

## **PUBLIC NOTICE**

City of Tallahassee  
Department of Housing and Community Resilience  
2022 SHIP and HHRP Annual Reports  
Available for Public Comment

The City of Tallahassee's State Housing Initiatives Partnership (SHIP) Annual Report for state fiscal years 2019-2020, 2020-2021, and 2021-2022, and the Hurricane Housing Recovery Program (HHRP) Annual Report for state fiscal years 2019-2020 and 2020-2021 are now available for public viewing online on the City's website at [www.talgov.com/housing](http://www.talgov.com/housing).

The City of Tallahassee's Housing Division partners with community agencies to build and preserve the inventory of affordable housing within the City, and to provide pathways out of homelessness for vulnerable neighbors. The SHIP Program provides funding to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program is designed to serve very low, low- and moderate-income families. The SHIP and HHRP Annual Reports identify total funding allocated, project expenditures, demographics, and income levels of households served. The reports are submitted to the Florida Legislature each year providing outcomes for expenditures.

To obtain a printed copy of the reports or to receive special accommodations for viewing the reports, please contact Ginger Williams at 850-891-6566. You may mail or email your request to:

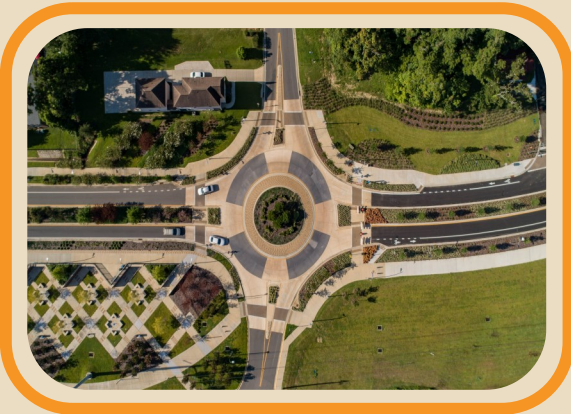
City of Tallahassee Housing Division  
300 South Adams St., B-27  
Tallahassee, Florida 32301  
Email: [Housing@talgov.com](mailto:Housing@talgov.com)

You may provide comments via email or mail with your name and address by 5:00PM EST Friday, August 19, 2022.



**CITY OF  
TALLAHASSEE**

# **FY 2022 SHIP Annual Report**



Prepared by  
**Department of Housing and Community Resilience**

### EXECUTIVE SUMMARY

Each year by September 15, the City of Tallahassee is required to submit the State Housing Initiatives Partnership (SHIP) Annual Report to the Florida Housing Finance Corporation, documenting the expenditures of SHIP funds. The City has three years in which to expend the annual allocation.

This year's report closes out the FY 2019-2020 SHIP funding. All 2019-2020 funds were expended, assisting 41 income-eligible households (unduplicated). All required set asides were achieved: a) 65% of funds must be spent on homeownership projects; b) 75% of funds must be spent on construction/rehabilitation projects; c) 30% of funds must be spent on very low-income households; d) 30% must be spent on low-income households; and e) 20% of funds must be spent on special needs households. In this three-year reporting period, 69% of SHIP funds were spent on households at or below 80% AMI. The tables below provide a summary of FY2020 SHIP-funded programs and clients served with those funds.

Table 1

Source of Funds	Amount
<i>FY 2019-2020 State Annual Distribution</i>	\$383,139.00
<i>Program Income</i>	\$71,021.21
<i>Carryover from Previous Year</i>	-\$709.67
<b>TOTAL:</b>	<b>\$453,450.54</b>

Table 2

Activity	Amount
<i>Homeownership Strategies – All</i>	\$357,637.79
<i>Administration</i>	\$34,702.20
<i>Homeownership Counseling</i>	\$69,000.00
<i>Carryover to Next Year</i>	-\$7,889.45
<b>TOTAL:</b>	<b>\$453,450.54</b>

Table 3

Activity	Amount	Number of Units
<i>Emergency Home Repair</i>	\$164,632.79	28
<i>Storm Damage Mitigation</i>	\$3,800.00	1
<i>Accessibility Rehabilitation</i>	\$144,305.00	14
<i>Down Payment Assistance</i>	\$44,900.00	3
<b>TOTAL (UNDUPLICATED):</b>	<b>\$357,637.79</b>	<b>41</b>

Table 4 (Unduplicated by Activity)

Activity	Race		Income Level			
	W	B	<30%	30-50%	50-80%	>80%
<i>Emergency Home Repair</i>	7	21	3	15	7	0
<i>Storm Damage Mitigation</i>	0	1	1	0	0	0
<i>Accessibility Rehabilitation</i>	2	12	2	2	10	0
<i>Down Payment Assistance</i>	1	2	0	0	0	3

