



Department of Housing and
Community Resilience

5-Year Consolidated Plan

FY2025-2029



Adopted by City
Commission
June 11th, 2025

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Executive Summary

ES-05 Executive Summary 91.200(c), 91.220(b), 91.300(c), 91.320(b)

Introduction

This Consolidated Plan presents the City of Tallahassee’s strategic approach to housing and community development activities for the 2025–2029 program years. 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 2025–2029 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 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; [support for] organizations which assist low-income individuals, youth, elderly, homeless, and special needs populations; and critical infrastructure improvements. These strategies are intended to ensure the continuing success of the City of Tallahassee’s population, neighborhoods, and businesses.

Summary of Objectives and Outcomes

The City of Tallahassee has identified five priority needs to be addressed during the Consolidated Plan period (2025–2029) that align with HUD’s objectives of providing decent housing, a suitable living environment, and expanded economic opportunity.

Priority needs, objectives, outcomes, and indicators projected for the 5-Year period include:

Priority Need	Objective	Goal	Activity/Program	Goal Outcome Indicator	5-Year Quantity
Affordable Housing	Provide decent affordable housing	Housing Rehabilitation	Homeowner Rehabilitation	Homeowner housing rehabilitated	125
Affordable Housing	Provide decent affordable housing	Housing Rehabilitation	Rental Rehabilitation	Rental units rehabilitated	75
Affordable Housing	Provide decent affordable housing	Affordable Housing Development	Down Payment Assistance	Direct financial assistance to homebuyers	75

Priority Need	Objective	Goal	Activity/Program	Goal Outcome Indicator	5-Year Quantity
Affordable Housing	Provide decent affordable housing	Affordable Housing Development	Affordable Housing Development	Homeowner housing added/rental units added	50
Affordable Housing	Provide decent affordable housing	Public Service Assistance	Permanent Relocation	Public service activities for LMI housing benefit	50
Public Services	Create suitable living environments	Public Service Assistance	Public Services/CHSP	Public service activities other than LMI housing	7500
Homelessness Prevention	Create suitable living environments	Homelessness Prevention	Homelessness Prevention	Homelessness prevention	1200
Public Facilities/ Infrastructure	Create suitable living environments	Public Facilities/ Infrastructure	Public Facilities	Public facility/infrastructure activities other than LMI housing benefit	15
Administration	Administration	Administration	Administration	Other - Administration	1

Evaluation of Past Performance

The city regularly monitors and evaluates its past performance to ensure meaningful progress is made toward the goals identified in the previous 2020–2024 Consolidated Plan. The table below summarizes progress made on each goal as of the publication of the City’s PY 2023–2024 Consolidated Annual Performance and Evaluation Report (CAPER):

Goals/Activities	5 Year Expected PY 2020-2024	As of PYE 9/30/2024	Percent Complete
Housing Rehabilitation	126	463	>100%
New Construction	25	503	>100%
Down-Payment Assistance	75	116	>100%
Public Facilities	23	21	91%
Public Service Assistance	5,225	10,343	>100%
Permanent Relocation	50	76	>100%
Rapid Re-Housing & Homeless Prevention	150	1,710	>100%

During the previous four years of the current five-year plan, the pandemic presented both challenges and opportunities. The city utilized the additional funding provided by pandemic relief at the state and federal levels to support public services, homelessness response, expanded construction and rehabilitation programs, facility improvements, and increased down-payment

assistance. As a result, the city has exceeded most of the goals set in the 2020–2024 Consolidated Plan.

Summary of the Citizen Participation and Consultation Process

The City of Tallahassee recognizes the importance of a robust, comprehensive, and inclusive citizen participation and stakeholder consultation process. Community insights gathered through outreach efforts have been essential in shaping the strategies outlined in this plan.

The city reached out to 38 agencies, plus multiple City departments, added it to the City’s official news releases, published in the paper and to the City’s Housing webpage news and public notices during this process. Two community participation/stakeholder meetings and two public hearings were held in accordance with 24 CFR Part 91 and the City’s Citizen Participation Plan to collect substantive feedback and input. That feedback has been incorporated into the Consolidated Plan.

To ensure transparency and inclusiveness, the city solicited public input through newspaper advertisements, local media coverage, and its official website. Outreach was designed to reach all residents of the region, including residents of target areas, beneficiaries of federal funding, and both public and private agencies.

In addition, the city solicited comments during the 30-day public comment period from May 23, 2025, through June 27, 2025. During this period, the second and final public hearing was held on June 11, 2025, to solicit final comments. The City Commission formally adopted the plan during this hearing. Proper notices of the public comment period were published in a newspaper of general circulation, on the City’s website, and via social media.

Summary of Public Comments

The city hosted two public meetings and one public hearing during the Plan development process. The following is a high-level summary of the most common themes. Full details, including attendance and meeting documentation, can be found in section PR-15.

At the City of Tallahassee’s Consolidated Plan public meeting, attendees were invited to participate in an interactive activity using the “Menti” platform to share their perspectives on community needs, barriers to services, and housing-related trends. The responses provided a real-time snapshot of community sentiment and helped shape the Plan’s goals by elevating resident-identified challenges and priorities.

1. What one word would you use to describe how to make Tallahassee a better place to live?

Participants emphasized affordability, safety, and economic opportunity as key priorities.

Recurring words included:

Affordable	Safe/Safety	Jobs	Equity
Lively	Accessibility	Opportunity	

These responses reflected a community desire for both economic stability and inclusive development.

2. What other needs do you see in the community for vulnerable populations?

Commonly cited needs centered around mental health, housing stability, and economic self-sufficiency:

Mental health services	Affordable housing	Higher paying jobs	Financial literacy
Nutrition assistance	Rent assistance	Education and workforce training	Shelters and inclusive services

This feedback reinforced the importance of integrating health, economic development, and housing strategies for vulnerable populations.

3. What trends do you see in accessing, developing, or building affordable housing?

Participants identified several economic and structural barriers to affordable housing development:

Rising construction costs	Land cost increases	Material inflation	Limited supply of low-income housing
Corporate ownership and conversion to rentals or short-term rentals (e.g., Airbnb)			

The responses suggest a community-wide recognition of market pressures that are disincentivizing deeply affordable housing development.

4. What one word describes a barrier to accessing needed services in the community?

Commonly identified barriers included both systemic and informational challenges:

Transportation	Money	Knowledge	Bureaucracy
Communication	Public awareness	Regulations	Community consensus

These themes highlight the role of accessibility, awareness, and policy in limiting equitable service delivery.

5. Where is there a gap in services in your community?

Participants emphasized housing affordability, mobility, and economic opportunity as critical service gaps:

Rental assistance	Job growth and economic development	Transportation	Low-cost housing
Career opportunities	Mental health services	Support for working poor and missing middle-income families	Youth employment and infrastructure development

Public input gathered through the Menti tool provided actionable insights that directly influenced the Consolidated Plan’s goal setting. Responses highlighted the need for affordable housing, improved access to health and mental health services, expanded economic opportunity, and better infrastructure for transportation and service access. These comments helped reinforce priority areas and supported the integration of equity-driven, resident-informed strategies throughout the Plan.

In the housing category, participants most frequently identified housing rehabilitation and homeownership assistance as key priorities, with significant support also for homelessness housing and new construction. For public services, supportive services for elderly, youth, homeless individuals, and people with disabilities were the most supported, followed by workforce development and homelessness response.

In the public facilities category, street improvements received the greatest interest, by a wide margin. In the economic development category, micro-enterprise grants and loans were overwhelmingly favored. Finally, in the fair housing discussion, there was a clear need for improved education and awareness, as many participants were unfamiliar with enforcement agencies or the complaint process.

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.

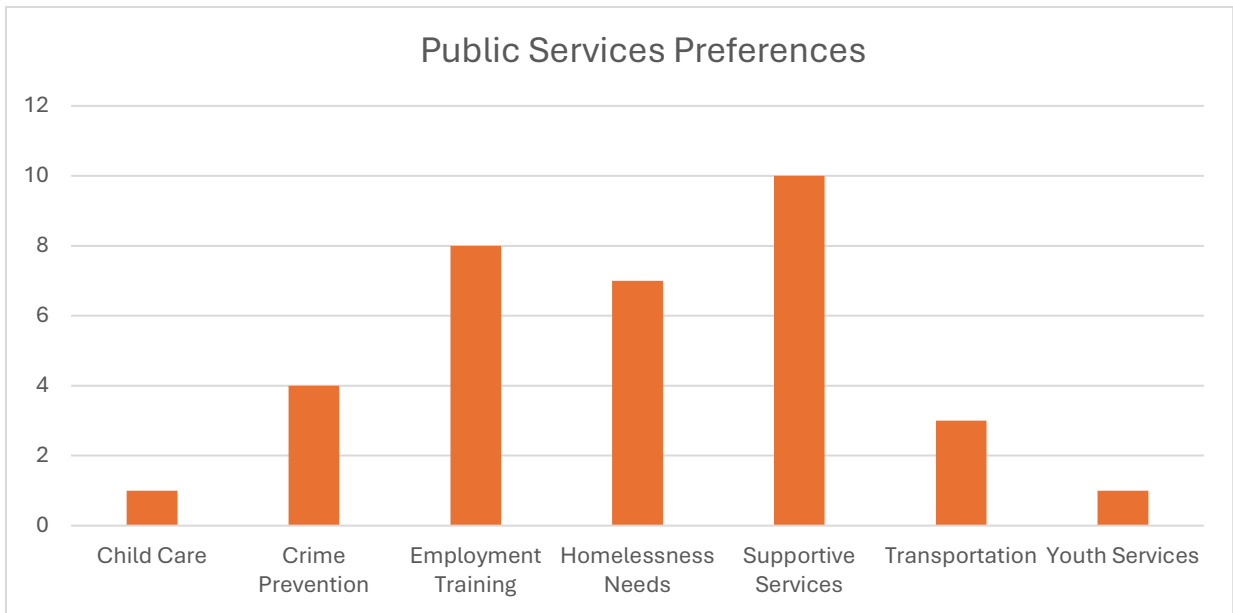
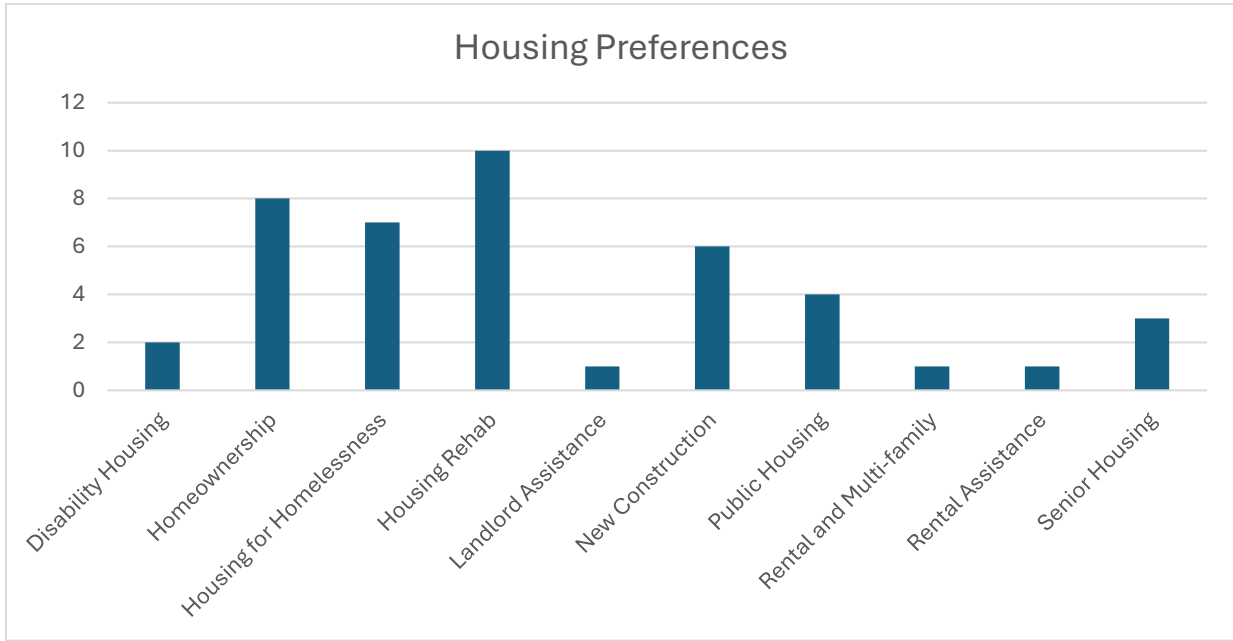
Public Services
Supportive services were the most common project selected, with residents indicating that there was a wide variety of needs (elderly, youth, homeless, and disability support services) (10). Support services were followed closely by employment training (8) and addressing homelessness (7).

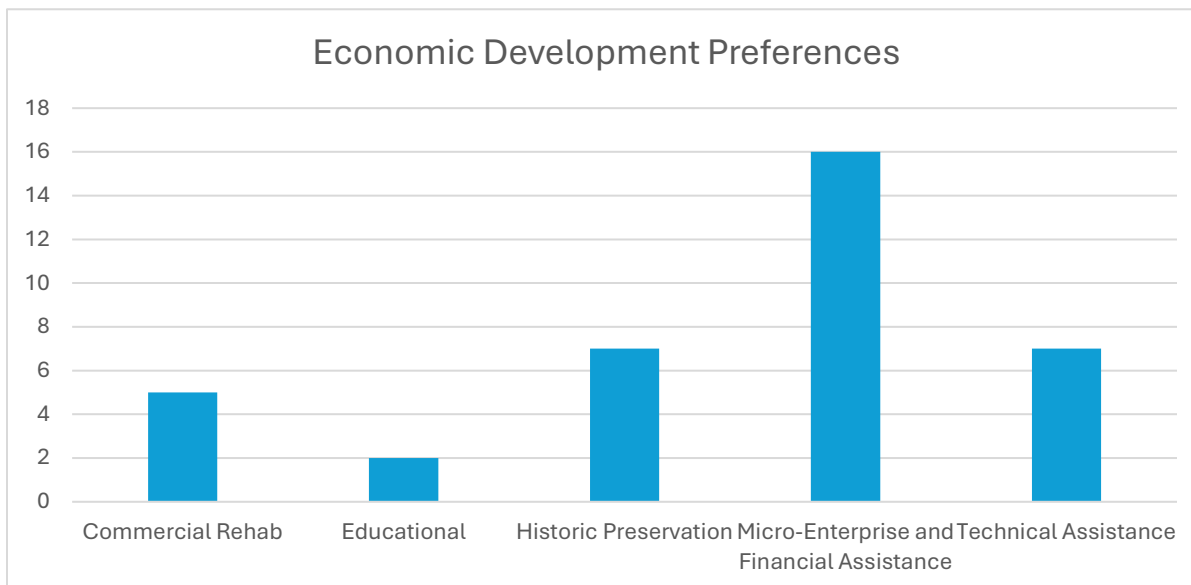
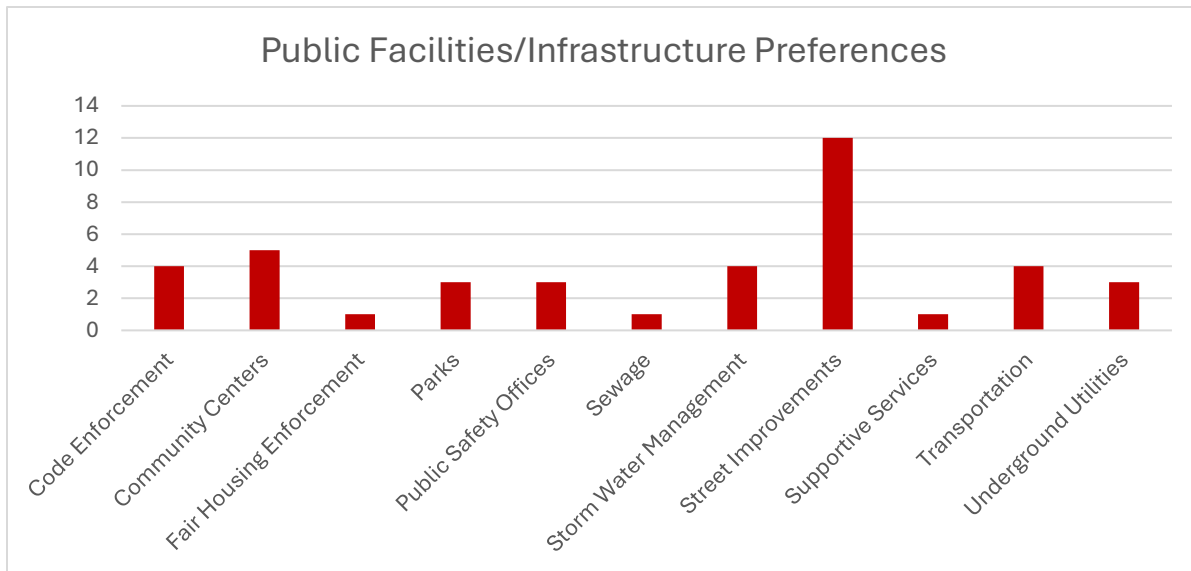
Public Facilities/Infrastructure
Street improvements were by far the most popular program choice (12), with over double the number of groups selecting it than any other option.

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 public comment period, survey collection, stakeholder forums, publicly available meetings, or public hearings.

Summary

This Consolidated Plan is comprised of four key components: a housing and community development needs assessment, a market analysis, a strategic plan, and an Annual Action Plan. The strategic plan outlines the City’s long-term objectives and measurable outcomes to address the priority needs identified through analysis and public engagement. The Annual Action Plan details how federal resources will be allocated each year to meet those objectives. Future annual updates will evaluate progress and refine strategies based on performance and changing community needs.

PR-05 Lead & Responsible Agencies 91.300(b) 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	TALLAHASSEE	Department of Housing & Community Resilience
HOME Administrator	TALLAHASSEE	Department of Housing & Community Resilience
ESG Administrator	TALLAHASSEE	Department of Housing & Community Resilience

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

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PR-10 Consultation 91.110, 91.300(b); 91.315(I) 91.100, 91.200(b), 91.215(I)

Introduction

To inform the development of the 2025–2029 Consolidated Plan, the City of Tallahassee conducted a coordinated and inclusive consultation process with housing providers, public agencies, nonprofit organizations, and community stakeholders. The City prioritized outreach to entities serving low-income populations and those with lived experience in housing instability, homelessness, and economic hardship.

The consultation process included participation in the Affordable Housing Advisory Committee (AHAC), targeted outreach to service agencies, two public input sessions, and two public hearings – one held during the development of the plan, and one held during the adoption of the plan.

March 6, 2025	10:00 AM–12:00 PM – 1 st Public Input Session Renaissance Building, 435 N. Macomb Street
March 13, 2025	5:00 PM–7:00 PM – 2 nd Public Input Session Columbia Gardens, 2712 Country Club Drive
March 26, 2025	6:00 PM–7:00 PM – 1 st Public Hearing City Hall Commission Chambers, 300 S. Adams Street
June 11, 2025	6:00 PM–7:00 PM – 2 nd and Final Public Hearing City Hall Commission Chambers, 300 S. Adams Street

Meeting notices were published in local newspapers, posted on the City’s website, included with the City’s regular news releases, and distributed via direct outreach to local partners

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)).

To enhance coordination across housing, health, and human services systems, the City of Tallahassee implemented a deliberate and inclusive engagement strategy during the development of the 2025–2029 Consolidated Plan. This multi-layered outreach process was designed to ensure meaningful participation from a broad cross-section of organizations, including public and assisted housing providers, mental and physical healthcare agencies, and community-based service organizations.

The city directly contacted 38 agencies, along with multiple City departments, to invite participation in public meetings and targeted consultations. Invitations were distributed via email and supported by a comprehensive public information campaign, which included:

- Publication in the local newspaper of record
- Posting on the City’s Housing webpage under “News and Public Notices”
- Inclusion in the City’s official press releases
- Promotion through internal City communication networks

To encourage broad accessibility and input, the city hosted two public meetings and two public hearings at varied times and locations across the community, including neighborhoods with significant affordable housing investment. Meetings were intentionally scheduled during the morning, evening, and after business hours, with long lead times for promotion to accommodate residents, service providers, and agency staff.

In addition to public meetings, the City conducted targeted consultations with key partners such as the Tallahassee Housing Authority (THA), the Big Bend Continuum of Care (BBCoC), and agencies serving seniors, youth, and individuals with disabilities. The city also worked closely with standing bodies like the Affordable Housing Advisory Committee (AHAC) to identify systemic needs and ensure alignment with existing initiatives.

Through this intentional, coordinated process—grounded in transparency, accessibility, and cross-sector collaboration the city strengthened interagency partnerships, improved information sharing, and ensured that the voices of housing providers, healthcare professionals, service agencies, and residents were reflected in the development of the Consolidated Plan. These efforts directly informed the Plan’s needs assessment, funding priorities, and community development strategies for the five-year period.

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 partners closely with the Big Bend Continuum of Care (BBCoC – FL-506) to address homelessness. Staff maintain representation on the CoC’s governing board and actively participate in working groups to guide system performance, funding strategies, and outreach.

Through consultation, the BBCoC highlighted the following subpopulations as ongoing priorities:

- Chronically homeless individuals and families
- Families with children
- Veterans and their families
- Unaccompanied youth
- Individuals at risk of eviction or institutional discharge

The City supports CoC-led efforts with local and federal funds, including emergency shelter improvements, rapid re-housing, and service coordination. Data from the most recent Point-in-Time (PIT) Count and Housing Inventory Count (HIC) informed the City's analysis of needs and capacity.

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.

The City of Tallahassee maintains an active and ongoing partnership with the Big Bend Continuum of Care (BBCoC – FL-506) to ensure that Emergency Solutions Grant (ESG) funds are used effectively, equitably, and in alignment with regional homelessness strategies and HUD system performance goals. BBCoC plays a central role in shaping ESG priorities, developing performance metrics, informing administrative policies, and co-managing data through the Homeless Management Information System (HMIS).

The CoC regularly participates in planning and coordination bodies, including the Affordable Housing Advisory Committee (AHAC), and attended the City's March 26, 2025, public hearing to provide direct input on the Consolidated Plan. BBCoC representatives emphasized several key themes that have shaped ESG strategy:

Rising Homelessness and Rental Burden: BBCoC reported a continued increase in homelessness due to escalating rents and a shortage of affordable housing. While the CoC has prioritized daily street outreach through a multi-agency team (including the City and Leon County Sheriff's Office), there is now an urgent need to expand long-term rental assistance and housing navigation services.

Workforce Housing Ineligibility: The CoC highlighted challenges with ESG's income eligibility thresholds based on Area Median Income (AMI), which exclude many cost-burdened households in critical occupations—such as teachers, healthcare workers, and service providers—who do not qualify for ESG assistance but still face severe housing instability.

Funding and Partnership Structure: BBCoC works closely with a network of at least five partner agencies that receive City funding through the Community Services Grant (CSG) program to deliver housing-focused services. During consultation, BBCoC expressed a need for greater resource flexibility and alignment across programs to expand system capacity and support sustained interagency coordination.

Program Performance and HMIS Oversight: ESG performance standards remain focused on rapid rehousing, housing retention, and essential shelter services. The CoC and City jointly review performance metrics—including length of stay, placement in permanent housing, and program

exit outcomes—using data captured in HMIS. BBCoC administers HMIS and works with the city to ensure data quality, staff training, compliance protocols, and reporting standards meet HUD expectations.

The city also reviewed BBCoC’s most recent annual report, system dashboards, and needs assessments to inform ESG funding decisions and identify service gaps. This collaborative process ensures that ESG-funded programs are responsive to real-time conditions, tailored to meet local needs, and coordinated with broader community goals to make homelessness rare, brief, and non-recurring.

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

1	Field	Description
	Agency/Group/Organization	Big Bend Continuum of Care
	Agency/Group/Organization Type	Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via face-to-face interview with the CoC and at the public hearing. Also conducted a review and discussion of planning documents for further consultation. The organization provided comments on housing, public service, public facilities, 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.
2	Field	Description
	Agency/Group/Organization	Legal Services of North Florida
	Agency/Group/Organization Type	Services – Fair Housing Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Non-Homeless Special Needs Economic Development Fair Housing
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via community meetings and, 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.
3	Field	Description
	Agency/Group/Organization	Tallahassee – Leon County Planning Department (PLACE)

	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy Economic Development
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via community meetings and, 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.
4	Field	Description
	Agency/Group/Organization	City of Tallahassee - Growth Management
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Strategy
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was consulted by reviewing and completing MA-40: Barriers to Affordable Housing. 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.
5	Field	Description
	Agency/Group/Organization	Tallahassee Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted via community meetings, email, and virtual interview. Also conducted a review and discussion of planning documents for further consultation. 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.

6	Field	Description
	Agency/Group/Organization	Affordable Housing Advisory Committee (AHAC)
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted face-to-face with the AHAC and at the community meeting. Also conducted a review and discussion of planning documents for further consultation. The organization provided comments on housing, public service, public facilities, 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.
7	Field	Description
	Agency/Group/Organization	City of Tallahassee - Housing and Community Resilience
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	All Sections
	Briefly describe how the agency/group/organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This department is responsible for facilitating the entitlement funding and implementing the priorities and activities associated with the strategies identified in the Plan. The city reviewed, edited, and compiled the Plan.

Table 1 – Agencies, groups, organizations who participated

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

The City of Tallahassee is committed to an inclusive and comprehensive consultation process, ensuring that no agency is excluded from shaping the priorities of the Consolidated Plan. To gather diverse perspectives, the city actively engaged with publicly funded institutions, including mental health and correctional facilities, through nonprofit organizations that serve these populations—such as those focused on homelessness, mental health, foster care, and youth services. These consultations took place through public meetings, online surveys, and direct interviews, ensuring broad participation.

Recognizing the importance of ongoing dialogue, City staff regularly participate in the Big Bend Homeless Coalition’s network meetings, maintaining a continuous feedback loop with social service and housing providers. This engagement allows for real-time input on emerging community needs and informs planning for the upcoming program year.

To further strengthen coordination, the City and County established the Joint City/County Housing and Human Services Workgroup, which convenes monthly to align resources, respond to urgent challenges, and foster strategic partnerships. Through this collaborative approach, the city ensures that funding and services are deployed effectively, maximizing their impact for residents across both jurisdictions.

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?
Big Bend CoC Strategic Plan	Big Bend Continuum of Care	The Consolidated Plan aligns with CoC strategies to reduce homelessness by expanding outreach, rental assistance, permanent housing placements, and data-driven system coordination. ESG priorities reflect CoC-identified needs and barriers.
2025 Point-in-Time (PIT) Count & Housing Inventory Count (HIC)	HUD / Big Bend Continuum of Care	PIT and HIC data were used to quantify homelessness, identify service gaps, and evaluate shelter and housing capacity. These data directly inform the Plan’s homeless needs assessment and resource targeting.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Local Housing Assistance Plan (LHAP), 2023–2026	City of Tallahassee	LHAP goals related to homeownership assistance, rental housing development, and rehabilitation are consistent with the Consolidated Plan’s emphasis on expanding and preserving affordable housing options.
City of Tallahassee 2024–2028 Strategic Plan	City of Tallahassee	The Strategic Plan includes measurable objectives to increase affordable housing production, support neighborhood revitalization, and reduce poverty—goals that are embedded in the Consolidated Plan’s priorities and outcomes.
Comprehensive Plan – Housing Element (2023 Update)	City of Tallahassee	The Housing Element supports land use policies that encourage affordable housing, mixed-income development, and equitable access—principles mirrored in the Consolidated Plan’s housing strategies.
2024 Public Housing Agency (PHA) Annual Plan	Tallahassee Housing Authority (THA)	The PHA Plan supports redevelopment, rehabilitation, and preservation of affordable housing, including mixed-income redevelopment at Columbia Gardens. These goals align with the Consolidated Plan’s housing and place-based strategies.
2021–2025 PHA Five-Year Plan	Tallahassee Housing Authority (THA)	The Five-Year Plan outlines long-term goals for public housing revitalization and supportive services, advancing the City’s objectives to stabilize households and promote self-sufficiency.
Capital Improvement Plan (CIP), FY 2025–2029	City of Tallahassee	The CIP includes infrastructure improvements, sidewalk connectivity, stormwater upgrades, and public facility investments—all of which support the Consolidated Plan’s non-housing community development and equity goals.
Shimberg Center Florida Housing Needs Summary (2024)	Shimberg Center for Housing Studies, University of Florida	Shimberg data on housing cost burden, supply gaps, and affordability trends directly support the Consolidated Plan’s housing market analysis and needs identification.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
American Community Survey (ACS) 5-Year Estimates (2019–2023)	U.S. Census Bureau	ACS data informs the Consolidated Plan’s demographic, income, housing condition, and cost burden analyses, ensuring that strategies are rooted in the most current socioeconomic trends and disparities.

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 of Tallahassee is deeply committed to fostering strong partnerships with local nonprofit organizations, community agencies, and county committees to advance its mission of providing safe, affordable housing, a thriving living environment, and expanded economic opportunities for low- and moderate-income residents.

City staff actively engage with key community-based organizations, including United Partners for Human Services, the Program Coordinating Committee of the Tallahassee Housing Authority, and the Community Human Services Partnership. Additionally, the City collaborates with Leon County on Fair Housing initiatives and affordable housing projects, working alongside other advocacy groups to co-fund outreach efforts and ensure equitable access to housing resources.

With the Florida Housing Finance Corporation headquartered in Tallahassee and two-thirds of Leon County’s population residing within the city, the City maintains strong connections with both entities, facilitating seamless coordination on housing initiatives.

At the core of its approach, the city remains dedicated to providing well-coordinated housing and supportive services to its low-income residents. This commitment is realized through ongoing collaborations with government agencies, quasi-governmental organizations, and strategic planning efforts. Moving forward, the city will continue to strengthen its partnerships across sectors—including lenders, builders, developers, real estate professionals, and housing advocates—to expand the availability of affordable housing and essential support services for the community.

Narrative (optional)

The consultation process reflects a commitment to inclusive planning, cross-sector coordination, and data-informed decision-making.

PR-15 Citizen Participation 91.115, 91.300(c) 91.105, 91.200(c)

Summarize citizen participation process and how it impacted goal setting

The City of Tallahassee carried out a structured and inclusive citizen participation process to guide the development of the 2025–2029 Consolidated Plan. In accordance with 24 CFR Part 91 and the City’s adopted Citizen Participation Plan, efforts were made to broaden public engagement and ensure meaningful input from residents most affected by housing instability, economic hardship, and systemic barriers to opportunity.

To inform the Plan’s goals, the city conducted outreach to 38 local agencies, multiple City departments, and a range of community stakeholders representing low- and moderate-income households, minorities, persons with disabilities, and residents of public and assisted housing developments. Specific attention was paid to encouraging participation from populations historically underrepresented in planning processes, including non-English speaking individuals, residents of CDBG-eligible neighborhoods, and those living in areas proposed for revitalization.

Public Participation Activities and Outreach Methods

The city hosted two public meetings at accessible locations and varied times—including daytime and evening options—to accommodate residents, working families, and agency staff. Meeting locations included a public housing redevelopment site (Columbia Gardens at South City) and a neighborhood facility (Renaissance Building). Two public hearings were also held at City Hall Commission Chambers – one during the development of the plan and one for the adoption of the plan. Each meeting included educational materials, maps, data tables, and open forums for public comment. These events were attended by stakeholders including Legal Services of North Florida, the Tallahassee–Leon County Planning Department (PLACE), the Big Bend Continuum of Care (BBCoC), and members of the public.

