to comprehensive change.</p>

**Table 48 - Geographic Priority Areas**



## **General Allocation Priorities**

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

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 residents, businesses, and non-profit organizations that reside in or provide services to these targeted areas more heavily and has targeted some non-federal funding for public services to those areas in the past. The City's housing programs are concentrated on scattered sites throughout the City. The priority community development needs and public service locations will be throughout the City. The City has designated census tracts and block groups that qualify as low- and moderate-income per HUD regulations. If the City funds projects that must meet the low-moderate income area benefit criteria, they will be in the qualified census tracts and block groups.

The City also has a designated Neighborhood Revitalization Strategy Area which is the focus of comprehensive redevelopment and revitalization efforts. Community revitalization projects such as housing and economic development activities will take place within the NRSA in accordance with the criteria set forth in HUD's regulations.

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

### Priority Needs

<b>1</b>	<b>Priority Need Name</b>	<b>Increase Access to Affordable Housing</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children
	<b>Geographic Areas Affected</b>	City Wide Neighborhood Revitalization Strategy Area
	<b>Associated Goals</b>	Housing Rehabilitation Down Payment Assistance New Construction Permanent Relocation Acquisition CHDO Set-Aside Neighborhood First Activities
	<b>Description</b>	Support the provision of decent housing by increasing the availability/accessibility of affordable housing. The City will address the priority need by funding housing rehabilitation, homebuyer assistance, and a relocation assistance program. The City will also undertake acquisition activities and provide funds to CHDO organizations for construction or rehabilitation of affordable housing for low income households (at or below 80% AMI) or to make rental housing affordable.
	<b>Basis for Relative Priority</b>	The City conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan and Neighborhood Revitalization Strategy Area Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment, Market Analysis, and NRSA Plan also lead to priority need determinations.
<b>2</b>	<b>Priority Need Name</b>	<b>Increase Access to Public Services</b>
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Homeless Persons
	<b>Geographic Areas Affected</b>	City Wide Neighborhood Revitalization Strategy Area
	<b>Associated Goals</b>	Public Service Assistance
	<b>Description</b>	Support availability/accessibility to a suitable living environment by funding organizations providing essential services for low-income and limited clientele populations. The City will assist non-profit organizations in carrying out public service activities assisting low-income persons, youth, elderly, person with disabilities, children, and the homeless.
	<b>Basis for Relative Priority</b>	The City conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan and Neighborhood Revitalization Strategy Area Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment, Market Analysis, and NRSA Plan also lead to priority need determinations.
<b>3</b>	<b>Priority Need Name</b>	<b>Improve Access to Public Facilities</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	City Wide

	<b>Associated Goals</b>	Public Facilities
	<b>Description</b>	Support neighborhood livability and a suitable living environment for residents by providing resiliency improvements in low- and moderate-income neighborhood service centers and making public facilities improvements in the community.
	<b>Basis for Relative Priority</b>	The City conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
<b>4</b>	<b>Priority Need Name</b>	<b>Increase Access to Homeless Prevention Services</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Homeless Persons
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	Street Outreach Rapid Re-Housing Shelter Operations/Essential Services Homeless Prevention HMIS Administration
	<b>Description</b>	Prevent homelessness and provide access to a decent living environment by providing funds for shelter and essential services for the homeless and at-risk of becoming homeless.
	<b>Basis for Relative Priority</b>	The City conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan were the result of input received by residents, housing providers, non-profit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment and Market Analysis also lead to priority need determinations.
<b>5</b>	<b>Priority Need Name</b>	<b>Program Administration</b>
	<b>Priority Level</b>	High
	<b>Population</b>	N/A

<b>Geographic Areas Affected</b>	City Wide
<b>Associated Goals</b>	Planning and Administration
<b>Description</b>	Management and operation of tasks related to administering and carrying out the HUD CDBG, HOME, and ESG programs. Activities also include fair housing planning and environmental studies.
<b>Basis for Relative Priority</b>	N/A

**Table 49 – Priority Needs Summary**

## 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)	<ul style="list-style-type: none"> <li>• Availability of affordable single family and multifamily rental housing stock for families of all sizes.</li> <li>• Availability of voucher programs.</li> <li>• Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance program.</li> <li>• Local land use policies and jurisdiction comprehensive planning goals that support the development of multi-family housing stock.</li> <li>• Increasing housing costs due to high demand.</li> <li>• Increase in fair market rents.</li> <li>• High rates of cost burden and severe cost burden especially for LMI renters.</li> </ul>
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none"> <li>• Availability of affordable single family and multifamily rental housing stock for persons with disabilities and their families.</li> <li>• Availability of voucher programs.</li> <li>• Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance programs.</li> <li>• Availability of enforcement agencies to regulate accommodations and modifications for persons with disabilities and their families.</li> <li>• Availability of supportive housing services, when necessary.</li> <li>• Local land use policies and jurisdiction comprehensive planning goals that support the development of accessible multi-family housing stock for persons with disabilities and their families.</li> <li>• Increasing housing costs due to high demand.</li> <li>• Increase in fair market rents.</li> <li>• High rates of cost burden and severe cost burden especially for LMI renters.</li> <li>• Lower earning potential and lower household income of persons with special needs.</li> </ul>

New Unit Production	<ul style="list-style-type: none"> <li>• Local land use policies and jurisdiction comprehensive planning goals that support the development of accessible multifamily housing stock for persons with disabilities and their families.</li> <li>• Current cost of materials for new unit production.</li> <li>• Availability of incentives to developers to produce new single family and multi-family affordable housing units.</li> <li>• Loss of affordable housing stock.</li> <li>• Limited supply of decent, affordable housing for LMI households.</li> <li>• Population growth.</li> </ul>
Rehabilitation	<ul style="list-style-type: none"> <li>• Current cost of materials for rehabilitation.</li> <li>• Availability of funding for housing rehabilitation activities.</li> <li>• Aging housing stock</li> <li>• Condition of housing units.</li> <li>• Deteriorated homes driving down property value.</li> <li>• Risk of exposure to lead-based paint.</li> </ul>
Acquisition, including preservation	<ul style="list-style-type: none"> <li>• Availability of funding for acquisition activities.</li> <li>• Evaluation of fair market prices for home purchases.</li> <li>• Cost of materials for redevelopment of historic housing structures.</li> <li>• Increasing home values.</li> <li>• Stricter lending requirements.</li> </ul>

**Table 50 – Influence of Market Conditions**

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

### **Introduction**

During the five years covered by this Plan, the City of Tallahassee expects to receive \$9,625,565 in CDBG funding, \$6,650,405 in HOME funding, and \$813,745 in ESG funding for a total of \$17,089,715. The anticipated amount assumes annual program allocations remain the same. Program income is also included for CDBG in the amount of \$54,650 and HOME in the amount of \$1,382,640. Total funds available also includes reprogrammed funds for CDBG in the amount of \$300,035 and for HOME in the amount of \$608,355. The CDBG, HOME, and ESG funds will be used to address the priority needs identified in this Strategic Plan.



**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	Federal	Affordable Housing Public Services Public Facilities Planning & Admin	\$1,854,176	\$10,930	\$300,035	\$2,165,141	\$7,460,424	The CDBG Entitlement program provides annual grants to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
HOME	Federal	Affordable Housing CHDO Set-Aside Planning & Admin	\$931,882	\$276,528	\$608,355	\$1,816,765	\$4,833,640	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to

								participating jurisdictions.
ESG	Federal	Rapid Re-Housing Homelessness Prevention Planning & Admin	\$162,749	\$0	\$0	\$162,749	\$650,996	The Emergency Shelter Grant Program is a program that provides resources to address homeless and special needs.

**Table 51 - 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. State SHIP is often used to fund activities that are of an emergency nature and are too difficult to complete timely with the restrictions attached to the federal funds. In addition, the City has a local Affordable Housing Trust fund (AHT) which is used for affordable housing activities. While the City currently has a large amount of excess matching funds from past years, both SHIP and AHT funding is often used as matching funds for HOME-like and other eligible projects.

City general revenue and Leon County funds are combined with the public services funded with federal funds to support human service activities in the community. General revenue funding is also used for affordable housing strategies such as the water and sewer fee waiver program which provides funding to pay these fees as provided by ordinance allowing the developers of affordable housing to decrease their costs and pass this savings on to the homebuyer.

In addition, the City Commission is considering a policy to dedicate funding from land sales and general fund budget surpluses to the Affordable Housing Trust Fund, providing a regular, dedicated source of funding to be used for affordable housing.

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

The City periodically acquires land through various means such as surplus parcels acquired for public improvements, foreclosures associated with outstanding code enforcement 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 Department of Housing and Community Resilience reviews these parcels and determines if the property can serve a community development or housing purpose.

The City coordinates with the Tallahassee Community Redevelopment Agency (CRA) to advance their common objectives which include the construction and preservation of affordable housing. The CRA has also provided funding for the purchase of land when it would be amenable to future development of affordable housing or neighborhood revitalization or improvement.

The City maintains an inventory of all publicly available land suitable for affordable housing development. The map is contained on the City of Tallahassee Real Estate Services Department webpage and identifies publicly held land that is currently available for development. The map is interactive and when selecting a specific parcel, the map provides address and acreage.

## 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	Government Agency	Affordable Housing – ownership Non-Homeless Special Needs; Homelessness; Neighborhood Improvements; Public Services; Public Facilities; Planning.	Jurisdiction
Big Bend Continuum of Care	Continuum of care	Homelessness	Region
Big Bend Homeless Coalition	Continuum of care	Homelessness	Region
CESC, Inc. / Kearney Center	Non-Profit Organization	Homelessness	Region
Tallahassee Lenders Consortium	Sub-recipient	Affordable Housing - ownership	Region
Big Bend Community Development Corporation	CBDO	Affordable Housing - ownership; Affordable Housing - rental; Public Services; Economic Development	Region
Bethel Community Development Corporation	CHDO	Affordable Housing - ownership; Affordable Housing - rental.	Other
Ability 1 <sup>st</sup> (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	Non-profit organizations	Affordable Housing - ownership	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Tallahassee Urban League, Inc.	Non-profit organizations	Affordable Housing – ownership	Jurisdiction

**Table 52 - Institutional Delivery Structure**

### **Assessment 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 nonprofit 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 nonprofit 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
<b>Homelessness Prevention Services</b>			
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
<b>Street Outreach Services</b>			
Law Enforcement	X	X	X
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
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
<b>Other</b>			
Other	X	X	X

**Table 53 - 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).**

The City was a partner in funding the successful construction of a 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.

In addition, Big Bend CoC, Big Bend Homeless Coalition, and the City collaborate in order to ensure that the CoC program funds and ESG funds are coordinated to address homelessness. BBCoC and BBHC identify the needs of individuals and families for housing and services and the City consults with both on how to allocate ESG funds while supporting mutual goals and increasing the leveraging of the funds.

The City utilizes federal, state, and local funding for homeless prevention activities and to provide various housing options for the homeless population including emergency shelter, transitional housing, and rapid re-housing. Programs are also funded for various supportive services including, but not limited to, case management, nutritional services, transportation, substance abuse counseling, education, child-care, employment training, life skills, health care services, and mental health services.

**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.

An institutional gap identified has been the 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 in capacity and in financial resources which impedes increased access to affordable housing and related services.

Another gap that is consistently present in the service delivery system for the special needs population and persons experiencing homelessness is a shortage of funding required to address the housing and supportive services needed for this population. The shortage of affordable housing also creates a gap in meeting the needs of homeless persons that can live on their own with or without supportive services.

**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 of Tallahassee has identified five high priority needs including: increase access to affordable housing, increase access to public services, improve access to public facilities, increase access to homeless services and prevention, and program administration. Resources are being dedicated to these priorities. The market has been analyzed to direct funds to the areas/services that need them. The continuing analysis of all areas, funding, and services throughout the Consolidated Plan period will allow the City to see if the gaps in institutional structure are being properly addressed or if changes are needed. If changes in the housing market or changes in other housing relating funding impacts the needs and goals, the plan will be amended to reflect it.