# Title: SHIP Annual Report

Report Status: Unsubmitted

Tallahassee FY 2019/2020 Closeout

Form 1

## SHIP Distribution Summary

### Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Down Payment Assistance	\$44,900.00	3				
3	Owner-Occupied Rehab-Accessibility Rehab	\$144,305.00	13				
3	Owner-Occupied Rehab-Emergency Home Repair	\$158,126.79	23				
3	Owner-Occupied Rehab-EHRP	\$6,506.00	1				
3	Owner-Occupied Rehab-Storm Damage Mitigation	\$3,800.00	1				

**Homeownership Totals:**            **\$357,637.79**      **41**

### Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
<b>Rental Totals:</b>							

**Subtotals:**            **\$357,637.79**      **41**

### Additional Use of Funds

Use	Expended
Administrative	\$34,702.20
Homeownership Counseling	\$69,000.00
Admin From Program Income	
Admin From Disaster Funds	

<b>Totals:</b>	<b>\$461,339.99</b>	<b>41</b>	<b>\$ .00</b>	<b>\$ .00</b>
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## Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

Source of Funds	Amount
State Annual Distribution	\$383,139.00
Program Income (Interest)	\$11,752.97
Program Income (Payments)	\$59,268.24
Recaptured Funds	\$0.00
Disaster Funds	
Other Funds	
Carryover funds from previous year	-\$709.67
<b>Total:</b>	<b>\$453,450.54</b>

\* Carry Forward to Next Year: **-\$7,889.45**

NOTE: This carry forward amount will only be accurate when all revenue amounts and all expended, encumbered and unencumbered amounts have been added to Form 1

## Form 2

### Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
ELI	382	409	543	711	879
VLI	636	681	818	945	1,055
LOW	1,018	1,091	1,308	1,512	1,687
MOD	1,527	1,636	1,965	2,269	2,532
Up to 140%	1,781	1,909	2,292	2,647	2,954

### Recap of Funding Sources for Units Produced ("Leveraging")

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended	\$357,637.79	38.24%
Public Moneys Expended	\$13,856.00	1.48%
Private Funds Expended	\$558,905.00	59.76%
Owner Contribution	\$4,778.00	.51%
Total Value of All Units	\$935,176.79	100.00%

### SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$357,637.79	\$382,429.33	93.52%	65%
Construction / Rehabilitation	\$312,737.79	\$382,429.33	81.78%	75%

**Program Compliance - Income Set-Asides**

Form SHIP AR/2009  
67-38.008 (5), F.A.C.  
Effective Date: 5/23/2017

Income Category	SHIP Funds	Total Available Funds % *
Extremely Low	\$37,896.75	8.36%
Very Low	\$117,574.54	25.93%
Low	\$157,266.50	34.68%
Moderate	\$44,900.00	9.90%
Over 120%-140%	\$ .00	.00%
<b>Totals:</b>	<b>\$357,637.79</b>	<b>78.87%</b>

**Project Funding for Expended Funds Only**

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds SHIP Grants	SHIP Grant Unit #s	Total SHIP Funds Expended	Total # Units
Extremely Low	\$9,334.75	2	\$28,562.00	4	\$37,896.75	6
Very Low	\$72,829.50	7	\$44,745.04	10	\$117,574.54	17
Low	\$53,286.50	6	\$103,980.00	9	\$157,266.50	15
Moderate	\$44,900.00	3		0	\$44,900.00	3
Over 120%-140%		0		0	\$ .00	0
<b>Totals:</b>	<b>\$180,350.75</b>	<b>18</b>	<b>\$177,287.04</b>	<b>23</b>	<b>\$357,637.79</b>	<b>41</b>

**Form 3**

**Number of Households/Units Produced**

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 140%	Total
Down Payment Assistance	Tallahassee				3		3
Owner-Occupied Rehab-Accessibility Rehab	Tallahassee	2	2	9			13
Owner-Occupied Rehab-Emergency Home Repair	Tallahassee	3	15	5			23
Owner-Occupied Rehab-EHRP	Tallahassee			1			1
Owner-Occupied Rehab-Storm Damage Mitigation	Tallahassee	1					1
<b>Totals:</b>		<b>6</b>	<b>17</b>	<b>15</b>	<b>3</b>		<b>41</b>

**Characteristics/Age (Head of Household)**

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Down Payment Assistance	Tallahassee		2	1		3

Owner-Occupied Rehab-Accessibility Rehab	Tallahassee			3	10	13
Owner-Occupied Rehab-Emergency Home Repair	Tallahassee		5	8	10	23
Owner-Occupied Rehab-EHRP	Tallahassee				1	1
Owner-Occupied Rehab-Storm Damage Mitigation	Tallahassee				1	1
<b>Totals:</b>			<b>7</b>	<b>12</b>	<b>22</b>	<b>41</b>

### Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Down Payment Assistance	Tallahassee	1	2		3
Owner-Occupied Rehab-Accessibility Rehab	Tallahassee	7	5	1	13
Owner-Occupied Rehab-Emergency Home Repair	Tallahassee	11	9	3	23
Owner-Occupied Rehab-EHRP	Tallahassee		1		1
Owner-Occupied Rehab-Storm Damage Mitigation	Tallahassee		1		1
<b>Totals:</b>		<b>19</b>	<b>18</b>	<b>4</b>	<b>41</b>

### Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Down Payment Assistance	Tallahassee	1	2					3
Owner-Occupied Rehab-Accessibility Rehab	Tallahassee	1	11				1	13
Owner-Occupied Rehab-Emergency Home Repair	Tallahassee	7	16					23
Owner-Occupied Rehab-EHRP	Tallahassee		1					1
Owner-Occupied Rehab-Storm Damage Mitigation	Tallahassee		1					1
<b>Totals:</b>		<b>9</b>	<b>31</b>				<b>1</b>	<b>41</b>

## Demographics (Any Member of Household)

Form SHIP AR/2009  
67-38.008 (5), F.A.C.  
Effective Date: 5/23/2017

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Down Payment Assistance	Tallahassee				0
Owner-Occupied Rehab-Accessibility Rehab	Tallahassee			10	10
Owner-Occupied Rehab-Emergency Home Repair	Tallahassee			10	10
Owner-Occupied Rehab-EHRP	Tallahassee			1	1
Owner-Occupied Rehab-Storm Damage Mitigation	Tallahassee			1	1
<b>Totals:</b>				<b>22</b>	<b>22</b>

**Special Target Groups for Funds Expended (i.e. teachers, nurses, law enforcement, fire fighters, etc.) Set Aside - N/A for this reporting period**

### Form 4 Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted
Expedited permitting	Permits for affordable housing are expedited to a greater degree than other projects.	Required	Implemented, in LHAP	1993
Ongoing review process	A review of local policies, ordinances, regulation and plan provisions examines whether they will increase the cost of housing prior to their adoption.	Required	Implemented, in LHAP	2009
Other	Technical assistance: staff from various City departments are available to consult on project feasibility at the outset of project planning.	Required	Implemented, in LHAP	1993
Other	Natural Area Inventory: staff services are offered to perform a Natural Area Inventory for small certified affordable housing projects	Required	Implemented, in LHAP	1993



Impact fee modifications	Affordable housing units receive water and sewer connection fee exemptions and waivers of other application/permit fees	Required	Implemented, in LHAP	2008
Flexible densities	Density bonuses are provided for inclusionary housing and affordable housing projects	Required	Implemented, in LHAP	2005
Allowance of accessory dwelling units	The City allows attached and detached accessory dwelling units in residential zoning districts.	Required	Implemented, in LHAP	2001

### Support Services

- Homebuyer education, financial counseling and credit counseling for first time homebuyers.
- Foreclosure counseling for current homeowners.
- Landlord and tenant mediation program to provide supportive services and conflict resolution to tenants.
- Lead-based paint risk assessments and abatement.
- Temporary relocation services for residents displaced due to major repairs on their homes.
- Permanent relocation services for income eligible families displaced by natural disasters such as fires, floods, or hurricanes; or through code enforcement action.
- Weatherization assistance to help low-income households in target neighborhoods for better energy efficiency and lower utility demand.
- Public services through the Human Services Division: childcare services, accessibility services for the disabled, emergency services for disasters, crisis counseling, health care services, senior and elderly services, youth afterschool services, and basic needs programs.
- A network of services for the homeless and those threatened with homelessness, including provision of shelter, transitional housing, addiction treatment, case management and employment training or placement.
- Rapid rehousing and homelessness prevention services to those experiencing homelessness.

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## Other Accomplishments

Recent City Commission actions to increase affordable housing (past 3 yrs):

- FUNDING
  - o Orange Avenue Redevelopment (\$3.2M)
  - o Magnolia Oaks (\$500k)
  - o Dedicated ARP funding for housing (\$9.7M HOME/SLFRF)
- POLICY
  - o Adopted Ordinance supporting hotel-to-studio apartment conversions
  - o Approved Land Use waivers/Density Bonus for certified projects
  - o Consent to bond issue for private acquisition, conversion to AH
- PROGRAMS
  - o Community Land Trust
  - o City Build with Habitat for Humanity (~\$200k/yr for 5 yrs)
  - o CRA Vacant Lot Infill Program (~\$1M)
  - o Rental Rehab Loan Program (~\$500k HOME/ARP)