Outreach efforts included:

- Posting of meeting notices and Plan summaries on the City’s Housing webpage and Citywide public notices
- Publication in the local newspaper of record
- Official City press releases and internal department sharing
- Flyer distribution to community-based organizations serving LEP populations, individuals with disabilities, and residents of target areas

Although no alternate-language newspaper was available in Leon County, outreach materials were distributed through partner agencies that serve LEP individuals and translation support was made available upon request.

Public Meetings	
March 6, 2025 10:00 AM – 12:00 PM	Renaissance Building 435 N Macomb Street Tallahassee, FL 32301
March 13, 2025 5:00 PM – 7:00 PM	Columbia Gardens 2712 Country Club Drive Tallahassee, FL 32301
March 26, 2025 6:00 PM	1 st Public Hearing City Hall Commission Chambers 300 S. Adams Street Tallahassee, FL 32301
June 11, 2025 6:00 PM	2 nd and Final Public Hearing City Hall Commission Chambers 300 S. Adams Street Tallahassee, FL 32301

Key Stakeholder Engagement and Impact on Goal Setting

The City consulted with institutional partners, including the Tallahassee Housing Authority, the Big Bend Continuum of Care, and nonprofit service providers. These partners provided data, context, and community-level insight related to housing affordability, homelessness, public infrastructure gaps, and barriers to services for residents with disabilities or limited income. The BBCoC’s participation—both through consultation and attendance at the public meetings—highlighted needs related to rental assistance, outreach limitations, and ESG eligibility restrictions for cost-burdened essential workers. These findings informed the City’s anti-homelessness strategies and the prioritization of rental housing development.

Input from residents and service providers emphasized the growing gap in affordable housing, the need for infrastructure investments in low-income neighborhoods, and the importance of preserving existing housing stock through rehabilitation. Feedback also supported the development of goals focused on expanding homeownership assistance, improving accessibility for persons with disabilities, and increasing coordination between housing and health services.

Comment Period and Access to the Draft Plan

The draft Consolidated Plan was published on May 27, 2025, and made available for public review both online and in-person. A 30-day public comment period was initiated in accordance with HUD regulations and the City’s Citizen Participation Plan. Public notice of the draft availability and comment period was issued through the City’s website, news releases, and local newspaper publication. The City did not receive formal requests for technical assistance from community groups seeking funding but remained available throughout the process to answer questions and provide guidance as needed.

Date	Activity
Tuesday, February 3	Public notice submitted to the newspaper
Friday, February 7 – Tuesday, March 25	30-day notice period (1st public meeting)
Wednesday, March 26	Community Input - First Public Hearing
Friday, May 23	Notice of public comment period and second public hearing published in the newspaper and online
Tuesday, May 27 – Friday, June 27	30-day public comment period
Wednesday, June 11	2nd Public Hearing and Adoption of ConPlan/AAP

Through its outreach and engagement process, the City of Tallahassee successfully incorporated the perspectives of residents, public housing stakeholders, health and service providers, and community institutions into the Consolidated Plan. The result is a data-informed and community-driven strategy that reflects the lived experiences of those most impacted by housing instability, poverty, and systemic barriers to opportunity. The goals and priorities established for the 2025–2029 program cycle are a direct reflection of the voices and values surfaced through this process.

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 Nontargeted/ broad community Residents of Public and Assisted Housing	14 Attendees	Residents and stakeholders provided commentary on prioritization of needs. 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
2	Public Meeting	Minorities Non-English Speaking – Specify other language: Spanish Nontargeted/ broad community Residents of Public and Assisted Housing	10 Attendees	Residents and stakeholders provided commentary on prioritization of needs. 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

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)
3	First Public Hearing	Nontargeted/ broad community Other – Board of City Commissioners	Open to the public, over 75 attendees in chambers for full Commission meeting	No public comments received in response to Consolidated Plan	All accepted	N/A
3	Community Survey	Minorities Non-English Speaking – Specify other language: Spanish Nontargeted/ broad community Residents of Public and Assisted Housing	15 Responses	Respondents provided feedback on priority needs in the community.	All accepted	www.menti.com Enter the code 7358 4415

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)
4	Second and Final Public Hearing	Nontargeted/ broad community Other – Board of City Commissioners	City of Tallahassee presented the draft consolidated Plan to Board of City Commissioners. During the presentation, City staff presented the overall funding amounts, steps taken to solicit public feedback, and answered questions from Commissioners and attendees.	TBD	All accepted	

Table 1 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

The City of Tallahassee’s Needs Assessment provides a comprehensive overview of local challenges and priorities related to affordable housing, community development, homelessness, and special populations requiring supportive services. This assessment informs the City’s Consolidated and Annual Plans, ensuring that limited resources are directed toward the most pressing community needs. Findings are based on a combination of quantitative data analysis—including the American Community Survey (ACS), Comprehensive Housing Affordability Strategy (CHAS), and Point-in-Time Count—as well as qualitative input gathered through public meetings and stakeholder interviews.

Housing Needs Assessment

Access to affordable housing remains a significant challenge in Tallahassee, particularly for low-income households. Data from CHAS indicates that over 35% of households are cost-burdened, meaning they spend more than 30% of their income on housing. This issue is especially acute for renters and extremely low-income households. Other persistent housing challenges include overcrowding and substandard living conditions, disproportionately affecting historically underserved populations. The demand for affordable rental units far exceeds supply, contributing to housing instability and limited mobility for vulnerable residents.

Public Housing

The Tallahassee Housing Authority (THA) plays a critical role in supporting low-income residents through public housing units and Housing Choice Vouchers (HCVs). However, demand continues to outpace availability, with waitlists remaining open for extended periods. Even among those receiving assistance, cost burdens persist, suggesting that additional units and deeper subsidies are necessary to meet the full scope of need.

Homeless Needs Assessment

Homelessness remains a critical issue in Tallahassee. Emergency shelters and transitional housing programs operate at or near capacity, and the number of individuals experiencing first-time homelessness has risen in recent years. Economic instability and housing affordability are leading drivers. While street outreach and rapid rehousing programs have facilitated some transitions to stable housing, barriers to long-term retention—such as income limitations and limited support networks—persist. The 2024 PIT Count, conducted in January, reported that 840 individuals were experiencing homelessness in Leon County. This represents a 5% increase from the previous year. Among these individuals, 192 were youth and 112 were veterans.

Non-Homeless Special Needs Assessment

Several populations require a combination of affordable housing and supportive services to maintain housing stability. These include older adults, individuals with physical or intellectual disabilities, survivors of domestic violence, and those experiencing substance use or mental health challenges. A lack of accessible and affordable housing, combined with transportation and healthcare access barriers, makes it difficult for these residents to live independently. Improved coordination among service providers remains a key strategy to better support these populations.

Non-Housing Community Development Needs

Beyond housing, the city has identified critical community development needs that impact overall quality of life and economic mobility. These include investments in public facilities—such as community centers, youth and senior facilities, and recreational spaces—and infrastructure improvements like sidewalks, lighting, and ADA accessibility enhancements. Workforce development, employment training, and services for individuals experiencing or at risk of homelessness are also prioritized to support long-term community resilience.

Together, these findings provide a foundational understanding of the City's most urgent needs and will guide the allocation of resources throughout the Consolidated Planning period.

NA-10 Housing Needs Assessment 91.305 (a,b,c) 91.205 (a,b,c)

Summary of Housing Needs

Between 2010 and 2023, the region experienced substantial demographic and economic shifts, with the population growing from 181,376 to 196,169—an increase of 8.16%—and the number of households expanding by 20.74%, from 72,716 to 87,824. While these trends indicate a growing demand for housing, the most striking economic shift was the rise in median income, which increased from \$35,911 to \$56,146—a 56.34% jump. However, despite this income growth, housing affordability remains a pressing challenge, particularly for low-income households.

Housing problems persist across income levels, disproportionately affecting renters in the lowest income brackets. Among renters earning 0-30% of the Area Median Income (AMI), over 12,395 households experience at least one severe housing problem, such as cost burden, overcrowding, or substandard housing conditions. A significant 9,565 renter households in this income group spend more than 50% of their income on housing costs, putting them at high risk of housing instability or homelessness. In contrast, only 2,195 owner-occupied households in the same income bracket face severe housing problems, illustrating the heightened vulnerability of low-income renters.

The housing cost burden extends beyond the lowest income groups. For renters earning 30-50% AMI, 3,905 households spend over 50% of their income on rent, and another 3,440 households spend over 30% of their income. Even at 50-80% AMI, cost burden remains an issue, affecting 7,065 renter households. Homeowners also face affordability concerns, with 2,720 owner households spending more than half of their income on housing. Although the overall homeownership rate is higher in middle- and upper-income brackets, affordability constraints persist, particularly among elderly homeowners, who often live on fixed incomes.

Crowding and substandard living conditions also contribute to housing instability. Overcrowding (more than one person per room) affects 1,534 renter households, with severe overcrowding (>1.51 persons per room) impacting 370 renter households. Additionally, 330 renter households lack complete plumbing or kitchen facilities, highlighting the persistence of inadequate housing quality. In total, over 2,200 renter households experience either overcrowding or substandard housing conditions, compounding affordability-related instability.

These local housing trends align with national affordability concerns. Recent reports indicate that 49.7% of renters across the U.S. are cost-burdened, meaning they spend more than 30% of their income on housing, and 23.7% of homeowners face similar challenges. These statistics

underscore the broader housing affordability crisis, which is exacerbated by rising housing costs, stagnant wage growth in lower-income brackets, and limited affordable housing supply.

As the region continues to grow, expanding affordable housing options and investing in housing stability measures will be critical to addressing these challenges. Without intervention, low-income families, seniors, and other vulnerable populations may face increased risks of homelessness, displacement, and financial hardship. Addressing these housing needs through policy initiatives, affordable housing development, and targeted assistance programs will be essential to ensuring sustainable housing opportunities for all residents.

Demographics	Base Year: 2010	Most Recent Year: 2023	% Change
Population	181,376	196,169	8.16%
Households	72,716	87,824	20.74%
Median Income	\$35,911	\$56,146	56.34%

Table 5 - Housing Needs Assessment Demographics
 Data Source: 2010 Census (Base Year), 2017-2023 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	9560	9079	14705	8435	43414
Small Family Households	4320	5035	9155	5060	27399
Large Family Households	875	954	810	670	3010
Household contains at least one person 62-74 years of age	2000	1305	2000	1265	6970
Household contains at least one-person age 75 or older	890	655	1070	625	2440
Households with one or more children 6 years old or younger	1475	1130	1670	815	3595

Table 5, 7, and 13
 Data Source: 2017-2021 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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	140	60	90	40	330	335	0	20	40	395
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	215	10	60	85	370	0	0	15	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	490	330	295	40	1155	0	15	35	0	50
Housing cost burden greater than 50% of income (and none of the above problems)	9565	3905	1135	40	14645	1820	495	360	45	2720

	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)	770	3440	5930	1540	11680	359	680	925	530	2494
Zero/negative Income (and none of the above problems)	1785	0	0	0	1785	85	0	0	0	85

Table 7 – Housing Problems Table
Data Source: 2017-2021 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	12395	7910	8205	2730	31240	2195	1175	1350	615	5335
Having none of four housing problems	945	955	4125	15155	21180	95	860	2685	2505	6145
Household has negative income, but none of the other housing problems	1500	0	0	0	1500	85	0	0	0	85

Table 8 – Housing Problems 2
Data Source: 2017-2021 CHAS

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	1535	1650	1880	5065	265	465	375	1165
Large Related	255	350	130	735	70	80	10	160
Elderly	1400	455	600	2455	1150	400	515	2065
Other	7140	47500	4600	16490	760	230	270	1260
Total need by income	10330	7350	7065	24745	2185	1175	1290	4650

Table 7 – Cost Burden > 30%

Data Source: 2017-2021 CHAS

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	210	785	0	2525	230	245	135	610
Large Related	790	110	55	320	10	15	20	45
Elderly	925	300	35	1280	945	145	150	1240
Other	6995	2710	770	10475	635	90	60	785
Total need by income	3905	1135	9560	14600	1820	495	365	2680

Table 7 – Cost Burden > 50%

Data Source: 2017-2021 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	495	340	280	20	1135	0	15	0	0	15
Multiple, unrelated family households	30	4	20	30	84	0	0	30	0	50
Other, non-family households	185	0	55	75	315	10	0	0	0	10
Total need by income	710	344	355	125	1534	10	15	30	0	75

Table 13
Data Source: 2017-2021 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	25515	16590	21830	63935	4750	4080	8070	16900

Table 13
Data Source: 2017-2021 CHAS

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

The housing needs assessment reveals that a significant number of single-person households require assistance, particularly elderly individuals and those classified as "other non-family households." Elderly individuals living alone face substantial financial burdens, as reflected in the 2,455 elderly renter households and 2,065 elderly owner households struggling with housing costs. Additionally, 7,140 non-family renters experience housing cost burdens exceeding 30% of their income, with 6,995 of them severely burdened, making them highly vulnerable to housing instability. Another key indicator of need is the 1,785 renter households and 85 owner households with zero or negative income, many of whom are likely single-person households unable to sustain stable housing.

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.

Families with Disabilities in Need of Housing Assistance

Households that include individuals with disabilities are among the most housing cost-burdened and underserved populations in Tallahassee. According to the 2023 American Community Survey, approximately 20,920 individuals (12.5%) of the city's population over age 16 report having a disability, with 28% of that group living below the poverty level. This income limitation directly affects housing affordability

The Shimberg Center for Housing Studies has highlighted the disparity between income and housing cost for those receiving Social Security Disability Income (SSDI) in Leon County in their FL Housing Data Clearing House. Individuals receiving SSDI can afford, on average, no more than \$274 in monthly rent, while a one-bedroom unit at fair market rent requires 111% of their income. In 2023, 3,567 residents of Leon County were receiving SSDI and were likely in need of housing assistance.

Despite these needs, assistance often does not reach those eligible. Nationally, just 16% of low-income adults with disabilities who qualify for rental assistance receive it. This discrepancy—caused by a lack of accessible housing units, lengthy waitlists, and limited public awareness—contributes to widespread housing insecurity among people with disabilities. In smaller housing markets like Tallahassee, the shortage of affordable, accessible housing units is especially acute, underscoring the importance of local programs that provide rehabilitation and accessibility modifications.

¹Social Security and SSI: The Affordable Rent Gap in Florida: [Publications | Shimberg Center](#)

Victims of Domestic Violence and Sexual Assault in Need of Housing Assistance

Housing instability is a frequent and immediate crisis for individuals fleeing domestic violence. Survivors often must leave their homes quickly and without financial resources, making access to emergency and transitional housing a critical component of safety and recovery.

In the most recent year, Refuge House, the certified domestic violence shelter for Tallahassee and the Big Bend region, provided emergency shelter to 418 women, children, and men who were fleeing violence. Additionally, 33 women and children were housed in the agency's transitional housing program, offering longer-term stability paired with support services. These programs represent the only safe housing options available for many survivors in the region.

While these figures demonstrate the critical role of emergency and transitional housing in supporting survivors, they also reflect only those who were able to access services. Many more survivors remain uncounted due to the persistent challenges of stigma, fear of retaliation, or lack of knowledge about available resources. The 4,008 domestic violence-related hotline calls, and 645 sexual assault hotline calls received by Refuge House during the same year suggest a far greater demand for shelter and supportive housing than current capacity allows.

Nationally, housing is recognized as a key barrier to safety for survivors. On a single day in 2022, in a 24-hour period, nearly 45,000² survivors across the U.S. adult and child victims of domestic violence found refuge in emergency shelters, transitional housing, hotels, motels, or other housing provided by local domestic violence programs, highlighting the widespread and persistent demand for safe housing among this population. Without access to secure shelter and transitional housing, many survivors remain in or return to unsafe environments.

The data clearly demonstrates a significant, unmet need for emergency and long-term housing options among both individuals with disabilities and survivors of domestic violence in Tallahassee. For both groups, affordability, accessibility, and availability are persistent barriers to stable housing. Expanding the supply of deeply affordable and supportive housing units—particularly those designed to meet the unique needs of these populations—is essential to promoting safety, stability, and independence in the community.

[RH Statistics - Refuge House serving the Big Bend Area of North Florida](#)

²National Network to End Domestic Violence (NNEDV) 24-Hour Census

What are the most common housing problems?

The most common housing problems affecting the community include cost burdens, overcrowding, and substandard housing conditions. Housing cost burden is the most widespread issue, with 9,565 renter households and 1,820 owner households in the lowest income category (0-30% AMI) paying more than 50% of their income on housing. Even at slightly higher income levels, many renters and owners experience cost burdens above 30% of their income, making it difficult to afford basic necessities. Overcrowding is also a notable issue, with 1,155 renter households and 50 owner households living in overcrowded conditions (1.01-1.5 people per room) and 370 renter households and 15 owner households experiencing severe overcrowding (>1.51 people per room). Additionally, 330 renter households and 395 owner households lack complete kitchen or plumbing facilities, indicating substandard housing conditions.

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

Certain populations are more severely affected by housing problems than others. Extremely low-income renters (0-30% AMI) face the highest rates of cost burdens, overcrowding, and substandard housing. The data shows that 12,395 renter households in this category have at least one severe housing problem. Elderly renters and homeowners also face significant challenges, as 1,280 elderly renters and 1,240 elderly owners are severely cost-burdened. Families with children are another vulnerable group, as 63,935 renter households and 16,900 owner households have children present, suggesting a high demand for affordable family housing.

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

Low-income individuals and families with children, especially those in the extremely low-income (0-30% AMI) category, are at imminent risk of homelessness. Households with severe cost burdens (spending over 50% of income on housing) face the highest risk of eviction or displacement. Families living in overcrowded or doubled-up situations (1,534 renter households and 75 owner households) are also at risk. Additionally, 1,785 renter households and 85 owner households have zero or negative income, making them highly vulnerable to homelessness without financial assistance. Elderly homeowners struggling with fixed incomes and property maintenance costs also face an increased risk of losing

their homes. Formerly homeless families receiving rapid rehousing assistance require ongoing support to maintain stability, including rental assistance, employment support, childcare, and mental health services. Without these interventions, they risk returning to homelessness once their assistance ends.

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:

A jurisdiction assessing at-risk populations typically defines them as households experiencing severe cost burdens (spending over 50% of income on housing), living in overcrowded or substandard conditions, or earning extremely low incomes (0-30% AMI). The methodology for estimating these populations includes data from the CHAS (2017-2021) and ACS (2017-2023), which provide insights into income levels, cost burdens, and housing conditions. These data sources help classify at-risk groups based on housing affordability, accessibility, and availability.

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

Certain housing characteristics are strongly linked to housing instability and increased homelessness risk. Severe rent burdens place households at risk of eviction, particularly those spending over 50% of their income on rent. Overcrowding forces families into temporary or unsafe living conditions, while substandard housing (lacking plumbing or kitchen facilities) indicates extreme instability. Households with zero or negative income are especially vulnerable, as they lack the financial means to sustain housing. Additionally, elderly homeowners on fixed incomes may struggle with property maintenance and taxes, increasing their risk of displacement.

Discussion

In summary, the housing needs assessment highlights critical gaps in affordability and stability, particularly among extremely low-income renters, families with children, elderly individuals, and those living in substandard or overcrowded conditions. Expanding affordable rental assistance programs, permanent supportive housing, and home repair initiatives for elderly homeowners could help mitigate housing instability. Furthermore, targeted interventions such as eviction prevention programs, transitional housing for domestic violence survivors, and extended rental assistance for formerly homeless families are necessary to address the pressing housing needs in the community.

NA-15 Disproportionately Greater Need: Housing Problems 91.305 (b)(2) 91.205 (b)(2)

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

Introduction

Housing affordability and quality remain critical determinants of housing stability for low-income households, yet not all residents are affected equally. This section assesses whether certain racial or ethnic groups in the jurisdiction experience a disproportionately greater need for housing assistance compared to the jurisdiction as a whole, based on the presence of one or more of four HUD-defined housing problems: lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding (more than one person per room), and cost burden greater than 30% of income.

Using 2017–2021 Comprehensive Housing Affordability Strategy (CHAS) data, this analysis evaluates households earning between 0% and 100% of the Area Median Income (AMI). It is important to note that certain groups—such as American Indian or Alaska Native and Pacific Islander households—may be underrepresented due to low sample sizes or suppressed data, and therefore their need may not be fully reflected. These limitations should be considered when interpreting the findings and setting local housing priorities.

This assessment aims to identify racial or ethnic groups that experience housing problems at disproportionately higher rates, informing policy recommendations and resource allocation to address housing instability effectively.

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	12254	2190	0
White	5615	785	0
Black / African American	5735	1225	0
Asian	270	50	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	630	130	0

Table 1 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2017-2021 CHAS

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8320	1700	0
White	3025	805	0
Black / African American	4435	785	0
Asian	335	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	525	100	0

Table 2 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2017-2021 CHAS

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8415	6180	0
White	4525	2715	0
Black / African American	3170	2930	0
Asian	60	125	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	660	410	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2017-2021 CHAS

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2245	5840	0
White	1335	3135	0
Black / African American	725	2055	0
Asian	130	240	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	55	365	0

Table 3 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2017-2021 CHAS

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

Discussion

The data indicate that housing problems are most concentrated among households earning 0%–30% of AMI, with 12,254 households affected. Black/African American and White households make up the largest shares in this bracket, with 5,735 and 5,615 affected households, respectively. Hispanic and Asian households also report housing problems, though in smaller numbers, while American Indian/Alaska Native and Pacific Islander households have few or no reported cases, likely reflecting low overall population representation.

At the 30%–50% AMI level, the number of households with housing problems declines to 8,320, yet disparities remain. Black/African American households continue to experience higher rates of housing problems (4,435) compared to White (3,025) and Hispanic (525) households, reinforcing a trend of systemic disadvantage.

In the 50%–80% AMI range, 8,415 households report housing problems, though disparities across racial groups begin to narrow. White households (4,525) represent the largest affected group, followed by Black/African American households (3,170). An increase in households without housing problems (6,180) suggests conditions improve as income rises. Asian and Hispanic households continue to report housing challenges, though with lower total counts.

For households earning 80%–100% of AMI, housing problems drop significantly to 2,245. While White (1,335) and Black (725) households still report need, the number of households without problems (5,840) greatly exceeds those with issues. Minimal representation of American Indian/Alaska Native and Pacific Islander households persists.

Overall, the data suggest that Black/African American households consistently experience a disproportionately greater need for housing assistance, especially in the 0%–50% AMI range. Although White households also report high levels of housing problems, these rates are more proportionate to their population size. Addressing these disparities will require targeted policy interventions, including increased affordable housing production, expanded rental support, and homeownership initiatives focused on historically underserved communities.

NA-20 Disproportionately Greater Need: Severe Housing Problems 91.305 (b)(2) 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

Severe housing problems, which include the lack of complete kitchen or plumbing facilities, overcrowding (more than 1.5 persons per room), and severe cost burden (housing costs exceeding 50% of income), pose significant challenges for low-income households. This analysis examines racial and ethnic disparities in severe housing problems within different income brackets across the jurisdiction, based on data from the 2017-2021 Comprehensive Housing Affordability Strategy (CHAS).

The data highlight that the prevalence of severe housing problems is highest among households earning 0%-30% of the Area Median Income (AMI), with Black/African American and White households being the most affected. As income levels increase, the proportion of households experiencing severe housing problems decreases significantly, demonstrating a direct correlation between income and housing stability.

This assessment aims to identify racial or ethnic groups facing disproportionately greater severe housing needs and inform policy recommendations to address housing disparities effectively.

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	11745	3385	0
White	5185	1220	0
Black / African American	5135	1830	0
Asian	270	50	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	590	170	0

Table 1 – Severe Housing Problems 0 - 30% AMI

Data Source: 2017-2021 CHAS

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4720	5615	0
White	1780	2050	0
Black / African American	2330	2890	0
Asian	175	170	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	380	250	0

Table 2 – Severe Housing Problems 30 - 50% AMI

Data Source: 2017-2021 CHAS

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1995	12955	0
White	970	6270	0
Black / African American	825	5275	0
Asian	15	175	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	120	945	0

Table 3 – Severe Housing Problems 50 - 80% AMI
Data Source: 2017-2021 CHAS

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	295	8010	0
White	210	4265	0
Black / African American	55	2720	0
Asian	15	355	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	20	405	0

Table 4 – Severe Housing Problems 80 - 100% AMI
Data Source: 2017-2021 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

The data indicates that households earning 0%–30% of AMI face the most severe housing problems, with 11,745 affected across the jurisdiction. Black/African American (5,135) and White (5,185) households report the highest incidence, followed by Hispanic (590) and Asian (270) households. The limited presence of American Indian/Alaska Native and Pacific Islander households suggests underrepresentation rather than a lack of need. The high prevalence among Black and White households reflects significant housing instability at the lowest income levels.

As income increases to 30%–50% of AMI, the number of households with severe housing problems declines to 4,720, though disparities persist. Black/African American households (2,330) continue to experience more severe problems than White households (1,780), with Hispanic households (380) also showing substantial need. Although the gap between those affected and unaffected narrows in this income range, affordability and quality issues remain a challenge for many.

At 50%–80% of AMI, severe housing problems affect 1,995 households. Racial disparities lessen, with 970 White households and 825 Black households affected. Hispanic and Asian households report fewer cases, while no instances are recorded for American Indian/Alaska Native or Pacific Islander households. These trends suggest improved conditions with rising income, though gaps still exist.

In the 80%–100% AMI range, severe housing problems are minimal, impacting just 295 households. Most are White (210), followed by Black (55) and Hispanic (20) households. The sharp decline at this level highlights the concentration of severe housing instability among lower-income groups.

Overall, the data suggest that Black/African American households experience disproportionately greater severe housing needs, particularly in the 0%–50% AMI range. While White households also face notable challenges, their representation should be considered in proportion to population size. Addressing these disparities will require targeted efforts, including expanded affordable housing, rental support, and infrastructure investments in lower-income communities.

**NA-25 Disproportionately Greater Need: Housing Cost Burdens 91.305
(b)(2) 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

Housing affordability remains a critical issue, particularly for lower-income households who face higher rates of cost burden. Housing cost burden is defined as households spending more than 30% of their income on housing costs, with severe cost burden referring to households spending more than 50%. This analysis examines disparities in housing cost burdens across racial and ethnic groups within the jurisdiction using data from the 2017-2021 Comprehensive Housing Affordability Strategy (CHAS).

The data indicate that a significant number of households within the jurisdiction experience cost burdens, with Black/African American and Hispanic households disproportionately affected. While White households represent the largest number of households with cost burdens overall, the distribution of housing cost burdens among different racial groups highlights persistent disparities that merit targeted policy interventions.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	45840	15425	17444	1870
White	26805	7360	7865	605
Black / African American	12545	6270	7450	1100
Asian	1980	430	455	35
American Indian, Alaska Native	50	0	4	0
Pacific Islander	35	0	0	0
Hispanic	3150	800	3150	100

Table 1 – Greater Need: Housing Cost Burdens AMI
Data Source: 2017-2021 CHAS

Discussion

Across the jurisdiction, 17,444 households are severely cost burdened (spending over 50% of income on housing), and 15,425 are moderately cost burdened (spending 30–50%). An additional 1,870 households have no or negative income, placing them at elevated risk of housing instability.

White households represent the largest total number of households across all cost burden categories, with 7,865 severely and 7,360 moderately cost-burdened, totaling 15,225 affected households. This reflects approximately 16.9% of all White households experiencing severe housing cost burden.

Black or African American households report 7,450 severely and 6,270 moderately cost burdened households, totaling 13,720 cost burdened households. These households account for roughly 50.2% of the Black households in the jurisdiction, illustrating a significant affordability challenge relative to other groups.

Hispanic households are similarly affected, with 3,150 of the 4,050 total households (77.8%) experiencing moderate or severe cost burden. This group reports the highest rate of cost burden of all racial/ethnic categories analyzed.

Asian households report 430 moderately and 455 severely cost burdened households, representing about 31.2% of the Asian population in the dataset. While this rate is lower than those of Black and Hispanic households, it still reflects a substantial affordability issue.

American Indian/Alaska Native households report only four instances of severe cost burden and none of moderate burden. Pacific Islander households report no cost burden. These low numbers are likely the result of limited representation or data suppression rather than an indication of housing stability and should be interpreted with caution.

Overall, the data suggest that Black and Hispanic households experience significantly greater housing cost burdens relative to their total population size. These findings highlight the need for expanded affordable housing programs, targeted rental assistance, and equitable access to homeownership supports that address the specific barriers these communities face in securing stable, affordable housing.

NA-30 Disproportionately Greater Need: Discussion 91.305 (b)(2) 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?

Based on the analysis of housing needs and disparities, it is evident that certain racial and ethnic groups experience disproportionately greater housing problems across different income categories. Households earning between 0%-30% of the Area Median Income (AMI) face the most severe challenges, with Black/African American and White households representing the largest affected populations. Specifically, 5,735 Black/African American households and 5,615 White households report at least one housing problem, such as overcrowding, lack of complete kitchen or plumbing facilities, or excessive cost burden. Severe housing problems, which include cost burdens exceeding 50% of income, impact 5,135 Black/African American households and 5,185 White households, highlighting the deep housing instability experienced by low-income residents. Similarly, housing cost burdens disproportionately affect Black/African American and Hispanic households, making it increasingly difficult for these groups to maintain stable housing.

As income levels increase to the 30%-50% AMI range, Black/African American households continue to experience greater housing problems than their White counterparts. While 4,435 Black/African American households report housing issues, the number for White households is lower at 3,025. Severe housing problems follow a similar pattern, with 2,330 Black/African American households affected compared to 1,780 White households. The data suggest that systemic barriers to housing stability persist for Black/African American households even as their income rises. In the 50%-80% AMI range, disparities in housing problems remain noticeable but begin to decrease. Black/African American households (3,170) and Hispanic households (660) still report significant housing issues relative to their population sizes, though severe housing problems drop considerably. In the 80%-100% AMI bracket, housing issues become less pronounced, though Black/African American (725) and Hispanic (55) households still report some disparities. At this income level, severe housing problems affect fewer households, with White households (210) reporting the most issues, followed by Black/African American (55) and Hispanic (20) households. These findings are derived from CHAS 2017–2021 data and reflect both raw household counts and calculated proportions of affected households within each racial or ethnic group, as presented in prior Needs Assessment sections. While American Indian/Alaska Native and Pacific Islander households appear to have few or no

reported housing problems, this is likely due to small population counts or suppressed data, rather than a true absence of housing need. These limitations should be taken into consideration when prioritizing interventions.

In conclusion, Black/African American and Hispanic households face disproportionately greater housing problems across all income levels, with the disparities most pronounced below 50% AMI. The combination of cost burden, severe housing conditions, and inadequate supply of affordable rental units creates significant housing instability for these communities. Addressing these challenges requires targeted policy interventions, including expanded affordable housing programs, rental assistance initiatives, and increased supportive services for vulnerable populations. By focusing on these efforts, the community can work toward reducing housing disparities and promoting long-term stability for affected households.

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?

While the data does not explicitly map these disparities to specific neighborhoods, general trends indicate that low-income Black/African American and Hispanic households are more likely to reside in areas with high rental housing concentrations, which also tend to experience higher rates of cost burden, overcrowding, and substandard housing. Public housing and housing voucher recipients are concentrated in specific areas, reflecting where affordable housing shortages are most severe. Additionally, homelessness and housing instability tend to be more pronounced in central urban areas where emergency shelters and transitional housing programs are in high demand.