**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	Housing Rehabilitation	2020	2024	Affordable Housing	City Wide	Increase Access to Affordable Housing	CDBG: \$932,643 HOME: \$1,315,612	Homeowner Housing Rehabilitated: 126 Units Rehabilitated
2	Down-Payment Assistance	2020	2024	Affordable Housing	City Wide	Increase Access to Affordable Housing	HOME: \$750,000	Direct Financial Assistance to Homebuyers: 75 Households Assisted
3	New Construction	2020	2024	Affordable Housing	City Wide	Increase Access to Affordable Housing	HOME: \$1,395,000	Homeowner Housing Added: 18 Units Constructed
4	Permanent Relocation	2020	2024	Affordable Housing	City Wide	Increase Access to Affordable Housing	CDBG: \$250,000	Other: 50 Households Receiving Relocation Assistance

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Acquisition	2020	2024	Affordable Housing	City Wide	Increase Access to Affordable Housing	HOME: \$1,395,000	Other: 18 Units/Properties Acquired for the Development/Rehabilitation of Affordable Housing
6	CHDO Set-Aside	2020	2024	Affordable Housing	City Wide	Increase Access to Affordable Housing	HOME: \$1,125,000	Rental Units Constructed/Rehabilitated: 25 Units Constructed/Rehabilitated
7	Neighborhood First Activities	2020	2024	Affordable Housing	Neighborhood Revitalization Strategy Area	Increase Access to Affordable Housing	CDBG: \$2,000,000	Other: 750 Households Rehabilitated/Acquired/Removed of Blight
8	Public Service Assistance	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	City Wide; Neighborhood Revitalization Strategy Area	Increase Access to Public Services	CDBG: \$3,286,162	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 5,225 Persons Assisted
9	Public Facilities	2020	2024	Non-Housing Community Development	City Wide	Improve Access to Public Facilities	CDBG: \$1,300,000	Other: 23 Facilities Improved
10	Rapid Re-Housing	2020	2024	Homeless	City Wide	Increase Access to Homeless Prevention Services	ESG: \$187,749	Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Homeless Prevention	2020	2024	Homeless	City Wide	Increase Access to Homeless Prevention Services	ESG: \$100,000	Homelessness Prevention: 100 Persons Assisted
12	Street Outreach	2020	2024	Homeless	City Wide	Increase Access to Homeless Prevention Services	ESG: \$100,000	Homelessness Prevention: 100 Persons Assisted
13	Shelter Operations/Essential Services	2020	2024	Homeless	City Wide	Increase Access to Homeless Prevention Services	ESG: \$100,000	Homeless Person Overnight Shelter: 400 Persons Assisted
14	HMIS Administration	2020	2024	Homeless	City Wide	Increase Access to Homeless Prevention Services	ESG: \$325,996	N/A
15	Planning and Administration	2020	2024	Planning and Administration	City Wide	Program Administration	CDBG: \$1,853,040  HOME: \$458,825	N/A

Table 54 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	<b>Housing Rehabilitation</b>
	<b>Goal Description</b>	Funds assist with maintaining and preserving the City's existing affordable housing stock and provides decent housing for low income households. Funding is used for rehabilitation of owner-occupied homes for low-and moderate-income households or single family homes for resale to an eligible buyer.
2	<b>Goal Name</b>	<b>Down-Payment Assistance</b>
	<b>Goal Description</b>	Funds support affordable housing and self-sufficiency by providing homeownership opportunities to eligible low-income buyers. This program provides direct financial assistance for purchase of a home. It is paired with homebuyer education and counseling using federal or non-federal resources.
3	<b>Goal Name</b>	<b>New Construction</b>
	<b>Goal Description</b>	Supports the increase of affordable housing units through the construction of new owner and rental units. Funding will be used for a variety of City sponsored initiatives such as the Community Land Trust and City In-Fill Lots program to encourage new construction of single family affordable homes or multifamily units for rental or sale to an eligible buyer or low/moderate household.
4	<b>Goal Name</b>	<b>Permanent Relocation</b>
	<b>Goal Description</b>	Funds support the provision of decent housing and decreases the risk of becoming homeless by providing assistance to households displaced through code action to enable them to be relocated into permanent housing.
5	<b>Goal Name</b>	<b>Acquisition</b>
	<b>Goal Description</b>	Funds assist with increasing affordable units and providing decent housing through acquisition of real property to support construction of affordable housing. Funding will be used for a variety of City sponsored initiatives such as the Community Land Trust and City In-Fill Lots program to encourage new construction of single family affordable homes or multifamily units for rental or sale to an eligible buyer or low/moderate household.

6	<b>Goal Name</b>	<b>CHDO Set-Aside</b>
	<b>Goal Description</b>	In accordance with HOME requirements, this funding is set aside and awarded only to eligible CHDO organizations for construction or rehabilitation of affordable housing for low income households (at or below 80% AMI) or make rental housing affordable.
7	<b>Goal Name</b>	<b>Neighborhood First Activities</b>
	<b>Goal Description</b>	Provision of funds to support the City's Neighborhood First Implementation Plans. Activities will take place in the Neighborhood Revitalization Strategy Area and will include affordable housing activities such as housing rehabilitation, acquisition, and removal of blight.
8	<b>Goal Name</b>	<b>Public Service Assistance</b>
	<b>Goal Description</b>	Create a suitable living environment by increasing the availability of public services to low income residents, youth, elderly, children, persons with disabilities, and the homeless or at-risk of becoming homeless.
9	<b>Goal Name</b>	<b>Public Facilities</b>
	<b>Goal Description</b>	Supports creating a suitable living environment by funding improvements to community service centers and resiliency improvements to public facilities in low- and moderate-income neighborhoods allowing centers to be used during times of crisis. These service centers are often used in conjunction with the provision of public services to low and moderate-income households funded through federal or non-federal funding.
10	<b>Goal Name</b>	<b>Rapid Re-Housing</b>
	<b>Goal Description</b>	Provides decent housing, decreases homelessness, and supports self-sufficiency by providing affordable rental housing to those experiencing homelessness as well as the administration involved in implementing the activity.
11	<b>Goal Name</b>	<b>Homeless Prevention</b>
	<b>Goal Description</b>	Funds support decreasing homelessness or the risk of becoming homeless by providing affordable rental housing to those at imminent risk of experiencing homelessness as well as the administration involved in implementing the activity.

12	<b>Goal Name</b>	<b>Street Outreach</b>
	<b>Goal Description</b>	Supports homelessness prevention and promotes self-sufficiency by providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, non-facility based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility.
13	<b>Goal Name</b>	<b>Shelter Operations/Essential Services</b>
	<b>Goal Description</b>	Funds to assist with the operation and management of emergency shelters for the homeless and the provision of essential services including case management, child care, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.
14	<b>Goal Name</b>	<b>HMIS Administration</b>
	<b>Goal Description</b>	Funds for the administration of the Homeless Management and Information System (HMIS).
15	<b>Goal Name</b>	<b>Planning and Administration</b>
	<b>Goal Description</b>	Funds will be used for the administration and implementation of the CDBG, HOME, and ESG programs. Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments. Activities also include fair housing planning and environmental studies.

**Table 55 – Goal Descriptions**

**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)**

The City of Tallahassee will utilize its CDBG and HOME funds to provide affordable housing opportunities for 1,062 extremely low, low, and moderate income households during the Consolidated Plan period through: housing rehabilitation (126 HH); down-payment assistance (75 HH); new construction (18 HH), permanent relocation (50 HH), acquisition (18 units), CHDO set-aside activities (25 HH), and neighborhood first activities which includes acquisition, rehabilitation, and the removal of blight (750 HH). Affordable housing

activities are targeted towards extremely low, low, and moderate-income individuals and families. In addition, the City will use \$813,745 of ESG funds to support the homeless population being sheltered or obtaining affordable housing.

## **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)**

THA is not under a Section 504 Voluntary Compliance Agreement. THA staff projected in its Five-Year Plan that 25 additional accessible units were needed. THA's 2019/20 capital improvement program has budgeted for accessibility improvements, as needed, in each public housing apartment complex for the years 2019 through 2022.

### **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 FSS 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 2020 Annual Plan contains the following goals and objectives:

- 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), and qualified trainers to provide resident and staff training for professional development.
- Provide a safer community for residents: Continue to work with local law enforcement Security Liaison officer; Continue discussions regarding the viability of police sub-stations at Pinewood, Orange Avenue and Springfield complexes with local law enforcement.

Resident participation in safety and crime prevention activities, operation and management, and planning is also described as follows:

**Safety and Crime Prevention.** Managers attend monthly meetings with local law enforcement agencies and housing providers where information is given and exchanged on suspected criminal activities.

**Operation and Management.** THA employs several residents and program participants. Residents are involved in operation and management decisions, as required by HUD. THA's resident rules are incorporated in dwelling leases, the Admissions and Continued Occupancy Policies for public housing, and the Administrative Plan for participants in the HCV Program. THA updates its policies as required by HUD and reviews them on an annual basis. Any policy changes are posted on the THA website, in management office and made available for public review and



comment for not less than 30 days. The updates are then submitted to the THA Board of Commissioners for approval. Operational Rules and Procedures are posted on THA's website [tallha.org] and at each Site Office on a bulletin board in public view with applicable subtitles.

**Planning.** THA conducts annual public hearings to secure resident/participant input for its PHA Plan. As required by HUD, THA will conduct several group and individual meetings as part of its relocation plan for its Orange Avenue redevelopment.

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

No, THA is a standard performer.

**Plan to remove the 'troubled' designation**

N/A

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

### **Barriers to Affordable Housing**

Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing. The City of Tallahassee recognizes that there can be institutional, regulatory, or policy barriers to development and promotion of access to affordable housing. Some of these barriers are at the discretion of City policymakers, including the permitting, zoning, and housing & community development offices. The following barriers may impact the development of affordable housing:

- Development approvals process. The development approval process can be time- and resource-intensive, particularly for developers of affordable housing.
- Density restrictions. Depending on the maximum allowable density in any given zoning category, higher density housing developments may be prohibited. Higher density housing is typically able to absorb more income-restricted housing and still maintain profitability for the developer, in addition to naturally enhancing the availability of housing overall in the City.
- Parking and setback requirements. Depending on the restrictions of parking and setbacks in the local land use code and comprehensive plan, these requirements may prohibit development of affordable housing.
- Affordable housing accessible to transit. Low-income households are more likely to depend on public transportation as a means of mobility. A lack of affordable housing near public transportation networks places an inherent restriction on a family's ability to reasonably access housing.
- Not In My Back Yard (NIMBY) Syndrome. The social and financial stigma of affordable housing can lead to significant resistance from surrounding properties.

In the case of new construction, significant barriers to creating affordable housing are reductions in federal and state housing funds, the land costs, impact fees, zoning, and compliance with new hurricane standards building codes.

In the case of existing housing rehabilitation, the cost of upgrading to new construction codes is a barrier. Health Department regulations restrict expansion of existing septic systems and the Federal Emergency Management Agency (FEMA) restricts rehabilitations to existing structures beyond a certain value on properties located within 100-year Floodplain.

