



CITY OF
TALLAHASSEE

**FY 2026-2027 HUD
Annual Action Plan**

COMMUNITY OUTREACH MEETINGS

HOUSING AND COMMUNITY RESILIENCE



**CITY OF
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- **Your City of Tallahassee Housing Division Team**
- **Please enjoy refreshments provided for you**
- **Please hold comments and questions until the end**
- **Please make sure you sign in**
- **Enjoy the art activities at each table**

INTRODUCTIONS



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Draw a picture of your ideal
neighborhood.

Show us what
COMMUNITY
means to you!



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WHO WE ARE



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Who we are.

The Housing Division is a partner in creating housing opportunities, encouraging new unit development, and broadening the availability of safe and healthy housing.



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What we do.

The Housing Division administers programs and fosters partnerships to increase and preserve the inventory of safe, healthy, and quality housing for any income level, providing safe spaces for vulnerable residents.



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How we do it.

Our diverse programs include owner and rental unit preservation, new unit production, counseling, homebuyer assistance, developer incentives, neighborhood revitalization, and a variety of public service activities. These programs are designed to assist residents where they are and deliver quality services for all.



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ANNUAL PLANING PROCESS


- Submitted annually as part of the Consolidated Plan, the Annual Action Plan is a summary of projects the City will undertake during the program year to address the priority needs and goals identified by the Consolidated Plan.
- Is the City's annual application to HUD for funding.
- In alignment with the City's Strategic Plan, it provides the framework for year-end reporting on activities and accomplishments.



OUR CITY*

TALLAHASSEE, FL

 CENSUS PLACE

 ADD COMPARISON

2024 POPULATION

201,875

2024 POVERTY RATE

23.6%

1.94% 1-YEAR INCREASE

US SENATOR



Rick
Scott

REPUBLICAN PARTY

US SENATOR



Ashley
Moody

REPUBLICAN PARTY

2024 MEDIAN AGE

28.2

0.714% 1-YEAR INCREASE

2024 MEDIAN HOUSEHOLD INCOME

\$57,409

2.64% 1-YEAR GROWTH

2024 MEDIAN PROPERTY VALUE

\$294,400

6.67% 1-YEAR GROWTH

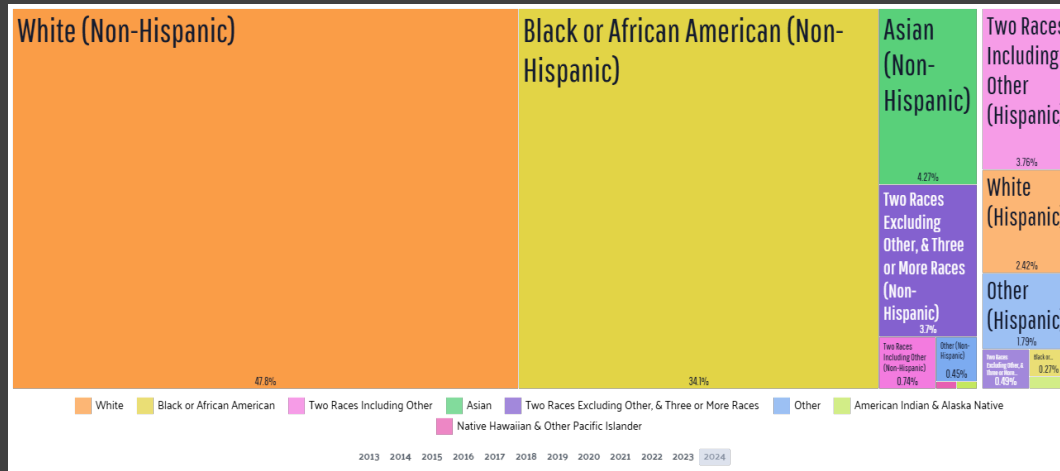
2024 EMPLOYED POPULATION

106,402

0.812% 1-YEAR GROWTH

*Source: <https://datausa.io/profile/geo/tallahassee-fl>

OUR CITY



Source: <https://datausa.io/profile/geo/tallahassee-fl>

General Income Eligibility Guidelines

2025 Area Median Income (AMI) Limit by Number of Persons in Household*

	Percent of AMI	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Extremely Low Income	30%	\$19,400	\$22,250	\$25,050	\$27,800	\$30,050	\$32,250	\$34,500	\$36,700
Very Low Income	50%	\$32,350	\$36,950	\$41,550	\$46,150	\$49,850	\$53,550	\$57,250	\$60,950
Low Income	60%	\$38,820	\$44,340	\$49,860	\$55,380	\$59,820	\$64,260	\$68,700	\$73,140
Low-Moderate Income	80%	\$51,700	\$59,100	\$66,500	\$73,850	\$79,800	\$85,700	\$91,600	\$97,500
Moderate (City Funded Programs)	100%	\$64,625	\$73,875	\$83,125	\$92,313	\$99,750	\$107,125	\$114,500	\$121,875
Moderate	120%	\$77,640	\$88,680	\$99,720	\$110,760	\$119,640	\$128,520	\$137,400	\$146,280