NA-35 Public Housing – 91.205 (b)(2)

Introduction

The Tallahassee Housing Authority (THA) plays a vital role in providing affordable housing options for low-income individuals and families, including seniors and persons with disabilities. Through the operation of multiple public housing communities—Springfield Apartments, Pinewood Place Apartments, and Hidden Pines Apartments—as well as scattered-site housing and the administration of the Section 8 Housing Choice Voucher (HCV) program, THA ensures that residents have access to safe and stable housing.

THA’s housing portfolio includes 346 public housing units owned and managed by the agency, alongside approximately 2,300 privately owned units participating in the HCV program. However, demand continues to exceed supply, as evidenced by persistent waitlists for both public housing and vouchers. Most residents served are extremely low-income (0-30% AMI), and despite reduced rent compared to the private market, many still experience housing cost burdens.

Beyond affordability, there is an increasing need for rehabilitation and modernization of existing public housing units to enhance living conditions. Upgrades to improve accessibility for seniors and persons with disabilities remain a priority, ensuring that all residents can live comfortably and independently. Additionally, pathways to homeownership are a key aspiration for many public housing and voucher holders. Expanding access to down payment assistance, financial literacy programs, and homebuyer support services could empower more residents to transition from rental housing to homeownership.

Recognizing that housing stability is often intertwined with economic mobility, public housing residents and voucher holders benefit from comprehensive supportive services. Key needs include:

- Childcare and parenting support to assist working families
- Job training and adult education programs to increase economic self-sufficiency
- Healthcare and mental health services to support overall well-being
- Substance use prevention and recovery programs to promote long-term stability

By addressing these needs holistically, the City and THA can ensure that public housing and voucher programs not only provide shelter but also serve as a foundation for long-term success and self-sufficiency.

Totals in Use									
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 in use	0	0	336	2252	315	1609	223	15	90

Table 1 - Public Housing by Program Type *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

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

Data Source: PIC (PIH Information Center)

Note: Tallahassee Housing Authority does not have demographic data by voucher/unit available.

Characteristics of Residents								
Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	0	0	0	0	0
Average length of stay	0	0	0	0	0	0	0	0
Average Household size	0	0	0	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	0	0	0	0	0
# of Disabled Families	0	0	0	0	0	0	0	0
# of Families requesting accessibility features	0	0	0	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 2 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Note: Tallahassee Housing Authority does not have demographic data by voucher/unit available.

Race of Residents									
Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	0	0	0	0	0	0	0	0
Black/African American	0	0	0	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 3 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Note: Tallahassee Housing Authority does not have demographic data by voucher/unit available.

Ethnicity of Residents									
Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	0	0	0	0	0	0	0
Not Hispanic	0	0	0	0	0	0	0	0	0

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

Table 4 – 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:

In alignment with Section 504 of the Rehabilitation Act of 1973, the Tallahassee Housing Authority (THA) ensures non-discrimination based on disability in all HUD-funded programs, including public housing and the Housing Choice Voucher (HCV) program. THA is committed to providing sufficient accessibility so that persons with disabilities have equal opportunities to participate in and benefit from its programs, without imposing undue financial or administrative burdens on the agency.

As of April 2025, THA has designated **90** special purpose vouchers as handicapped-accessible for elderly and disabled families. Recognizing the growing demand, THA projects the need for additional accessible units over the next five years. Accessibility needs among tenants and applicants include bathroom modifications (e.g., grab bars, walk-in showers), wheelchair ramps, ADA-compliant door hardware, smoke detectors for individuals with hearing impairments, and additional bedrooms for live-in aides.

As of April 2025, the Public Housing waiting list is closed, and the HCV waiting list is also closed following its last opening in November 2024. Specific data on the number of applicants with disabilities on these waiting lists is currently unavailable. However, the high demand for accessible rental units within the HCV program underscores the ongoing need for accessible housing options.

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

Public housing residents and Housing Choice Voucher (HCV) holders in Tallahassee face a wide range of immediate and ongoing challenges that reflect both housing conditions and broader supportive service needs. Chief among these challenges is the significant shortage of affordable, quality rental housing. Across the United States, there is a significant shortage of affordable housing for households earning less than 50 percent of the Area Median Income (AMI). According to the National Low Income Housing Coalition (NLIHC), there is a deficit of 7.1 million affordable and available rental homes for extremely low-income renters, or those earning at or below 30% of AMI. This shortage is exacerbated by the fact that many of the limited affordable units are occupied by higher-income households, further limiting access to those with greater need. As a result, low-income residents often struggle to find affordable options, and the need to increase the supply of rental housing, particularly units that meet accessibility and quality standards—remains urgent.

In addition to expanding the housing supply, many of the existing public housing units in Tallahassee need substantial rehabilitation. Common upgrades include ADA-compliant modifications such as grab bars, walk-in showers, and wheelchair ramps, as well as improvements to aging infrastructure and building systems. These upgrades are essential to preserving the quality and safety of units for elderly and disabled residents.

Public housing residents and HCV participants also require coordinated access to supportive services that promote self-sufficiency and economic mobility. These include job readiness programs, workforce training, and adult education and GED preparation. Many residents benefit from enhanced access to healthcare, mental health services, and substance use treatment. Additionally, families often require assistance with parenting support, transportation, and childcare to sustain employment and stabilize housing.

Community safety is another immediate concern. Public housing neighborhoods often report elevated levels of drug activity and gang presence, which affect both residents' quality of life and perceptions of security. As such, targeted safety initiatives, including tenant education, narcotics prevention, and community policing—are needed to help create stable, thriving communities.

Together, these housing and service needs highlight the complex challenges facing low-income renters in Tallahassee. Addressing them will require a multi-pronged strategy that includes increasing the supply of affordable housing, upgrading the existing housing stock, and expanding access to services that support long-term self-sufficiency and stability.

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

The housing needs of public housing residents and Housing Choice Voucher (HCV) holders largely mirror those of the general population in Tallahassee—namely, the need for safe, affordable housing that is not cost-burdened or substandard. However, due to the concentration of extremely low-income households within public housing and the HCV program, the severity and complexity of their housing needs are more pronounced.

Across the City of Tallahassee, approximately 44% of all renter households experience housing cost burdens, meaning they spend more than 30% of their income on housing. In contrast, residents of public housing developments are often situated in neighborhoods where cost burden rates range higher—from approximately 46.6% to 66.2% according to the most recent HUD CHAS data at the census tract level. These rates are calculated by aggregating the percentage of low- and moderate-income (LMI) renter households within each tract who pay more than 30% of income toward housing costs.

For example:

- Census Tract 16.01, where Pinewood Place is located, shows a cost burden rate of approximately 46.6%.
- Census Tract 14.02, home to Springfield Apartments and part of the City's Neighborhood Revitalization Strategy Area (NRSA), has a cost burden rate nearing 66.2%.

The Orange Avenue Apartments, previously located in Census Tract 10.01, have since been closed and are undergoing redevelopment as part of the Orange Avenue Redevelopment Project, a multi-phase effort led by the Tallahassee Housing Authority to replace obsolete public housing with modern, mixed-income communities. As a result, while previous cost burden figures for that area (e.g., ~52.85%) may have informed prior assessments, current and future analyses must shift focus to the evolving needs of displaced residents and the progress of the redevelopment plan.

Additionally, public housing residents face overlapping barriers that intensify their housing challenges, including aging or inaccessible housing stock, limited access to transportation and employment centers, and reduced opportunities for upward mobility. In many cases, these issues are compounded by the neighborhoods in which public housing is located areas with high concentrations of poverty, underinvestment, and fewer public amenities.

As identified in HUD CHAS data and confirmed in THA's assessments, substandard housing remains an issue for many low-income renter households citywide, including the 555 renter households classified as living in units lacking complete plumbing or kitchen facilities. Public housing redevelopment and capital improvements—especially those that incorporate ADA-compliant features and prioritize energy efficiency—will play a vital role in addressing these disparities.

Discussion

Public housing and Housing Choice Voucher residents in Tallahassee experience heightened housing challenges due to deeply constrained household incomes, aging or insufficient housing stock, and the concentration of poverty in historically underserved neighborhoods. While their core housing needs—affordability, accessibility, and quality—align with citywide trends, the scale and severity of these needs are more pronounced. Addressing these challenges will require continued investment in redevelopment, accessibility upgrades, and supportive services that promote resident self-sufficiency and equitable access to opportunity.

NA-40 Homeless Needs Assessment 91.305(c) 91.205 (c)

Introduction:

The FL-506 Tallahassee/Leon County Continuum of Care (CoC) is responsible for coordinating and implementing a comprehensive housing crisis response system aimed at making homelessness rare, brief, and nonrecurring. Led by the Big Bend Continuum of Care (Big Bend CoC), this network of service providers works to connect individuals and families experiencing homelessness with the resources they need to achieve housing stability.

The CoC's system includes coordinated entry, assessment using the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT), and data tracking through the Homeless Management Information System (HMIS). These tools support a structured approach to triaging and delivering appropriate housing interventions. Services include street outreach to engage individuals living unsheltered, emergency shelter for those in immediate crisis, transitional housing for individuals needing temporary support, rapid re-housing to provide short-term rental assistance and case management, and permanent supportive housing for people with chronic needs.

This data-driven approach helps match individuals with appropriate services, including:

- Street outreach to engage unsheltered individuals
- Emergency shelter (ES) for those in immediate crisis
- Transitional housing (TH) for those needing temporary support
- Rapid Re-Housing (RRH) to provide short-term rental assistance and services
- Permanent Supportive Housing (PSH) for individuals with chronic needs

Recognizing that individuals experiencing homelessness often interact with multiple public systems—such as healthcare, justice, and social services, the Big Bend CoC fosters cross-sector collaboration to ensure comprehensive support. Addressing homelessness requires a range of tailored solutions, as each household faces unique circumstances and requires different levels of assistance.

The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, enacted in 2009, restructured federal homeless assistance programs, emphasizing a CoC-led, system-wide response to homelessness. In alignment with HUD’s definitions, the CoC prioritizes support for individuals who are:

- **Literally Homeless** – lacking a fixed, regular, and adequate nighttime residence
- **Fleeing Domestic Violence** – individuals and families escaping dangerous living conditions

Each year, the Big Bend CoC conducts the Point-in-Time (PIT) Count, typically in January, which provides a snapshot of homelessness in the community. The 2024 PIT Count reported a total of 840 individuals experiencing homelessness, including 624 sheltered and 216 unsheltered.

Among households with adults and children, 200 individuals were sheltered and 18 unsheltered. Ten individuals in households with only children were sheltered, and two were unsheltered. For households with only adults, 414 individuals were sheltered (including emergency shelter and transitional housing), and 196 were unsheltered. Chronically homeless individuals totaled 120 sheltered and 52 unsheltered, while chronically homeless families included 9 sheltered and 2 unsheltered households. Veterans accounted for 90 sheltered and 22 unsheltered persons. The PIT also counted 10 unaccompanied children who were sheltered and 2 who were unsheltered. Persons living with HIV included 5 sheltered and 4 unsheltered individuals.

By engaging stakeholders across multiple sectors, including local government, social service agencies, and advocacy organizations, the Big Bend CoC continues to strengthen its response system, ensuring that individuals experiencing homelessness receive the targeted interventions needed to regain housing stability and long-term self-sufficiency.

Sources:

[HUD 2024 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations](#)

[FY2022 - Performance Measurement Module \(Sys PM\)](#)

[HUD 2024 Continuum of Care Homeless Assistance Programs](#)

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)	200	18	0	0	0	0
Persons in Households with Only Children	10	2	0	0	0	0
Persons in Households with Only Adults	414	196	0	0	0	0
Chronically Homeless Individuals	120	52	0	0	0	0
Chronically Homeless Families	9	2	0	0	0	0
Veterans	90	22	0	0	0	0
Unaccompanied Child	10	2	0	0	0	0
Persons with HIV	5	4	0	0	0	0

Data Source: HUD 2024 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations
Table 1 - Homeless Needs Assessment

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 collecting data on the number of days that persons experience homelessness, it is difficult to sufficiently describe these characteristics. However, FY2022 System Performance Measures reported that 1,702 individuals experienced homelessness for the first time during that fiscal year—an increase of 510 persons over the prior year. This measure helps estimate annual inflow trends in the absence of localized annualized data.

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)

Race:	Sheltered:	Unsheltered
American Indian, Alaska Native, or Indigenous	3	9
Asian or Asian American	5	1
Black, African American, or African	410	78
Hispanic/Latina/e/o Only	24	7
Middle Eastern or North African	0	0
Native Hawaiian or Other Pacific Islander	0	1
White	163	108
Hispanic and One or More Race	9	4
Non-Hispanic and Multiple Race	10	8

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

The 2024 HUD CoC data for the City of Tallahassee highlights the composition of both sheltered and unsheltered homeless populations. In sheltered settings, there are 200 individuals in households with adults and children, 10 in households with only children, and 414 adults living alone. Of these, 120 are chronically homeless individuals, and 9 are chronically homeless families. Veterans represent a significant portion, with 90 sheltered veterans. The unsheltered population

includes 18 individuals in households with adults and children, 2 in households with only children, and 196 adults living alone. Among the unsheltered, 52 are chronically homeless individuals, and 2 are chronically homeless families. Veterans in unsheltered conditions total 22, while 2 unaccompanied children and 4 individuals living with HIV are also present. This data reflects the ongoing challenges faced by the homeless population in Tallahassee, particularly the high numbers of chronically homeless individuals and veterans in both sheltered and unsheltered circumstances.

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 362 persons identified as experiencing homelessness with 284 of those counted as sheltered and 78 unsheltered. There were 225 White persons experiencing homelessness, 117 being sheltered and 108 unsheltered. There were 3 total Asian individuals experiencing homelessness with 2 sheltered and 1 unsheltered. 12 individuals identified as American Indian or Alaska Native with 3 sheltered and 9 remained unsheltered. 1 individual identify as Native Hawaiian or Other Pacific Islander, with 1 was staying in an unsheltered location. 13 individuals identified as Hispanic and one or more race with 9 sheltered and 4 unsheltered. 18 total individuals identified as non-Hispanic and multiple race with 10 sheltered and 8 unsheltered.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Big Bend CoC reported a total of 840 persons experiencing homelessness in its 2024 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 2022 System Performance Measures (SPM), there were 1,702 persons experiencing first time homelessness, which was an increase from the previous year by 510 individuals. Additionally, the data reports that 24% of persons were successful when placed from street outreach to placement in permanent housing with 98% retention in the permanent housing project and the average length of time persons were residing in Emergency Shelter or Safe Haven was 108 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 116 persons experiencing homelessness who also self-disclosed having a Severe Mental Illness (SMI), 36 persons with SMI were sheltered and 80 remained unsheltered during the count. Persons who self-disclosed having a disability relating to chronic substance abuse include 24 persons residing in a sheltered location and 67 persons experiencing unsheltered homelessness, totaling 91 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 chronically 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 2024, 172 individuals were identified as chronically homeless—120 in sheltered settings and 52 unsheltered. This includes both individuals and families, with 9 chronically homeless families in shelter and 2 unsheltered. Victims of Domestic Violence who are experiencing homelessness total 73 individuals, all of whom remained sheltered during this PIT Count. 37 individuals were located at Emergency Shelter and 36 were residing in Transitional Housing.

According to the CoC's 2024 Housing Inventory Count (HIC) report, there are multiple emergency shelters operating in the CoC, including:

1. Capital City Youth Services CYCS (Families)
2. CESC - Emergency Shel (Adults)
3. Family Promise – HOPE (Families)
4. Refuge House (SH) (Families)
5. Refuge House (SH) (Families)

The CoC continues to allocate resources to five Transitional Housing providers to operate 173 transitional housing beds, among five projects, for adults and mixed populations. Of the total transitional housing beds, Refuge House, the provider of DV services and housing supports, operates 74 DV Transitional Housing beds, Capital City Youth Services operates 15 children only beds for youth participating in their Transitional Housing project, there are 52 beds operated by Tallahassee Veterans Village for Transitional Housing for veterans, and re-entry beds are not captured in HMIS HIC data.

Discussion:

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 identifies 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 91.305 (b,d) 91.205 (b,d)

Introduction:

Tallahassee is home to a diverse population of permanent residents, many of whom require specialized support to live independently. Individuals with disabilities, seniors, survivors of domestic violence, and those with chronic health conditions often face greater housing insecurity due to limited income, accessibility barriers, and the need for ongoing services.

Recognizing these challenges, the City of Tallahassee is committed to investing in community-based services that provide stability and improve quality of life for residents with special needs. Through collaboration with local agencies and funding initiatives, the city helps expand access to affordable housing, supportive services, and tailored assistance programs that address critical gaps in care.

To ensure a data-driven approach, the city regularly reviews the latest available information from the American Community Survey (ACS) and other relevant sources. This analysis helps provide an accurate understanding of the extent and nature of non-homeless special needs in the community, ensuring that resources are allocated effectively to support the most vulnerable populations.

By continuing to foster strong partnerships and targeted investments, Tallahassee aims to create a more inclusive and supportive environment for all residents, ensuring that those with special needs can thrive in safe, stable housing with access to essential services.

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 2023: ACS 5-year estimates under the category Age and Sex, the City of Tallahassee has a total of 22,764 persons at or above the age of 65. This represents approximately 11.4% of the total City population. Of the total 65 and over population, there are 6,946 individuals who also have a disability and there are 2,202 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 11.9%, or 2,884 individuals. There are 14,916 housing units occupied by persons 65 years and older in which 10,411 residents (69.8% of the category) reside in owner-occupied housing units and 4,505 persons (30.2% of the category) are living in renter-occupied units.

Persons with Disabilities

According to the ACS 2023: 5-Year Estimate, the City of Tallahassee has a total of 19,245 persons, making up 11.4%, with a disability.

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

- 2.2% of the total population has hearing difficulties
- 2.0% with vision difficulty
- 5.9% with cognitive difficulty
- 4.9% with ambulatory difficulty
- 1.76% with self-care difficulty
- 4.2% with an independent living difficulty

Source: [S1810: Disability Characteristics - Census Bureau Table](#)

Substance Use

According to the 2021-2022 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):

- 17.23% persons used marijuana
- 1.43% persons used cocaine
- 0.53% persons used methamphetamine
- 2.66% persons were diagnosed with pain reliever use disorder

Over a month period, it is estimated that 49.52% persons 12 years of age and older have used alcohol in the past month with 20.21% identified as bingeing alcohol in that month. Within a year, 9.25% people were identified as having Alcohol Use Disorder and 14.73% were diagnosed with Substance Use Disorder. In Leon County, the opioid crisis has heightened concern. In 2023, local law enforcement responded to a series of overdoses linked to fentanyl-laced pills. While lives were saved with Narcan, the incidents highlight ongoing need for treatment access, prevention education, and housing for those in recovery.

Source: [NSDUH State Estimates](#)

Domestic Violence

The Florida Department of Law Enforcement (FDLE) Uniform Crime Report provides data on domestic violence offenses and arrests by jurisdiction. In 2020, the Leon County Sheriff's Office, Tallahassee Police Department and FDLE- Tallahassee report indicates that the City of Tallahassee reported 1,520 cases of all types of domestic violence offenses ranging from simple assault to

murder and including aggravated assault and rape. There is no information available on how many of these victims need housing assistance.

Source: [County and Municipal Offense Report 2020A](#)

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. 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. In Florida, accessing iBudget waiver services remains a critical need for individuals with disabilities, but a substantial waitlist continues to limit timely access to these supports.

Substance Use

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.

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.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The PJ does not anticipate establishing a HOME TBRA program.

Discussion:

The 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 assistance from multiple systems to fully address the needs of individuals with special needs.

NA-50 Non-Housing Community Development Needs 91.315(f) 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public Facilities

Tallahassee continues to face an increasing demand for enhanced public facilities as the population grows and diversifies. As of 2024, the most pressing needs include the expansion of senior service centers, construction of additional community and neighborhood centers, and improvements to accessibility-focused infrastructure for residents with special needs.

A key initiative is the planned construction of a second senior center in the Welaunee neighborhood, as outlined in the City's FY2025–2029 Capital Improvement Plan (CIP). This expansion is a direct response to demographic trends indicating a sharp increase in residents aged 62 and older, who currently rely on a single senior center that operates at or near capacity. The new center will provide essential services such as wellness programming, social activities, and nutrition support, with design considerations that promote aging in place.

Additionally, the City recognizes the importance of multi-purpose community centers as resilience hubs for education, recreation, workforce training, and social support, especially in underserved areas. Public engagement also emphasized the need for facilities that meet ADA standards, serve residents with mobility impairments, and provide integrated services for individuals with developmental and behavioral health needs.

Investments in parks and recreational amenities were also identified as a top priority. While Tallahassee has 88 existing parks, equitable geographic distribution and access remain challenges, particularly in low- and moderate-income (LMI) neighborhoods.

How were these needs determined?

Needs were identified through the City's Five-Year Strategic Plan (2024-2029), recent updates to the Capital Improvement Plan, and public input sessions conducted during the development of the 2025–2029 Consolidated Plan. Stakeholder consultations with service providers, the Council on Culture & Arts (COCA), and local nonprofit organizations also contributed to identifying facility gaps.

Public Improvements

As Tallahassee continues to invest in infrastructure, the need for targeted public improvements remains high, especially in areas disproportionately impacted by environmental hazards, aging infrastructure, and transportation gaps.

Key public improvement priorities include:

- Street and sidewalk repairs, particularly in the Southside and Frenchtown neighborhoods
- Drainage and stormwater management, to address flooding risks intensified by climate change
- Expansion of water, sewer, and utility systems to accommodate population growth and promote health equity
- Connectivity and multimodal transportation infrastructure, including bike lanes and transit corridor improvements

A notable project reflecting the City's commitment is the Southside sidewalk connector, which received \$600,000 in funding from the Tallahassee Community Redevelopment Agency in 2024. This initiative strengthens mobility for residents in LMI neighborhoods and supports broader walkability and public safety goals.

These improvements align with the City's climate resilience and hazard mitigation objectives by ensuring infrastructure is adaptive to increasing rainfall, storm intensity, and urban heat island effects.

How were these needs determined?

Public infrastructure needs were derived from the City's Blueprint Intergovernmental Agency priorities, the Tallahassee Five-Year Strategic Plan, and community-led assessments, including the Blueprint 2020 referendum. Engineering studies and neighborhood-level environmental risk mapping helped identify areas with critical stormwater and drainage vulnerabilities. Public workshops and stakeholder interviews further validated project prioritization.

Public Services

Access to robust public services is central to supporting Tallahassee's LMI households and special populations. The jurisdiction has identified the following areas of high need:

- **Senior services**, such as meal delivery (e.g., Meals on Wheels), medical transportation, and wellness programs
- **Youth development**, including after-school programs, job-readiness training, mentorship, and recreational services
- **Homeless assistance**, encompassing emergency shelter, housing navigation, behavioral health care, and employment services
- **Food access programs**, to serve residents in food deserts and reduce food insecurity through partnerships with nonprofits and local food banks

Recent statistics underscore the severity of these needs: Based on the most recent data from the U.S. Census Bureau, approximately 23.2% of Tallahassee residents live below the federal poverty line. According to Feeding America's 2024 "Map the Meal Gap" study, Leon County's food insecurity rate is currently estimated at 12%, with just over 30,000 residents experiencing food insecurity, placing the region among the highest-need areas in Florida. Senior services demand has also increased sharply, in 2023, Elder Care Services served 2,140 seniors and delivered over 100,000 meals through congregate and home-delivered meal programs, demonstrating the organization's significant impact on the community.

The City's Opportunity Zone designation in multiple census tracts further highlights the systemic socioeconomic barriers that require continued investment in community-based services.

How were these needs determined?

Needs were determined through analysis of U.S. Census poverty data, the Feeding America Meal Gap Report, and findings from the City's Strategic Plan, Opportunity Zone analyses, and annual social services funding requests. The city also engages with a wide network of community-based organizations through competitive grants and service provider convenings to understand emerging public service trends and unmet needs.

Market Analysis

MA-05 Overview

The Housing Market Analysis provides a comprehensive snapshot of the City of Tallahassee's current housing landscape, highlighting trends in housing supply, affordability, quality, and accessibility. This section evaluates the availability of affordable housing, the condition of existing units, and specialized housing needs, while also identifying key challenges that impact housing stability for residents.

Housing Supply and Availability

Tallahassee's housing stock includes a diverse mix of single-family homes, multi-family units, and subsidized housing options. However, current data indicates that the existing supply does not fully meet the needs of the City's residents, particularly for low- and moderate-income households. A persistent gap in affordable and workforce housing remains a challenge, with increasing demand outpacing available inventory.

Housing Affordability

Housing affordability continues to be one of the most significant challenges in Tallahassee. Cost burden—where households spend more than 30% of their income on housing—remains a leading issue, particularly among renters. Rising housing costs, combined with relatively stagnant wages for many workers, underscore the critical need for expanded affordable housing options and economic development.

Housing Conditions and Rehabilitation Needs

The age and condition of the housing stock play a key role in shaping the quality and livability of residential units. A significant portion of Tallahassee's housing was built before 1980, increasing the likelihood of maintenance issues and the need for structural rehabilitation. Preserving and upgrading aging housing units is essential to maintaining affordability and ensuring safe, decent living conditions.

Public and Assisted Housing

The Tallahassee Housing Authority (THA) is a cornerstone of the City's affordable housing infrastructure, managing 346 public housing units and administering 2,566 Housing Choice Vouchers (HCVs). However, high demand and lengthy waiting lists reflect the ongoing shortage of affordable rental housing. Expanding subsidized housing opportunities and increasing investment in preserving affordable units remain priorities.

Homeless Facilities and Services

The City's homeless service network includes emergency shelters, transitional housing, and permanent supportive housing. However, the demand for emergency and long-term housing solutions continues to exceed capacity, requiring expanded shelter services, supportive housing initiatives, and coordinated efforts to prevent homelessness.

Special Needs Housing and Services

Certain populations, including seniors, individuals with disabilities, and survivors of domestic violence, require specialized housing and supportive services to maintain independence and stability. Expanding accessible housing options and integrating supportive services into existing housing programs are key strategies for meeting these needs.

Barriers to Affordable Housing

The city is committed to increasing the supply of affordable housing, but rising development costs and limited resources can impact housing affordability and new development. Strategic use of limited funding to maximize resources remains a focus.

Additional Considerations in the Housing Market Analysis

Economic Development and Workforce Training

Beyond housing, economic stability plays a critical role in housing security. Workforce development programs that align with the City's major employment sectors can help low- and moderate-income residents increase their earning potential, improving long-term housing affordability.

Broadband Access for Low- and Moderate-Income Households

Reliable internet access is a necessity for education, employment, and essential services. Ensuring broadband accessibility for low- and moderate-income households is a growing priority, as digital inclusion directly impacts economic and social mobility.

Hazard Mitigation and Climate Resilience

Tallahassee's aging housing stock is increasingly vulnerable to natural disasters, extreme weather, and climate-related hazards. Low- and moderate-income households face heightened risks of displacement due to these factors, making hazard mitigation strategies—such as storm-resistant housing, infrastructure improvements, and emergency preparedness—critical for long-term housing stability.

Conclusion

The Housing Market Analysis underscores the need for a multi-faceted approach to housing challenges in Tallahassee. By addressing affordability, housing quality, public housing availability, and the unique needs of vulnerable populations, the city can work toward a more inclusive and stable housing market that meets the needs of all residents.

MA-10 Number of Housing Units 91.310(a) 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). Understanding the distribution and characteristics of residential units supports the City’s ability to assess the availability of housing options for households across all income levels.

All residential properties by number of units		
Property Type	Number	%
1-unit detached structure	37488	39%
1-unit, attached structure	9624	10%
2-4 units	11994	13%
5-19 units	12655	13%
20 or more units	21395	22%
Mobile Home, boat, RV, van, etc.	1960	2%
Total	95,116	100%

Table 1 – Residential Properties by Unit Number

Data Source: 2019-2023 ACS

Unit Size by Tenure				
	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	2583	5%
1 bedroom	439	1%	9530	18%
2 bedrooms	4300	13%	19614	37%
3 or more bedrooms	29631	86%	21727	41%
Total	34370	100%	53454	100%

Table 2 – Unit Size by Tenure

Data Source: 2019-2023 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 maintains a varied housing inventory that reflects the city’s growth patterns, land use, and evolving demographic needs. According to the 2019–2023 American Community Survey (ACS) estimates, Tallahassee has a total of 95,116 housing units. Most of these

units (39%) are single-family detached homes, which remain the most common residential building type in the city. Multifamily housing, including structures with five or more units, accounts for 35% of the overall housing stock—demonstrating a relatively diverse mix of unit types that can serve a range of household sizes and living arrangements. Smaller multifamily buildings with 2 to 4 units make up an additional 13% of the total housing inventory, and attached single-family homes comprise 10%. Mobile homes and non-traditional structures such as boats, vans, or recreational vehicles account for just 2% of the total, indicating a relatively small portion of the housing stock falls into categories often associated with housing instability or vulnerability.

When examined by tenure and size, the City’s housing units reveal important insights into housing availability by household type. Among owner-occupied units, a vast majority (86%) contain three or more bedrooms, reflecting the preference for larger homes in ownership stock. This is consistent with typical household patterns in suburban and family-oriented neighborhoods. Conversely, rental units are more evenly distributed across smaller sizes, with 37% containing two bedrooms and 18% containing one bedroom. Additionally, 5% of rental units are efficiency or studio apartments. This distribution has important implications for local housing needs, particularly for single adults, seniors, and individuals exiting homelessness, many of whom require smaller, more affordable units.

To meet the needs of low- and moderate-income residents, the City of Tallahassee has implemented a coordinated strategy using federal, state, and local funding sources, and flexible land use policies. Through programs such as HOME, the Community Development Block Grant (CDBG), the State Housing Initiatives Partnership (SHIP), and the locally administered Affordable Housing Trust Fund (AHT), the City supports both the production and preservation of affordable housing. These investments are designed to serve households earning at or below 80% of the Area Median Income (AMI), including extremely low-, very low-, and low-income households. Targeted household types include families with children, elderly residents, individuals with disabilities, persons experiencing or at risk of homelessness, and individuals with special needs.

During the 2020–2024 Consolidated Plan period, the city achieved several key affordable housing milestones. These included the construction of 503 single and multifamily units, the rehabilitation of 463 existing units, and the provision of homebuyer financial assistance to 116 low- and moderate-income households. The city utilized CDBG funding to rehabilitate or enhance public facilities and infrastructure. Additionally, Public services, including after school care, meals on wheels, permanent relocation, and homeless prevention services were provided to over 12,000 extremely low-, low-, and moderate-income individuals and families.

Looking ahead, the City's goals for the 2025–2029 Consolidated Plan period include the rehabilitation of 125 housing units, financial assistance to 75 homebuyers, construction of 50 new units, and provide needed public services including homeless prevention to over 7,500 individuals and families. These efforts will continue to be supported by SHIP and AHT funding as local matches to federal programs. As outlined in the City's Local Housing Assistance Plan (LHAP), the city will leverage SHIP funding for rehabilitation and construction projects, along with homeowner counseling. These investments will ensure continued support for the most vulnerable residents and maintain long-term affordability in the city's housing stock and align with the City's 2029 Strategic Plan.