As a recipient of funding from the US Department of Housing and Urban Development (HUD), the City of Tallahassee develops an Analysis of Impediments to Fair Housing Choice (AI) to identify impediments or barriers to affordable housing and fair housing choice. The City's most recent Analysis of Impediments identified the following impediments to affordable housing and fair housing choice:

- Lack of awareness by residents and landlords of fair housing laws;
- High number of fair housing complaints on the basis of disability;
- Insufficient supply of affordable rental and homeowner housing in high opportunity census tracts;
- Low labor market engagement for Blacks/African Americans relative to White households;
- Concentration of housing vouchers in segregated and high poverty neighborhoods; and
- Poor credit history and collateral as a barrier to accessing traditional capital and wealth building through homeownership, especially for Black/African American residents

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

To combat barriers to affordable housing, the City adopted an Affordable Housing Incentive Plan as part of their Local Housing Assistance Plan (LHAP). The LHAP is required to participate in the State Housing Initiatives Partnership (SHIP) program. The SHIP program requires that the City adopt two incentives – expedited permitting for affordable housing projects and the regular review of regulatory actions that may impact the cost of housing. In addition to these two incentives, the City also adopted other incentives recommended by its Affordable Housing Advisory Committee (AHAC). The additional incentives include water/sewer connection fee exemption, density bonus for inclusionary housing, regulation reduction for inclusionary housing, density bonus for affordable housing, regulation reduction for affordable housing, and allowance of accessory dwelling units in residential districts.

In January 2019, City Commission directed the development of a five-year strategic plan that would steer policy setting, budget decisions, and chart progress toward achieving collective aspirations for the community. The plan focuses on Economic Development, Impact of Poverty, Organizational Effectiveness, Public Infrastructure, Public Safety, Public Trust, and Quality of Life. The City identified “facilitate and encourage the construction of affordable housing units” as an objective of its strategic plan. The five-year targets under this community objective include:

- 35 new affordable homes or rental units built through the Community Land Trust.

- 60 new homes built as a result of inclusionary housing programs.
- 10 Habitat for Humanity homes built by City employees.
- 125 down payment assistance grants awarded, creating pathways to home ownership.
- Secure funding for Purpose Built Community and redevelopment of an additional 200 dwelling units at the Orange Avenue Housing Complex.

The Housing Element of Leon County’s 2030 Comprehensive Plan includes an Affordable Housing objective outlining several policies including providing monetary incentives, such as a down payment assistance program and regulatory incentives, such as streamlined processing, to encourage the private sector to develop cost saving and innovative techniques for affordable housing initiatives. Funding Programs is also an objective identified in the Housing Element Since the County’s affordable housing program is predicated on obtaining non-property tax funding. The policy states “the Leon County Housing Finance Authority shall annually develop a financial plan for the rehabilitation of 30 units and the subsidy of down payment costs for 15 low income units which emphasizes, first, private sector funding; second, financial institution funding; third, state and federal housing funds, and fourth, grants”.

In addition, the Leon County and City of Tallahassee Commissions established an Affordable Housing Workgroup. The Affordable Housing Workgroup is a thirteen-person body composed of representatives from local government, non-profit housing and homeless service providers, and affordable housing clients. The Workgroup was charged with developing recommendations which: (a) develop a plan for a multifamily affordable housing project which utilized multiple funding sources, (b) provide for coordination and collaboration for local government, non-profit and for-profit resources, (c) encourage housing designs that considered the needs of residents and enhances the overall community, (d) leverage the financial resources of local, state, and federal resources to address permanent supportive housing for the homeless population, (e) engage organizations that promote best practices in affordable housing models, and (f) recommend a structure that would sustain the collaborative effort of the Affordable Housing Workgroup.

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

- Continued use of general revenue 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; and
- Continued partnership with the County through the Affordable Housing Workgroup to address recommendations regarding barriers to affordable housing.

Further, the City is recently updated its Analysis of Impediments to Fair Housing Choice and will implement mitigation strategies to address barriers to affordable housing based upon the findings of the AI.

## **SP-60 Homelessness Strategy – 91.215(d)**

The former Mayor of the City of Tallahassee, Andrew Gillum, participated in the Mayor's Challenge to End Homelessness and, in 2006, former Mayor John Marks created a taskforce and 10-Year Plan to End Chronic Homelessness. The Big Bend Continuum of Care's (Big Bend CoC) Housing and Homelessness Assistance Plan (HAP) is currently being updated, so for the purpose of this report, the adopted 2017-2018 HAP will be detailed.

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

As outlined in the Big Bend CoC's HAP, outreach efforts are categorized by subpopulation. When addressing persons experiencing unsheltered homelessness, the strategy is focused on identifying persons who are residing in primitive camps and offering housing within 14 days to all consumers who meet the definition of chronic homelessness, improving coordination to expand outreach efforts with other systems such as the U.S. Department of Veterans Affairs (VA) and school boards, expanding use of Coordinated Entry to track outreach efforts, and dedicating street outreach to homeless camps, youth hotspots, local schools, to identify and engage youth experiencing homelessness. Additionally, because unaccompanied youth are such a vulnerable population, the CoC's strategy incorporates provision of basic needs, connection to service providers to increase exits to stable housing, increasing focus on the youth's safety, well-being, and self-sufficiency, and providing positive adult connections.

### **Addressing the emergency and transitional housing needs of homeless persons**

The Big Bend CoC is actively implementing diversion strategies to prevent people from entering shelter, or the homeless system altogether, when alternative options for temporary housing is identified, leaving emergency shelter beds for those who lack resources to resolve their homeless episode. The Big Bend CoC's strategy to address emergency housing needs begins at the Coordinated Entry System (CES) where a diversion and prevention screening is part of the pre-screening tool. Per HUD regulations, CoCs have adopted a streamlined Coordinated Entry process to identify, assess, refer, and house persons experiencing homelessness. When someone is experiencing a housing crisis in the City of Tallahassee, the designated access points are tasked at completing assessment and are located at Capital City Youth Services (CCYS) Going Places Drop In Center (for youth), the Kearney Center Emergency Shelter (for individuals), HOPE Community Emergency Shelter (families), 2-1-1 Big Bend (phone hotline available 24 hours), and Ability 1<sup>st</sup>. Additionally, Street Outreach and other dedicated outreach teams serve as access points by engaging unsheltered consumers who do not otherwise participate in services. The City aims to provide homelessness prevention to 100 persons throughout the City of Tallahassee through targeting ESG dollars to that activity.

Strategies to address the emergency needs of people experiencing homelessness include an overarching theme throughout the emergency shelter system to increasing resources available to emergency shelter case management needed to increase referrals and placements in permanent housing interventions. This translates to a need for more housing and resources to obtain that housing. To accommodate subpopulation-specific needs, the CoC's strategy incorporates assessing the need for additional shelter capacity in neighboring counties for families fleeing domestic violence, identifying need and potential funding for Emergency Shelter beds targeting young people ages 18-24 years old, reducing the rate of chronic homelessness in Emergency Shelter by implementing diversion and prevention efforts through dedicated funding, and designating a "safe place" within the current shelter system for LGBTQ+ youth. The CoC is exploring the option of coordinating a Night Stop program that links youth with spare rooms throughout the community and evaluating the needs to accommodate shelter options for minors with children and/or pregnant minors.

In recent years, HUD has transitioned from Transitional Housing models to scattered-site permanent housing interventions such as Rapid Re-Housing. The City use of ESG funds incorporates \$287,749 of ESG funding dedicated to Homeless – Essential Services and Rapid Re-Housing to address Emergency Shelter and Rapid Re-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.**

Currently, the City supports efforts to decrease homelessness through participation and funding of housing and services promoted by the Big Bend CoC. At this time, the City of Tallahassee relies on the Big Bend CoC to drive the strategy and manage implementation of projects and services to prevent and end homelessness. The Big Bend CoC began participating in the Built for Zero Campaign eight years ago which initiated the By-Name List. This list identifies veterans who are homeless and persons experiencing chronic homelessness, and through case staffing at monthly By-Name List meetings, people are identified, prioritized, and housed. As part of the CoC's strategy, families and children are being incorporated into the master By-Name List. Big Bend CoC's strategy is to utilize the housing first model encourages the immediate transition from homelessness to housing, then offering consumer-identified support to help the person achieve housing stability and work on their recovery.

The most recently adopted Housing and Homelessness Assistance Plan (HAP), the Big Bend CoC's goal for System Performance Measure (SPM) is to target an average length of time homeless of

less than 73 nights and a median of less than 31 nights. To drastically reduce the length of time it takes for a person experiencing homelessness to obtain housing, there must be an increase of housing stock that is available and attainable to income disadvantaged households and persons who are hard to house due to housing barriers such as poor credit, criminal background, or lack of educational opportunities that offer an exit from poverty.

Highly vulnerable populations such as families with children, unaccompanied youth, and chronically homeless individuals generally require more intensive services to help them achieve housing stabilization. Pairing supportive services such as, life skills training, case management supports, and housing stabilization services with a housing subsidy assists the household achieve permanent housing.

Permanent housing interventions with demonstrated success of quickly housing persons experiencing homelessness and preventing returns to homelessness include Permanent Supportive Housing (PSH) and Rapid Re-Housing (RRH). PSH, which is intended to serve individuals with the most severe service needs and long-term homeless histories, provides long-term supportive services that help the housing participant address chronic health issues, outpatient treatment/supportive services, and housing stability and retention with a housing subsidy. Big Bend CoC's strategy includes increasing permanent housing for chronically homeless persons by 102 units.

Big Bend Community Based Care's (Big Bend CBC) FY 2019-2020 budget summary identifies \$6,083,969 on case management services. Many times, PSH housing participants receive case management services funded by the Managing Entity (Big Bend CBC in Leon County). Additionally, Big Bend CBC funds SSI/SSDI Outreach, Access, and Recovery (SOAR) Processors to assist persons experiencing homelessness with a mental illness to apply for SSI/SSDI benefits using the SOAR model.

Rapid Re-Housing (RRH) programs can serve anyone experiencing homelessness; however, the rental and supportive services are time limited so programs often target households who will have the ability to self-sustain their lease independently of the program.

**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**

The Continuum of Care (CoC) works with various systems to increase collaboration on discharge policies and procedures, which helps prevent homelessness. Participating in CoC efforts to develop and execute strategies to prevent and end homelessness within the City, a board seat is



dedicated to City of Tallahassee City Commissioner Dianne Williams-Cox. The state's Challenge Grant funds activities related to providing re-housing of persons who are homeless and homeless prevention assistance to those at imminent risk of losing housing. The CoC employs diversion strategies at Emergency Shelter and Supportive Services for Veteran Families (SSVF) programs to help prevent homelessness. There is increased coordination during reentry and discharge with hospitals, psychiatric facilities, jails, prisons, and improved coordination with disaster shelters and emergency operations.

A strong economy that supports improved education and employment opportunities assists entry-level workers to achieve career advancement and low-income households to move out of poverty and into economic stability. This may include linkage to Vocational Rehabilitation, Family Self-Sufficiency programs, or supported employment activities that can offer competitive employment. The Workforce Innovation Act (WIOA) federally funded program is available in Leon County through CareerSource's Capital Region, connecting individuals to opportunities and employers.

The Capital Area Community Action Agency provides a Getting Ahead program as part of their Family Self Sufficiency Program in Leon County and surrounding areas. Eligibility is contingent on household gross income must not exceed 125% of the poverty level, the household must be a current Head Start participant, one who repeatedly requests crisis assistance, is referred for more in-depth services to assist with/overcome a financial crisis, and requires assistance from the education and employment program. The program provides support and skills to low-income participants to facilitate the transition from crisis to economic stability.

The Tallahassee Housing Authority administers the HUD-sponsored Family Self-Sufficiency project. This program pairs a housing subsidy with supportive services aimed at assisting participating families to become economically self-sufficient. The Tallahassee Housing Authority's program incorporates guidance, vocational training, transportation, job search skills, education, homeownership, and physical and mental wellness.