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FY2025 ACCOMPLISHMENTS



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FUNDING

Source of Funds	Annual Grant Award Amount	Amount of Grant Awards Expended During Program Year	Amount of Match/Leveraged (Local) Funds Expended During Program Year
CDBG	\$1,869,974.00	1,584,560.81	\$1,798,377.00
HOME	\$888,566.77	1,472,894.68	\$1,638,092.00
ESG	\$168,138.00	145,330.33	\$2,941,376.00
SHIP	\$1,533,400.00	1,971,439.00	\$0.00
TOTALS:	\$4,460,078.77	5,174,224.82	\$6,377,845.00

*Source: 2025 HUD CAPER



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OUTCOMES

PROGRAM	TOTAL COMPLETED DURING REPORTING PERIOD
Home Repair, Rehabilitation, and Reconstruction	104
New Units Constructed (Single and Multifamily)	263
Down Payment Assistance	35
Public Facilities	5
Homeless Support	2,000

LOCAL ECONOMIC IMPACT (All Funding Sources)

PROGRAM	Number Completed	Market Indicator	Economic Impact
Home Rehabilitation (Owner Occupied and Rental)	104	Average Market Value of Homes Rehabbed	\$11.6M in housing stock preserved
Down Payment Assistance	35	Average sales price of home purchased	\$6.6M in real estate sales
New Single-Family Homes Constructed	13	Average Construction Price	\$2.9M in new housing stock

*Source: 2025 HUD CAPER



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OTHER INITIATIVES

PROGRAM	OUTCOME
Multifamily Developments	Since 2020, the City has successfully partnered to facilitate 1,162 new multifamily units, leveraging the City's investment of \$9M with over \$116M in local, state, and federal funding (such as LIHTC, SAIL, NHTF, private equity, and multifamily bonds). As of FHFC's 2024 Annual Report, there are 5,422 current active and pipeline rental units that have received allocation and resources through FHFC's rental programs.
Creative Partnerships	In 2020, the City and County Commissions created the first Community Land Trust. To date, the CLT has completed 8 units on 4 lots donated by the County utilizing City subsidy, creating new homeownership opportunities for low-income homebuyers.
Pathways to Homeownership	In 2021, the Commission approved the creation of the Affordable Home Construction Loan Program designating a portion of the City's ARPA funding to spur development during the pandemic. To date, the program has yielded 13 new units, leveraging the City's \$1.1M investment for \$2.9M in sales.

*Source: 2025 HUD CAPER



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FUNDING & ELIGIBLE ACTIVITIES

RESOURCES AVAILABLE

Federal Grants (administered by City)

- Community Development Block Grant (CDBG)
- HOME Investments Partnership Program (HOME)
- Emergency Shelter Grant (ESG)

State Grant (administered by City)

- State Housing Initiatives Program (SHIP)

City

- Affordable Housing Trust Fund (AHTF)
(nonrecurring)
- Community Redevelopment Agency (CRA)
- Office of Economic Vitality's Affordable Housing Gap Financing Incentive Program