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 346 public housing units and 2,566 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 1,900 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 2022 Rental Market Study outlines developments and units' preservation risk factors. Leon County reports there are three developments (457 units) that have Florida Housing Finance risk, two (105 units) has Rural Development maturing mortgages, two developments (102 units) with HUD expiring rental assistance. There are 24 developments and 2,436 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 the City's need to expand housing type and capacity. 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 2023 ACS is \$56,146 for a household. According to Zillow, the median home sales price in Tallahassee is \$284,000, 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 \$1,500. 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. As of the latest available information, the Tallahassee Housing Authority (THA) maintains a high occupancy rate for its public housing units. Specifically, a report from approximately three years ago indicated a vacancy rate of roughly 2%, implying an occupancy rate of about 98%. With high utilization rates, waitlists for subsidized housing are long and do not open regularly. There are 840 individuals in households experiencing homelessness at the time of the 2024 PIT Count, including 192 youth and 112 veterans. Additionally, 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 Cost of Housing 91.310(a) 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 data from the 2019–2023 American Community Survey (ACS) and 2016–2020 Comprehensive Housing Affordability Strategy (CHAS) to better reflect the current market and affordability conditions.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2023	% Change
Median Home Value	194,500	276,000	29.5%
Median Contract Rent	875	1,238	29.3%

Table 1 – Cost of Housing

Data Source: 2010 Census (Base Year), 2019-2023 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,656	3.3%
\$500-999	12,347	24.8%
\$1,000-1,499	22,137	44.5%
\$1,500-1,999	9,752	19.6%
\$2,000 or more	3,887	7.8%
Total	49,779	100%

Table 2 - Rent Paid

Data Source: 2019-2023 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,200	No Data
50% HAMFI	8,290	1,902
80% HAMFI	29,485	6,247
100% HAMFI	No Data	9,306
Total	39,975	17,455

Table 3 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,062	1,183	1,339	1,708	1,903
High HOME Rent	990	1,062	1,276	1,465	1,615
Low HOME Rent	776	831	998	1,153	1,286

Table 4 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Within the City of Tallahassee, 2,200 rental units are affordable to households earning 30% HAMFI, a notably low number given the population's need. While there are 8,290 units available for those earning 50% HAMFI, these options remain limited. Meanwhile, households earning 80% HAMFI have access to 29,485 units, suggesting that middle-income renters have significantly better access to housing. For homeowners, opportunities for those earning 30% HAMFI are essentially nonexistent, while only 1,902 units are available to those earning 50% HAMFI. By contrast, homeowners earning 100% HAMFI have access to 9,306 units, reinforcing that higher-income households face fewer barriers to securing affordable housing.

The rental market further illustrates these challenges. While 44.5% of renters pay between \$1,000-\$1,499 per month, only 24.8% of renters pay between \$500-\$999, reflecting the limited availability of lower-cost units. With the median contract rent now at \$1,238, affordable housing for low-income households is increasingly out of reach. Rising rental costs disproportionately impacts those earning below the median income, leaving many struggling to find stable housing. This imbalance highlights the growing pressure on low-income renters who face a shrinking pool of affordable options. This limited supply of affordable units correlates with high rates of cost burden, especially among households earning less than 50% HAMFI.

Additionally, the sharp increase in housing costs since 2010 exacerbates these challenges. The median home value has risen by 29.5%, reaching \$276,000, while the median contract rent increased by 29.3%. These rising costs create significant barriers for low-income households looking to enter the housing market. The data underscores that while higher-income households have relatively stable access to housing, those earning 30% and 50% HAMFI face a critical shortage of affordable options. Expanding affordable housing opportunities, particularly for low-income renters and homeowners, will be crucial to achieving a more balanced and inclusive housing market in Tallahassee.

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

The affordability of housing in Tallahassee is likely to become increasingly challenging due to inflation-driven increases in home values and rental costs. Since 2010, the median home value has risen by 29.5%, climbing from \$194,500 to \$276,000, while the median contract rent has increased by 29.3%, from \$875 to \$1,238. These increases align with broader inflation trends, which have driven up construction costs, property maintenance expenses, and utility prices. As the cost of living rises across sectors, these inflated housing costs may disproportionately impact low- and moderate-income households, making it more difficult for them to access stable and affordable housing.

For renters, inflation has likely contributed to higher costs in the rental market. Rising costs for building materials, labor, and property management have driven up rents, with 44.5% of renters now paying between \$1,000-\$1,499 per month. Meanwhile, only 24.8% of renters pay between \$500-\$999, reflecting a shrinking pool of lower-cost rental units. As inflation continues to influence market trends, landlords may pass increased operating expenses onto tenants, making it increasingly difficult for those earning 30% or 50% HAMFI to find affordable rental housing. Households in these income ranges may experience greater rent burdens, forcing difficult trade-offs between housing and other essential expenses.

For homeowners, inflation has similarly influenced property values and associated costs. The 29.5% increase in home values likely reflects higher costs for construction materials, labor shortages, and increased demand in the housing market. These factors make homeownership less attainable for households earning below 80% HAMFI and may place added financial strain on current homeowners through higher property taxes, insurance premiums, and maintenance costs. Without targeted interventions such as down payment assistance, affordable housing development, or expanded housing subsidies, inflation-driven cost increases are expected to further limit access to affordable housing in Tallahassee, particularly for low- and moderate-income households.

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, now reported at \$1,238, aligns closely with HUD's published High HOME Rents and Fair Market Rents (FMR) for two-bedroom units but remains noticeably higher than Low HOME Rent standards. For example, while the High HOME Rent for a two-bedroom unit is \$1,276 and the FMR is \$1,339, the area median rent reflects rising costs that are increasingly challenging for low-income families. Additionally, rents for smaller units, such as efficiencies and one-bedroom apartments, remain high relative to what low-income households can afford. With

only 24.8% of renters paying less than \$1,000 per month, and a significant 44.5% paying between \$1,000-\$1,499, this demonstrates a growing affordability gap that places many families at risk of housing instability.

Although the Tallahassee Housing Authority (THA) continues to offer vital resources such as Housing Choice Vouchers and maintains 346 public housing units and 2,566 voucher subsidies, the rising cost of market-rate rentals limits the ability of low-income households to secure stable housing. Increasing engagement with landlords remains critical to expanding access to affordable housing. While THA's partnership with platforms like GoSection8.com and its landlord portal provides a valuable resource for property owners, the City provides additional outreach and incentives to increase landlord participation in housing vulnerable tenants. The City's Landlord Risk Mitigation Fund, a partnership with Leon County, provides leasing bonuses and rent protection to landlords agreeing to house those exiting homelessness or at risk of becoming homeless, while the City's Emergency Solutions Grant (ESG) funds provide for a Landlord Liaison through the Big Bend Continuum of Care. It's these partnerships that will help mitigate the impact of rising rents by connecting more landlords with families in need of affordable housing.

Discussion

About half of the renters in the city pay between \$1,000 to \$1,499 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. Developing units that align with Low HOME Rent standards will ensure access for the most vulnerable populations, while increasing mixed-income housing developments tied to FMR standards can improve financial feasibility for developers while still offering affordable options. Without targeted efforts to expand affordable housing options and strengthen landlord participation, Tallahassee's rising rent costs may continue to place significant strain on low-income households and contribute to housing instability.

MA-20 Condition of Housing 91.310(a) 91.210(a)

Introduction

Understanding the condition of Tallahassee’s housing stock is essential for assessing housing quality, affordability, and the need for rehabilitation efforts. The U.S. Census identifies "selected" housing conditions as indicators of substandard housing, which include:

- Lack of complete plumbing facilities
- Lack of complete kitchen facilities
- Overcrowding (more than one person per room)
- Housing cost burden (spending more than 30% of household income on housing costs)

The City of Tallahassee’s housing market analysis provides insight into the overall quality of housing and the challenges residents face in securing safe, affordable homes. More than half of renter-occupied homes (58%) and 19% of owner-occupied homes have at least one substandard housing condition, highlighting a critical need for targeted rehabilitation and preservation efforts. Of the total 83,637 housing units reported in the most recent American Community Survey (ACS), approximately 12.1% are vacant while 87.9% are occupied. Within the occupied units, there are 33,045 owner-occupied homes and 50,592 renter-occupied units.

However, rental availability remains limited, with a low vacancy rate of 4.9%. While this suggests a relatively stable rental market, it does not account for the affordability or habitability of available units, leaving many low- and moderate-income renters struggling to secure housing that meets their needs.

Housing Quality and Rehabilitation Needs

The overall quality of Tallahassee’s housing stock varies, influenced by factors such as:

- **Age of the structure** – Older homes may require significant repairs and updates.
- **Housing condition** – Maintenance issues impact livability and long-term affordability.
- **Lead-based paint risk** – Homes built before 1978 may still contain hazardous materials, necessitating remediation.

These “selected conditions” include indicators of substandard housing such as incomplete plumbing or kitchens, overcrowding, and cost burden.

Given these factors, there is a continued need for housing rehabilitation programs to ensure that both owner-occupied and rental units remain safe, livable, and affordable. Continuing targeted

efforts to preserve existing housing stock, improve aging homes, and expand affordable rental options will be crucial in addressing Tallahassee’s long-term housing challenges.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The City of Tallahassee is committed to expanding access to safe, high-quality permanent housing. To achieve this, housing projects and activities must adhere to clear standards for housing condition and rehabilitation suitability. Establishing these definitions ensures that resources are effectively allocated to improve and preserve housing stock.

In accordance with HUD regulations, the City classifies housing conditions as follows:

Standard Condition

A unit is in standard condition if:

- It meets all state and local building codes.
- It does not present any life, health, or safety hazards to occupants

Substandard but Suitable for Rehabilitation

A unit falls into this category if:

- It does not meet standard condition requirements due to structural or system deficiencies.
- It is both structurally sound and financially viable to rehabilitate.

By defining these criteria, the City ensures that housing investments prioritize safety, habitability, and long-term affordability while making the best use of available funding to improve living conditions for residents.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5809	18%	27,690	55%
With two selected Conditions	24	0%	1,439	3%
With three selected Conditions	309	1%	12	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	26,903	81%	21,451	42%
Total	33,045	100%	50,592	100%

Table 1 - Condition of Units

Data Source: 2019-2023 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	7,980	25%	11,110	23%
1980-1999	11,390	35%	18,070	38%
1950-1979	11,265	35%	16,930	35%
Before 1950	1,850	6%	1,995	4%
Total	32,485		48,105	

Table 2 – Year Unit Built

Data Source: 2017-2021 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	13,115	40%	18,930	37%
Housing Units build before 1980 with children present	1,350	4%	1,995	4%

Table 3 – Risk of Lead-Based Paint

Data Source: 2019-2023 ACS (Total Units) 2017-2021 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	6887	4592	11479
Abandoned Vacant Units	0	0	0
REO Properties	2259	565	2824
Abandoned REO Properties	0	0	0

Table 4 - Vacant Units

Data Source: 2019-2023 ACS (Total Units) 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 data indicates a continuing need for both owner-occupied and renter-occupied housing rehabilitation in Tallahassee. The city's housing stock remains older, with 40% of owner-occupied units and 37% of renter-occupied units built prior to 1980, which increases the likelihood of structural deterioration and outdated systems. Additionally, 6% of owner-occupied and 4% of renter-occupied units were constructed before 1950, highlighting the presence of even older properties that are at a higher risk of requiring significant repairs or rehabilitation.

In terms of housing conditions, 18% of owner-occupied units and 55% of renter-occupied units reported having at least one substandard housing condition, such as lack of plumbing, kitchen facilities, or heating. This highlights a greater need for rehabilitation among rental units, where over half of the properties exhibit deficiencies. Moreover, 4% of owner-occupied and 4% of renter-occupied units built before 1980 house children, reinforcing the urgency to address potential lead-based paint hazards and other unsafe living conditions in these older homes.

Vacancy data further underscores the need for targeted rehabilitation efforts. Of the 11,479 total vacant units, 6,887 units are deemed suitable for rehabilitation, while 4,592 units are categorized as not suitable for rehabilitation. Similarly, of the 2,824 REO properties, 2,259 are identified as suitable for rehabilitation, indicating potential opportunities to restore and reintroduce these units into the housing market. Given the significant proportion of older housing stock, the high number of units with identified deficiencies, and the available inventory of vacant and REO properties suitable for rehabilitation, there is a clear need for strategic investment in rehabilitation programs. These efforts should prioritize both improving existing units and preserving affordable housing opportunities for low- to moderate-income households. The City's existing rehabilitation program includes lead risk assessments for eligible households and prioritizes units occupied by families with children under age six.

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

Lead-based paint continues to pose a potential health risk in older housing units, particularly those occupied by low- or moderate-income families. Lead-based paint was widely used prior to 1978 and remains a concern in older homes where paint may be deteriorating, cracking, or creating dust. For this report, data from units constructed prior to 1980 has been analyzed to assess potential lead-based paint (LBP) hazards.

According to the most recent data, there are 13,115 owner-occupied units and 18,930 renter-occupied units in Tallahassee that were built before 1980, totaling 32,045 units that may contain lead-based paint. Of these, 1,350 owner-occupied units and 1,995 renter-occupied units are

known to house children. While these numbers are lower than last year's data, they still indicate a significant number of households potentially at risk of LBP exposure.

Given that low- and moderate-income families are more likely to occupy older, lower-cost housing stock, many of these units are assumed to be occupied by income-eligible households. Additionally, older renter-occupied units, which often house a higher proportion of low-income families, present a particularly heightened risk due to higher rates of deferred maintenance and deteriorating paint conditions. The continued investment of funding in housing rehabilitation programs is crucial to reducing these risks by ensuring LBP testing, abatement, and improved housing conditions.

Discussion

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 none 91.210(b)

Introduction

Public housing plays a critical role in ensuring safe, decent, and affordable rental housing for low- and moderate-income families, seniors, and individuals with disabilities. The Tallahassee Housing Authority (THA) is responsible for managing and maintaining public housing developments and administering Housing Choice Vouchers (HCVs) to expand access to affordable housing in the community.

This section of the Consolidated Plan provides an overview of:

- The number of public housing units and vouchers available in Tallahassee
- The physical condition of public housing developments
- Ongoing efforts to maintain and improve public housing infrastructure

With high demand and limited supply, THA’s housing stock and voucher program remain essential tools in addressing the city’s affordability challenges. Ensuring that these housing resources are well-maintained, expanded where possible, and effectively managed will be a key priority for the THA in the coming years.

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	0	0	346	2566	372	1690	292**	16**	196**
# of accessible units			17	N/A***					

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

** these are also Tenant-based total vouchers

*** THA does not keep data on accessible unit selection by tenants

Table 1 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The Tallahassee Housing Authority (THA) manages a total of 346 public housing units in its housing stock. This includes three primary public housing developments:

- Springfield Apartments
- Pinewood Place Apartments
- Columbia Gardens at South City

In addition to these developments, THA owns 12 apartments at Hidden Pines on Trimble Road and 41 scattered site houses located throughout the City and County.

Of the 346 public housing units, 13 units are designated as handicapped accessible for elderly and disabled families. Among these accessible units, 13 units are equipped with wheelchair-accessible ramps, with 5 units featuring accessible showers. Additionally, 6 units are equipped with accessible stoves, and 3 units include smoke detectors for the hearing impaired.

The distribution of accessible units is as follows:

- 5 units at Springfield Apartments
- 8 units at Pinewood Place

These developments play a critical role in serving low-income residents, including families, seniors, and individuals with disabilities, and highlight the need for ongoing maintenance, rehabilitation, and investment to preserve affordable housing resources in Tallahassee.

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

The Tallahassee Housing Authority (THA) manages a total of 346 public housing units, all of which are included in the approved Public Housing Agency (PHA) Plan. These units are distributed across three primary public housing developments — Columbia Gardens at South City (formerly Orange Avenue Apartments), Springfield Apartments, and Pinewood Place Apartments — along with 12 apartments at Hidden Pines and 41 scattered site houses located throughout the city and county.

HUD’s Real Estate Assessment Center (REAC) conducts routine physical inspections of public housing properties to ensure they meet HUD’s Housing Quality Standards (HQS), which require housing to be decent, safe, sanitary, and in good repair. A passing score for a REAC Physical Inspection is 60 or above. Based on the most recent REAC inspection reports, the condition of THA’s public housing units meets or exceeds HUD’s Housing Quality Standards. Additionally, of the 346 units, 13 units are designated as handicapped

accessible for elderly and disabled families. These accessible units include features such as wheelchair-accessible ramps, accessible showers, stoves designed for accessibility, and smoke detectors for the hearing impaired.

While THA’s public housing stock is maintained in accordance with HUD standards, the age of many units necessitates ongoing maintenance and periodic rehabilitation to ensure continued compliance with quality standards and the safety of residents. Efforts to address these needs are integrated into THA’s approved PHA Plan, which outlines funding priorities and capital improvement strategies to maintain and enhance the existing public housing inventory.

Public Housing Condition	
Public Housing Development	Average Inspection Score
N/A	N/A

Table 2 - Public Housing Condition

Note: Requested inspection information but unable to collect.

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

The Tallahassee Housing Authority (THA) has undertaken a strategic and phased approach to modernizing its aging public housing stock, with the most transformative being the redevelopment of the former Orange Avenue Apartments. Originally constructed in 1972, Orange Avenue was one of the city’s oldest and most physically deteriorated public housing developments. The site consisted of barracks-style buildings plagued by inefficient layouts, failing infrastructure, including HVAC, plumbing, and electrical systems and persistent flooding issues, as many units were in the floodplain.

Recognizing the site’s unsuitability for continued occupancy, THA commissioned a consultant-led analysis that confirmed the property met HUD’s obsolescence test, supporting full redevelopment rather than rehabilitation. THA subsequently applied for and received HUD approval under Section 18 for the demolition and disposition of 200 obsolete units. The demolition process was phased to ensure the safe and dignified relocation of all affected residents prior to site clearance.

In partnership with Columbia Residential, THA reimagined the site as Columbia Gardens at South City, a vibrant, service-enriched, mixed-income community. The redevelopment is being carried out in multiple phases. Phases I and II were completed and celebrated with a ribbon-cutting ceremony in September 2024, delivering 290 new or reconstructed units, which include a blend of deeply subsidized, workforce, and market-rate housing. These new units are designed to be energy-efficient, resilient to climate impacts, and aligned with modern building codes.

Phase III is now underway and will add 90 additional units of senior-specific affordable housing, helping to address the growing demand for age-appropriate, accessible housing options. THA remains committed to one-for-one replacement of all deeply subsidized units displaced by the original demolition, ensuring long-term housing stability for its low-income residents.

Columbia Gardens at South City features a range of community-oriented amenities designed to support upward mobility and resident well-being, including:

- A community swimming pool
- Computer lab
- Fitness center
- Playground
- Multi-use community space with wraparound supportive services

Looking ahead, Phases IV (and beyond) are in the planning stages. These phases are expected to yield an additional 100+ units but remain contingent on securing competitive Low-Income Housing Tax Credits (LIHTC) through the Florida Housing Finance Corporation. The final demolition of legacy structures on Sebring and Bates Drives is scheduled for 2024 to make way for these future phases.

The Gardens at South City redevelopment underscores the broader need for reinvestment across THA’s public housing portfolio. Many of THA’s properties were constructed decades ago and now suffer from significant deferred maintenance, obsolete systems, and noncompliance with accessibility and energy standards. HUD operating subsidies alone are insufficient to cover the cost of large-scale revitalization. As a result, THA’s continued success will rely on a combination of federal subsidies, LIHTC financing, state grants, and innovative public-private partnerships. The Columbia Gardens redevelopment sets a precedent for future efforts in Tallahassee: housing that is resilient, inclusive, and supportive of resident success.

(Source: [THA Redevelopment Overview](#) | [THA Orange Avenue Redevelopment FAQ](#))

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

Physical Improvements and Maintenance Assessments

THA is planning a Physical Needs Assessment (PNA) for its entire public housing portfolio to identify capital needs and guide future upgrades. The authority also prioritizes regular maintenance, curb appeal improvements, and security upgrades, including fencing, lighting, and surveillance, to ensure a safe and well-maintained environment.

(Source: [THA Annual Agency Plan – FY2024](#))

Redevelopment of Additional Properties

In addition to The Gardens at South City, THA is evaluating redevelopment opportunities

at Springfield Apartments. The agency intends to apply for Capital Fund Program (CFP) and Choice Neighborhood Planning Grants to finance large-scale improvements or conversions to mixed-income communities. (Source: [THA Annual Agency Plan – FY2024](#))

Supportive Services and Partnerships

THA provides access to wraparound services in collaboration with community partners. Through its Family Self-Sufficiency (FSS) program and Resident Opportunity & Self Sufficiency (ROSS) grants, THA helps residents access job training, education, and financial coaching.

Community Engagement and Resident Inclusion

THA holds regular resident meetings and surveys to ensure redevelopment aligns with resident input and expectations. Outreach includes public engagement during planning phases, monthly newsletters, and in-person resident meetings.

Purpose-Built Partnerships for Long-Term Transformation

THA works alongside the South City Foundation and Purpose-Built Communities to implement a holistic neighborhood revitalization model. These collaborations help integrate housing improvements with educational initiatives, health access, and economic mobility in Tallahassee's South City neighborhood which is part of the City's Southside Action Plan.

Discussion:

Public housing remains a critical component of Tallahassee's affordable housing infrastructure, serving low-income families, seniors, and persons with disabilities. The Tallahassee Housing Authority (THA) plays a central role in maintaining, modernizing, and expanding this resource through a strategic blend of redevelopment, capital improvements, and resident-focused support services. While the existing stock meets HUD's Housing Quality Standards, the age of the developments requires sustained investment and revitalization to meet current and future needs. THA's multi-phase redevelopment initiatives, upcoming Physical Needs Assessment, and integration of holistic, place-based revitalization strategies demonstrate a long-term commitment to ensuring that public housing contributes not only to housing stability but also to neighborhood transformation and upward mobility. Continued coordination, funding, and community engagement will be essential to preserve and enhance public and assisted housing for Tallahassee's most vulnerable residents.

MA-30 Homeless Facilities 91.310(b) 91.210(c)

Introduction

The Big Bend Continuum of Care (CoC), FL-506, leads the regional homelessness response system, coordinating services across multiple counties, including the City of Tallahassee. As of the 2024 Housing Inventory Count (HIC) conducted in January 2024, the Big Bend CoC reported a total of 1,404 year-round beds available for individuals and families experiencing homelessness. This includes capacity for emergency shelter (ES), transitional housing (TH), and permanent supportive housing (PSH). The HIC also identifies 101 family units with 402 beds, 975 adult-only beds, and 27 child-only beds, with subsets including 442 beds for chronically homeless persons, 388 for veterans, and 27 for youth. The CoC also administers HUD-VASH vouchers in partnership with the Veterans Administration to expand housing access for veterans.

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)	185	0	88	35	65
Households with Only Adults	383	0	70	407	0
Chronically Homeless Households	0	0	0	442	0
Veterans	0	0	52	273	0
Unaccompanied Youth	12	0	15	0	0

Table 43 - 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 of Tallahassee uses its Emergency Solutions Grant (ESG) allocation to support a range of interventions: Rapid Re-Housing (RRH), Homelessness Prevention, Street Outreach, and HMIS (Homeless Management Information System). These ESG-supported services work in concert with CoC programs to ensure a system-wide, coordinated approach to both immediate crisis response and long-term housing stabilization.

Comprehensive Resources for Individuals Experiencing Homelessness

The Big Bend Continuum of Care (CoC) maintains an extensive resource directory to help individuals access critical services, including:

- Shelter and Housing Support
- Food and Clothing Assistance
- Drop-in Centers and Outreach Programs
- Behavioral Health and Medical Services
- Job Training and Employment Placement
- Family and Legal Services
- Veterans' Assistance
- Financial Support and Benefit Access
- Transportation Assistance

This resource guide is available in both English and Spanish, and individuals experiencing homelessness can also dial 2-1-1 for real-time referrals to available services.

Discharge Planning and Prevention Strategies

To prevent individuals from exiting institutional settings into homelessness, CoC service providers actively participate in discharge planning across multiple systems of care, including:

- Foster care
- Healthcare and behavioral health providers
- Correctional facilities

This collaborative approach employs prevention and diversion strategies to reduce unnecessary entries into homelessness. When individuals are at risk of homelessness upon discharge, providers work to secure emergency shelter placements or rapid rehousing solutions to prevent them from returning to unsheltered environments.

Employment and Financial Assistance for Individuals Exiting Homelessness

The CoC supports increased access to employment and financial resources through:

- Local workforce development programs
- CareerSource employment initiatives
- Vocational rehabilitation services
- SSI/SSDI Outreach, Access, and Recovery (SOAR) specialists

SOAR specialists assist individuals experiencing or exiting homelessness in applying for Supplemental Security Income (SSI) and Social Security Disability Insurance (SSDI) benefits, ensuring they receive financial support to stabilize their housing situation.

The Kearney Center: A Centralized Entry Point for Services

The Kearney Center, in collaboration with community partners, serves as a primary access point for emergency shelter and essential services across Tallahassee and the eight-county Big Bend region. Services include:

- Emergency shelter accommodations
- Daily meal services
- Medical assistance and health screenings
- Daytime services and case management

The Kearney Center also facilitates discharge planning for individuals exiting inpatient behavioral health and medical facilities who lack stable housing. On-site CESC Health Services, in partnership with Tallahassee Memorial Hospital, provides:

- Nightly medical services and medication assistance
- Expanded access to dental services for homeless individuals

Permanent Housing Solutions and Supportive Housing Programs

In addition to emergency and transitional services, the CoC's 2024 Housing Inventory Count identifies several permanent housing programs designed to serve veterans, families, and individuals facing chronic homelessness:

- **Advocates for Veterans Housing (Family Promise of the Big Bend) - Rapid Re-Housing program supporting 10 adult veterans**
The AVH program specializes in addressing homelessness among veterans and their families in the Big Bend area. It employs a Rapid Re-Housing model, providing funding to stabilize households experiencing or at risk of homelessness. The program collaborates with landlords and community partners, including employment specialists and mental health providers, to assist clients in securing and maintaining permanent housing.
- **Supportive Services for Veteran Families (SSVF) - Family Endeavors - Provides four family beds and 21 adult beds, including one family unit**
Family Endeavors administers the SSVF program, offering rapid re-housing and homelessness prevention services to very low-income veterans and their families. Services include emergency financial assistance and case management to help veterans secure and retain permanent housing.
- **Maryland Oaks (Good News Outreach) - Offers 112 family beds and 34 adult-only beds**
Maryland Oaks Crossing provides low-barrier housing to families with dependent children seeking stable and affordable housing with supportive services. Services offered include

food pantry distribution, health screenings, tutoring, financial literacy, case management, and counseling. The program aims to transition participants to stable traditional housing.

- **Permanent Supportive Housing (PSH) - Tallahassee Housing Authority**

The Tallahassee Housing Authority offers vouchers for Permanent Supportive Housing (PSH) graduates, totaling 25 beds, transitioning to stable housing. These vouchers assist formerly homeless individuals in maintaining long-term housing stability with comprehensive services. While the specific numbers of beds and units for these programs may vary over time, the programs continue to operate with the goal of providing housing and supportive services to their target populations. For the most current information, it's recommended to contact the respective organizations directly or consult the latest reports from the Big Bend Continuum of Care.

Permanent Supportive Housing (PSH) provides long-term housing solutions combined with supportive services to help vulnerable and chronically homeless individuals maintain stability. These services include:

- Benefit acquisition (SSI/SSDI, SNAP benefits)
- Employment services (CareerSource, Vocational Rehabilitation)
- Specialized programs for individuals with disabilities
- Community-based support networks to ensure continued independence

Conclusion

Through a combination of emergency assistance, transitional housing, and permanent supportive housing, Tallahassee's homelessness response system continues to evolve to meet the needs of its most vulnerable residents. By leveraging federal, state, and local resources, the CoC and its partners are working toward a future where homelessness is rare, brief, and nonrecurring.

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 Continuum of Care (CoC) plays a crucial role in coordinating Tallahassee's homeless crisis response system, working toward the goal of preventing and ultimately ending homelessness in the region. To achieve this, the Big Bend CoC (FL-506) secures funding from local, state, and federal sources, distributing these funds to direct service providers who operate programs in alignment with CoC strategies and regulatory requirements.

Each year, the Big Bend CoC competes for federal and state funding to expand and sustain its network of homelessness prevention and intervention services. Recent HUD CoC program funding has supported critical initiatives, including permanent supportive housing, rapid re-housing, homelessness prevention, and data management.

Big Bend CoC Programs and Initiatives

CoC Planning Project

Supports core operations as the CoC's Lead Agency, including:

- Conducting the Point-in-Time (PIT) Count and Housing Inventory Count (HIC)
- Submitting funding applications through HUD's Notice of Funding Availability (NOFA)
- Monitoring and compliance oversight for CoC-funded programs
- Coordinating regional planning efforts to strengthen homeless services

Homeless Management Information System (HMIS)

- Manages the centralized data system that tracks homelessness trends, program performance, and service delivery outcomes
- Supports HUD-mandated data collection, reporting, and compliance
- Provides training and technical support for system users

Permanent Supportive Housing Programs

A Place Called Home & A Place Called Home for Families (Ability 1st)

- Provides permanent supportive housing for chronically homeless individuals and families where at least one member has a disability
- Supports 45 chronically homeless adults and 13 families with stable housing, case management, and life skills training
- Housing coordinators assist with lease negotiations, rent payments, and individualized service planning

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

- Offers rental assistance and supportive services to individuals experiencing chronic homelessness with disabilities
- Focuses on intensive case management, financial education, and tenant skills training to increase housing stability

Rapid Re-Housing (RRH) Programs

HUD RRH for Youth (Capital City Youth Services - CCYS)

- Provides temporary housing, hotel vouchers, and homelessness prevention services for youth experiencing homelessness
- Includes a Housing Specialist dedicated to securing stable housing placements

Safe Landing (Refuge House)

- Provides rapid re-housing and support services for survivors of domestic violence fleeing unsafe situations
- Ensures immediate access to safe housing and long-term stability resources

Emergency and Crisis Housing Services

Kearney Center (CESC)

- Serves as Tallahassee's primary emergency shelter and resource hub
- Offers immediate shelter, basic needs assistance, and coordinated entry into permanent housing solutions
- Connects individuals and families to long-term housing support and stabilization services

Conclusion

Through its network of housing and service providers, the Big Bend CoC continues to expand pathways to permanent housing, ensuring that individuals and families experiencing homelessness receive the support they need to rebuild their lives. By leveraging federal, state, and local resources, these programs work to reduce barriers, provide critical interventions, and create long-term solutions to homelessness in Tallahassee.

MA-35 Special Needs Facilities and Services 91.310(c) 91.210(d)

Introduction

The City of Tallahassee is dedicated to ensuring that individuals with special needs and those experiencing homelessness have access to safe, stable housing and essential services that promote long-term well-being. Through strategic investments, collaborative partnerships, and targeted funding, the city is working to expand affordable housing, enhance public services, and improve community infrastructure to better support vulnerable populations.

By working closely with direct service providers, the Big Bend Continuum of Care (Big Bend CoC), and Big Bend Community Based Care (Big Bend CBC), the city takes a comprehensive approach to addressing homelessness and housing instability. This includes increasing affordable housing options, strengthening service coordination, and leveraging Emergency Solutions Grant (ESG) funding to support high-priority needs. The city also ensures accountability and data-driven decision-making by requiring ESG and CoC funding recipients to participate in the Homeless Management Information System (HMIS).

In addition to its federal funding initiatives, the city allocates non-federal resources to support the Comprehensive Emergency Services Center, reinforcing its commitment to a holistic and sustainable response to homelessness and special needs housing.