Big Bend CBC dedicates state funds for housing-related needs for persons experiencing homelessness, including individuals who are high utilizers of public systems to provide housing-related needs that include emergency services, psychiatric stabilization, detoxification and jail services, SOAR training and processing to obtain SSI/SSDI benefits, and care coordination. Additionally, Big Bend CBC is responsible for coordinating and managing an effective system of care, which includes strategies to prevent homelessness at the time of discharge from institutional care settings. The organizations funded through Big Bend CBC offer both in-patient and community-based services to ensure consumers within the system can reintegrate back into the community once discharged from an inpatient setting.

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

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

Lead is a toxic metal that was used for many years in paint and was banned for residential use in 1978. Exposure to lead can result in health concerns for both children and adults. Children under six years of age are most at risk because their developing nervous systems are especially vulnerable to lead's effects and because they are more likely to ingest lead due to their more frequent hand-to-mouth behavior.

The City maintains regulatory compliance regarding the rehabilitation of any housing unit it assists by conducting lead-based paint tests. In conjunction with its Housing Rehabilitation Program, the City implements testing to ensure that all federally funded construction-related activities undertaken undergo a lead paint assessment when appropriate based upon the age of the structure. If lead paint is detected, the City undertakes all required measures to mitigate and/or remove lead-based paint where it exists. The City procures certified providers of lead paint testing, abatement and clearance testing. In addition, all contracts and agreements executed by the City for the implementation of programs or projects where federal funding will be utilized contain lead-based paint requirements.

Removing all lead-based paint from every house within the City of Tallahassee is not an economically feasible or realistic goal. However, the City addresses this issue through disseminating printed information concerning lead-based paint hazards to all residents in the City's housing rehabilitation program. The City's housing rehabilitation contractors are certified and/or have received training in the identification of lead hazards, proper methods of paint stabilization, interim control, abatement procedures and rehabilitation activities.

As the administrator of the City's Housing Rehabilitation and Down-Payment Assistance Programs, the Department of Housing and Community Resilience is committed to mitigating lead-based paint exposure in each housing unit constructed prior to 1978 that is assisted with federal grant funds.

Specific actions the Department of Housing and Community Resilience takes to address lead-based paint hazards in the City of Tallahassee's housing stock include:

- Testing all houses built prior to 1978 that are rehabilitated under the owner-occupied rehabilitation program for lead-based paint and, if found be sure the necessary mitigation work is incorporated into the rehabilitation work and clearance tests indicate the home is safe before allowing homeowner to occupy the home; and
- Requiring all agencies or sub-recipients contracted for the rehabilitation work to follow the lead-based paint rules and abide by the City's process.

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

As documented, housing units built prior to 1980 comprise 77% of all existing housing stock in Tallahassee. For purposes of this Consolidated Plan, houses constructed prior to 1980 and occupied by households with children are the units considered to contain lead-based paint hazards. Of the total 12,238 owner-occupied units built before 1980, 47% of those units have children present. An additional 16,524 renter-occupied were built before 1980, of which 14% have children present. Based on this data, approximately 9% (8,080) of occupied housing units in Tallahassee may contain lead-based paint.

Based on the data, there is a low incidence of lead poisoning in the City. The strategy outlined above is intended to address lead paint hazards in housing units occupied by low- and moderate-income households. The City has a moderate risk of the presence of lead-based paint in its housing units because of the age of its housing stock, however by adhering to the process outlined above, the City has a thorough method for ensuring any risk is eliminated in the housing units it assists.

The potential extent of lead hazards in Tallahassee housing merit continued efforts to assess and remediate lead-based paint, especially in light of the health impact of lead on babies, children less than 6 years of age, and older adults in the home. According to the CDC, no safe blood lead level in children has been identified. Even low levels of lead in blood have been shown to affect IQ, the ability to pay attention, and academic achievement. However, childhood lead poisoning is 100% preventable.

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

All contract agreements for federally funded construction projects contain a covenant prohibiting the use of lead-based paint, as well as a copy of the federal regulations pertaining to the use and removal of lead-based paint. The amount of federal subsidy determines the course of action taken when the repair or removal of painted surfaces is necessary. In all units pre-1978 undergoing rehabilitation, the contractor is required to use lead-safe work practices. Education regarding lead and its effects is also provided to each owner-occupied rehabilitation project.

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 of Tallahassee has a progressive, proactive and collaborative approach to globally identify the goals, programs and policies that will lead the City in reducing the number of poverty-level families. Public-private partnerships, active workshopping to identify needs, and effective collaboration across many levels and focus areas of government agencies reflect a best practice model.

The City will continue to carry out goals and objectives established within the Consolidated Plan to assist in reducing poverty. The overarching goal of the plan to benefit the greatest number of people to the greatest extent possible will resonate throughout the anti-poverty strategy. The City will implement various programs and projects that have been identified as the most beneficial to its residents and to assisting families in need. The City funds a number of agencies that provide public services to address the needs of persons in poverty. These agencies typically provide services to homeless and non-homeless special needs populations, as well as low- and moderate-income families. These services include housing, job/skills training and other assistance to promote self-sufficiency.

The City will continue to provide CDBG, HOME, and ESG funding, where appropriate, to support programs that are designed to help families gain self-sufficiency. One of City's goals for the Five-Year Consolidated Plan is to address the role of self-sufficiency in protecting and enhancing the condition of the City's housing stock and neighborhoods. The City will take the following steps to promote self-sufficiency and reduce the number of households living below the poverty level:

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

Rather than contradict or conflict, the following published reports complement one another with the same goal of generally improving the quality of life for all Tallahassee residents with the realization that this cannot be achieved without lifting up the lives of all residents:

- City of Tallahassee 2020-2024 Strategic Plan
- Florida State University's "Frenchtown - Planning for a Better Block" report
- Tallahassee/Leon County's BluePrint 2020
- Tallahassee Age-Friendly Communities Work Plan

- Apalachee Regional Planning Council Comprehensive Economic Development Strategy report
- Tallahassee Local Housing Assistance Plan (LHAP) for use of State Housing Initiatives Partnership (SHIP) Program funding for affordable housing preservation and development.
- Tallahassee/Leon County 2030 Comprehensive Plan
- Tallahassee Neighborhood Revitalization Strategy
- Tallahassee Housing Authority 5-Year Agency Plan

The City of Tallahassee also continues to work with the Big Bend Homeless Coalition (BBHC) and the Big Bend Continuum of Care Network to leverage funding to prevent poverty and homelessness.

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

Tallahassee has adopted the philosophy that acknowledging and committing to comprehensively address not only the immediate need for food, shelter and clothing of those in poverty but also improving infrastructure, increasing economic opportunities, expanding educational opportunities, and enhancing quality of life by providing additional park and recreational outlets will continue to produce positive results in reducing poverty.

Wherever possible and as funding permits, the City will support the goals and objectives of the many comprehensive reports listed above by offering its federal and state funding to be leveraged with other sources to achieve the anticipated results.

## **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 Department of Housing and Community Resilience serves as the primary monitoring agent for all federal and state housing funds available to the City. The City adopts the policy that if another funding agency (i.e. HUD, Florida Housing Finance Corporation, etc.) conducts monitoring of any city-contracted agency or organization, the City will forego independent monitoring and will instead request a copy of the alternative monitoring report. In all other instances where no other funding agency has conducted or is required to monitor, the City will undertake the appropriate monitoring as required by the City's funding sources. Each agency receiving funding is required to be monitored annually. In addition, desktop monitoring is performed with each pay request. The Department of Housing and Community Resilience works very closely with the Neighborhood Services Department that takes responsibility for CDBG Public Services funding as well as certain City general revenue fund monies used to supplement Public Services funds. All City-initiated monitoring includes three aspects:

1. Desktop monitoring is conducted as often as any city-contracted agency requests payment of reimbursable expenses. All city-executed contracts that are federally and/or state funded are awarded on a reimbursement basis with the requirement that all contractor payment requests are reviewed for proof of completion of an activity outlined in the contract agreement, physical inspection (when applicable) to verify that all items requesting reimbursement have been completed to the extent outlined in the contract. This desktop 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. On-site monitoring of all sub-recipients and contractors is undertaken at least annually to ensure compliance with state and federal regulations. Standard risk assessment criteria established by HUD and desktop monitoring are used to determine the scope of on-site monitoring examination for each agency.

Additional monitoring and technical assistance are provided as needed, based on risk analysis, problems discovered in desktop and/or on-site monitoring, and capacity building needs identified by the City staff or the agency.

## **Expected Resources**

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

#### **Introduction**

During Program Year 2020-21, the City of Tallahassee expects to receive \$2,165,141 in CDBG funding, \$1,816,765 in HOME funding, and \$162,749 in ESG funding for a total of \$4,144,655. The anticipated amount assumes annual program allocations remain the same. Program income is also included for CDBG in the amount of \$10,930 and HOME in the amount of \$276,528. Total funds available also includes reprogrammed funds for CDBG in the amount of \$300,035 and for HOME in the amount of \$608,355. The CDBG, HOME, and ESG funds will be used to address the priority needs, goals, and objectives identified in the Consolidated Plan.



**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	Federal	Affordable Housing Public Services Public Facilities Planning & Admin	\$1,854,176	\$10,930	\$300,035	\$2,165,141	\$7,460,424	The CDBG Entitlement program provides annual grants to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.
HOME	Federal	Affordable Housing CHDO Set-Aside Planning & Admin	\$931,882	\$276,528	\$608,355	\$1,816,765	\$4,833,640	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to

								participating jurisdictions.
ESG	Federal	Rapid Re-Housing Homelessness Prevention Planning & Admin	\$162,749	\$0	\$0	\$162,749	\$650,996	The Emergency Shelter Grant Program is a program that provides resources to address homeless and special needs.

**Table 56 - Expected Resources – Priority Table**

**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. State SHIP is often used to fund activities that are of an emergency nature and are too difficult to complete timely with the restrictions attached to the federal funds. In addition, the City has a local Affordable Housing Trust fund (AHT) which is used for affordable housing activities. While the City currently has a large amount of excess matching funds from past years, both SHIP and AHT funding is often used as matching funds for HOME-like and other eligible projects.

City general revenue and Leon County funds are combined with the public services funded with federal funds to support human service activities in the community. General revenue funding is also used for affordable housing strategies such as the water and sewer fee waiver program which provides funding to pay these fees as provided by ordinance allowing the developers of affordable housing to decrease their costs and pass this savings on to the homebuyer.

In addition, the City Commission is considering a policy to dedicate funding from land sales and general fund budget surpluses to the Affordable Housing Trust Fund, providing a regular, dedicated source of funding to be used for affordable housing.

**If appropriate, describe publicly 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 funds 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 enforcement 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 Department of Housing and Community Resilience reviews these parcels and determines if the property can serve a community development or housing purpose.

The Tallahassee Community Redevelopment Agency (CRA) can acquire property to facilitate redevelopment objectives and provides funding for affordable housing. The City has coordinated with the CRA to advance their common objectives which include the construction and preservation of affordable housing. The CRA has also provided funding for the purchase of land when it would be amenable to future development of affordable housing or neighborhood revitalization or improvement.

According to the Tallahassee Affordable Housing Advisory Committee Report, the City maintains an inventory of all publicly available land suitable for affordable housing development. The following map is contained on the City of Tallahassee Real Estate Services Department webpage and identifies publicly held land (yellow outlined parcels) that is currently available for development. The map is interactive and when selecting a specific parcel, the map provides address and acreage.