Program Income

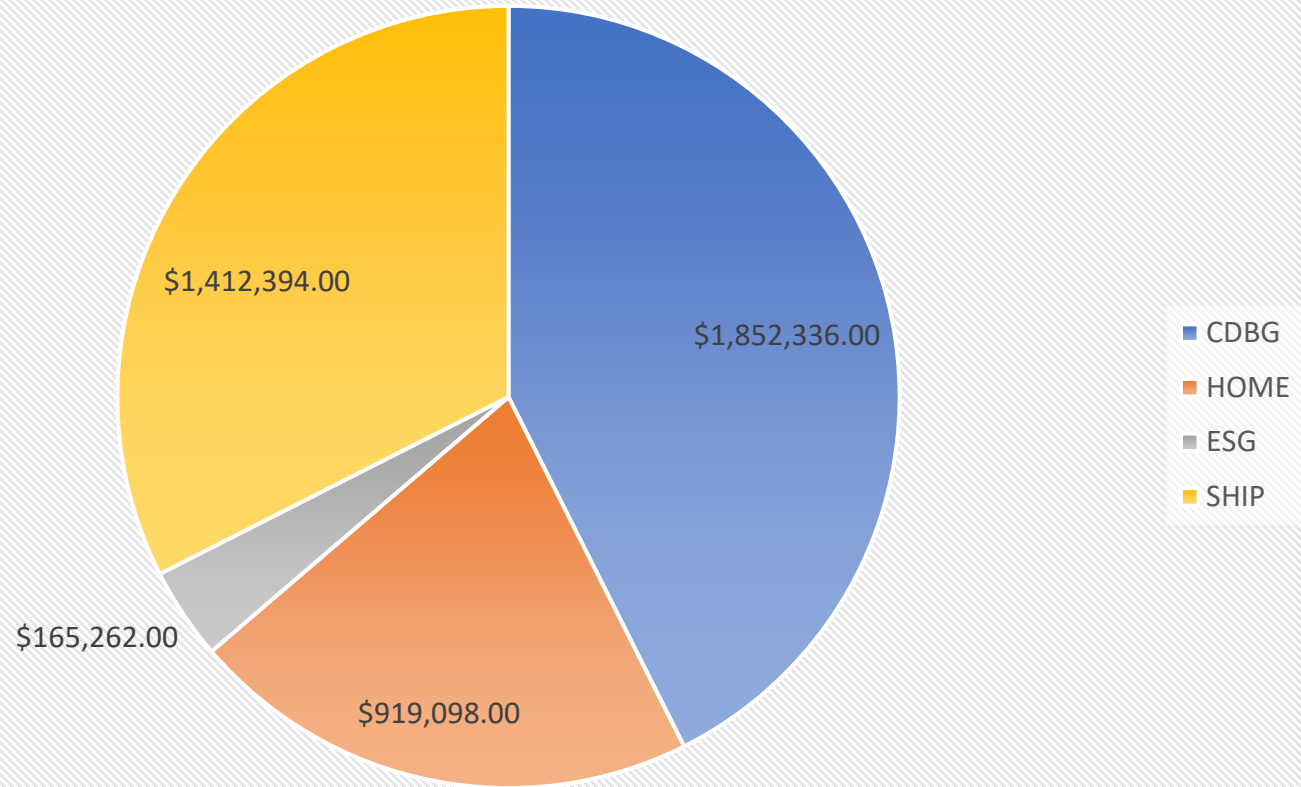
- Loan repayments, recaptured funds, etc., are added to each year's annual award and allocated to an eligible project.

In addition to these resources, the Division works closely with other City Departments and program areas to ensure maximum leveraging of all resources available.



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ESTIMATED FUNDING FY 2026-2027



Leveraged funds in addition to annual funding includes the Affordable Housing Trust Fund (non-recurring) and other competitive grant opportunities (as available).



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COMMUNITY DEVELOPMENT BLOCK GRANT

Provides annual federal grants on a formula basis to states, cities, and counties 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.



- Eligible CDBG activities include:
 - Housing Rehabilitation
 - Housing Counseling
 - Public Facilities
 - Public Services/ Human Services
 - Neighborhood Revitalization
 - Economic Development



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HOME INVESTMENTS PARTNERSHIP PROGRAM

Provides federal grant funding through formula allocations to states and local governments to strengthen public-private partnerships and increase the supply of affordable housing for low- and very low-income households.

- Eligible HOME activities include:
 - Homeownership Assistance
 - Housing Rehabilitation
 - New Construction of Affordable Housing





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EMERGENCY SOLUTIONS GRANT PROGRAM

Provides federal grant funds through a formula process to territories, states, metropolitan cities, and urban counties for five main program components to address homelessness making it rare, brief, and non-recurring.

➤ Eligible ESG activities include:

- Street Outreach
- Shelter Operations
- Assistance for At-Risk Homeless





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STATE HOUSING INITIATIVES PARTNERSHIP PROGRAM

Provides state Sadowski trust funds to local governments in Florida as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing to serve very low-, low-, and moderate-income families.



- Eligible SHIP activities include
 - Homeownership Assistance
 - Owner occupied repair, rehabilitation, and reconstruction
 - New Construction of Affordable Housing
 - Housing Counseling



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WHAT'S NEXT

Join us for additional neighborhood and community outreach; check the schedule posted to our webpage.

THEN:

- **April 1st and April 16th - Public outreach meetings**
- **April 15, 2026 – First public hearing**
- **Draft Plan posted for public review prior to 2nd public hearing**
- **June 10, 2026 - Present final Plan to Commission for adoption**
- **August 15, 2026 – Submit Plan to HUD**
- **October 1, 2026 – Program year begins**



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We want to hear from you!

- Hearing what our community needs directly from our residents and business owners ensures we are meeting our community's needs
- This helps us target essential services where there are gaps and partner with other agencies to achieve maximum impact

Tell us your thoughts!



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THANK YOU!

HOUSING AND COMMUNITY RESILIENCE

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Email: Housing@tal.gov.com

Phone: 850-891-6566