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 institutional settings, needed services include homeowner rehabilitation, accessibility modifications, transportation assistance, and in-home care coordination. According to the Shimberg Center's Assisted Housing Inventory for Leon County, there are 10 affordable developments that target the elderly population, who need more affordable housing options. Aging in place is increasingly prioritized through retrofitting existing homes with ramps, grab bars, and energy-efficient improvements. Residents 55 and older also benefit from meal delivery, medical transportation, and referrals to other health and wellness services. Typically, elderly people who are 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 support 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 are 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 are essential to this population's housing and health stability.

Public Housing

Persons residing in public housing projects benefit from Family Self Sufficiency programs which pair affordable housing with services such as case management guidance, Vocational training, transportation, assisting with employment search, education, homeownership, and physical and mental well-being. Through case management supports funded by HUD resources, individuals with special needs, particularly those not experiencing literal homelessness, can maintain stable housing and participate in recovery-oriented services that promote self-sufficiency.

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 exiting institutional care settings are 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 support 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 support that addresses 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 1st, 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 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 CoC's discharge planning working group meets quarterly and includes participation from correctional institutions, behavioral health hospitals, and shelters to prevent gaps in housing placement.

The Big Bend CoC encourages board participation across a broad set of community systems. Its governance structure includes representation from sectors such as public health, behavioral health, victim services, education, workforce, housing, and emergency response. Members include Local governments (City of Tallahassee and Leon County), Tallahassee Housing Authority, Center for Independent Living, Refuge House (DV service provider), Veterans Affairs, Apalachee Mental Healthcare Center, Leon County School District, CareerSource Capital Region, Kearney Center, Ability 1st, Capital City Youth Services, Big Bend Homeless Coalition, and Neighborhood Medical Center.

This collaborative governance model promotes service alignment, leverages funding, and ensures a coordinated response to the diverse needs of persons with special needs.

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)

- Senior services to offer home safety for residents 55 and older
- Case management, counseling, and preventive education
- Support services for persons with disabilities, including accessibility retrofits
- Environmental modifications for accessible housing
- Substance use recovery support and transitional housing referrals
- Case management for individuals returning from institutional care

These activities will align with the City's Annual Action Plan goals to expand supportive housing and improve housing stability among non-homeless special needs populations.

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 the previous question.

MA-40 Barriers to Affordable Housing 91.310(d) 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Tallahassee faces several public policy challenges that continue to impact the development, availability, and accessibility of affordable housing. While various efforts have been made to expand housing opportunities, certain public policies, regulatory frameworks, and economic factors have created obstacles that hinder residential investment and limit the growth of affordable housing. These barriers include issues in zoning, development processes, and broader socio-economic challenges.

Regulatory and Institutional Barriers: Several regulatory practices in Tallahassee contribute to delays, higher costs, and reduced investment in affordable housing:

- **Density Restrictions:** Zoning regulations that restrict higher-density developments limit the potential for cost-effective, multi-family housing projects. Increasing density allowances in strategic areas could encourage more affordable housing development by allowing developers to spread costs across a larger number of units. Additionally, these policies can lead to underutilization of land and create barriers to building a mix of affordable housing types.
- **Affordable Housing Proximity to Transit:** Affordable housing developments in Tallahassee often face challenges related to transit accessibility. With low-income households being more reliant on public transportation, limited affordable housing options near major transit hubs restrict residents' mobility and access to employment, education, and services.
- **NIMBY (Not in My Back Yard) Syndrome:** Community opposition to affordable housing developments continues to pose challenges. The social and financial stigma surrounding affordable housing can lead to resistance from property owners and neighborhood groups, further limiting the development of much-needed units.

Economic and Financial Barriers: In addition to regulatory hurdles, economic factors significantly impact residential investment in affordable housing:

- **Rising Land and Construction Costs:** Increased land values in Tallahassee combined with inflation-driven spikes in construction materials and labor costs have made it more challenging to develop affordable housing units. As a result, developers face reduced financial incentives to build below-market-rate units.
- **Federal and State Funding Reductions:** Decreases in federal and state funding for affordable housing programs limit resources available for new development and

housing rehabilitation. This funding gap places greater strain on local governments and non-profit organizations to finance affordable housing initiatives.

- **Cost of Code Compliance:** Upgrading existing units to meet modern building codes, particularly those related to hurricane safety standards and floodplain restrictions, can present financial challenges for property owners. Additionally, Health Department regulations restricting septic system expansions in certain areas further limit rehabilitation efforts.
- **Credit and Financial Barriers:** Many low- and moderate-income households in Tallahassee struggle to qualify for mortgages or rental agreements due to poor credit histories, lack of collateral, and limited access to financial resources. These barriers disproportionately affect Black/African American residents and other historically marginalized groups, contributing to persistent racial disparities in homeownership and wealth accumulation.

Fair Housing Challenges: The City's Analysis of Impediments to Fair Housing Choice (AI) highlights several key challenges that impact equitable access to housing:

- **Lack of Awareness of Fair Housing Laws:** Both residents and landlords may be unaware of their rights and responsibilities under fair housing laws, limiting enforcement and protection against discrimination.
- **Disability-Related Complaints:** A high number of fair housing complaints in Tallahassee are related to disability, indicating an unmet need for accessible units and stronger accommodations enforcement.
- **Geographic Barriers to Opportunity:** Affordable housing in Tallahassee is often concentrated in low-opportunity census tracts, limiting residents' access to higher-performing schools, healthcare facilities, and employment centers.
- **Voucher Concentration in High-Poverty Neighborhoods:** The concentration of Housing Choice Vouchers in specific neighborhoods perpetuates economic segregation and limits social mobility for low-income families.

Mitigation Strategies: The City of Tallahassee has implemented several strategies to address these barriers:

- **Streamlining Development Approvals:** The City has implemented processes to reduce approval timelines, implement fast-track permitting for affordable housing projects, and offer incentives for developers as crucial steps to reducing regulatory obstacles.
- **Zoning Revisions:** The city has implemented code changes to expand accessory dwelling unit options and improve the permitting process. The city is also exploring adjustments to zoning codes to promote higher-density development, allowing for more affordable housing units on limited land.

- **Zoning Code Flexibility:** The city has updated code standards, set up application procedures, and offers incentives to allow for flexibility to development standards, such as parking and setbacks, for affordable housing projects.
- **Landlord Engagement:** Increasing participation in the Housing Choice Voucher (HCV) program by offering incentives to landlords can improve voucher holder access to more diverse neighborhoods.
- **Public Awareness Campaigns:** Enhanced education for residents, landlords, and developers regarding fair housing laws and programs can improve awareness and reduce discriminatory practices.
- **Public-Private Partnerships:** The City is actively exploring public-private partnerships to leverage private investment for the construction of affordable housing units and rehabilitation of existing properties.

Conclusion

The city prioritizes efforts that support the construction of new affordable housing units while also focusing on rehabilitating and enhancing existing housing inventory. The City has a catalog of options and partnerships that incentivize developers to bring housing projects across the affordability spectrum to Tallahassee – the City’s Affordable Housing Development Policies. These tools provide broad spectrum reach and help stretch public dollars, creating a more sustainable, long-term affordable housing environment. With this focus, more affordable housing units are being added as housing challenges are felt across the country. The City initiated policies and programs in the early 90’s, but more recently paired them with new or expanded initiatives to greater effect. This includes an amended definition of dwelling units to facilitate the conversion of hotels/motels into affordable studio units, exempting or reducing water/sewer connection fees and concurrency impact fees, regulatory and zoning flexibility, density bonuses, support for TEFRA bonds for non-profit developers, streamlining the process for developers to certify their projects as affordable, and establishing a community land trust. In summary, the City has found tremendous success in the past few years by incorporating a variety of solutions appealing to developers and reducing barriers to creating new units. Despite being a slower growing community and in an economic environment not conducive to the construction of affordable housing, we have increased the number of affordable housing units at minimal cost to the public and are well-equipped to continue to do so in the future.

MA-45 Non-Housing Community Development Assets 91.315(f) 91.215 (f)

Introduction

In Tallahassee, fostering creativity and innovation is part of the city’s 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 collocation of major research colleges and universities, including Florida A&M University, Florida State University, Tallahassee State College, and Lively Technical Institute, the community has embraced and applied a laser-like focus on reducing gaps women and minorities face. This collocation 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 pool 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	881	206	1	1	0
Arts, Entertainment, Accommodations	14,789	17,456	14	14	0
Construction	3,194	3,911	3	3	0
Education and Health Care Services	28,466	35,637	26	25	1
Finance, Insurance, and Real Estate	4,499	8,936	5	7	-2
Information	1,190	3,180	2	3	-1
Manufacturing	2,356	1,698	3	2	1
Other Services	5,669	5,110	6	4	2

Business Activity					
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Mgmt. Services	14,497	14,059	14	10	4
Public Administration	16,264	32,402	15	22	-7
Retail Trade	13,111	12,070	12	9	3
Transportation and Warehousing	2,480	1,548	3	2	1
Wholesale Trade	1,953	2,239	2	2	0
Total	109,349	138,452			

Table 1 - Business Activity

Data Source: 2019-2023 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force	
Total Population in the Civilian Labor Force	113,129
Civilian Employed Population 16 years and over	170,141
Unemployment Rate	6.5%
Unemployment Rate for Ages 16-24	31.5%
Unemployment Rate for Ages 25-65	23.6%

Table 46 - Labor Force

Data Source: 2019-2023 ACS

Occupations by Sector	Number of People
Management, business and financial	50,707
Farming, fisheries and forestry occupations	0
Service	21,898
Sales and office	23,597
Construction, extraction, maintenance and repair	5,982
Production, transportation and material moving	7,165

Table 2 – Occupations by Sector

Data Source: 2019-2023 ACS

Travel Time		
Travel Time	Number	Percentage
< 30 Minutes	76,931	81%
30-59 Minutes	15,481	16.3%
60 or More Minutes	2,565	2.7%
Total	94,976	100%

Table 3 - Travel Time

Data Source: 2019-2023 ACS

Education: Educational Attainment by Employment Status (Population 16 and Older)			
Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,518	82	3,233
High school graduate (includes equivalency)	10,266	1,175	4,076
Some college or Associate's degree	15,047	1,926	3,433
Bachelor's degree or higher	39,354	379	3,851

Table 4 - Educational Attainment by Employment Status

Data Source: 2019-2023 ACS

Educational Attainment by Age					
	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	546	70	273	497	228
9th to 12th grade, no diploma	787	886	1005	1294	151
High school graduate, GED, or alternative	6763	4310	1776	2258	1519
Some college, no degree	10760	2385	1616	1992	1423
Associate's degree	2324	479	946	793	605
Bachelor's degree	3663	4670	3318	4719	3178
Graduate or professional degree	161	2638	2327	3994	3267

Table 50 - Educational Attainment by Age

Data Source: 2019-2023 ACS

Educational Attainment – Median Earnings in the Past 12 Months	
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$36,477
High school graduate (includes equivalency)	\$35,449
Some college or Associate’s degree	\$40,570
Bachelor’s degree	\$50,299
Graduate or professional degree	\$61,677

Table 5 – Median Earnings in the Past 12 Months
Data Source: 2019-2023 ACS

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

The major employment sectors within Tallahassee reflect the city's diverse economic landscape, with Education and Health Care Services emerging as the largest sector. This industry employs approximately 28,466 workers and offers 35,637 jobs, accounting for 26% of the workforce and 25% of available jobs. Public Administration is another significant sector, employing 16,264 workers and providing 32,402 jobs, representing 15% of the workforce and 22% of the job market. This prominence aligns with Tallahassee’s role as Florida's capital, where government-related employment is substantial. The Arts, Entertainment, and Accommodations sector also plays a crucial role, employing 14,789 individuals with 17,456 jobs, making up 14% of the workforce. Similarly, Professional, Scientific, and Management Services is another vital sector, employing 14,497 workers with 14,059 jobs, accounting for 14% of the employment base. Additionally, the Retail Trade sector is a notable contributor, employing 13,111 workers with 12,070 jobs, making up 12% of the workforce. These sectors collectively drive Tallahassee's economy, reflecting a blend of government, education, service, and retail industries that shape the city's employment landscape.

Describe the workforce and infrastructure needs of the business community:

The workforce and infrastructure needs of Tallahassee’s business community are shaped by its diverse economic sectors, educational institutions, and growing population. With Education and Health Care Services, Public Administration, and Professional Services among the leading employment sectors, the city requires a workforce that is highly skilled in fields such as teaching, healthcare, and administrative management. This creates a demand for continued investment in workforce development programs, including specialized training in healthcare technologies, public sector management, and customer-facing roles.

Given the presence of major universities such as Florida State University, Florida A&M University, and Tallahassee State College, the city has a strong talent pipeline. However, there remains a need to enhance skill-building programs that align with local industry demands, particularly in technical trades, IT services, and business management. Expanding partnerships between educational institutions and local employers can help bridge skill gaps and ensure a prepared workforce.

From an infrastructure standpoint, Tallahassee's business community would benefit from improvements to transportation networks to support commuting patterns and facilitate easier access to employment hubs. The data indicates that 81% of commuters travel less than 30 minutes to work, suggesting that improved roadway maintenance, public transit expansion, and enhanced pedestrian infrastructure would further support the workforce's mobility. Additionally, investments in broadband infrastructure are crucial to supporting the city's growing professional services and technology sectors, ensuring businesses can operate efficiently and remain competitive.

The retail, hospitality, and accommodation sectors — which are also major employers — would benefit from improved commercial spaces, better parking facilities, and revitalization of key business districts. Similarly, as Tallahassee continues to attract new businesses and investors, there is a growing need for flexible workspaces, business incubation hubs, and resources that support small business growth and innovation. By addressing these workforce and infrastructure needs, Tallahassee can better sustain its economic growth and ensure a thriving business environment.

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

The Blueprint Intergovernmental Agency (BPIA) continues to make significant strides in enhancing Tallahassee-Leon County's infrastructure and community amenities through the Blueprint 2020 program. As of March 2025, the program encompasses 27 projects, with one completed, 15 actively underway, and the remaining projects scheduled for future implementation. Over the next five years, more than \$200 million is slated for investment in 15 infrastructure projects, aiming to bolster economic growth and improve residents' quality of life.

Featured Projects:

- **Market District Placemaking:** This initiative focuses on transforming the Market District into a vibrant community hub. Key enhancements include the development of a new community park, segments of the Timberlane Greenway, additional sidewalks, stormwater management systems, improved pedestrian connectivity and safety measures, streetscaping, and gateway enhancements. Coordination with the City of Tallahassee ensures alignment with the Market District Stormwater project to optimize public space development.
- **Capital Cascades Trail:** Designed as a multifaceted stormwater and recreational facility, the Capital Cascades Trail extends 4.25 miles through downtown Tallahassee. It offers a connected trail network that addresses stormwater management while providing recreational opportunities for residents and visitors.
- **Orange/Meridian Placemaking:** This project aims to revitalize the area around the future StarMetro Transit Center at South Meridian Street and Orange Avenue West. Plans include creating a new park, upgrading stormwater facilities, enclosing the East Drainage Ditch, and establishing an improved pedestrian pathway between South Monroe and Meridian Streets to enhance safety and connectivity. Additionally, a \$1 million contribution supports the development of the StarMetro Transit Center, complemented by beautification efforts around the stormwater pond at Orange Avenue and Meridian Street to create a community gathering space.
- **Airport Gateway:** The Airport Gateway project seeks to establish a scenic, safety-enhanced, multimodal corridor connecting downtown Tallahassee to the International Airport. The project encompasses improvements over seven miles of roadway, the construction of more than 12 miles of new sidewalks, trails, and bicycle lanes, and aims to stimulate investment in Southwest Tallahassee-Leon County. It also includes dedicated entrances to Innovation Park and the FAMU-FSU College of Engineering to bolster neighborhood safety and support the growth of the high-tech sector.
- **Lake Jackson Greenway:** This project involves implementing the Lake Jackson and Lake Jackson South Greenways to create a five-mile trail connecting Lake Ella and the Lake Jackson Mounds Archaeological State Park. This greenway enhances recreational opportunities and promotes environmental conservation.

In addition to these projects, the Tallahassee-Leon County Office of Economic Vitality reports over 241 acres of commercial development currently underway, reflecting a robust economic expansion in the region.

Collectively, these initiatives underscore Tallahassee's commitment to strategic infrastructure development, aiming to attract and retain businesses, enhance community amenities, and support sustainable growth.

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

Tallahassee's workforce is notably influenced by the presence of major educational institutions, including Florida State University and Florida A&M University, which collectively enroll over 50,000 students. This influx of intellectual capital contributes to a highly educated population, with approximately 70.2% of Leon County residents holding some level of post-secondary education, the highest in Florida.

This educational attainment aligns well with the city's employment landscape. As of May 2023, the Tallahassee Metropolitan Statistical Area (MSA) reported a total non-farm employment of 196,100, marking a 2.8% increase from the previous year. Key sectors include education, government, and professional services, which collectively demand a workforce with higher education credentials. Notably, business and financial operations constitute 11.2% of local employment, surpassing the national average of 6.6%.

Additionally, the city's commitment to workforce development is evident through initiatives like the Tallahassee Engaged in Meaningful Productivity for Opportunity (TEMPO) program. This program aims to engage disconnected youth by facilitating education, workforce training, and vocational experiences, thereby ensuring a continuous pipeline of skilled workers.

In summary, Tallahassee's workforce exhibits a high level of educational attainment that aligns with the employment opportunities in key sectors such as education, government, and professional services. Ongoing workforce development initiatives further enhance this alignment, supporting the city's economic growth and resilience.

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.

Tallahassee's workforce development landscape has evolved over the past five years, with several initiatives launched to align training programs with the region's economic needs. These efforts, supported by organizations such as CareerSource Capital Region, Tallahassee State College (TSC), and the Greater Tallahassee Chamber of Commerce, aim to enhance employability and meet the objectives outlined in the jurisdiction's Consolidated Plan.

CareerSource Capital Region Initiatives:

CareerSource Capital Region continues to offer comprehensive employment and training services to bolster the local workforce. Key programs include:

- **Workforce Innovation and Opportunity Act (WIOA) Programs:** These federally funded programs provide career seekers with access to employment, education, training, and support services, facilitating success in the labor market. Services encompass job search assistance, labor market information, employability skills workshops, and financial aid for training in in-demand occupations.
- **Training Assistance:** Eligible individuals can receive financial aid to cover training costs, participate in paid internships to gain practical experience, and utilize assessments and online tools to enhance their skills.
- **Young Adult Program:** Targeting individuals aged 16-24 who are not currently in high school or college, this program offers job placement and earning opportunities within 30 days, addressing youth unemployment and fostering early career development.

Tallahassee State College (TSC) Initiatives:

TSC has expanded its workforce development efforts to address skill gaps in critical industries:

- **TSC2WORK Workforce Connection Program:** This initiative provides scholarships for training in areas with significant skills gaps and critical workforce needs, such as healthcare and manufacturing. By aligning educational offerings with labor market demands, TSC ensures that graduates are prepared for high-demand careers.
- **Sunshine Health Works Partnership:** In collaboration with Sunshine Health, TSC launched a program offering industry-recognized training and certifications in healthcare, creating pathways for participants to secure careers in high-demand fields and addressing workforce shortages in the healthcare sector.
- **Project Anchor:** Partnering with the Florida Department of Juvenile Justice, TSC delivers workforce education services to youth in juvenile residential programs across Florida, facilitating their reintegration into the workforce.

Community Collaborations:

The Greater Tallahassee Chamber of Commerce has developed a Community Talent Plan focusing on three strategic priorities:

- **Creating a More Efficient Workforce Development Ecosystem:** Enhancing coordination among educational institutions, employers, and workforce agencies to streamline workforce development efforts.
- **Developing a Pipeline of Highly Skilled Talent:** Implementing programs that prepare individuals with the skills required by local industries, ensuring a steady supply of qualified workers.
- **Promoting Access to Training and Employment Opportunities for Targeted Populations:** Ensuring that underserved communities have access to training programs and employment opportunities, promoting equity in workforce development.

Alignment with the Consolidated Plan:

These workforce training initiatives support the jurisdiction's Consolidated Plan and the Commission's 2029 Strategic Plan by:

- **Addressing Unemployment and Underemployment:** By providing targeted training and support services, these programs enhance employability, reduce unemployment rates, and address underemployment.
- **Promoting Economic Development:** A skilled workforce attracts and retains businesses, fostering economic growth and stability in the region.
- **Enhancing Quality of Life:** Employment opportunities resulting from these initiatives improve the quality of life for residents, contributing to community well-being.

Collectively, these efforts demonstrate a coordinated approach to workforce development, aligning educational programs with industry needs and supporting the overarching goals of the Consolidated Plan.

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

City of Tallahassee and Leon County actively participate in the Apalachee Regional Planning Council's (ARPC) Comprehensive Economic Development Strategy (CEDS). The ARPC serves a nine-county region, including Leon County, and functions as the designated Economic Development District (EDD) by the U.S. Department of Commerce's Economic Development Administration (EDA).

In 2022, the ARPC updated its CEDS, now referred to as the Regional Economic Development Strategy (REDS), covering the period from 2022 to 2027. This strategic plan outlines goals and objectives aimed at fostering economic growth and resilience across the Apalachee region.

The City of Tallahassee and Leon County's involvement in the CEDS ensures that local economic development initiatives are aligned with regional strategies, promoting coordinated efforts to enhance business climate, infrastructure, and workforce development.

Through active participation in both regional and local strategic planning, Tallahassee demonstrates a commitment to collaborative economic development, leveraging shared resources and expertise to achieve sustainable growth.

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.

Discussion

Tallahassee's economy is driven by education, healthcare, government, and professional services, supported by a strong talent pipeline from local colleges and universities. The City's workforce is highly educated, but youth unemployment and gaps in technical fields highlight areas for growth.

Major infrastructure investments—like the Airport Gateway and Market District revitalization—will boost access, support job creation, and attract new business. Workforce training programs through CareerSource and Tallahassee State College are helping residents gain in-demand skills and better connect to local job opportunities.

Tallahassee also works closely with regional partners through the Apalachee Regional Planning Council's economic development strategy to ensure long-term growth. These coordinated efforts reflect the City's commitment to inclusive economic development and align with the goals of the Consolidated Plan.

MA-50 Needs and Market Analysis Discussion none 91.210(a)

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

Definition of "Concentration":

For the purposes of this Consolidated Plan, concentration refers to specific geographic areas—typically neighborhoods or census tracts—where there is a disproportionately high share of households experiencing multiple housing problems, including:

- Severe housing cost burden (spending more than 30% or 50% of household income on housing),
- Overcrowding (more than 1 person per room),
- Substandard housing (lack of complete kitchen or plumbing facilities), and
- Older housing stock requiring rehabilitation or replacement.

Identified Areas of Concentrated Housing Problems

In Tallahassee, households with multiple housing challenges are most concentrated in the central urban core and older neighborhoods, particularly within the Greater Frenchtown/Southside Community Redevelopment Area (CRA) and areas of the Downtown CRA. These areas coincide with the City's earliest municipal annexations—some dating back to the 1920s—and were confirmed through spatial analysis using the AFFH mapping tool overlaid with municipal annexation and CRA boundaries.

1. Greater Frenchtown/Southside CRA

This CRA spans over 1,450 acres and includes 13 historically underserved neighborhoods. It is located near Florida A&M University (FAMU) and Florida State University (FSU) and contains significant portions of Tennessee Street, Tharpe Street, Lake Bradford Road, and South Monroe Street. Much of the housing stock is aging, renter-occupied, and lacks consistent reinvestment. Public feedback consistently described these areas as having deteriorated housing, high crime, and limited transit-accessible affordable options.

2. Downtown CRA

A 2002 City study found that 79 out of 93 blocks in this district met HUD's definition of slum or blight. Subareas include North Monroe Street, Franklin Boulevard, and Capital Cascades—all characterized by aging infrastructure, low-income households, and increased need for both housing rehabilitation and permanent affordable units.

3. ZIP Codes 32304 and 32305

These ZIP codes were repeatedly cited in public meeting surveys as areas of concern. ZIP Code 32304 has one of the highest poverty rates in Florida, with a large population of students, seniors, and low-income renters. Households in these areas face compounded issues: older and poorly maintained housing stock, concentration of Housing Choice Vouchers, lack of access to services, and minimal investment in newer affordable developments.

Supplemental Data from the 2022 Rental Market Study

According to the Shimberg Center’s 2022 Rental Market Study:

- 12,591 low-income renter households ($\leq 60\%$ AMI) in Leon County are cost-burdened, comprising 31% of all renter households.
- Among those cost-burdened households:
 - × 63.3% are one- to two-person households
 - × 39% are headed by someone aged 55 or older, highlighting concerns about aging in place
- In line with state trends, Tallahassee has just 26 affordable and available rental units for every 100 extremely low-income households, reinforcing the concentration of housing problems in vulnerable areas

Furthermore, many of the affordable units in Leon County are at risk of being lost due to expiring subsidies and aging structures, which could intensify concentrations of need if preservation efforts are not implemented.

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

Definition of “Concentration”:

For this Consolidated Plan, a concentration refers to a geographic clustering of racial or ethnic minorities or low-income households that exceeds standard demographic thresholds—typically defined as:

- 50% or more of the population identifying as a racial or ethnic minority (based on HUD’s R/ECAP and AFFH guidelines), or
- A poverty rate greater than 40%, as identified by HUD’s Racially/Ethnically Concentrated Areas of Poverty (R/ECAP) classification.

Identified Areas of Concentration

According to HUD's AFFH mapping tool and confirmed in the City's analysis, 11 census tracts in Tallahassee meet the R/ECAP criteria—meaning they are both racially or ethnically concentrated and experience high rates of poverty. These tracts include:

002103, 001402, 001401, 000600, 001001, 001901, 001101, 001200, 002008, 002007 and 002003 (**Note:** Tract 002003 extends beyond the city boundary.)

Of these tracts:

- 9 out of 11 have populations that are 50% or more Black, Non-Hispanic
- 9 out of 11 have 50% or more households with one or more housing problems, including cost burden, overcrowding, or inadequate facilities

These areas align with older neighborhoods in Southside Tallahassee, Frenchtown, Griffin Heights, and Bond, where historic patterns of segregation, disinvestment, and low housing quality persist.

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

The neighborhoods of Frenchtown, South City, and Providence are among the most historically significant and economically challenged areas in Tallahassee. These neighborhoods overlap with Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) and are located within or adjacent to the City's Community Redevelopment Areas (CRAs). Each exhibits unique conditions, but all share characteristics of economic disinvestment, aging infrastructure, and high concentrations of low-income, cost-burdened, and minority households.

Frenchtown: Historic Legacy with Persistent Disinvestment

According to the Frenchtown Better Block Plan (FSU, 2016):

- **Population:** Approximately 3,999 residents
- **Median Age:** 29.6 years
- **Poverty Rate:** 63.9% of residents live below the poverty line
- **Land Use:** A mix of residential, vacant parcels, and small-scale commercial uses, with large portions underutilized or in need of reinvestment

Despite its cultural and historic importance as one of Florida's oldest historically Black communities, Frenchtown faces significant market barriers:

- High rates of vacancy, deteriorating housing stock, and limited commercial investment
- Insufficient walkability and pedestrian infrastructure
- Lack of access to healthy food, employment hubs, and capital for redevelopment

Community priorities identified through the plan include activating vacant lots, supporting local businesses, and reinvesting in affordable, mixed-use housing that reflects the neighborhood’s cultural identity.

South City: Transitional Neighborhood with Deep Needs

The South City Master Plan (FSU, 2020) describes South City as a transitioning neighborhood with a high concentration of assisted housing, low-income residents, and families facing complex social and economic barriers:

- The area has a disproportionately high share of public housing and Housing Choice Voucher households, many clustered near the Orange Avenue Apartments site
- Approximately 40% of parcels are government-owned or vacant
- Market characteristics include low land values, an overrepresentation of substandard or obsolete housing, and limited access to quality amenities

South City is further challenged by:

- High crime rates, poor lighting, and unsafe pedestrian access
- Limited access to high-performing schools
- A lack of commercial investment, with grocery and retail amenities clustered far from residential cores

However, the area is undergoing transformation with the redevelopment of the Orange Avenue Apartments (now Columbia Gardens at South City) into a mixed-income community, which may spur broader revitalization efforts with the adoption of the PurposeBuilt model and the formation of the community quarterback – the South City Foundation. The master plan emphasizes the need for infill housing, economic mobility programs, and integrated services.

Providence Neighborhood: Isolated and Underserved

The Providence Neighborhood Improvement Plan (City of Tallahassee, 2019) highlights persistent challenges related to isolation, infrastructure gaps, and economic hardship:

- The neighborhood is geographically isolated by major roadways and lacks internal connectivity
- Market conditions show a predominance of older, low-value single-family homes and a high rate of vacant or underutilized land
- Residents report difficulty accessing jobs, healthcare, and education services due to lack of public transit and walkable infrastructure

The plan notes:

- A need for affordable housing rehabilitation
- Public safety concerns, especially related to lighting and street conditions
- The desire for community investment that includes both housing and neighborhood-serving commercial development

Conclusion: Market Characteristics and Shared Challenges

These neighborhoods—Frenchtown, South City, and Providence—share several market characteristics:

- | | |
|--|--|
| • High poverty and cost-burden rates | • Inadequate infrastructure (e.g., lighting, sidewalks, stormwater) |
| • Aging and substandard housing stock | • Concentration of Black, Non-Hispanic residents, often above 70% in key census tracts |
| • Underutilized land and vacancy | |
| • Limited commercial activity and private investment | |

While these areas have been designated for reinvestment through CRA programs and targeted planning efforts, significant barriers remain to revitalization without sustained funding, housing affordability strategies, infrastructure improvements, and racial equity-focused development policies.

The City's continued use of federal, state and local funding remains an important part of the City's efforts to improve housing conditions, infrastructure, and community development outcomes in these historically marginalized neighborhoods. The city will also continue the designation of its Neighborhood Revitalization Strategy Area (NRSA) which covers a large portion of these neighborhoods.

Are there any community assets in these areas/neighborhoods?

Yes, the neighborhoods of Frenchtown, South City, Providence, and the Downtown CRA District possess several valuable community assets—ranging from cultural and historic identity to physical infrastructure and civic institutions. These assets provide a foundation

for equitable reinvestment, neighborhood revitalization, and long-term community resilience.

Frenchtown/Southside CRA – Community-Identified Assets

Through a series of community workshops and engagement sessions, residents and stakeholders within the Frenchtown/Southside CRA identified the following assets:

- **Historic and Cultural Legacy:** Frenchtown is one of Florida’s oldest historically Black neighborhoods with a rich cultural and civil rights history.
- **Continuity and Stability:** Many families have lived in the area for generations, fostering strong social ties and a sense of place.
- **Neighborhood Institutions:** Schools, churches, and community organizations serve as longstanding anchors for the community.
- **Community Identity and Engagement:** A strong sense of belonging and neighborhood pride among residents.
- **Location:** Proximity to downtown, FSU, FAMU, and state government offices enhances access to employment and civic life.
- **Physical Design and Public Facilities:** Parks, community centers, and urban design features that support walkability and gathering spaces.
- **Services:** Availability of social services and nonprofits dedicated to housing, education, and health.
- **Housing Affordability:** Compared to other parts of the city, the area still offers relatively affordable housing, especially for long-term renters and low-income homeowners.