## Annual Goals and Objectives

### 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	Housing Rehabilitation	2020	2021	Affordable Housing	City Wide	Increase Access to Affordable Housing	CDBG: \$184,643  HOME: \$400,000	Homeowner Housing Rehabilitated: 30 Units Rehabilitated
2	Down-Payment Assistance	2020	2021	Affordable Housing	City Wide	Increase Access to Affordable Housing	HOME: \$150,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted
3	New Construction	2020	2021	Affordable Housing	City Wide	Increase Access to Affordable Housing	HOME: \$475,000	Homeowner Housing Added: 6 Units Constructed

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Permanent Relocation	2020	2021	Affordable Housing	City Wide	Increase Access to Affordable Housing	CDBG: \$50,000	Other: 10 Households Receiving Relocation Assistance
5	Acquisition	2020	2021	Affordable Housing	City Wide	Increase Access to Affordable Housing	HOME: \$475,000	Other: 6 Units/Properties Acquired for the Development/Rehabilitation of Affordable Housing
6	CHDO Set-Aside	2020	2021	Affordable Housing	City Wide	Increase Access to Affordable Housing	HOME: \$225,000	Rental Units Constructed: 5 Units Constructed
7	Neighborhood First Activities	2020	2021	Affordable Housing	Neighborhood Revitalization Strategy Area	Increase Access to Affordable Housing	CDBG: \$400,000	Other: 150 Households Rehabilitated/Acquired/Removed of Blight
8	Public Service Assistance	2020	2021	Non-Homeless Special Needs Non-Housing Community Development	City Wide; Neighborhood Revitalization Strategy Area	Increase Access to Public Services	CDBG: \$871,890	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 1,125 Persons Assisted
9	Public Facilities	2020	2021	Non-Housing Community Development	City Wide	Improve Access to Public Facilities	CDBG: \$300,000	Other: 3 Facilities Improved

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Rapid Re-Housing	2020	2021	Homeless	City Wide	Increase Access to Homeless Prevention Services	ESG: \$87,749	Tenant-based rental assistance / Rapid Rehousing: 50 Persons Assisted
11	HMIS Administration	2020	2021	Homeless	City Wide	Increase Access to Homeless Prevention Services	ESG: \$75,000	N/A
12	Planning and Administration	2020	2021	Planning and Administration	City Wide	Program Administration	CDBG: \$370,608  HOME: \$91,765	N/A

Table 57 – Goals Summary

### Goal Descriptions

	Goal Name	Housing Rehabilitation
1	Goal Description	Funds assist with maintaining and preserving the City's existing affordable housing stock and provides decent housing for low income households. Funding is used for rehabilitation of owner-occupied homes for low-and moderate-income households or single-family homes for resale to an eligible buyer.

2	<b>Goal Name</b>	<b>Down-Payment Assistance</b>
	<b>Goal Description</b>	Funds support affordable housing and self-sufficiency by providing homeownership opportunities to eligible low-income buyers. This program provides direct financial assistance for purchase of a home. It is paired with homebuyer education and counseling using federal or non-federal resources.
3	<b>Goal Name</b>	<b>New Construction</b>
	<b>Goal Description</b>	Supports the increase of affordable housing units through the construction of new owner and rental units. Funding will be used for a variety of City sponsored initiatives such as the Community Land Trust and City In-Fill Lots program to encourage new construction of single family affordable homes or multifamily units for rental or sale to an eligible buyer or low/moderate household.
4	<b>Goal Name</b>	<b>Permanent Relocation</b>
	<b>Goal Description</b>	Funds support the provision of decent housing and decreases the risk of becoming homeless by providing assistance to households displaced through code action to enable them to be relocated into permanent housing.
5	<b>Goal Name</b>	<b>Acquisition</b>
	<b>Goal Description</b>	Funds assist with increasing affordable units and providing decent housing through acquisition of real property to support construction of affordable housing. Funding will be used for a variety of City sponsored initiatives such as the Community Land Trust and City In-Fill Lots program to encourage new construction of single family affordable homes or multifamily units for rental or sale to an eligible buyer or low/moderate household.
6	<b>Goal Name</b>	<b>CHDO Set-Aside</b>
	<b>Goal Description</b>	In accordance with HOME requirements, this funding is set aside and awarded only to eligible CHDO organizations for construction or rehabilitation of affordable housing for low income households (at or below 80% AMI) or make rental housing affordable.
7	<b>Goal Name</b>	<b>Neighborhood First Activities</b>
	<b>Goal Description</b>	Provision of funds to support the City's Neighborhood First Implementation Plans. Activities will take place in the Neighborhood Revitalization Strategy Area and will include affordable housing activities such as housing rehabilitation, acquisition, and removal of blight.



8	<b>Goal Name</b>	<b>Public Service Assistance</b>
	<b>Goal Description</b>	Create a suitable living environment by increasing the availability of public services to low income residents, youth, elderly, children, persons with disabilities, and the homeless or at-risk of becoming homeless.
9	<b>Goal Name</b>	<b>Public Facilities</b>
	<b>Goal Description</b>	Supports creating a suitable living environment by funding improvements to community service centers and resiliency improvements to public facilities in low- and moderate-income neighborhoods allowing centers to be used during times of crisis. These service centers are often used in conjunction with the provision of public services to low and moderate-income households funded through federal or non-federal funding.
10	<b>Goal Name</b>	<b>Rapid Re-Housing</b>
	<b>Goal Description</b>	Provides decent housing, decreases homelessness, and supports self-sufficiency by providing affordable rental housing to those experiencing homelessness as well as the administration involved in implementing the activity.
11	<b>Goal Name</b>	<b>HMIS Administration</b>
	<b>Goal Description</b>	Funds for the administration of the Homeless Management and Information System (HMIS).
12	<b>Goal Name</b>	<b>Planning and Administration</b>
	<b>Goal Description</b>	Funds will be used for the administration and implementation of the CDBG, HOME, and ESG programs. Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments. Activities also include fair housing planning and environmental studies.

**Table 58 – Goal Descriptions**

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City will undertake various projects during the 2020-2021 program year focused on providing decent affordable housing and creating a suitable living environment for residents. The City will utilize their HUD CDBG, HOME, and ESG grant allocations to carry out activities intended to address priority needs in the community and ensure the greatest impact to beneficiaries.

#### Projects

#	Project Name
<b>CDBG</b>	
1	CDBG Program Administration
2	Housing Rehabilitation
4	Permanent Relocation
5	Neighborhood First Activities
6	Public Health Programs
7	Youth Services
8	Senior Services
9	Services for Persons with Disabilities
10	Children’s Services
11	Physical Health Services
12	Resilience Hubs Hardening
<b>HOME</b>	
1	HOME Program Administration
2	Housing Rehabilitation
3	Down-Payment Assistance
4	New Construction
5	Acquisition
6	CHDO Set-Aside
<b>ESG</b>	
1	Rapid Re-Housing
2	HMIS Administration

**Table 59 – Project Information**

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

In identifying priorities, the City uses a ranking system to determine needs as low, medium, high, or no need. In ranking needs within the community the City takes into consideration information from the Needs Assessment, Housing Market Analysis, citizen participation process, and agency consultation. The County assesses the amount of funding available and which activities can be funded within budget to address high priority needs.

The priority ranking system is as follows:

- High Priority: Activities determined as a critical need and will be funded during the Consolidated Plan period.
- Medium Priority: Activities determined to be a moderate need and may be funded during the Consolidated Plan period as funds are available.
- Low Priority: Activities determined as a minimal need and are not expected to be funded during the Consolidated Plan period.
- No Need: Activities determined as not needed or are being addressed in a manner outside of the Consolidated Plan programs. Funding will not be provided for these activities during the Consolidated Plan period.

There are various elements that produce obstacles to meeting need within the community. Addressing all housing, homeless, and community developments needs is a difficult task due to lack of funding. The current housing market and economic environment also serve as barriers to meeting needs. Housing values have increased tremendously limiting access to affordable housing for low income persons while stagnant incomes have added to the number of families and individuals needing access to services. The City utilizes its CDBG, HOME, and ESG funds to the fullest extent to assist in meeting underserved needs. Leveraging efforts with public and private entities are also made to supplement federal funds and increase the resources available to address community needs.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Housing Rehabilitation -CDBG
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Increase Access to Affordable Housing
	<b>Funding</b>	CDBG: \$184,643
	<b>Description</b>	Funding is used for rehabilitation of owner-occupied homes for low-and-moderate income households, single family homes for resale to an eligible buyer, or for rental units made available to low-and moderate-income households. The program includes lead-based paint testing to ensure that all pre-1978 housing that is not exempt is tested for lead paint hazards. Temporary relocation is also provided as part of the rehabilitation program, if necessary. It covers necessary expenses as allowed by the temporary relocation policy for those households receiving rehabilitation services. These expenses consist primarily of storage of household goods and sometimes temporary lodging when deemed necessary when other options are not available.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 15 very-low, low, or moderate-income households.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Housing Rehabilitation
2	<b>Project Name</b>	Permanent Relocation
	<b>Target Area</b>	City Wide

	<b>Goals Supported</b>	Permanent Relocation
	<b>Needs Addressed</b>	Increase Access to Affordable Housing
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Provision of funds to install an ADA accessible prefabricated concrete restroom and concession stand.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 10 very-low, low, or moderate-income households.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Financial assistance for relocation expenses.
<b>3</b>	<b>Project Name</b>	Neighborhood First Activities
	<b>Target Area</b>	Neighborhood Revitalization Strategy Area
	<b>Goals Supported</b>	Neighborhood First Activities
	<b>Needs Addressed</b>	Increase Access to Affordable Housing
	<b>Funding</b>	CDBG: \$400,000
	<b>Description</b>	Funds will support the City's Neighborhood First Implementation Plans. Activities will take place in the Neighborhood Revitalization Strategy Area and will include affordable housing activities such as housing rehabilitation, acquisition, and removal of blight.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 150 very-low, low, or moderate-income households.
	<b>Location Description</b>	Neighborhood Revitalization Strategy Area (Bond Community, Frenchtown, Southside Neighborhoods)

	<b>Planned Activities</b>	Housing rehabilitation, acquisition, removal of blight.
4	<b>Project Name</b>	Public Health Programs
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Increase Access to Public Services
	<b>Funding</b>	CDBG: \$271,890
	<b>Description</b>	The program will provide a variety of physical and mental health programs centered in low and moderate income neighborhood service centers for those living in the target areas.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 150 extremely low, low, and moderate-income persons.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Health services.
5	<b>Project Name</b>	Youth Services
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Increase Access to Public Services
	<b>Funding</b>	CDBG: \$121,283.50
	<b>Description</b>	An after-school, summer enrichment and girls mentoring program providing structured enrichment activities for youth, K-12. Supportive services provided include homework assistance, cultural enrichment, social skills development, reading initiatives, literacy skills, and nutrition and health education.