Downtown District Redevelopment Area – Strategic and Physical Assets

The Downtown CRA District includes multiple subareas with unique assets that contribute to its economic and cultural potential:

- **State Capitol and Government Institutions:** The presence of state offices and the Capitol itself supports civic identity and economic stability.
- **Historic Architecture:** A mix of preserved historic buildings and adaptive reuse projects reinforces character and walkability.
- **Tree Canopies and Topography:** The area’s hilly terrain and mature trees enhance its aesthetic appeal and environmental quality.
- **Urban Form and Connectivity:** Building scale, massing, and urban grid promote a pedestrian-friendly environment.
- **Residential Anchors:** Existing neighborhoods like Smokey Hollow, Myers Park, and the Cascades corridor help maintain residential vibrancy.

- **Northern Gateway and Transit Access:** Its location as a connector from I-10 to the downtown core supports investment potential and visitor traffic.

South City – Emerging Community Assets

As identified in the South City Master Plan (FSU, 2020):

- **Columbia Gardens at South City (Orange Avenue Redevelopment):** A mixed-income redevelopment project that sets a precedent for equitable revitalization.
- **Educational Institutions:** Proximity to Bond Elementary and FAMU creates opportunities for youth development and intergenerational engagement.
- **Transit Corridors:** Multiple StarMetro bus routes provide residents with transit access to employment centers, health services, and downtown.
- **Cultural Resilience:** Despite disinvestment, the area retains a strong sense of history and shared cultural experience, particularly among long-time residents.
- **Vacant Land as Opportunity:** Abundant vacant or underutilized parcels offer potential for infill development, parks, or community services.

Providence Neighborhood – Community Strengths

As noted in the Providence Strategic Plan:

- **Strong Resident Engagement:** The neighborhood is home to active community leaders and long-standing civic involvement.
- **Faith-Based Institutions and Schools:** Serve as trusted support hubs for youth, education, and social services.
- **Proximity to Industrial and Employment Zones:** While under-connected, its location near employment corridors offers future workforce linkage potential.
- **Community Visioning:** Residents have articulated clear goals for public safety, housing rehabilitation, and infrastructure improvement, which forms a foundation for place-based investment.

Are there other strategic opportunities in any of these areas?

There are several strategic opportunities across the Frenchtown/Southside and Downtown District Community Redevelopment Areas (CRAs) that support long-term revitalization and equitable development. Both CRAs are positioned to stimulate private investment through new development, which strengthens the local tax base and generates additional revenue for public infrastructure improvements.

In the Downtown District Redevelopment Area, opportunities include:

- Development of gateway treatments and neighborhood identity signage
- Enhanced streetscaping and pedestrian infrastructure
- Strategic property assembly of vacant or underutilized parcels
- Creation of joint access parking facilities
- Housing infill, including affordable housing units
- Rehabilitation of historic housing stock
- Attraction of new investment and mixed-use redevelopment
- In the Frenchtown/Southside CRA, strategic initiatives include:
 - Medium and high-density apartment developments for diverse income levels
 - Residential and commercial facade improvements to reduce blight
 - Public-private partnerships like the Goodbread Hills Affordable Apartment Complex
 - Community-based enhancements such as the Tish Byrd Community Garden and the Residential Landscape Program

Additional strategic investments include sidewalk and streetscape improvements in high-traffic areas, funding programs to support both non- and for-profit affordable housing development, commercial painting grants, and ongoing updates to the Frenchtown/Southside CRA Plan. Collectively, these opportunities align with the City of Tallahassee’s goals for neighborhood revitalization, increased housing availability, economic development, and historic preservation—ultimately transforming underserved areas into vibrant, inclusive communities.

MA-60 Broadband Needs of Housing 91.310(a)(2) 91.210(a)(4)

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

Access to reliable, high-speed broadband is a fundamental requirement for economic growth, educational advancement, healthcare access, and overall quality of life. The City of Tallahassee faces unique challenges in ensuring that all residents, particularly those in low- and moderate-income (LMI) households and neighborhoods, have equitable access to this critical utility. Investing in broadband infrastructure is essential to close the digital divide and improve social and economic outcomes across the community.

Identified Needs and Challenges

Several factors contribute to the need for improved broadband wiring and connectivity in Tallahassee:

1. Digital Divide in LMI Neighborhoods

Many LMI households in Tallahassee lack access to reliable internet service due to financial constraints or insufficient broadband infrastructure. While approximately 74.93% of Tallahassee residents now have access to fiber-optic internet, affordability and awareness of low-cost programs remain significant barriers. With the conclusion of the Affordable Connectivity Program (ACP), cost concerns are likely to grow, further impacting low-income residents. The federal ACP provided discounts on internet services for eligible households but ended on June 1, 2024, due to a lack of additional funding from Congress.

2. Educational Equity

The COVID-19 pandemic highlighted the urgent need for broadband connectivity in LMI households. Without reliable internet access, students from these communities faced challenges participating in virtual learning, further widening educational disparities. Additionally, 44% of residents surveyed expressed dissatisfaction with their current ISP due to high costs or poor service quality.

3. Economic Development

Expanding broadband access will enable residents in underserved areas to engage in remote work, access e-commerce platforms, and pursue entrepreneurial ventures.

Without sufficient connectivity, these economic opportunities remain out of reach for many.

4. Telehealth and Healthcare Access

Reliable broadband is critical for telehealth services, which are vital for residents in underserved communities who may face transportation barriers or have limited access to healthcare providers.

5. Public Safety and Emergency Response

Enhanced broadband infrastructure will support improved communication systems for emergency services, ensuring faster response times and better coordination during crises.

Investing in broadband infrastructure is essential to Tallahassee's economic resilience, educational equity, and public safety. By prioritizing connectivity in LMI neighborhoods and leveraging statewide programs like the Florida Office of Broadband's initiatives, the City of Tallahassee can ensure that all residents have the tools they need to thrive in an increasingly digital world.

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. While there are multiple ISPs operating in Tallahassee, the market is predominantly served by a few key providers. Xfinity (Comcast) stands out with its extensive coverage, reaching approximately 99% of the city. Other providers, such as T-Mobile Home Internet and Verizon Home Internet, offer significant coverage but do not match Xfinity's reach. Providers like Quantum Fiber and Mediacom have more limited footprints, serving smaller portions of the population.

Market Landscape

Across multiple internet service providers, there are already fiber optic network services available for residents in Tallahassee, which include the following:

- Xfinity (Comcast)
- Mediacom
- Quantum Fiber (formerly CenturyLink)
- Crown Castle Fiber

With nearly 75,000 households within the Leon County area, competition remains limited, particularly in underserved neighborhoods. Increasing competition among ISPs can play a key role in improving service quality, reducing costs, and ensuring broadband expansion.

Recent Developments

To address Tallahassee's growing connectivity needs, Metronet began an expansion of broadband internet services available in the city. Metronet has committed approximately \$75 million in investments for a new high-speed fiber optic internet, TV, and phone network. This development is expected to improve broadband speed availability and offer an alternative to the city's current dominant providers.

Additionally, the City has focused on enhancing public facilities in underserved neighborhoods to act as resilience hubs in the community. Enhancements include solar charging stations, access to free internet and public computers, and disaster preparation.

The rapid growth of internet usage and online services witnessed worldwide continues to elevate the importance of reliable and high-speed internet access. With changing societal and technological trends, broadband expansion is crucial to ensuring Tallahassee residents can participate fully in modern economic, educational, and social opportunities.

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

Describe the jurisdiction’s increased natural hazard risks associated with climate change

Tallahassee, Florida faces growing natural hazard risks due to the compounding effects of climate change. These include more intense hurricanes, increased flood risk, heightened wildfire potential, more frequent extreme heat events, and—more recently—rare but severe winter weather events such as snow and ice storms. These hazards pose serious challenges for infrastructure, public health, and housing stability, particularly for low- and moderate-income (LMI) residents.

Hurricanes and Tropical Storms

Warming Gulf waters are increasing the intensity and rainfall associated with hurricanes and tropical storms. Hurricane Helene (2024) made landfall near Tallahassee as a Category 4 storm, producing destructive winds and widespread flooding. The region's vulnerability to such events continues to grow as storm strength increases.

Flooding

Flood risk is rising due to higher volumes of rainfall and overburdened drainage systems. According to the First Street Foundation, approximately 10.8% of properties in Tallahassee are currently at risk of flooding, a figure projected to grow as climate change accelerates sea level rise and precipitation extremes. FEMA's National Risk Index rates Leon County’s riverine flooding hazard as “moderate” but with significant expected annual economic losses.

Wildfires

Leon County has a moderate wildfire hazard, worsened by rising temperatures and drier seasons. The National Risk Index assigns the county a wildfire expected annual loss score of 10.00, and the Florida Forest Service reports regular seasonal risk in the Big Bend region. Urban-wildland interface areas are especially susceptible, placing homes on the fringes of Tallahassee at risk.

Extreme Heat

The frequency and intensity of extreme heat days is increasing, with the National Risk Index rating Leon County’s heatwave risk as moderate. Vulnerable populations—including seniors, individuals with disabilities, and residents of older, energy-inefficient housing—face heightened risk during prolonged heat events due to limited cooling options or inability to afford higher energy bills.

Severe Storms and Tornadoes

In May 2024, two EF2 tornadoes struck Tallahassee, causing property damage and loss of life. FEMA identifies Leon County as having a moderate tornado risk, with a high level of community exposure and expected losses. These events can cause significant structural damage, especially in mobile homes and manufactured housing.

Snow and Ice Events

Though rare, Tallahassee has experienced measurable snowfalls with increasing frequency, likely due to disruptions in atmospheric circulation such as a weakened polar vortex. These events, while historically uncommon, now present real threats. Notably:

- On January 3, 2018, the city received 0.1 inches of snow, the first measurable snowfall since 1989.
- On January 21–22, 2025, a historic Gulf Coast winter storm brought 1.9 inches of snow to Tallahassee, causing widespread road closures and power outages.

These events underscore the limited preparedness and infrastructure resilience to cold weather in a region designed for subtropical conditions. Housing stock in Tallahassee is generally not insulated for cold, and many heating systems are outdated or ineffective, particularly in older or lower-cost homes. During the 2025 event, over 15,000 residents were temporarily without power due to ice-related damage to power lines, demonstrating the cascading risks from even minor winter weather events.

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

Low- and moderate-income households in Tallahassee face increased vulnerability to all climate-related risks due to a combination of geographic exposure, housing quality, and socioeconomic constraints.

Substandard Housing Conditions

Affordable housing often includes older structures with limited storm resilience. These homes are more likely to experience roof failure, window damage, or flooding during extreme weather events. They are also less likely to include energy-efficient systems or weatherization upgrades.

Location in Hazard-Prone Areas

Historically, low-income communities have been concentrated in lower-elevation or poorly drained areas, increasing flood exposure. These patterns are often reinforced by

legacy zoning practices and land-use decisions. Increased rainfall and poor infrastructure maintenance exacerbate these conditions.

Energy Insecurity and Health Risks

During heatwaves or winter storms, inefficient HVAC systems in low-income housing create significant health risks. Tenants may experience heat exhaustion, hypothermia, or exacerbation of chronic illnesses, especially when power outages occur, or utilities are unaffordable.

Limited Financial and Insurance Resources

Post-disaster recovery is delayed for LMI households who often lack access to flood insurance, savings, or credit. Without financial support, residents face extended displacement or risk permanent loss of housing due to inability to repair or rebuild.

Climate Gentrification Risks

As climate risk maps shift and higher-elevation land becomes more desirable, there is growing concern that wealthier residents will displace LMI households from previously affordable neighborhoods. This trend, already observed in Miami and other coastal cities, may emerge in Tallahassee if proactive protection and affordability strategies are not implemented.

Conclusion

Tallahassee's increasing exposure to climate-related natural hazards—including hurricanes, flooding, wildfires, heatwaves, tornadoes, and even snowfall—poses a multifaceted risk to community resilience, especially for low- and moderate-income households. These risks are exacerbated by aging infrastructure, limited household resources, and inadequate preparation for less common but increasingly impactful events such as winter storms. The city recognizes that robust hazard mitigation strategies must be equity-focused, accounting for disparities in risk and resilience. Efforts such as upgrading drainage systems, retrofitting housing stock, expanding utility assistance, investing in resilient infrastructure, and supporting weatherization and home hardening programs for LMI residents will be essential. Ongoing monitoring of FEMA National Risk Index data, local vulnerability assessments, and coordination with emergency management partners will guide the City's continued work to strengthen Tallahassee's adaptive capacity and protect its most vulnerable residents.

Sources:

FEMA National Risk Index: <https://hazards.fema.gov/nri/map>

First Street Foundation Flood Risk: https://firststreet.org/city/tallahassee-fl/1270600_fsid/flood

Florida Department of Agriculture and Consumer Services – Fire Danger Index:
<https://fireweather.fdacs.gov>

National Weather Service – Tallahassee Office (2025 Winter Storm Report):
<https://www.weather.gov/tae/2025winterstorm>

The Guardian – Flood Insurance Coverage Gaps: <https://www.theguardian.com/us-news/2024/oct/11/florida-hurricane-milton-helene-flood-insurance>

Leon County Hazard Mitigation Reports and Meeting Records:
<https://www2.leoncountyfl.gov/coadmin/agenda>

Strategic Plan

SP-05 Overview

The Strategic Plan outlines the City of Tallahassee’s priorities, objectives, and funding strategy for the 2025–2029 Consolidated Plan period. This plan provides a roadmap for investing federal resources from the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs to address housing, community development, and homelessness needs. Guided by a comprehensive Needs Assessment, Market Analysis, stakeholder engagement, and community feedback, the Strategic Plan reflects the City’s commitment to creating equitable, resilient, and inclusive neighborhoods for all residents—particularly those with low and moderate incomes.

Geographic Priorities

While most activities will be implemented citywide, the City will continue to target eligible neighborhoods, including its HUD-approved Neighborhood Revitalization Strategy Area (NRSA), for strategic investment. Funding decisions will be informed by current needs, HUD low- and moderate-income (LMI) data, and the capacity of implementing partners to deliver impactful programs in targeted communities.

Priority Needs

Based on local data and extensive community input, the city has identified five priority needs for the 2025–2029 period:

1. Creating and preserving affordable housing
2. Expanding access to public services
3. Improve public facilities and infrastructure
4. Support homelessness prevention and housing stability
5. Ensure efficient program administration and planning

These priorities recognize that addressing housing affordability and community-level disparities requires both direct assistance and supportive environments.

Influence of Market Conditions

Local housing market conditions—such as limited housing stock, rising construction costs, and high rates of housing cost burden—have significantly shaped the City’s priorities. With both rental and for-sale housing increasingly out of reach for low- and moderate-income households, the City will focus its limited resources on preserving

existing units, supporting new affordable housing development, and assisting income-eligible buyers and renters to access safe, stable homes.

Anticipated Resources

Over the next five years, the City anticipates receiving approximately \$2.95 million annually in combined CDBG, HOME, and ESG funds. This estimate is based on FY 2025 allocations and includes anticipated program income and reprogrammed funds. The City will continue to leverage local resources—including its Affordable Housing Trust Fund—and state funding (e.g., SHIP) to maximize the impact of federal investments.

Institutional Delivery Structure

The City's Department of Housing and Community Resilience will lead the administration of HUD-funded programs and oversee implementation of strategies and activities. The Department will coordinate with internal City divisions, the Tallahassee Housing Authority, nonprofit organizations, housing developers, and service providers to execute funded projects and ensure compliance with applicable regulations.

Strategic Goals

To address the identified priority needs, the City has established the following nine strategic goals for the 2025–2029 Consolidated Plan period: homeowner rehabilitation, rental rehabilitation, down payment assistance, affordable housing development, public services, permanent relocation, homelessness prevention, public facilities improvements, and program administration.

Public Housing Accessibility and Involvement

The City will continue to collaborate with the Tallahassee Housing Authority (THA) to expand and preserve affordable rental housing for low-income households, including Housing Choice Voucher recipients. THA's redevelopment of the Orange Avenue Apartments—Columbia Gardens at South City—is an example of the City's shared commitment to building accessible, mixed-income housing that includes resident engagement in planning and operations.

Barriers to Affordable Housing

The city will continue to address regulatory and systemic barriers identified in the Local Housing Assistance Plan, Comprehensive Plan Housing Element, and Analysis of Impediments to Fair Housing Choice. These actions include streamlining permitting,

supporting land use flexibility, and incentivizing affordable housing construction and preservation.

Homelessness Strategy

The City will utilize ESG funds to support a coordinated response to homelessness, including emergency shelter, street outreach, rapid re-housing, and homelessness prevention. Efforts will be aligned with the Big Bend Continuum of Care to ensure services are targeted and effective.

Lead-Based Paint Hazards

All rehabilitation and housing assistance programs that involve units built before 1978 will follow HUD lead-safe housing regulations. The city will continue to implement inspection, testing, and mitigation measures to protect children and families from lead-based paint exposure.

Anti-Poverty Strategy

The City's anti-poverty efforts focus on increasing housing affordability, promoting homeownership, and funding services that foster economic mobility. Programs such as housing rehabilitation and down payment assistance directly support financial stability for low-income households, while public service grants will support skill-building, income generation, and access to critical resources.

Monitoring

The City will conduct regular monitoring of all HUD-funded activities to ensure compliance with federal regulations and program requirements. Monitoring will include reviews of financial management, procurement, environmental reviews, performance outcomes, and adherence to civil rights and fair housing laws.

SP-10 Geographic Priorities 91.315(a)(1) 91.215(a)(1)

Geographic Area		
1	Area Name:	City Wide
	Area Type:	Citywide
	Other Target Area Description:	N/A
	Identify the neighborhood boundaries for this target area.	City of Tallahassee boundaries.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	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.
	Identify the needs in this target area.	Tallahassee, overall, needs an increased supply of affordable housing, public facility improvements, increased public services, and increased economic opportunities.
	What are the opportunities for improvement in this target area?	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.
	Are there barriers to improvement in this target area?	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.

Geographic Area																	
2	<table border="1"> <tr> <td>Area Name:</td> <td>Neighborhood Revitalization Strategy Area</td> </tr> <tr> <td>Area Type:</td> <td>Strategy Area</td> </tr> <tr> <td>Other Target Area Description:</td> <td>N/A</td> </tr> <tr> <td>Identify the neighborhood boundaries for this target area.</td> <td>The NRSA is composed of the Frenchtown, Bond Community, and Southside neighborhoods and encompasses the following census tracts: Frenchtown - Census tracts 6, 7, and 14.01 located in the northern portion of the NRSA, Bond Community - Census tracts 5, 11.01, 19.01, 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. Located on the west portion of NRSA are Census tract 20.06, 20.05, and 21.03.</td> </tr> <tr> <td>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</td> <td>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.</td> </tr> <tr> <td>Identify the needs in this target area.</td> <td>This area needs improvements in housing, public facilities, infrastructure, and public services.</td> </tr> <tr> <td>What are the opportunities for improvement in this target area?</td> <td>Opportunities for improvement include increased access to affordable housing and the provision of services providing decent housing and a suitable living environment for residents in this target area. Opportunities for improvement also include increased economic and employment opportunities.</td> </tr> <tr> <td>Are there barriers to improvement in this target area?</td> <td>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.</td> </tr> </table>	Area Name:	Neighborhood Revitalization Strategy Area	Area Type:	Strategy Area	Other Target Area Description:	N/A	Identify the neighborhood boundaries for this target area.	The NRSA is composed of the Frenchtown, Bond Community, and Southside neighborhoods and encompasses the following census tracts: Frenchtown - Census tracts 6, 7, and 14.01 located in the northern portion of the NRSA, Bond Community - Census tracts 5, 11.01, 19.01, 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. Located on the west portion of NRSA are Census tract 20.06, 20.05, and 21.03.	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	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.	Identify the needs in this target area.	This area needs improvements in housing, public facilities, infrastructure, and public services.	What are the opportunities for improvement in this target area?	Opportunities for improvement include increased access to affordable housing and the provision of services providing decent housing and a suitable living environment for residents in this target area. Opportunities for improvement also include increased economic and employment opportunities.	Are there barriers to improvement in this target area?	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.
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SP-25 Priority Needs 91.315(a)(2) 91.215(a)(2)

Priority Needs

Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Affordable Housing	High	Extremely Low	City Wide Neighborhood Revitalization Strategy Area	Housing Rehabilitation Down Payment Assistance New Construction Permanent Relocation Acquisition CHDO Set-Aside Neighborhood First Activities	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 the construction or rehabilitation of affordable housing for low-income households (at or below 80% AMI) or to make rental housing affordable.	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, nonprofit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment, Market Analysis, and NRSA Plan also led to priority need determinations.
		Low-Moderate				
		Large Family				
		Families with Children				
Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Public Services	High	Low Moderate	City Wide Neighborhood Revitalization Strategy Area	Public Service Assistance	Support availability/accessibility to a suitable living environment by funding organizations providing essential services for low-income and limited clientele populations. The city	The city conducted a comprehensive community participation process and needs assessment to determine and prioritize needs. Needs identified in the Consolidated Plan and
		Large Families				
		Extremely Low				
		Youth				
		Homeless Persons				
		Victims of Domestic Violence				

		Persons w/Alcohol or Other Addictions			will assist non-profit organizations in carrying out public service activities assisting low-income persons, youth, elderly, person with disabilities, children, and the homeless.	Neighborhood Revitalization Strategy Area Plan were the result of input received by residents, housing providers, nonprofit organizations, social service providers, and other relevant stakeholders. A thorough analysis of data provided in the Needs Assessment, Market Analysis, and NRSA Plan also led to priority need determinations.
		Persons w/Developmental Disabilities				
		Persons w/Physical Disabilities				
		Persons w/Mental Disabilities				
		Elderly Frail Elderly				
		Family's w/Children				
Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Public Facilities	High	Extremely Low	City Wide	Public Facilities	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.	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.
		Low Moderate				

Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Homeless Prevention Services	High	Extremely Low Low Moderate Homeless Persons	City Wide	Street Outreach Rapid Re-Housing Shelter Operations Essential Services Homeless Prevention HMIS Administration	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.	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.
Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Program Administration	High	N/A	City Wide	Planning and Administration	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.	N/A

SP-30 Influence of Market Conditions 91.315(b) 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)	N/A – the jurisdiction does not anticipate the need for this funding type/program
TBRA for Non-Homeless Special Needs	N/A – the jurisdiction does not anticipate the need for this funding type/program
New Unit Production	<ul style="list-style-type: none"> • 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 • Current cost of materials for new unit production • Availability of incentives to developers to produce new single family and multi-family affordable housing units • Loss of affordable housing stock • Limited supply of decent, affordable housing for LMI households • Population growth
Rehabilitation	<ul style="list-style-type: none"> • Current cost of materials for rehabilitation • Availability of funding for housing rehabilitation activities • Aging housing stock • Condition of housing units • Deteriorated homes drive down property value • Risk of exposure to lead-based paint
Acquisition, including preservation	<ul style="list-style-type: none"> • Availability of funding for acquisition activities • Evaluation of fair market prices for home purchases • Cost of materials for redevelopment of historic housing structures • Increasing home values • Stricter lending requirements

Table 1 – Influence of Market Conditions

**SP-35 Anticipated Resources 91.315(a)(4), 91.320(c)(1,2) 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 CDBG, HOME, and ESG funding. The anticipated amount assumes annual program allocations remain the same. The CDBG, HOME, and ESG funds will be used to address the priority needs identified in this Strategic Plan and leveraged with state and local funding. Program income, if received, will also be dedicated to existing programs and activities.

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	\$1,880,342	\$0	\$0	\$1,880,342	\$9,350,000	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	\$914,338.44	\$200,000	\$0	\$1,114,338.44	\$5,500,000	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	\$164,348	\$0	\$0	\$164,348	\$840,690	The Emergency Shelter Grant Program is a program that provides resources to address homeless and special needs.

Table 1 - 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. In addition, the City has a local Affordable Housing Trust fund (AHT) which is used for affordable housing activities. Both SHIP and AHT funding are 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.

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 91.315(k) 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.

Institutional Structure

The City of Tallahassee administers its Consolidated Plan through a coordinated and evolving network of public agencies, nonprofit organizations, community-based development organizations, and private entities. This institutional framework reflects the City’s long-standing commitment to collaborative problem-solving and leveraging resources across sectors to meet housing and community development needs.

Entities range in scope and specialization, from the City’s own Housing and Community Resilience Department to nonprofit housing providers, service agencies, advocacy groups, and financial intermediaries. Each plays a distinct but interconnected role in achieving Consolidated Plan goals. Coordination among these partners is facilitated through planning processes, shared funding initiatives, and participation in regional coalitions such as the Big Bend Continuum of Care (BBCoC).

The city places a premium on working with experienced, community-based partners that have demonstrated success in reaching low- and moderate-income populations. This includes both long-established institutions and emerging organizations working to address newer and more complex social and economic challenges.

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
Family Promise of the Big Bend	Nonprofit Organization	Homelessness	Region
CESC, Inc. / Kearney Center	Non-Profit Organization	Homelessness	Region
Tallahassee Lenders Consortium	Nonprofit/Sub-recipient/CHDO/CLT	Affordable Housing – ownership	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Bethel Community Development Corporation	CHDO	Affordable Housing – ownership; Affordable Housing – rental	Other
Ability 1 st (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
Tallahassee Urban League, Inc.	Non-profit organizations	Affordable Housing – ownership	Jurisdiction

Table 1 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

Tallahassee’s institutional structure benefits from a well-established ecosystem of committed service providers, each contributing vital capacity toward advancing affordable housing, economic mobility, and homelessness prevention. These organizations include certified Community Housing Development Organizations (CHDOs), public housing authorities, supportive service providers, and faith-based groups.

Strengths of the system include:

- A mature public-private service delivery framework supported by regular stakeholder engagement and resource sharing.
- The presence of integrated service hubs such as the Kearney Center, which houses multiple providers under one roof, significantly improving coordination and accessibility for individuals experiencing homelessness.
- The Community Human Services Partnership (CHSP), a collaborative funding and evaluation platform, ensures that public investments are made based on demonstrated organizational capacity and alignment with community priorities.
- Active engagement from the Big Bend CoC, which helps coordinate federal homelessness funding and streamline strategic responses across providers.

Despite these strengths, critical gaps remain:

- The small number of certified CHDOs in the region (currently limited to three) restricts the City's ability to increase the production of affordable housing.

- Many nonprofit organizations operate with limited administrative capacity and unstable funding streams, making it difficult to scale effective interventions or retain skilled staff.
- Federal and state funding mechanisms often emphasize capital improvements while underfunding operational and wraparound services, creating a mismatch between facility availability and service delivery sustainability.
- Tallahassee’s lack of large, philanthropic private corporations, unlike larger metro areas—limits local revenue diversification and places an outsized burden on government and small nonprofits to fill persistent funding gaps.

Availability of mainstream services targeted to homeless persons and persons w/HIV

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

Table 2 - 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)

Tallahassee has made strategic investments to build a centralized, service-integrated homelessness response system. The Comprehensive Emergency Services Center, which includes the Kearney Center, functions as a critical hub for connecting individuals and families experiencing homelessness to a continuum of services. At this facility, clients can access case management, housing navigation, employment assistance, medical and behavioral healthcare, and legal advocacy—often during the same visit.

The city works closely with the Big Bend Continuum of Care and Family Promise of the Big Bend to ensure that Emergency Solutions Grant (ESG) and Continuum of Care funding are coordinated to prevent duplication and maximize the reach of limited resources. This collaborative model facilitates real-time problem-solving, promotes alignment with federal performance metrics, and supports a housing-first approach with flexible, client-centered service delivery.

Special attention is paid to subpopulations with unique needs, including veterans, youth, and those experiencing chronic homelessness. Services emphasize rapid re-housing, permanent supportive housing, and targeted outreach strategies informed by data gathered through the Homeless Management Information System (HMIS).

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

While Tallahassee’s service system is structured to provide coordinated support across needs and provider types, several persistent gaps challenge the community’s ability to serve vulnerable residents effectively.

The most pronounced issue is the shortage of deeply affordable rental housing, particularly units appropriate for individuals requiring long-term support but not institutionalization. This shortfall hampers the success of housing-first initiatives and contributes to shelter bottlenecks.

In addition:

- Only three CHDOs actively serve the jurisdiction and operate with limited development capacity and constrained access to predevelopment capital.
- Several providers struggle to meet increasing demand due to flat funding levels and rising operational costs, compounded by workforce shortages and inflation.

- Gaps exist in the availability of specialized services—such as mental health care and substance use treatment—within immediate reach of those in transitional housing or emergency shelter.
- Rural portions of the service area face transportation barriers that limit equitable access to centralized services and housing opportunities.

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

To bridge the gaps identified, the City of Tallahassee is implementing a multi-pronged strategy focused on system improvement, capacity building, and sustained community collaboration. Key components include:

- Expanding CHDO capacity by investing in technical assistance, predevelopment support, and peer learning cohorts, with the goal of building a stronger pipeline of locally based developers.
- Increasing cross-sector coordination through formalized partnerships, shared performance indicators, and joint grant applications that leverage both public and private funding streams.
- Monitoring performance and adjusting strategies throughout the Consolidated Plan period using data-driven decision-making and annual community feedback mechanisms.
- Prioritizing operating support and organizational stability as allowable under federal guidelines, with a focus on helping local organizations scale successful models and retain skilled personnel.
- Supporting decentralized service delivery through mobile units, satellite offices, and partnerships with health systems and educational institutions to extend access into underserved neighborhoods.

Ultimately, the city is committed to ensuring that all residents—regardless of income, disability status, or housing history—can access the housing and supportive services they need to thrive. By cultivating a nimble, collaborative, and equity-focused institutional framework, Tallahassee aims to make meaningful progress toward its housing and community development goals over the next five years.

SP-45 Goals 91.315(a)(4) 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	2025	2029	Affordable Housing	City Wide/NRSA	Affordable Housing	CDBG: \$500,000 HOME: \$1,250,000	Homeowner Housing Rehabilitation: 125 Units Rehabilitated
2	Housing Rehabilitation	2025	2029	Affordable Housing	City Wide/NRSA	Affordable Housing	CDBG: \$709,085	Rental Housing Rehabilitation: 75 Units Rehabilitated
3	Affordable Housing Development	2025	2029	Affordable Housing	City Wide/NRSA	Affordable Housing	HOME: \$1,250,000	Direct Financial Assistance to Homebuyers: 75 Households Assisted
4	Affordable Housing Development	2025	2029	Affordable Housing	City Wide/NRSA	Affordable Housing	CDBG: \$250,000 HOME: \$2,575,000	Homeowner Housing Added: 50 Units Constructed

Goals Summary Information								
Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Service Assistance	2025	2029	Non-Homeless Special Needs	City Wide/NRSA	Public Services	CDBG: \$1,770,915	Public Service Activities: 7,500 Persons Assisted
6	Public Service Assistance	2025	2029	Affordable Housing	City Wide/NRSA	Affordable Housing	CDBG: \$250,000	Other: 50 Households Receiving Relocation Assistance
7	Homelessness prevention	2025	2029	Homeless	City Wide/NRSA	Homelessness Prevention	ESG: \$840,960	Homelessness Prevention: 1,200 Persons Assisted
8	Public Facilities/ Infrastructure	2025	2029	Other	City Wide/NRSA	Public Facilities/ Infrastructure	CDBG: \$4,000,000	Other: 15 Facilities Improved
9	Administration	2025	2029	Other	City Wide/NRSA	Administration	CDBG: \$1,870,00 HOME: \$425,000	N/A

Table 58 – Goals Summary

Goal Name	Goal Description
Housing Rehabilitation	Funds assist with maintaining and preserving the City's existing affordable housing stock and provides safe and healthy housing for low-income households. Funding is used for rehabilitation of owner-occupied homes for low-and moderate-income households.
Housing Rehabilitation	Funds assist with maintaining and preserving the City's existing affordable housing stock and provides safe and healthy housing for low-income households. Funding is used for repair, rehabilitation or reconstruction of rental housing including single family and multifamily
Affordable Housing Development	Funds support affordable housing and self-sufficiency by providing homeownership opportunities to eligible low-income buyers. This program provides direct financial assistance for the purchase of a home and includes homebuyer education and counseling.
Affordable Housing Development	Funds to support new affordable housing development - single family and multifamily new construction activities. Includes the funding set aside as required by HOME regulations to be awarded only to eligible CHDO organizations for construction or rehabilitation of affordable rental or homebuyer housing for low-income households (at or below 80% AMI). Also includes acquisition
Public Service Assistance	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. Also includes economic development and job training.
Public Service Assistance	Provides decent housing, decreases homelessness, and supports self-sufficiency by preventing eviction.
Homelessness Prevention	Provides decent housing, decreases homelessness, and supports self-sufficiency by preventing eviction and providing street outreach as well as the administration involved in implementing the activity.
Public Facilities/Infrastructure	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. Also includes public parks and infrastructure projects supporting affordable housing and neighborhood revitalization.
Administration	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.