	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 125 extremely low, low, and moderate-income youth.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	After school program, summer programs, educational programs.
6	<b>Project Name</b>	Senior Services
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Increase Access to Public Services
	<b>Funding</b>	CDBG: \$80,283.50
	<b>Description</b>	The program will provide a variety of health programs and accessing that focus on prevention and health maintenance for those 55 and older living in the target areas.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 150 elderly persons who are a limited clientele population and assumed to be low-income.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Health services.
7	<b>Project Name</b>	Services for Persons with Disabilities
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Increase Access to Public Services
	<b>Funding</b>	CDBG: \$102,811

	<b>Description</b>	The goal of this program is to provide persons with disabilities the opportunity to achieve, maintain, and strengthen their level of independence by providing a range of services such as environmental modifications, and medical supplies and equipment.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 350 persons with disabilities who are a limited clientele population and assumed to be low-income.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Accessible accommodations and essential services.
8	<b>Project Name</b>	Children's Services
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Increase Access to Public Services
	<b>Funding</b>	CDBG: \$104,697
	<b>Description</b>	The goal is to create suitable living environments by assisting with enrollment into Head Start and Early Head Start. The focus is on families with special needs children, children born to teen mothers, foster care children, and families receiving TANF.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 200 extremely low, low, and moderate-income children and youth.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Educational programs.
	<b>Project Name</b>	Physical Health Services



9	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Service Assistance
	<b>Needs Addressed</b>	Increase Access to Public Services
	<b>Funding</b>	CDBG: \$190,925
	<b>Description</b>	This program addresses basic needs such as food, transportation and utility assistance. It also provides medical case management, mental health and substance abuse counseling, housing assistance, preventative education, support groups and medical transportation.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 150 extremely low, low, and moderate-income persons and limited clientele populations.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Essential services, counseling, case management, transportation.
10	<b>Project Name</b>	Resilience Hubs Hardening
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Improve Access to Public Facilities
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	This funding is used for resiliency improvements to public facilities in low- and moderate-income neighborhoods allowing the center to be used during times of crisis. These service centers are often used in conjunction with the provision of public services to low and moderate-income households funded through federal or non-federal funding.
	<b>Target Date</b>	9/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will improve 3 community service centers serving extremely-low, low, and moderate-income persons.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Resiliency improvements.
11	<b>Project Name</b>	Housing Rehabilitation - HOME
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Increase Access to Affordable Housing
	<b>Funding</b>	HOME: \$400,000
	<b>Description</b>	Funding is used for rehabilitation of owner-occupied homes for low-and-moderate income households, single family homes for resale to an eligible buyer, or for rental units made available to low-and moderate-income households. The program includes lead-based paint testing to ensure that all pre-1978 housing that is not exempt is tested for lead paint hazards. Temporary relocation is also provided as part of the rehabilitation program, if necessary. It covers necessary expenses as allowed by the temporary relocation policy for those households receiving rehabilitation services. These expenses consist primarily of storage of household goods and sometimes temporary lodging when deemed necessary when other options are not available.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 15 very-low, low, or moderate-income households.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Housing rehabilitation.
	<b>Project Name</b>	Down-Payment Assistance

12	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Down-Payment Assistance
	<b>Needs Addressed</b>	Increase Access to Affordable Housing
	<b>Funding</b>	HOME: \$150,000
	<b>Description</b>	This program provides direct financial assistance for purchase of a home. It is paired with homebuyer education and counseling using federal or non-federal resources.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 15 very-low, low, or moderate-income households.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Financial assistance for down-payment, closing costs, gap financing, housing counseling.
13	<b>Project Name</b>	New Construction
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	New Construction
	<b>Needs Addressed</b>	Increase Access to Affordable Housing
	<b>Funding</b>	HOME: \$475,000
	<b>Description</b>	Funding will be used for a variety of City sponsored initiatives such as the Community Land Trust and City In-Fill Lots program to encourage new construction or rehabilitation of single family affordable homes or multifamily units for rental or sale to an eligible buyer or low/moderate household.
	<b>Target Date</b>	9/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 6 very-low, low, and moderate-income households.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Construction of affordable housing
14	<b>Project Name</b>	Acquisition
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Acquisition
	<b>Needs Addressed</b>	Increase Access to Affordable Housing
	<b>Funding</b>	HOME: \$475,000
	<b>Description</b>	Funding will be used for a variety of City sponsored initiatives such as the Community Land Trust and City In-Fill Lots program to encourage new construction or rehabilitation of single family affordable homes or multifamily units for rental or sale to an eligible buyer or low/moderate household.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 6 very-low, low, and moderate-income households.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Acquisition of real property to support the construction of affordable housing.
15	<b>Project Name</b>	CHDO Set-Aside
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	CHDO Set-Aside
	<b>Needs Addressed</b>	Increase Access to Affordable Housing
	<b>Funding</b>	HOME: \$225,000

	<b>Description</b>	In accordance with HOME requirements, this funding is set aside and awarded only to eligible CHDO organizations for construction or rehabilitation of affordable housing for low income households (at or below 80% AMI) or make rental housing affordable.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 5 very-low, low, and moderate-income households.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	New construction, rehabilitation.
16	<b>Project Name</b>	Rapid Re-Housing
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Rapid Re-Housing
	<b>Needs Addressed</b>	Increase Access to Homeless Services and Prevention
	<b>Funding</b>	ESG: \$87,749
	<b>Description</b>	Provision of funds to include the activity of rapid re-housing to assist households experiencing homelessness as well as the administration activity to implement the project.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit 50 households experiencing homelessness or at-risk of becoming homeless.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Rapid Re-Housing
17	<b>Project Name</b>	HMIS Administration
	<b>Target Area</b>	City Wide

	<b>Goals Supported</b>	HMIS Administration
	<b>Needs Addressed</b>	Increase Access to Homeless Services and Prevention
	<b>Funding</b>	ESG: \$75,000
	<b>Description</b>	Provision of funds to manage, operate, and administer the Homeless Management and Information System (HMIS).
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	HMIS Administration
<b>18</b>	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	CDBG: \$370,608
	<b>Description</b>	Funds will be used for the administration and implementation of the HUD CDBG program.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA

	<b>Planned Activities</b>	Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments. Activities also include fair housing planning and environmental studies.
<b>19</b>	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	NA
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Program Administration
	<b>Funding</b>	HOME: \$91,765
	<b>Description</b>	Funds will be used for the administration and implementation of the HUD HOME program.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	Activities include staff salaries; financial responsibility; and preparation of HUD required documents such as the Consolidated Plan, Annual Action Plan, CAPER, and Analysis of Impediments. Activities also include fair housing planning and environmental studies.

**Table 60 – Project Descriptions**

**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's federal grant funded programs for affordable housing, public services, and public facilities are available City-wide. The City promotes these programs to residents, businesses, and non-profit organizations that reside in or provide services to these targeted areas more heavily and has targeted some non-federal funding for public services to those areas in the past. The City's housing programs are concentrated on scattered sites throughout the City. The priority community development needs and public service locations will be throughout the City. The City has designated census tracts and block groups that qualify as low- and moderate-income per HUD regulations. If the City funds projects that must meet the low-moderate income area benefit criteria, they will be in the qualified census tracts and block groups.

The City also has a designated Neighborhood Revitalization Strategy Area which is the focus of comprehensive redevelopment and revitalization efforts. Community revitalization projects such as housing and economic development activities will take place within the NRSA in accordance with the criteria set forth in HUD's regulations.

The primary distribution of the population benefiting from the grant assistance programs will be citywide, and in most cases extremely low, low, and moderate-income. Beneficiaries will also include elderly, youth, children, persons with disabilities, and the homeless or at-risk of becoming homeless.

**Geographic Distribution**

Target Area	Percentage of Funds
City Wide	87%
Neighborhood Revitalization Strategy Area	13%