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 1,050 extremely low, low, and moderate income households during the Consolidated Plan period through: housing rehabilitation (125 HH); down-payment assistance (75 HH); new construction (50 HH), permanent relocation (50 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 \$840,960 of ESG funds to support the homeless population being sheltered or obtaining affordable housing.

SP-50 Public Housing Accessibility and Involvement 91.315(c) 91.215(c) Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Tallahassee Housing Authority (THA) is not currently under a Section 504 Voluntary Compliance Agreement. However, THA continues to proactively address the accessibility needs of its residents. In prior planning documents, THA projected a need for 25 additional accessible units, and through its capital improvement programming, has committed to making accessibility upgrades across its public housing portfolio. These improvements include the installation of wheelchair-accessible ramps, accessible showers and stoves, and smoke detectors for hearing-impaired residents.

As of the latest report, 28 units in the public housing portfolio have been modified for accessibility, with ongoing assessments determining additional needs based on resident demographics and mobility requirements. Accessibility improvements are integrated into unit turnover processes and prioritized in any redevelopment or modernization initiatives, including those at the Orange Avenue Redevelopment site (Columbia Gardens at South City).

Activities to Increase Resident Involvements

The City of Tallahassee and THA maintain a strong commitment to engaging public housing residents in shaping the programs and services that affect them. The City continues to serve as an active member of the Housing Authority Coordinating Committee for the Family Self-Sufficiency (FSS) Program, helping to expand economic opportunities and promote resident self-sufficiency.

THA's community-wide approach includes:

- Collaborating with local workforce and educational partners such as CareerSource Capital Region, Tallahassee State College, and Leon County Schools to offer training and job readiness programs.
- Supporting community safety through partnerships with local law enforcement, including security liaison officers and exploration of on-site police sub-stations at public housing developments.
- Promoting resident involvement in housing operations and management through formal representation in planning processes, lease policy updates, and public comment periods.

- Conducting annual public hearings and resident meetings as part of its HUD-mandated PHA planning and any major redevelopment efforts, such as those at Orange Avenue.

Residents are also hired in THA operations and encouraged to participate in decision-making through advisory input and engagement in planning sessions.

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

No. The Tallahassee Housing Authority is designated as a standard performer, meaning it is in good standing under HUD's Public Housing Assessment System (PHAS) scoring criteria.

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to Affordable Housing 91.315 (h) 91.215(h)

Barriers to Affordable Housing

The City of Tallahassee continues to confront a range of systemic, regulatory, and financial barriers that impede the production and preservation of affordable housing. These challenges disproportionately impact low- to moderate-income residents, particularly renters, first-time homebuyers, and historically marginalized communities. Key barriers include:

- **Density Restrictions:** Zoning regulations that restrict higher-density developments limit the potential for cost-effective, multi-family housing projects. Increasing density allowances in strategic areas could encourage more affordable housing development by allowing developers to spread costs across a larger number of units. Additionally, these policies can lead to the underutilization of land and create barriers to building a mix of affordable housing types
- **Parking and Setback Requirements:** Minimum parking requirements and large setbacks can reduce buildable areas, especially on infill lots, raising per-unit construction costs and limiting the feasibility of smaller affordable developments.
- **Transit-Oriented Development Gaps:** Affordable housing is often not located near transit corridors, posing mobility challenges for residents who depend on public transportation. This limits access to employment, healthcare, and education, particularly for low-income households.
- **Community Resistance to Affordable Housing:** Persistent NIMBYism (Not in My Backyard) remains a deterrent to new projects, often delaying or derailing proposals due to concerns about neighborhood character, property values, or safety.
- **Land and Construction Costs:** Rising land acquisition prices, coupled with inflation-driven construction costs, make it difficult to maintain affordability without significant public subsidies or incentives.
- **Barriers to Rehabilitation:** Aging housing stock often requires costly updates to meet building and health codes. In flood-prone areas or where outdated infrastructure exists (e.g., septic tanks), rehabilitation is further limited.

- **Credit and Lending Constraints:** Many low- and moderate-income households, especially Black/African American residents, face challenges in accessing mortgage financing due to poor or limited credit history, lack of intergenerational wealth, and systemic lending discrimination.
- **Vouchers Concentrated in High-Poverty Areas:** Housing Choice Vouchers are often used in areas of lower opportunity, perpetuating patterns of segregation and limiting access to neighborhoods with better amenities and services.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City of Tallahassee has adopted a comprehensive, interdepartmental strategy to reduce these barriers and expand access to affordable housing. This strategy is grounded in equity, economic mobility, and community resilience, and includes the following initiatives:

Local Housing Incentives (LHAP/SHIP):

Through its participation in the State Housing Initiatives Partnership (SHIP) program, the city implements an Affordable Housing Incentive Plan which includes:

- Expedited permitting for affordable housing developments
- Waivers or reductions of water/sewer connection fees
- Density bonuses and regulatory reductions for developments that include affordable units
- Allowances for accessory dwelling units (ADUs) in single-family residential zones

Affordable Housing Advisory Committee (AHAC):

The AHAC continues to review policies and recommend incentives and policy adjustments. Recommendations include expanding mixed-use and mixed income zoning opportunities and increasing the right density of affordable developments.

Community Land Trust and Inclusionary Housing Goals:

As part of the City's strategic plan, the City supports the development of new affordable homes and rental units through land trust models and inclusionary housing policies. These initiatives help preserve long-term affordability.

Zoning Reform and Corridor Redevelopment:

The city is exploring zoning reforms and updates to the Comprehensive Plan to promote affordable and mixed-income housing near transit and in key redevelopment areas, including the Orange Avenue Corridor.

Public Education and Outreach:

To combat NIMBYism and promote equitable development, the city and its partners are investing in outreach campaigns to educate residents about the benefits of affordable housing and inclusive growth.

Analysis of Impediments (AI) to Fair Housing Choice Implementation:

Based on the most recent AI, the city continues to implement mitigation strategies addressing:

- Lack of awareness of fair housing laws
- High rates of disability-based complaints
- Limited affordable housing in high-opportunity areas
- Disproportionate labor market engagement
- Credit and lending inequities, particularly among Black households

Strategic Investment and Federal Leverage:

The City is aligning CDBG, HOME, ESG, and other federal funds with local planning to maximize impact and leverage additional resources for affordable housing development, homeownership, and rehabilitation assistance.

City of Tallahassee Strategic Plan

In January 2025, City Commission its next five-year strategic plan (2029 Strategic Plan) to guide policy setting and 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:

Housing Development Goals

- 425 - Homes repaired, rehabilitated, or reconstructed
- 125 - Down payment assistance grants awarded

Public Infrastructure Investments Goals

- \$150M - Invested in wastewater system
- \$30M - Stormwater enhancements
- \$600M - Southside infrastructure upgrades
- \$75M - Potable water system improvements

Quality of Life Enhancements Goals

- 100% of residents within a 10-minute walk to a park
- 645,000 participants in Parks & Recreation programs
- 5,000 new trees planted

Conclusion

Through a balanced approach of regulatory reform, public investment, education, and collaboration, the City of Tallahassee is taking concrete steps to dismantle the barriers that hinder affordable housing development. The City will continue to monitor housing market trends, solicit community feedback, and evaluate program outcomes to ensure that its strategies remain responsive, inclusive, and effective throughout the Consolidated Plan period.

SP-60 Homelessness Strategy 91.315 (d) 91.215(d)

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

The City of Tallahassee, in collaboration with the Big Bend Continuum of Care (CoC FL-506) and service providers such as Connecting Everyone with Second Chances (CESC), The Kearney Center, and Ability 1st, implements targeted outreach strategies to identify and engage unsheltered individuals experiencing homelessness. The CoC's street outreach teams conduct daily engagement in encampments, public parks, transit corridors, and wooded areas to connect individuals with emergency services, case management, and housing navigation.

In 2024, the Point-in-Time (PIT) Count documented 840 individuals experiencing homelessness in Leon County, including 192 youth and 112 veterans. Outreach teams use Coordinated Entry (CE) assessments during engagement to determine vulnerability and prioritize housing referrals through the VI-SPDAT (Vulnerability Index – Service Prioritization Decision Assistance Tool). Emphasis is placed on unsheltered populations, chronically homeless individuals, and persons with co-occurring behavioral health or substance use needs.

Addressing the emergency and transitional housing needs of homeless persons

The city supports a range of emergency and transitional housing resources through CDBG, ESG, and HOME funding. The Kearney Center, the primary low-barrier emergency shelter in Tallahassee, provides comprehensive intake services, emergency beds, meals, and case management. In addition, Capital City Youth Services (CCYS) provides emergency shelter and transitional living services for unaccompanied youth and young adults up to age 24.

Transitional housing programs are also operated by:

- Refuge House, for survivors of domestic violence
- Good News Outreach, serving families in crisis
- Ability 1st, supporting individuals with disabilities transitioning from institutional care

To expand capacity, the CoC has prioritized increasing non-congregate shelter options and exploring transitional housing bridges to permanent supportive housing (PSH) for high-need populations.

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 CoC implements a Housing First model that prioritizes rapid access to permanent housing without preconditions. City and CoC partners leverage Permanent Supportive Housing (PSH) and Rapid Re-Housing (RRH) to reduce time spent homeless and promote long-term stability.

Strategies to support transitions include:

- **Coordinated Entry and Prioritization:** Matching clients to appropriate housing interventions based on needs and vulnerability.
- **Housing Navigation Services:** Assisting with document readiness, landlord mediation, and housing search.
- **Mainstream Benefit Enrollment:** Partnering with local agencies to support access to SSI/SSDI, SNAP, Medicaid, and employment services.
- **Veterans Assistance:** Utilizing HUD-VASH and Supportive Services for Veteran Families (SSVF) to reduce veteran homelessness.

In 2023, the CoC reduced the average length of homelessness by improving access to affordable housing units and implementing landlord engagement strategies that increase acceptance of Housing Choice Vouchers and Rapid Re-Housing participants.

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

Prevention efforts target extremely low-income households, particularly those at risk of eviction or facing discharge from publicly funded institutions such as jails, hospitals, and foster care. The City of Tallahassee partners with CoC agencies and the Leon County Human Services Department to provide Homelessness Prevention Assistance through rental arrears support, utility assistance, and eviction diversion programs.

Key partnerships and strategies include:

- **Discharge Planning Protocols:** Collaborating with local jails, behavioral health providers, and hospitals to ensure individuals exiting systems of care have a housing plan in place, and through the Landlord Risk Mitigation Fund to provide leasing bonuses for housing at risk individuals.
- **ESG Prevention Funds:** Used to stabilize housing through rent and utility assistance and targeted case management.
- **Youth and Foster System Transitions:** Coordination with DCF, CCYS, and education liaisons to identify youth aging out of care or at risk of becoming homeless.
- **Housing Stabilization Programs:** Ongoing case management and mediation services to prevent recurrence of homelessness for previously housed individuals.

The City of Tallahassee and the Big Bend CoC implement a data-driven, collaborative strategy to prevent and end homelessness. With a focus on equity, efficiency, and long-term impact, the community has built a system that prioritizes the most vulnerable, accelerates housing placement, and supports long-term housing retention. Ongoing investments in affordable housing development, tenant-based rental assistance, supportive services, and cross-system discharge planning are critical to meeting the needs of individuals and families at all stages of the homelessness continuum. The city will continue to assess gaps, strengthen partnerships, and leverage state and federal resources to sustain progress toward functional zero homelessness.

SP-65 Lead Based Paint Hazards 91.315 (i) 91.215(i)

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

The City of Tallahassee continues to implement a comprehensive strategy to reduce lead-based paint (LBP) hazards in housing, particularly those occupied by low- and moderate-income families. The city targets its efforts toward housing units constructed before 1978, with a focus on those built prior to 1980 as a proxy, due to the federal ban on lead-based residential paint enacted in 1978.

Key actions include:

- **Lead-Based Paint Testing and Risk Assessments:** All federally assisted housing rehabilitation projects funded through CDBG, HOME, and SHIP programs include mandatory LBP testing and clearance inspections for properties constructed before 1978. Certified inspectors assess the presence of deteriorated lead-based paint and determine the necessary abatement or interim controls.
- **Abatement and Interim Controls:** When LBP is identified, the City ensures that abatement or interim control measures are undertaken by licensed and certified lead-safe contractors, in accordance with HUD's Lead-Safe Housing Rule (24 CFR Part 35) and EPA regulations.
- **Public Education:** Educational materials about LBP risks and prevention strategies are provided to all residents and property owners participating in rehabilitation programs. The city also disseminates HUD's "Protect Your Family from Lead in Your Home" brochure as part of outreach efforts.
- **Priority for Families with Children:** Homes with children under the age of six, or those likely to house such children, are prioritized for LBP mitigation due to the heightened health risks of lead exposure during early childhood development.

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

These actions are directly tied to local risk indicators. According to the most recent data, approximately 13,115 owner-occupied and 18,930 renter-occupied units in Tallahassee were built prior to 1980—many of which pose potential LBP hazards. Of those, an estimated 1,350 owner-occupied and 1,995 renter-occupied units house children, placing them at heightened risk of lead exposure.

Furthermore, data from the Florida Department of Health (2022) indicated that 17 children under the age of six in Leon County had elevated blood lead levels. These findings reinforce the continued need for proactive mitigation in the aging housing stock, particularly in low-income communities where the cost of abatement can be prohibitive for property owners without assistance.

The City's LBP interventions are guided by risk data and property age, with mitigation efforts prioritized in neighborhoods with high concentrations of pre-1980 housing and families with young children.

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

The City of Tallahassee has embedded lead hazard reduction standards into its federally funded housing programs through the following mechanisms:

- **Standard Operating Procedures (SOPs):** City rehabilitation policies require LBP risk assessment, abatement, and clearance for any unit constructed before 1978, in alignment with HUD's Lead-Safe Housing Rule. These procedures are enforced as part of the project review and contractor bidding process.
- **Procurement Policies:** Only contractors who hold valid EPA Lead-Safe certifications are eligible to perform rehabilitation work involving LBP mitigation. Procurement and contractor selection processes include verification of certification.
- **Program Guidelines:** CDBG and HOME program guidelines explicitly state the requirements for LBP inspection, remediation, and documentation. Property owners are advised of these requirements during the application and intake process.
- **Affirmative Marketing:** All program materials inform applicants about LBP requirements and the City's commitment to providing lead-safe housing options.
- **Partnerships with the CoC and THA:** The City collaborates with the Big Bend CoC and the Tallahassee Housing Authority to ensure alignment of LBP safety standards across homeless housing initiatives, tenant-based rental assistance programs, and public housing units.
- **Targeted remediation through HUD's Lead Hazard Control Grant:** HUD awarded the City with its Lead Hazard Control Grant in 2022, a 4-year grant specifically for use in testing and remediating lead hazards in eligible units.

Conclusion

Through proactive inspection, remediation, education, and institutional coordination, the City of Tallahassee is working to ensure that low-income residents, especially children—are protected from lead hazards. The integration of LBP mitigation into local housing policies, combined with targeted outreach and interagency collaboration, ensures that efforts are both data-driven and community-centered. The City will continue to align its housing programs with HUD regulations and public health guidance to eliminate lead hazards and expand access to lead-safe homes.

SP-70 Anti-Poverty Strategy 91.315 (j) 91.215(j)

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

The City of Tallahassee's anti-poverty strategy is grounded in the recognition that housing stability, access to workforce opportunities, and supportive services are interdependent drivers of economic mobility. As of the latest ACS data, approximately 24% of households in Tallahassee live below the federal poverty level, with a disproportionate concentration in neighborhoods identified as low- and moderate-income census tracts.

To reduce the number of families living in poverty, the city has adopted the following goals and programs:

- **Expand Access to Affordable Housing:** The City is investing in the production and preservation of affordable rental and ownership units, which reduces the cost burden on low-income families and creates a foundation for economic self-sufficiency. Initiatives include leveraging federal and state funding to provide development subsidies, down payment assistance, and housing rehabilitation support.
- **Promote Economic Self-Sufficiency:** Through partnerships with the Tallahassee Housing Authority (THA) and the Big Bend Continuum of Care (CoC), the City supports Family Self-Sufficiency (FSS) programs, employment readiness initiatives, and workforce placement services aimed at helping residents increase earned income and reduce dependence on public assistance.
- **Support Youth and Early Childhood Development:** The City collaborates with Leon County Schools, Early Learning Coalition, and local non-profits to expand early childhood education, afterschool programs, and career exploration for low-income youth to disrupt intergenerational poverty.
- **Financial Empowerment Services:** The City supports local financial literacy programs, including budgeting, credit repair, and homebuyer education classes offered through community centers and in partnership with organizations such as Neighborhood REACH and Ability 1st.
- **Invest in Neighborhood Revitalization and Economic Development:** The City implements targeted revitalization strategies in high-poverty areas like Bond,

South City, and Providence, which include infrastructure upgrades, business development grants, and technical assistance for entrepreneurs.

- **Enhance Access to Public Transportation and Childcare:** The City continues to support expanded public transit routes and promotes access to childcare subsidies for low-income working families through its partnerships with CareerSource Capital Region and Early Head Start.

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

The City of Tallahassee’s anti-poverty goals are closely aligned with its affordable housing strategies under the Consolidated Plan. Coordination is achieved through the following mechanisms:

- **Integrated Housing and Services Approach:** Housing programs funded through CDBG and HOME are designed to coordinate case management and economic mobility services, including those offered under ESG and CoC programs. For example, Rapid Re-Housing clients receive both rental assistance and employment navigation support to promote long-term stability.
- **Housing as a Platform for Upward Mobility:** Affordable housing units developed or preserved with City support are frequently paired with wraparound services, including job training, financial counseling, and youth enrichment programs, to break the cycle of poverty and housing instability.
- **Data-Informed Targeting of Resources:** Poverty data, including ACS and CHAS indicators, are used to geographically target housing investments in areas with high poverty and low opportunity scores. This ensures that affordable housing and revitalization programs directly benefit the most vulnerable populations.
- **Public Housing and Workforce Coordination:** THA’s housing redevelopment efforts, such as the Columbia Gardens at South City (Orange Avenue Redevelopment), are designed as mixed-income, service-enriched communities that include workforce development and small business incubation opportunities.
- **Monitoring and Evaluation:** Through its Annual Action Plans and CAPER reporting, the city tracks progress on poverty reduction indicators tied to housing affordability, job placement, and income growth among program beneficiaries.

Conclusion

The City of Tallahassee's anti-poverty strategy reflects a long-term, integrated commitment to advancing equity, economic opportunity, and housing stability for all residents. By aligning housing investments with employment services, education access, financial literacy, and infrastructure development, the City is building a framework that not only addresses the symptoms of poverty but also tackles its root causes.

Through coordinated programs, data-informed targeting, and sustained partnerships with community organizations, public agencies, and regional systems of care, the city will continue to support pathways out of poverty for low-income individuals and families. These efforts are not only essential to meeting HUD performance goals but are also foundational to achieving the broader vision of a resilient, inclusive, and thriving Tallahassee.

SP-80 Monitoring 91.330 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

Monitoring Standards and Procedures

The City of Tallahassee maintains a robust monitoring and compliance framework to ensure that all activities carried out under its HUD-funded programs, including CDBG, HOME, and ESG—comply with applicable federal, state, and local regulations. Monitoring activities are designed to ensure that funds are used effectively, beneficiaries are served in accordance with program objectives, and long-term outcomes align with the goals outlined in the Consolidated Plan and subsequent Annual Action Plans.

Key components of the City’s monitoring strategy include:

- **Annual Risk Assessment:** The city conducts an annual risk analysis of all subrecipients, developers, and internal program activities. This assessment evaluates factors such as funding level, complexity, prior compliance history, timeliness of performance, and staff capacity to determine monitoring frequency and scope.
- **On-Site and Desk Monitoring:** Based on the risk assessment, the city conducts both on-site and desk reviews. Monitoring covers:
 - Financial management and internal controls
 - Compliance with eligible uses and national objectives
 - Timeliness and progress against contractual milestones
 - Fair housing, Section 3, and Equal Opportunity Employment (EOE) compliance
 - Labor standards (e.g., Davis-Bacon, if applicable)
 - Environmental review records
 - Property standards and long-term affordability (for HOME and CDBG housing projects)
- **Subrecipient Agreements and Reporting Requirements:** All subrecipients are required to enter into formal written agreements that detail performance benchmarks, reporting obligations, and federal regulatory compliance standards.

Subrecipients must submit quarterly or monthly reports on program outputs, outcomes, and expenditures.

- **Corrective Action Plans (CAPs):** If findings or concerns are identified during monitoring, the City provides technical assistance and issues a CAP with specific deadlines and required remedial actions. Follow-up reviews ensure timely resolution.
- **HUD IDIS and HEROS Systems Integration:** The City utilizes HUD's Integrated Disbursement and Information System (IDIS) and Environmental Review Online System (HEROS) to track project-level compliance, flag delays, and maintain transparency in project execution.

Long-Term Compliance and Affordability Monitoring

For housing projects, particularly those funded through HOME, the City enforces long-term affordability periods in accordance with 24 CFR 92.252 and 92.254. The following procedures are used:

- **Annual Owner Certifications:** Owners of HOME-assisted rental housing must certify compliance with income and rent restrictions annually.
- **Tenant File Reviews:** City staff conducts file audits during the affordability period to ensure ongoing tenant eligibility.
- **Property Inspections:** Periodic property inspections ensure units meet Housing Quality Standards (HQS) or UPCS (Uniform Physical Condition Standards) as required.
- **Affordability Monitoring Database:** The City maintains an internal database of projects and affordability terms to ensure compliance across the full restricted use period.

Minority Business Outreach

The City actively promotes equitable access to contracting and development opportunities through the following strategies:

- **Minority, Women, and Small Business Enterprise (MWSBE) Program:** The City partners with the Office of Economic Vitality (OEV) to identify and engage MWSBE-certified vendors for procurement and development opportunities related to HUD-funded activities.

- **Bid Notifications and Technical Assistance:** Bid opportunities are posted publicly, with targeted outreach and pre-bid technical assistance offered to MWSBE firms to increase participation.
- **Contractor Capacity Building:** The City supports training workshops and mentoring initiatives that help small and minority-owned businesses navigate federal compliance, bonding, and procurement systems.

Coordination with Comprehensive Planning Requirements

The Consolidated Plan is fully integrated into the City's broader Comprehensive Plan, particularly as it relates to housing, economic development, land use, and infrastructure. The city coordinates with the Tallahassee-Leon County Planning Department and Office of Housing & Community Resilience to align HUD program goals with local development strategies, corridor redevelopment plans, and climate resilience objectives. Monitoring activities are designed to ensure that HUD investments complement and reinforce broader community planning and equity goals.

Conclusion

Monitoring is a cornerstone of the City of Tallahassee's commitment to transparency, accountability, and effective public stewardship. Through structured oversight, proactive risk assessment, and interagency collaboration, the City ensures that HUD funds are used efficiently, compliantly, and equitably. By embedding monitoring within its broader planning and equity frameworks, the city is not only safeguarding program integrity but also advancing its long-term vision for resilient, inclusive, and thriving neighborhoods.

AP-15 Expected Resources 91.320(c)(1,2) 91.220(c)(1,2)

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	\$1,880,342			\$1,880,342		The CDBG program provides annual grants to develop urban communities by providing decent housing and a suitable living environment, expanding economic opportunities, principally for low- and moderate-income persons.
HOME	Federal	Affordable Housing CHDO Set-Aside Planning & Admin	\$914,338.44	\$200,000		\$1,114,338.44		HOME is 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	\$164,348			\$164,348		The Emergency Shelter Grant Program is a program that provides resources to address homeless and special needs.

AP-20 Annual Goals and Objectives 91.320(c)(3)& (e) 91.220(c)(3)&(e)

Goals Summary Information								
Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2025	2026	Affordable Housing	City Wide/NRSA	Affordable Housing	CDBG: \$100,000 HOME: \$250,000	Homeowner Housing Rehabilitation: 25 Units Rehabilitated
2	Housing Rehabilitation	2025	2026	Affordable Housing	City Wide/NRSA	Affordable Housing	CDBG: \$141,817	Rental Housing Rehabilitation: 15 Units Rehabilitated
3	Affordable Housing Dev	2025	2026	Affordable Housing	City Wide/NRSA	Affordable Housing	HOME: \$250,000	Direct Financial Assistance to Homebuyers: 15 Households Assisted
4	Affordable Housing Dev	2025	2026	Affordable Housing	City Wide/NRSA	Affordable Housing	CDBG: \$50,000 HOME: \$522,904.60	Homeowner Housing Added: 10 Units Constructed
5	Public Service Assistance	2025	2026	Non-Homeless Special Needs	City Wide/NRSA	Public Services	CDBG: \$354,183	Public Service Activities: 1,500 Persons Assisted
6	Public Service Assistance	2025	2026	Affordable Housing	City Wide/NRSA	Affordable Housing	CDBG: \$50,000	Other: 10 Households Receiving Relocation Assistance
7	Homelessness prevention	2025	2026	Homeless	City Wide/NRSA	Homelessness Prevention	ESG: \$164,138	Homelessness Prevention: 240 Persons Assisted
8	Public Facilities/ Infrastructure	2025	2026	Other	City Wide/NRSA	Public Facilities/ Infrastructure	CDBG: \$808,274	Other: 4 Facilities Improved
9	Administration	2025	2026	Other	City Wide/NRSA	Administration	CDBG: \$376,068 HOME: \$91,433.84	N/A

Goal Name	Goal Description
Housing Rehabilitation	Funds assist with maintaining and preserving the City's existing affordable housing stock and provide safe and healthy housing for low-income households. Funding is used for rehabilitation of owner-occupied homes for low-and moderate-income households.
Housing Rehabilitation	Funds assist with maintaining and preserving the City's existing affordable housing stock and provide safe and healthy housing for low-income households. Funding is used for repair, rehabilitation or reconstruction of rental housing including single family and multifamily
Affordable Housing Dev	Funds support affordable housing and self-sufficiency by providing homeownership opportunities to eligible low-income buyers. This program provides direct financial assistance for the purchase of a home and includes homebuyer education and counseling.
Affordable Housing Dev	Funds to support new affordable housing development - single family and multifamily new construction activities. Includes the funding set aside as required by HOME regulations to be awarded only to eligible CHDO organizations for construction or rehabilitation of affordable rental or homebuyer housing for low-income households (at or below 80% AMI). Also includes acquisition
Public Service Assistance	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. Also includes economic development and job training.
Public Service Assistance	Provides decent housing, decreases homelessness, and supports self-sufficiency by preventing eviction.
Homelessness prevention	Provides decent housing, decreases homelessness, and supports self-sufficiency by preventing eviction and providing street outreach as well as the administration involved in implementing the activity.
Public Facilities/Infrastructure	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. Also includes public parks and infrastructure projects supporting affordable housing and neighborhood revitalization.
Administration	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.

AP-35 Projects 91.220(d)

Introduction

The city will undertake various projects during the 2025-2026 program year which will be focused on providing decent affordable housing and creating a suitable living environment for residents. The city will utilize their 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
CDBG	
1	CDBG Program Administration
2	Housing Rehabilitation
3	Public Facilities and Infrastructure
4	Public Service Programs
HOME	
1	HOME Program Administration
2	Housing Development (inc. CHDO Set-Aside)
3	Housing Rehabilitation
4	Down-Payment Assistance & Counseling
ESG	
1	Rapid Re-Housing
2	HMIS Administration

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

To determine how best to allocate resources, the City of Tallahassee employs a data-driven, community-informed approach to setting priorities for investment through the Consolidated Plan. This includes a comprehensive analysis of need, grounded in findings from the Needs Assessment, Housing Market Analysis, community survey responses, public meetings, and targeted consultations with service providers, housing developers, and advocacy organizations.

To organize and align its funding decisions, the city uses a four-tier priority ranking system:

- **High Priority:** Identified as an urgent and significant need within the community. These activities are targeted for investment during the Consolidated Plan period and are expected to receive funding from CDBG, HOME, ESG, or other leveraged sources.

- **Medium Priority:** Considered a moderate need. These activities may be funded as resources allow or through alternative sources but are not guaranteed annual funding under entitlement programs.
- **Low Priority:** Identified needs that are present but less critical or more effectively addressed through other non-Consolidated Plan mechanisms. These activities are unlikely to receive funding from HUD formula grants during the plan period.
- **No Need:** Activities that are currently not applicable or are being sufficiently addressed through other programs, partnerships, or market activity. These are excluded from HUD entitlement program funding under this Consolidated Plan cycle.

In prioritizing needs, the City also assesses available funding capacity and considers whether proposed activities can be implemented within current budgetary and operational constraints. This ensures a practical, fiscally responsible approach to addressing local challenges.

Barriers to Meeting Needs

Despite careful prioritization, the city faces significant structural and economic barriers to fully addressing housing, homelessness, and community development needs. The limited availability of federal formula funding constrains the ability to meet the growing demand for affordable housing and essential services.

The current housing market presents additional challenges. Sharp increases in property values and construction costs have reduced the feasibility of developing or preserving affordable units, while stagnant wages and inflationary pressures continue to erode purchasing power for low- and moderate-income households. These trends have contributed to rising cost burdens and increased housing instability for many Tallahassee residents.

To overcome these obstacles, the city maximizes the impact of its CDBG, HOME, and ESG resources through strategic targeting, program layering, and performance monitoring. It also actively pursues partnerships with local nonprofits, developers, financial institutions, and philanthropic organizations to leverage additional resources and fill critical gaps. Collaborative efforts to align funding and integrate services remain essential to ensure that high-priority needs are addressed as effectively and equitably as possible.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG - Program Administration
	Target Area	City Wide
	Goals Supported	Planning and Administration
	Needs Addressed	Program Administration
	Funding	CDBG: \$376,068
	Description	Per 24 CFR Part 570.206 payment of reasonable program administrative costs related to the planning and execution of community development activities covered in this Annual Plan. 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. Administration is not tied to a National Objective (NO); Matrix Code 21A
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City Wide
	Planned Activities	Administration
2	Project Name	CDBG – Housing Rehabilitation
	Target Area	City Wide
	Goals Supported	Affordable Housing
	Needs Addressed	Increase Access to Affordable Housing
	Funding	CDBG: \$241,817.00

	Description	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.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 40 very low, low, or moderate-income households.
	Location Description	City Wide
	Planned Activities	Housing rehabilitation
3	Project Name	CDBG - Public Facilities and Infrastructure
	Target Area	City Wide / Neighborhood Revitalization Strategy Area
	Goals Supported	Create Suitable Living Environments
	Needs Addressed	Sustainability
	Funding	CDBG: \$808,274
	Description	This funding is used for resilient improvements to public facilities in low- and moderate-income neighborhoods. These service centers are often used in conjunction with the provision of public services to low and moderate-income households. Also includes public parks and infrastructure projects supporting affordable housing and neighborhood revitalization.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	This project will improve 4 public facilities.
	Location Description	City Wide / Neighborhood Revitalization Strategy Area (Bond Community, Frenchtown, Southside Neighborhoods)
	Planned Activities	Development of public facilities
4	Project Name	CDBG - Public Services
	Target Area	City Wide / Neighborhood Revitalization Strategy Area
	Goals Supported	Create Suitable Living Environments
	Needs Addressed	Availability/Accessibility
	Funding	CDBG: \$354,183
	Description	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. Also includes economic development and job training.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 1500 very low, low, or moderate-income households.
	Location Description	City Wide / Neighborhood Revitalization Strategy Area
	Planned Activities	Public services
5	Project Name	CDBG - Public Services
	Target Area	City Wide / Neighborhood Revitalization Strategy Area
	Goals Supported	Create Suitable Living Environments
	Needs Addressed	Availability/Accessibility
	Funding	CDBG: \$50,000
	Description	Provides decent housing, decreases homelessness, and supports self-sufficiency

		by preventing eviction.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 10 very low, low, or moderate-income households.
6	Project Name	HOME - Program Administration
	Target Area	City Wide
	Goals Supported	Planning and Administration
	Needs Addressed	Program Administration
	Funding	HOME: \$91,433.84
	Description	Per 24 CFR Part 92.207, payment of reasonable program administrative costs related to the planning and execution of community development activities covered in this Annual Plan. 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. Administration is not tied to a National Objective (NO); Matrix Code 21A
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City Wide
7	Project Name	HOME - Housing Development (inc. CHDO Set-Aside)
	Target Area	City Wide
	Goals Supported	Provide Decent Affordable Housing
	Needs Addressed	Affordability
	Funding	HOME: \$522,904.60 CDBG: \$50,000

	Description	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.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 10 very low, low, and moderate-income households.
	Location Description	City Wide
	Planned Activities	New affordable housing development - single family and multifamily new construction activities.
8	Project Name	HOME - Housing Rehabilitation
	Target Area	City Wide
	Goals Supported	Housing Rehabilitation
	Needs Addressed	Increase Access to Affordable Housing
	Funding	HOME: \$250,000
	Description	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.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 25 very-low, low, or moderate-income households.
	Location Description	City Wide
	Planned Activities	Housing rehabilitation
9	Project Name	HOME - Down-Payment Assistance
	Target Area	City Wide
	Goals Supported	Down-Payment Assistance
	Needs Addressed	Increase Access to Affordable Housing
	Funding	HOME: \$250,000
	Description	Funds support affordable housing and self-sufficiency by providing homeownership opportunities to eligible low-income buyers. This program provides direct financial assistance for the purchase of a home and includes homebuyer education and counseling.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 15 very low, low, or moderate-income households.
	Location Description	City Wide
	Planned Activities	Financial assistance for down-payment, closing costs, gap financing, housing counseling.
10	Project Name	ESG - Homelessness Prevention
	Target Area	City Wide
	Goals Supported	Create Suitable Living Environments
	Needs Addressed	Availability/Accessibility
	Funding	ESG: \$164,138

Description	Provides decent housing, decreases homelessness, and supports self-sufficiency by preventing eviction and providing street outreach as well as the administration involved in implementing the activity.
Target Date	9/30/2026
Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 240 very low, low, or moderate-income households.
Location Description	City Wide
Planned Activities	Homelessness Prevention

Table 60 – Project Descriptions

AP-50 Geographic Distribution 91.320(f) 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 of Tallahassee administers its federally funded housing, public service, and community development programs on a citywide basis, with targeted investment in areas of greatest need. Geographic priorities are guided by HUD-defined low- and moderate-income (LMI) census tracts and block groups, which reflect concentrations of income-eligible households and historically underserved populations.

While all residents may access services based on eligibility, the City emphasizes outreach and resource allocation in neighborhoods with high rates of poverty, cost burden, and housing instability—many of which also have significant minority populations. These areas are prioritized for activities such as housing rehabilitation, public improvements, and service delivery.

The city also maintains a designated Neighborhood Revitalization Strategy Area (NRSA), which serves as a focal point for coordinated redevelopment. Within the NRSA, the city supports integrated housing, economic development, and infrastructure projects to address concentrated disadvantages and promote long-term revitalization.

Most beneficiaries of HUD-funded programs are extremely low-, low-, or moderate-income individuals and families, including seniors, persons with disabilities, youth, and those experiencing or at risk of homelessness. Housing investments occur on scattered sites, while public services and community development initiatives are concentrated in LMI neighborhoods to maximize impact and equity.

In all efforts, the city strives to align geographic targeting with equity goals, ensuring that investments address disparities and promote inclusive growth across Tallahassee.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	90%
Neighborhood Revitalization Strategy Area	10%

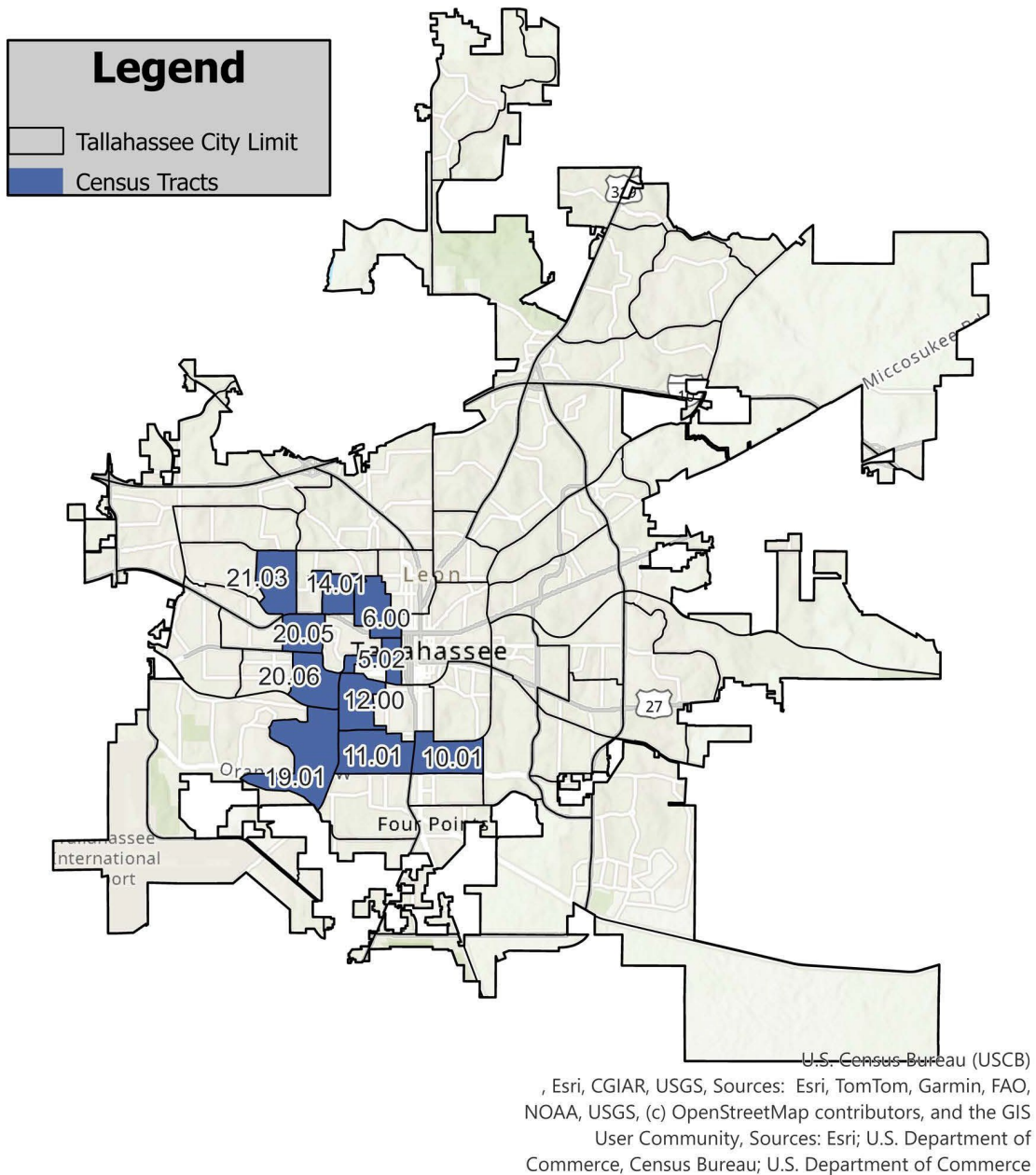
Rationale for the priorities for allocating investments geographically.

The City of Tallahassee allocates federal funds geographically based on a combination of data analysis, community input, and HUD eligibility requirements. While affordable housing needs and service gaps exist citywide, the Needs Assessment and Market Analysis identified greater concentrations of poverty, housing cost burden, and infrastructure decline in specific low- and moderate-income (LMI) areas.

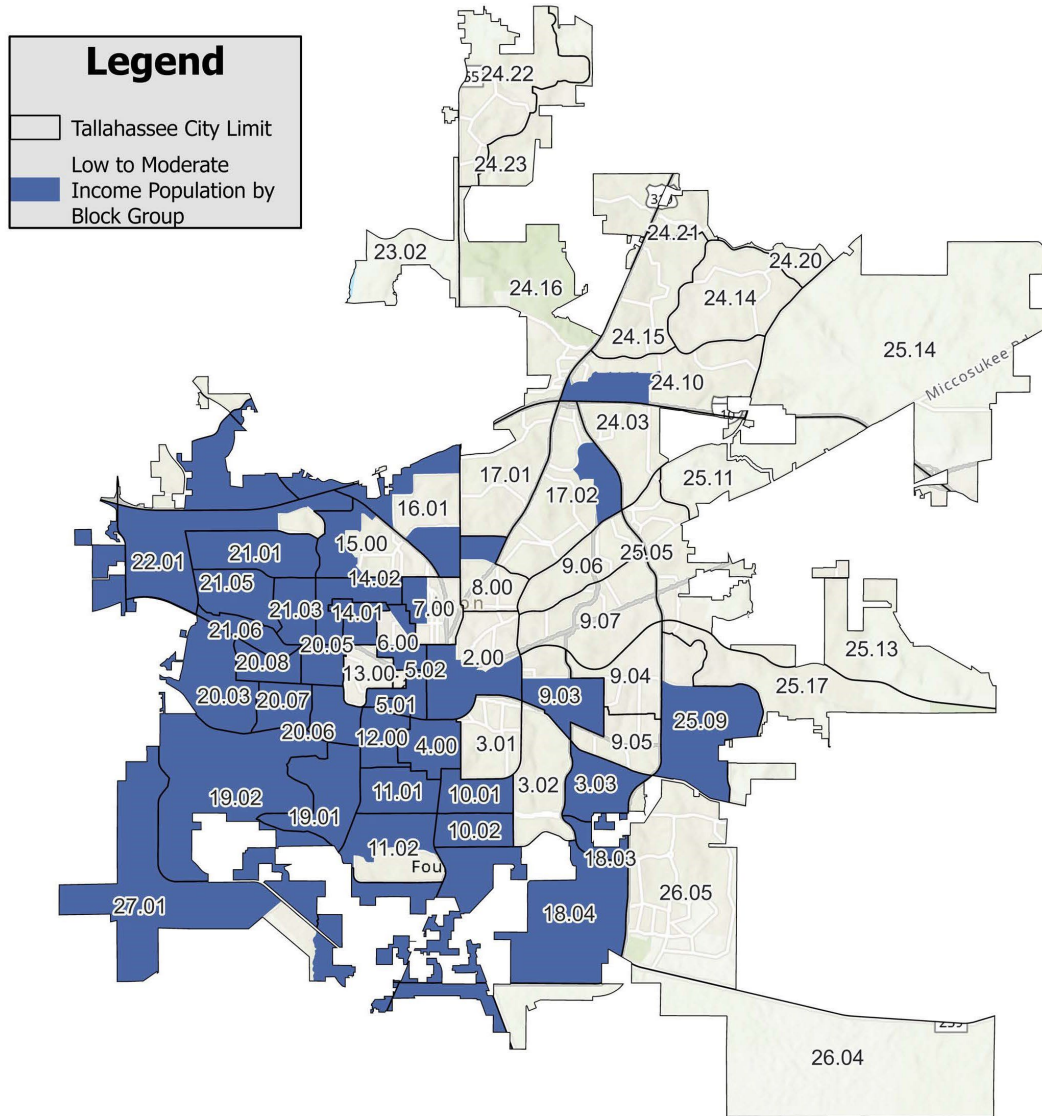
The City's designated Neighborhood Revitalization Strategy Area (NRSA) was identified as a critical focus for investment due to its persistent economic challenges and housing deficiencies. Targeting these areas allows the city to maximize impact, promote equitable development, and align with HUD's place-based strategies.

Funding decisions are guided by the principle of directing resources where the need is greatest and where federal investments can reduce disparities and advance long-term community revitalization. The maps that follow illustrate the LMI and NRSA areas prioritized for funding.

NSRA Neighborhoods and Census Tract IDs



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



U.S. Census Bureau (USCB)
 , Esri, CGIAR, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c)
 OpenStreetMap contributors, and the GIS User Community, Sources: Esri;

AP-55 Affordable Housing 91.320(g) 91.220(g)

Introduction

In PY 2025-26 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 rehousing.

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

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	10
Rehab of Existing Units	40
Acquisition of Existing Units	0
Total	50

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

AP-60 Public Housing 91.220(h), 91.320(j), 91.420

Introduction

The Tallahassee Housing Authority (THA) plays a vital role in providing affordable housing options for low-income individuals and families, including seniors and persons with disabilities. Through the operation of multiple public housing communities Springfield Apartments, Pinewood Place Apartments, and Hidden Pines Apartments as well as scattered-site housing and the administration of the Section 8 Housing Choice Voucher (HCV) program, THA ensures that residents have access to safe and stable housing.

THA's housing portfolio includes 346 public housing units owned and managed by the agency, alongside approximately 2,300 privately owned units participating in the HCV program. However, demand continues to exceed supply, as evidenced by persistent waitlists for both public housing and vouchers. Most residents served are extremely low-income (0–30% AMI), and despite reduced rent compared to the private market, many still experience housing cost burdens.

Beyond affordability, there is an increasing need for rehabilitation and modernization of existing public housing units to enhance living conditions. Upgrades to improve accessibility for seniors and persons with disabilities remain a priority, ensuring that all residents can live comfortably and independently. Additionally, pathways to homeownership are a key aspiration for many public housing and voucher holders. Expanding access to down payment assistance, financial literacy programs, and homebuyer support services could empower more residents to transition from rental housing to homeownership.

Recognizing that housing stability is often intertwined with economic mobility, public housing residents and voucher holders benefit from comprehensive supportive services.

Key needs include:

- Childcare and parenting support to assist working families
- Job training and adult education programs to increase economic self-sufficiency
- Healthcare and mental health services to support overall well-being
- Substance use prevention and recovery programs to promote long-term stability

By addressing these needs holistically, the City and THA can ensure that public housing and voucher programs not only provide shelter but also serve as a foundation for long-term success and self-sufficiency.

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

During the upcoming program year, the City of Tallahassee and THA will continue to collaborate on multiple efforts to improve the living conditions, access to services, and overall quality of life for public housing residents and voucher holders. These actions include:

- Continuing to seek and leverage HUD Capital Fund Program dollars to rehabilitate and modernize aging units within the public housing portfolio.
- Coordinating with community partners to expand access to mental health care, job readiness programs, and educational services.
- Supporting the transition of residents impacted by redevelopment efforts, such as those at the Orange Avenue Apartments, to ensure access to high-quality replacement housing through mixed-income developments like Columbia Gardens at South City.
- Enhancing access to supportive services—including rent assistance, transportation, and wraparound care—for elderly and disabled residents through community-based providers.

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

The City of Tallahassee and THA maintain a strong commitment to engaging public housing residents in shaping the programs and services that affect them. The City continues to serve as an active member of the Housing Authority Coordinating Committee for the Family Self-Sufficiency (FSS) Program, helping to expand economic opportunities and promote resident self-sufficiency.

THA's community-wide approach includes:

- Collaborating with local workforce and educational partners such as CareerSource Capital Region, Tallahassee State College, and Leon County Schools to offer training and job readiness programs.
- Supporting community safety through partnerships with local law enforcement, including security liaison officers and exploration of on-site police sub-stations at public housing developments.
- Promoting resident involvement in housing operations and management through formal representation in planning processes, lease policy updates, and public comment periods.

- Conducting annual public hearings and resident meetings as part of its HUD-mandated PHA planning and any major redevelopment efforts, such as those at Orange Avenue.
- Encouraging residents to participate in THA operations through resident hiring opportunities, advisory input, and engagement in redevelopment and relocation planning.

Additionally, THA encourages participation in homeownership preparation programs, including financial literacy workshops and counseling to help residents understand mortgage qualification, budgeting, and long-term home maintenance. Expansion of these efforts remains a future priority to support upward mobility.

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

The Tallahassee Housing Authority is not designated as a troubled agency. It is currently classified as a standard performer by HUD under the Public Housing Assessment System (PHAS), and no additional financial or technical assistance is required.

Discussion

Public housing in Tallahassee continues to serve as a critical safety net for extremely low-income households. However, limited supply, aging infrastructure, and the rising cost of housing in the private market present ongoing challenges. As the City implements its Consolidated Plan, its continued partnership with THA will focus on preservation, modernization, and strategic redevelopment of public housing sites, coupled with investments in services that promote stability and economic mobility.

By aligning housing assistance with workforce development, health access, and homeownership pathways, the City and THA aim to transform public housing from a stopgap into a springboard enabling families to achieve lasting stability, independence, and opportunity.

AP-65 Homeless and Other Special Needs Activities 91.320(h) 91.220(i)

Introduction

Residents who participated in recent community meetings expressed a continued need for services that prevent homelessness, expand permanent housing access, and provide low-barrier shelter options. In response, the City of Tallahassee remains committed to coordinating federal and local resources—such as ESG, HOME, and CDBG—to support a responsive and equitable housing crisis response system. Through collaboration with the Big Bend Continuum of Care (CoC), the city ensures that activities are aligned with HUD-recognized performance outcomes, including reductions in the duration of homelessness, recidivism, and increases in permanent housing placements.

The CoC’s strategic priorities include:

- Expanding permanent housing options (e.g., Rapid Re-Housing, Permanent Supportive Housing)
- Supporting emergency shelter access, including cold weather response
- Enhancing outreach and coordinated entry
- Increasing behavioral health and income support integration
- Improving engagement with subpopulation (e.g., youth, veterans, survivors of violence, and individuals with disabilities)

The City contributes through capital investments, supportive services coordination, and ESG funding to strengthen systemwide capacity and long-term outcomes.

Describe the jurisdiction’s one-year goals and actions for reducing and ending homelessness including:

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

The city allocates ESG funding annually to support targeted street outreach and engagement strategies in coordination with the Big Bend CoC. These outreach activities are designed to reach individuals living in unsheltered locations and assess their housing and service needs.

- Partner agencies such as CESC, Capital City Youth Services (CCYS), and the Apalachee Center conduct outreach throughout the community, including during the annual Point-in-Time (PIT) Count.
- Outreach teams perform vulnerability assessments (VI-SPDAT), provide survival supplies, and connect individuals to emergency shelter, coordinated entry, and health services.

- The Apalachee Center’s Homeless Project offers psychiatric evaluations, medication management, and mental health care to homeless adults who are uninsured or have limited access to care.
- The CESC outreach program, funded by the City, includes transportation assistance, case management, and targeted engagement with individuals experiencing severe behavioral health challenges or long-term disconnection from services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter services in Tallahassee are delivered primarily by:

- CESC’s low-barrier shelter for single adults
- The HOPE Community for families with children
- Refuge House, which serves survivors of domestic violence

Community input emphasized the need for:

- Increased availability of low-barrier shelter beds
- Locations with easy access to public transportation
- Trauma-informed, safe environments tailored to the needs of women, youth, and individuals with disabilities

While traditional transitional housing is not a major priority identified by residents, there is recognition of the need for flexible options such as bridge housing or medium-term supportive housing for individuals who require additional time and services to achieve housing stability.

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 works with the Big Bend CoC to ensure that local policies and funding support long-term housing solutions for individuals and families experiencing homelessness. These efforts focus on shortening the duration of homelessness, supporting stabilization, and preventing returns to homelessness.

The city continues to participate in:

- The Big Bend CoC Board and its Affordable Housing Committee to align funding with systemwide goals

- Planning efforts to increase access to housing for priority subpopulations, including chronically homeless individuals, families with children, veterans, and unaccompanied youth

Key strategies include:

- Expanding Permanent Supportive Housing (PSH) for individuals with complex service needs
- Increasing access to housing vouchers and affordable units, particularly for youth and families
- Supporting post-placement services such as financial counseling, peer support, and intensive case management

Community feedback during recent engagement activities reinforced the importance of integrating supportive services with housing—particularly case management and mental health care—and advocated for income-based rent structures and policies that increase affordable units in new developments.

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

Preventing housing loss among extremely low-income residents is a central priority for the City's ESG-funded activities. Prevention strategies include:

- Emergency rental and utility assistance for households facing eviction or disconnection
- Legal aid and mediation support to avoid court-based evictions
- Housing stability case management to support long-term retention

The City coordinates closely with local institutions to support safe and effective discharge planning for individuals exiting public systems of care. Partnerships include:

- Leon County Detention Facility, to support reentry planning for individuals released from jail
- The Department of Children and Families (DCF), to prevent homelessness among youth aging out of foster care
- Local behavioral health agencies and hospital systems
- Leon County Schools and Capital City Youth Services (CCYS), to support students returning to the community

By aligning prevention activities with these institutional partnerships, the city works to reduce the risk of homelessness for individuals transitioning from care-based settings.

Discussion

The City of Tallahassee’s efforts to address homelessness reflect a coordinated, data-informed, and equity-focused approach. By leveraging multiple funding sources and collaborating with the Big Bend CoC and community-based partners, the city is working to make homelessness rare, brief, and non-recurring. Continued investment in outreach, shelter, prevention, and permanent housing—coupled with strong system coordination—will remain essential in supporting the most vulnerable residents and advancing long-term housing stability across the community.

AP- 75 Barriers to Affordable Housing 24 C.F.R. §§ 91.220(j), 91.320(i), 91.420

Introduction

The City of Tallahassee recognizes that government policies and regulations while designed to protect public health, safety, and environmental integrity can unintentionally impede the development and preservation of affordable housing. Land use controls, zoning ordinances, development fees, and infrastructure requirements often drive-up costs, reduce development feasibility, and limit opportunities for low- and moderate-income households to access housing in well-resourced areas. These barriers, compounded by rising construction costs and social opposition to affordable housing, pose ongoing challenges to equitable residential investment in Tallahassee.

Describe planned actions 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.

Several factors have been identified as contributors to Tallahassee’s housing affordability challenges such as density restrictions, proximity to transit, and NIMBYism. Zoning regulations that restrict density, particularly in desirable or transit-adjacent neighborhoods, often limit the ability to build multi-family or mixed-income developments. Prescriptive parking minimums and expansive setback requirements constrain land use efficiency and reduce the number of units that can be built on a given parcel. Affordability is also impacted by the rising cost of land and infrastructure. Impact fees, code compliance requirements, particularly for hurricane resistance and floodplain development—and restrictions on septic system expansion in some neighborhoods make it especially difficult to develop affordable housing on vacant or underutilized parcels. These conditions are exacerbated when developments are proposed in neighborhoods where community opposition or "Not in My Backyard" (NIMBY) sentiment can delay or prevent approval, especially for supportive or deeply affordable housing.

Equally significant are geographic and economic barriers. Many low-income residents in Tallahassee face limited access to housing near public transportation, job centers, and higher-performing schools, which can perpetuate cycles of poverty and limit economic mobility. Concentration of Housing Choice Voucher holders in high-poverty neighborhoods further reinforces segregation and unequal access to opportunity. Compounding these issues are challenges, particularly among Black households and other historically marginalized communities, who face systemic barriers to homeownership and financial stability.

Planned Actions to Remove or Ameliorate Barriers

Through the Consolidated Plan, the city has committed to the rehabilitation, repair, or reconstruction of 250 homes to preserve affordable housing stock and improve habitability for low- to moderate-income households. Additionally, 75 down payment assistance awards are planned to support first-time homebuyers in overcoming financial barriers to homeownership. The city prioritizes planning for multifamily housing on publicly owned land, leverages cross-sector resources, promotes resident-focused design principles, and supports the creation of deeply affordable and permanent supportive housing.

Through the Consolidated Plan, the city has committed to the rehabilitation, repair, or reconstruction of 250 homes to preserve affordable housing stock and improve habitability for low- to moderate-income households. Additionally, 75 down payment assistance awards are planned to support first-time homebuyers in overcoming financial barriers to homeownership. These efforts are further strengthened through the Affordable Housing Workgroup, a joint initiative with Leon County that focuses on regional policy coordination. The Workgroup prioritizes planning for multifamily housing on publicly owned land, leverages cross-sector resources, promotes resident-focused design principles, and supports the creation of deeply affordable and permanent supportive housing.

Zoning and regulatory changes are a key component of the City's plan to expand housing access. Planned reforms include promoting higher-density development near transit corridors, updating setbacks and parking standards to increase land use efficiency, and facilitating modular and infill development. The city is also exploring land banking strategies and public-private partnerships to acquire, assemble, and redevelop land specifically for affordable housing. These efforts are coordinated with long-range land use policies established in the Leon County 2030 Comprehensive Plan.

The City's updated Analysis of Impediments to Fair Housing Choice identifies additional barriers and corresponding strategies to promote equitable housing access. These include increasing awareness of fair housing rights and protections, addressing high rates of disability-related housing complaints, improving landlord participation in the Housing Choice Voucher program, and mitigating the geographic concentration of affordable housing in low-opportunity areas. Public education campaigns and landlord outreach are underway to support these efforts.

Discussion

As housing affordability pressures intensify across the region, the City of Tallahassee remains committed to removing regulatory barriers and fostering an environment that encourages residential investment across all income levels. Through a combination of expedited permitting, zoning reform, fee waivers, strategic partnerships, and community engagement, the city is working to ensure that affordable housing remains a viable and sustainable part of Tallahassee's urban fabric. These efforts not only support housing development, but also contribute to broader goals of economic mobility, neighborhood revitalization, and racial and geographic equity.

AP-85 Other Actions 91.220(k), 91.320(j), 91.420

Introduction

The City of Tallahassee remains committed to addressing a broad spectrum of needs that affect the quality of life for low- and moderate-income residents. While much of the City's Consolidated Plan focuses on affordable housing and public infrastructure, this section outlines the City's planned actions in other critical areas, including poverty reduction, lead hazard mitigation, institutional capacity building, and improved coordination with housing and service providers. These actions are designed to maximize the impact of limited federal resources and build a more resilient, equitable community.

Describe actions planned to address obstacles to meeting underserved needs

Tallahassee continues to face several persistent challenges in addressing underserved needs, the most prominent of which is limited funding relative to the scale of demand. The rising cost of housing, stagnant wages, and inflationary pressures have made it increasingly difficult for families to access affordable housing and supportive services. To overcome these obstacles, the city will continue to engage stakeholders through community outreach and public meetings, seeking to increase awareness of community development goals and foster greater alignment across partners. The city also remains focused on targeting its investments in areas with the highest needs and will pursue additional funding from both public and private sources to bridge service gaps and extend its impact.

Describe actions planned to foster and maintain affordable housing

The City will continue to foster and maintain affordable housing by investing in rehabilitation and repair of existing housing stock, supporting homebuyer assistance programs, and funding the development of new affordable units in partnership with nonprofit and for-profit developers. Through its Housing Rehabilitation Program and Relocation Assistance initiatives, the city will preserve safe and decent housing for low-income homeowners. Homebuyer assistance will enable income-qualified households to enter the housing market, while the development of affordable rental and ownership units by a Community Housing Development Organization (CHDO) will increase the local supply. Additionally, the City remains engaged in joint efforts with Leon County's Affordable Housing Advisory Committee to explore policy and regulatory solutions that reduce barriers to housing development.

Describe actions planned to reduce lead-based paint hazards

The City enforces compliance with lead-based paint regulations through its housing rehabilitation activities. All units built before 1978 that are rehabilitated with federal funds undergo lead testing and, when hazards are identified, appropriate abatement and clearance measures are conducted. The City engages certified lead assessors and risk evaluators and includes lead-safe requirements

in all program contracts. In partnership with the Healthy Homes Tallahassee Program, the City also utilizes CDBG funds as a match for its Lead Hazard Control Grant, which targets rental units at high risk of lead exposure. These actions are critical to ensuring safe housing conditions, particularly for families with young children.

Describe actions planned to reduce the number of poverty level families

Reducing poverty remains a central objective of the City's community development work. Tallahassee funds public service providers that assist low-income individuals and families in accessing essential resources such as childcare, healthcare, education, and employment support. Programs that promote financial literacy, housing stability, and workforce readiness will continue to receive priority. The city also supports affordable housing as a key strategy in reducing economic vulnerability, recognizing that housing cost burdens are among the most significant barriers to upward mobility. These efforts are reinforced by the City's broader goals of neighborhood revitalization and self-sufficiency.

Describe actions planned to develop institutional structure

The City's Department of Housing and Community Resilience serves as the lead agency in implementing the Consolidated Plan and will continue to coordinate across departments and with external agencies to improve program delivery. Tallahassee will provide technical assistance and training to local nonprofits, support City staff in accessing HUD resources and professional development and enhance data systems to better evaluate program outcomes. The City's strong institutional delivery network includes collaboration with public, private, and nonprofit entities, which collectively deliver a broad range of services including homelessness prevention, housing counseling, and home rehabilitation. These partnerships are vital to ensure that funding is used effectively and reaches those with the greatest need.

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

The City of Tallahassee understands that collaborative planning and service coordination are essential to achieving long-term housing and community development goals. The City will continue to actively participate in the Big Bend Continuum of Care and collaborate with the Tallahassee Housing Authority on planning and implementation efforts. Regular communication with neighborhood associations, nonprofit partners, developers, and lenders will ensure that programs are responsive to community needs and leverage complementary resources. Nonprofit organizations, many of whom serve as subrecipients of CDBG and HOME funds, will remain essential partners in service delivery, particularly in areas such as homelessness services, youth programming, and special needs assistance. The city will also continue to explore funding partnerships with private industry to support neighborhood investment and economic development.

Discussion

The City of Tallahassee recognizes that the issues facing low-income households—such as housing instability, health disparities, and economic insecurity—are deeply interconnected. Through coordinated, data-driven strategies and an inclusive institutional framework, the city will continue to advance equity, expand opportunity, and create pathways out of poverty for its most vulnerable residents.