**Table 61 - Geographic Distribution**

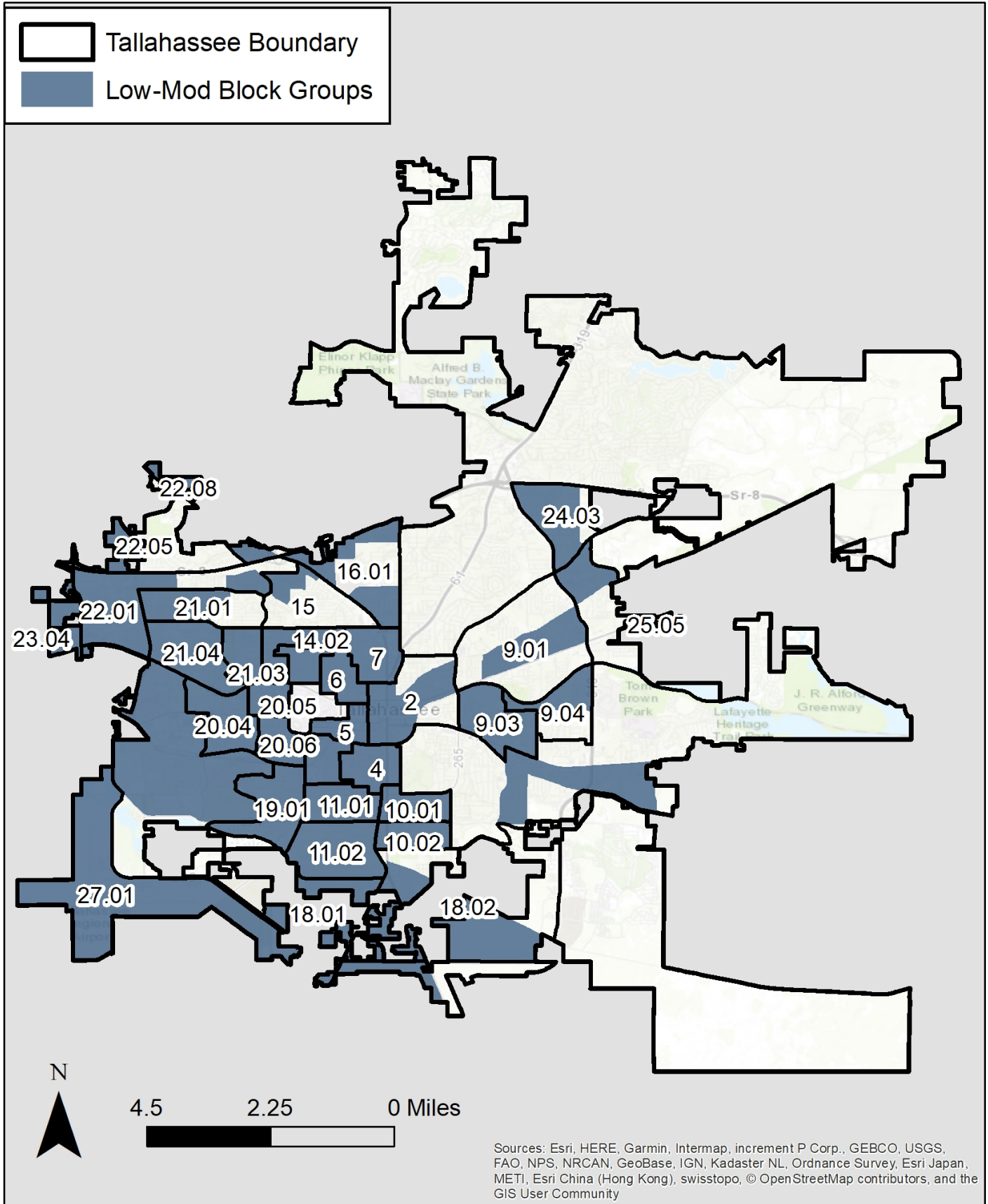


**Rationale for the priorities for allocating investments geographically.**

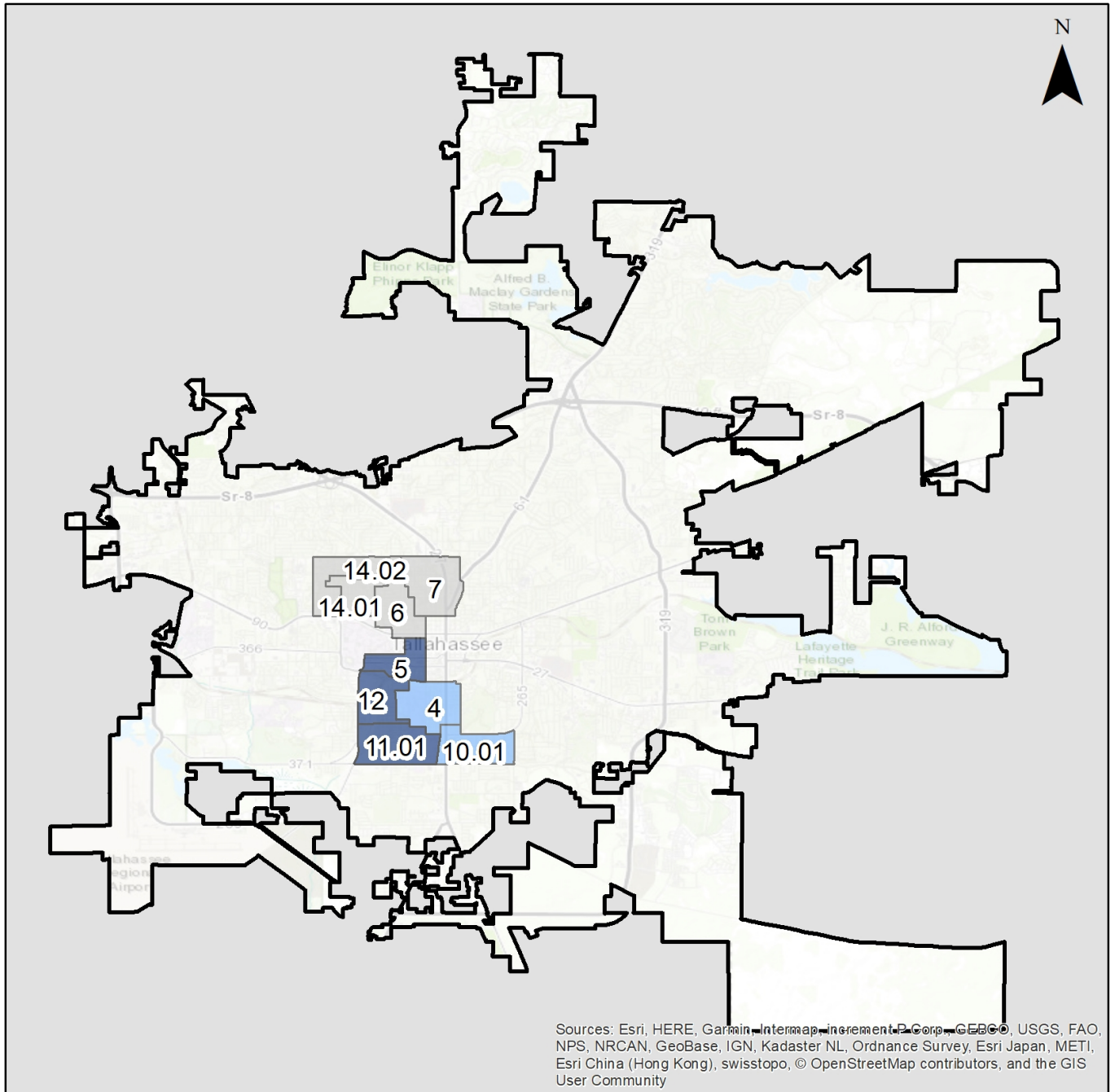
The needs assessment, market analysis, and community meetings determined that various areas throughout the City suffer from a lack of affordable housing and that homeless and special needs populations require public/social services to reduce poverty. In addition, through a comprehensive analysis it was determined that the Neighborhood Revitalization Area suffers from a lack of affordable housing and is in significant need of comprehensive revitalization.

The City adheres to all program-specific eligibility requirements when allocating funds. Funds are allocated on a priority need basis in neighborhoods that demonstrate compliance with HUD’s low- to moderate-income criteria. The maps on the following pages identifies LMI census block groups in the City of Tallahassee and Neighborhood Revitalization Strategy Area census block groups and associated neighborhoods.

# Low/Moderate Income Population by Block Group and Census Tract in Tallahassee



# NRSA Neighborhoods and Census Tract IDs



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

## Neighborhood

- Bond Community
- Frenchtown
- Southside



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

In PY 2020-21 the City of Tallahassee will support affordable housing through its CDBG, HOME, and ESG programs by funding activities including: housing rehabilitation, down-payment assistance, new construction, temporary and permanent relocation, acquisition, and rapid re-housing.

One Year Goals for the Number of Households to be Supported	
Homeless	50
Non-Homeless	247
Special-Needs	0
Total	297

**Table 62 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	11
Rehab of Existing Units	140
Acquisition of Existing Units	96
Total	297

**Table 63 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The public housing needs in Tallahassee are two-fold and include capital improvement needs to improve the physical condition and accessibility of public housing units and the provision of supportive services for residents of public housing to attain self-sufficiency. This section describes how the City will address the needs of public housing during the program year.

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

The City does not anticipate utilizing any PY 2020-2021 funds to address the needs of public housing as these needs are addressed by the housing authority. City staff will however continue to be an active partner with the Tallahassee Housing Authority (THA) and, whenever possible, will provide financial support for THA's competitive applications for low income housing tax credits, State Apartment Incentive Loan Program, or other resources to address the public housing needs.

The City will also continue to work with the THA (or their representative) to obtain necessary supporting forms that require execution by the City as needed for applications to HUD, Florida Housing Finance Corporation, Federal Home Loan Bank, and other funders.

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

The City of Tallahassee is an active member of the THA's Coordinating Committee for its FSS Program. In that role, the City assists in developing resources to support program planning initiatives that are designed to encourage public housing residents to become more self-sufficient, to explore opportunities, and when appropriate, to be active in management.

The City will encourage public housing residents to pursue homeownership through the City's Down Payment Assistance program and other housing services that are funded by the City including housing and financial counseling.

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

N/A

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

### **Introduction**

Residents who participated in the community survey expressed that there is a high need for homeless prevention activities, permanent housing programs, and shelters. The City contributes to addressing needs to prevent and end homelessness through setting priorities for funding and braiding federal funding with local dollars to conduct activities to prevent and end homelessness in Tallahassee. The Big Bend CoC measures success of their interventions in the housing crisis response system through HUD-identified performance measures and overarching objectives that are actions to reduce homelessness. However, the City's contribution to the increase of housing units, funding for services, and prevention efforts improve the community's ability to address homelessness among all populations and those with special needs appropriately.

The Big Bend Continuum of Care (Big Bend CoC) has also adopted specific goals and actions related to Emergency Shelter, employment & income support services, prevention and diversion, emergency assistance, transportation assistance, healthcare/benefits, Coordinated Entry (intake, assessment, referrals), Permanent Supportive Housing (PSH), other permanent housing, medium term supportive housing/Transitional Housing, child care, Rapid Re-Housing (RRH), rental housing, outreach, education, and homeownership. Additionally, the CoC has identified goals to increase funding sources, housing options, expand collaborations to address homelessness among specific subpopulations, and improve engagement with consumers to help with housing retention.

### **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**

Using part of the City's dedicated ESG funding to complete the Point in Time Count (PIT Count), the Big Bend CoC helps identify persons residing in sheltered and unsheltered locations. Those who conduct the unsheltered count as well as outreach workers engage persons who otherwise would not connect with services, access shelter, or be counted. Through ESG funds, the City dedicates funding to the Big Bend CoC for outreach activities. The City recognizes the importance of Homeless Prevention and Rapid Re-Housing activities which help the CoC achieve the goal of making homelessness rare, brief, and one-time.

The Apalachee Center Homeless Project provides outpatient services for persons with a major mental illness through outreach, case management, psychiatric medication management, and supportive services. Persons experiencing homelessness, who have no insurance are eligible

receive psychiatric support through this federally funded outpatient program. Big Bend Community Based Care (Big Bend CBC) is responsible for managing an effective system of mental health and substance use services for indigent individuals and underinsured, who many times, overlap into the housing crisis response system.

Additionally, Capital City Youth Services (CCYS) provides support to run-away and homeless youth at their drop-in center. Supported by the City's general revenue, Connecting Everyone with Second Chances (CESC) offers case management services to shelter and unsheltered persons experiencing homelessness.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

With the City's contribution of \$162,749 of ESG funding, the goal is to serve 50 persons with Rapid Re-housing and administer the Homeless Management Information System (HMIS). CESC offers shelter as part of their facility and services in addition to Big Bend Homeless Coalition's HOPE Shelter. During cold nights, CESC operates a cold weather shelter.

Respondents of the community survey verbalized the importance of addressing needs for persons experiencing homelessness within the community. The community's feedback resulted in a large number of respondents expressing that there is a high need for shelters for homeless persons and victims of domestic violence. Transitional Housing scored much lower. Comments regarding emergency shelter and transitional housing include the need for low-barrier and temporary housing options, frustration that the emergency shelter was moved away from downtown making it inaccessible by walking, and all housing needs to be located near transit. The City is dedicated to contributing both federal and non-federal funding to support activities to prevent and end homelessness in Tallahassee.

**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 of Tallahassee provides \$87,749 in ESG funds to the Big Bend CoC for Rapid Re-Housing activities. These activities are earmarked as high priorities by the Big Bend CoC and directly relate to reducing the amount of time an individual or family experiencing a homeless episode. The City continues to participate in CoC-led activities such as board participation and the Affordable Housing Committee to maximize the use of these funds.

The community members who participated in the survey emphasized the importance of supportive services for persons experiencing homelessness, especially case management which should be provided prior to and once housed. Feedback includes more programs that only require people to pay 30% of their income toward rent and that new development should have one third of the units set aside for affordable housing. Rapid Rehousing and Permanent Housing are the two categories that received the most responses and these housing interventions are recognized as the highest of all homeless specific needs. To reduce the length of time homeless and help formerly homeless households retain their housing, the community finds that there is a high need for supportive services within housing programs.

**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**

Homeless prevention activities solicited many responses within the high need category when community members ranked needs for persons experiencing homelessness in Tallahassee. Homeless Prevention activities are of the highest importance and the City dedicates funding to assist with preventing homelessness among its residents.

### **Discussion**

The homeless-specific goals and actions are thoughtfully aligned with the Big Bend Continuum of Care's strategy to make homelessness rare, brief, and one-time in the City of Tallahassee.



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

### **Introduction:**

Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing. The City of Tallahassee recognizes that there can be institutional, regulatory, or policy barriers to development and promotion of access to affordable housing. Some of these barriers are at the discretion of City policymakers, including the permitting, zoning, and housing & community development offices. The following barriers may impact the development of affordable housing:

- Development approvals process. The development approval process can be time- and resource-intensive, particularly for developers of affordable housing.
- Density restrictions. Depending on the maximum allowable density in any given zoning category, higher density housing developments may be prohibited. Higher density housing is typically able to absorb more income-restricted housing and still maintain profitability for the developer, in addition to naturally enhancing the availability of housing overall in the City.
- Parking and setback requirements. Depending on the restrictions of parking and setbacks in the local land use code and comprehensive plan, these requirements may prohibit development of affordable housing.
- Affordable housing accessible to transit. Low-income households are more likely to depend on public transportation as a means of mobility. A lack of affordable housing near public transportation networks places an inherent restriction on a family's ability to reasonably access housing.
- Not In My Back Yard (NIMBY) Syndrome. The social and financial stigma of affordable housing can lead to significant resistance from surrounding properties.

In the case of new construction, significant barriers to creating affordable housing are reductions in federal and state housing funds, the land costs, impact fees, zoning, and compliance with new hurricane standards building codes.

In the case of existing housing rehabilitation, the cost of upgrading to new construction codes is a barrier. Health Department regulations restrict expansion of existing septic systems and the Federal Emergency Management Agency (FEMA) restricts rehabilitations to existing structures beyond a certain value on properties located within 100-year Floodplain.

As a recipient of funding from the US Department of Housing and Urban Development (HUD), the City of Tallahassee develops an Analysis of Impediments to Fair Housing Choice (AI) to identify impediments or barriers to affordable housing and fair housing choice. The City's most recent Analysis of Impediments identified the following impediments to affordable housing and fair housing choice:

- Lack of awareness by residents and landlords of fair housing laws;
- High number of fair housing complaints on the basis of disability;
- Insufficient supply of affordable rental and homeowner housing in high opportunity census tracts;
- Low labor market engagement for Blacks/African Americans relative to White households;
- Concentration of housing vouchers in segregated and high poverty neighborhoods; and
- Poor credit history and collateral as a barrier to accessing traditional capital and wealth building through homeownership, especially for Black/African American residents

**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**

To combat negative effects of public policies that serve as barriers to affordable housing, the City adopted an Affordable Housing Incentive Plan as part of their Local Housing Assistance Plan (LHAP). The LHAP is required to participate in the State Housing Initiatives Partnership (SHIP) program. The SHIP program requires that the City adopt two incentives – expedited permitting for affordable housing projects and the regular review of regulatory actions that may impact the cost of housing. In addition to these two incentives, the City also adopted other incentives recommended by its Affordable Housing Advisory Committee (AHAC). The additional incentives include water/sewer connection fee exemption, density bonus for inclusionary housing, regulation reduction for inclusionary housing, density bonus for affordable housing, regulation reduction for affordable housing, and allowance of accessory dwelling units in residential districts.

In January 2019, the City developed a five-year strategic plan that among other items identified “facilitate and encourage the construction of affordable housing units” as an objective. The five-year targets under this community objective include:

- 35 new affordable homes or rental units built through the Community Land Trust.
- 60 new homes built as a result of inclusionary housing programs.
- 10 Habitat for Humanity homes built by City employees.
- 125 down payment assistance grants awarded, creating pathways to home ownership.
- Secure funding for Purpose Built Community and redevelopment of an additional 200 dwelling units at the Orange Avenue Housing Complex.

The Housing Element of Leon County's 2030 Comprehensive Plan includes an Affordable Housing objective outlining several policies including providing monetary incentives, such as a down payment assistance program and regulatory incentives, such as streamlined processing, to encourage the private sector to develop cost saving and innovative techniques for affordable housing initiatives. The plan also includes objective for the Leon County Housing Finance Authority develop a financial plan for the rehabilitation of 30 units and the subsidy of down payment costs for 15 low income units.

Leon County and City of Tallahassee established an Affordable Housing Workgroup charged with developing recommendations which: (a) develop a plan for a multifamily affordable housing, (b) provide for coordination and collaboration for local government, non-profit and for-profit resources, (c) encourage housing designs that considered the needs of residents, (d) leverage the financial resources of local, state, and federal resources to address permanent supportive housing, (e) engage organizations that promote best practices in affordable housing models, and (f) recommend a structure that would sustain the collaborative effort of the Affordable Housing Workgroup.

The City will continue to reduce possible regulatory and barriers to the development of affordable housing in the next year as follows:

- Continued use of general revenue 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;
- Maintain and implement those incentives to affordable housing as recommended by the Affordable Housing Advisory Committee; and
- Continued partnership with the County through the Affordable Housing Workgroup to address barriers to affordable housing.

Further, the City recently updated its Analysis of Impediments to Fair Housing Choice and will implement mitigation strategies to address barriers to affordable housing based upon the findings of the AI.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of Tallahassee recognizes that the needs of its residents extend beyond housing and infrastructure. These needs include reducing lead-based paint hazards, reducing poverty, developing institutional structures, and enhancing coordination between public and private social service agencies. The following is a list of actions that the City intends to implement over the next fiscal year to achieve success in addressing the housing and community development needs of low to moderate income residents.

### **Actions planned to address obstacles to meeting underserved needs.**

There are various elements that produce obstacles to meeting need within the community. The primary obstacle to meeting underserved needs is sufficient resources to meet the needs identified in the outreach conducted for this Action Plan. Addressing all housing, homeless, and community developments needs is a difficult task due to lack of funding. The City utilizes all possible resources and endeavors to secure additional private and public sources of financing over the course of the program year to meet underserved needs.

The current housing market and economic environment also serve as barriers to meeting needs as rental rates and home values have significantly increased while employee incomes have stayed stagnant increasing the number of families and individuals needing access to housing assistance and public services.

Over the timeframe covered by this Consolidated Plan and 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 better identify needs.
- Continue to enhance the level of coordination among stakeholders to maximize outputs and deliver more efficient and effective services.
- Promote programs in targeted areas more heavily than City-wide.

### **Actions planned to foster and maintain affordable housing.**

During PY 2020-2021, the City of Tallahassee will foster and maintain affordable housing through the use of its CDBG, HOME, and ESG programs by continuing to implement the Housing Rehabilitation Program, Down-Payment Assistance Program, Relocation Assistance Programs,

and Rapid Re-Housing Program. In addition, the City will acquire units or properties to support the construction of affordable housing.

The City will also continue to coordinate with its partners, including governmental entities and non-profit and for-profit developers to address the need for affordable housing units. This includes the use of HOME funds to support a Community Housing Development Organization (CHDO) that will construct or rehabilitate five units that will be sold or rented to very low or low-income households.

In addition, specific actions the City will take to foster and maintain affordable housing include:

- Continuing to encourage and reward collaborative projects that are consistent with the City's priorities and objectives;
- Continuing to educate affordable housing providers about funding sources and incentives available through the City or elsewhere;
- Continuing to monitor the condition of affordable housing to which the City has provided funding or incentives; and
- Holding joint meetings of the City and County's Affordable Housing Advisory Committees to address barriers to affordable housing.

Other measures the City will take to foster and maintain affordable housing includes supporting the City's Five-Year Strategic Plan objective of "facilitating and encouraging the construction of affordable housing units". The five-year targets under this community objective include:

- 35 new affordable homes or rental units built through the Community Land Trust.
- 60 new homes built as a result of inclusionary housing programs.
- 10 Habitat for Humanity homes built by City employees.
- 125 down payment assistance grants awarded, creating pathways to home ownership.
- Secure funding for Purpose Built Community and redevelopment of an additional 200 dwelling units at the Orange Avenue Housing Complex.

**Actions planned to reduce lead-based paint hazards.**

The City maintains regulatory compliance regarding the rehabilitation of any housing unit it assists by conducting lead-based paint tests. In conjunction with its Housing Rehabilitation Program, the City implements testing to ensure that all federally funded construction-related

activities undertaken undergo a lead paint assessment when appropriate based upon the age of the structure. If lead paint is detected, the City undertakes all required measures to mitigate and/or remove lead-based paint where it exists. The City procures certified providers of lead paint testing, abatement and clearance testing. In addition, all contracts and agreements executed by the City for the implementation of programs or projects where federal funding will be utilized contain lead-based paint requirements.

The City will continue to:

- Test all houses built prior to 1978 that are rehabilitated under the owner-occupied rehabilitation program for lead-based paint and, if found be sure the necessary mitigation work is incorporated into the rehabilitation work and clearance tests indicate the home is safe before allowing homeowner to occupy the home; and
- Require all agencies or sub-recipients contracted for the rehabilitation work to follow the lead-based paint rules and abide by the City's process.

#### **Actions planned to reduce the number of poverty-level families.**

The City will continue to carry out goals and objectives established within the Consolidated Plan to assist in reducing poverty. The overarching goal of the plan to benefit the greatest number of people to the greatest extent possible will resonate throughout the anti-poverty strategy. The City will implement various programs and projects that have been identified as the most beneficial to its residents and to assisting families in need. The City funds a number of agencies that provide public services to address the needs of persons in poverty. These agencies typically provide services to homeless and non-homeless special needs populations, as well as low- and moderate-income families. These services include housing, job/skills training and other assistance to promote self-sufficiency.

The City will continue to provide CDBG, HOME, and ESG funding, where appropriate, to support programs that are designed to help families gain self-sufficiency. One of City's goals for the Five-Year Consolidated Plan is to address the role of self-sufficiency in protecting and enhancing the condition of the City's housing stock and neighborhoods. The City will take the following steps to promote self-sufficiency and reduce the number of households living below the poverty level:

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

The City of Tallahassee also continues to work with the Big Bend Homeless Coalition (BBHC) and the Big Bend Continuum of Care Network to leverage funding to prevent poverty and homelessness.

**Actions planned to develop institutional structure.**

The City of Tallahassee Department of Housing and Community Resilience serves as the lead entity in carrying out the Consolidated Plan along with various public, private, and non-profit agencies. The City has developed sufficient capabilities for implementing and administering programs in house and continues to foster agency coordination. Collaboration between local, county, and state agencies is important in successfully carrying out the goals and objectives identified in the Consolidated Plan and addressing community needs. The City also works closely with the City Manager, Assistant City Manager, and City Commissioners to assure coordination in implementing programs.

Structured service delivery systems are critical to the long-term success of community development efforts in the City. These systems assist in proper targeting of resources, efficient use of those resources, and meaningful change in the number of poverty-level families in the City. The City of Tallahassee will continue to engage in coordination efforts between governmental agencies operating within the City, and continued support for institutional efforts to address long-term challenges in the region.

The City of Tallahassee has a strong institutional delivery system. A wide range of services are available in the community, including homelessness prevention services, street outreach services, and supportive services. These programs are provided by nonprofit organizations and Continuum of Care (CoC) member agencies.

In addition, the City will support the following steps to develop institutional structure:

- Provide opportunities for capacity building through the provision and coordination of training opportunities for local organizations.
- Participate in training opportunities available to City staff.
- Provide technical assistance when staff has the capacity to do so (e.g., HOME or HOME CHDO, CDBG, ESG, etc.).
- Take advantages of opportunities to receive technical assistance and training.

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

The City has made great efforts to increase agency coordination by continuing to communicate the City's strategic goals. It is essential that the Department of Housing and Community

Resilience fosters and maintains partnerships with other agencies and organizations for the successful delivery of its housing and community development programs. The City will:

- Continue participation in the City/County workgroup on affordable housing.
- Continue participation with the Big Bend Continuum of Care in the regular network meetings.
- Continue participation in neighborhood meetings to determine their needs and obtain input relative to City activities and projects funded.

As sub-recipients often administering and implementing programs funded through the City, non-profit organizations play a key role in delivering services to the public and providing programs essential to the community such as homeless services, youth programs, elderly programs, and special needs services. The City of Tallahassee will continue to work with non-profit agencies in carrying out Consolidated Plan strategies.

Further, public and private entities can effectively support the delivery of programs and services by offering additional resources that can be leveraged to supplement existing services or fill in gaps. Tallahassee will continue to seek additional funding sources for neighborhood livability and housing investment in the City. The City will partner with lenders, affordable housing developers, and business and economic development organizations when possible. The City will also continue to participate in the Continuum of Care.

In addition, the City works very closely with the Tallahassee Housing Authority in providing services for low-income public housing to enhance planning for services. The City coordinates with the housing authority on evaluation of proposed projects and for the implementation of the Public Housing Strategy in the Consolidated Plan. The City and the housing authority collaborate when identifying five-year goals and priorities and in making sure that services are delivered successfully.



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

**Community Development Block Grant Program (CDBG)**  
**Reference 24 CFR 91.220(I)(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	\$10,930
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
<b>Total Program Income</b>	

**Other CDBG Requirements**

1. The amount of urgent need activities	\$0
---	-----

**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 not described in 24 CFR 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:

**NEEDS TO BE REVISED TO RESALE APPROACH IN ORDER TO FUND CLT ACTIVITIES.**

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:

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 AAP.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

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

See attached Written Standards for Providing ESG Assistance.

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 four 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.

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).

The City anticipates an RFP process to select non-profit organizations to carry out the activities identified for the use of ESG funding. The basis for the selection is performance-based and supports the City's objectives of supporting the continued development, operation, and expansion of CoC services and operations. 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 relevant experience in emergency responsiveness, client eligibility determination and case management. The organization must participate and report into HMIS.

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 24 CFR 576.205(a), the City will ensure the continued participation of a homeless or formerly homeless individual on the ESG Planning Committee. This committee will continue to be consulted regarding policy and decision making pertaining to the use of ESG funding on an annual basis. The organization acting as lead agency for the CoC is currently the Big Bend Continuum of Care. This organization holds regular meetings with its network of service providers and obtains feedback in that way.

5. Describe performance standards for evaluating ESG.

The goal of ESG-funding is to reduce the number of persons who are homeless in the community and reduce the length of time the persons are homeless. Therefore, the specific ESG-RRP performance outcomes will be a measure of the number of persons or households that move out of homelessness into permanent housing as well as whether the move to permanent or permanent supportive housing has been successful at the 3 month, 6 months, or other intervals. If not, what are the factors that resulted in the lack of success.