Provide a description of efforts to reduce homelessness:

Over the past year the City has taken the following actions to support homeless services:

- Established Street Outreach Teams to fill service gaps and increase access to housing resources.
- Provided \$2.1 million in CARES Act funding to homeless shelter service providers.
- Provided \$12.25 million in housing and utilities through the Leon CARES Individual Assistance Program and City CARES program to prevent evictions and utility interruptions for more than 4,900 County residents.
- Established the Landlord Risk Mitigation Fund to increase access to affordable housing for vulnerable tenants.
- Established and funded a new Landlord Liaison position within the Big Bend Continuum of Care.
- Launched the Leon CARES Emergency Rental Assistance Program for rent and utility assistance to prevent evictions and utility interruptions (more than 1,700 households assisted and over \$7 million award thus far)

## Availability for Public Inspection and Comments

A public notice was posted on August 2, 2022, stating that the City of Tallahassee 2022 Annual Report, covering SHIP FYs 2019-2020, 2020-2021, and 2021-2022, and HHRP FYs 2019-2020 and 2020-2021 was available for inspection and comment. The report was posted on the City of Tallahassee's Housing Division Web Page with copies available upon request. The public comment period ended on August 19, 2022.

## Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans:	<b>573</b>
<b>Mortgage Foreclosures</b>	
A. Very low income households in foreclosure:	<b>13</b>
B. Low income households in foreclosure:	<b>35</b>
C. Moderate households in foreclosure:	<b>0</b>
Foreclosed Loans Life-to-date:	<b>48</b>
SHIP Program Foreclosure Percentage Rate Life to Date:	<b>8.38</b>

### Mortgage Defaults

A. Very low income households in default:	<b>0</b>
B. Low income households in default:	<b>0</b>
C. Moderate households in default:	<b>0</b>
Defaulted Loans Life-to-date:	<b>0</b>
SHIP Program Default Percentage Rate Life to Date:	<b>0.00%</b>

### Strategies and Production Costs

Strategy	Average Cost
Down Payment Assistance	\$14,966.67
Owner-Occupied Rehab-Accessibility Rehab	\$10,307.50
Owner-Occupied Rehab-EHRP	\$6,506.00
Owner-Occupied Rehab-Emergency Home Repair	\$5,856.55
Owner-Occupied Rehab-Storm Damage Mitigation	\$3,800.00

### Expended Funds

Total Unit Count: 41

Total Expended Amount: \$357,637.79

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Down Payment Assistance	Erica Bush	2932 Mews Landing	Tallahassee	32308	\$15,000.00	
Down Payment Assistance	Shaveon Nelson	2928 Mews Landing	Tallahassee	32308	\$14,900.00	
Down Payment Assistance	Amy Peel	2940 Mews Landing	Tallahassee	32308	\$15,000.00	
Owner-Occupied Rehab-Accessibility Rehab	Gail Bettis	3009 Thomas Road	Tallahassee	32312	\$11,500.00	
Owner-Occupied Rehab-Emergency Home Repair	Beatrice Gray	1028 Griffin Street	Tallahassee	32304	\$500.00	
Owner-Occupied Rehab-Emergency Home Repair	Benjamin Harris	3804 Maurice Street	Tallahassee	32305	\$5,095.00	
Owner-Occupied Rehab-Emergency Home Repair	Bettie Jean Thomas	1110 Basin St.	Tallahassee	32301	\$5,855.00	
Owner-Occupied Rehab-Emergency Home Repair	Bilthon Estimphil	620 N. Martin Luther King Blvd.	Tallahassee	32301	\$243.00	
Owner-Occupied Rehab-Accessibility Rehab	Brigid Smith	1409 Eleanor St.	Tallahassee	32301	\$9,222.00	
Owner-Occupied Rehab-EHRP	Cortez Charleston	2832 McArthur St.	Tallahassee	32311	\$6,506.00	
Owner-Occupied Rehab-Emergency Home Repair	Donna Walsh-Morgan	517 Shepard St.	Tallahassee	32303	\$425.00	

Owner-Occupied Rehab-Emergency Home Repair	Elise Hubbard	503 Teal Lane	Tallahassee	32308	\$8,778.00	
Owner-Occupied Rehab-Emergency Home Repair	Elise Trotman	303 Kux Ave.	Tallahassee	32301	\$12,308.00	
Owner-Occupied Rehab-Accessibility Rehab	Elsie Williams	1408 Hernando Dr.	Tallahassee	32304	\$5,350.00	
Owner-Occupied Rehab-Storm Damage Mitigation	Emma Lynn	3400 Mizell Dr.	Tallahassee	32305	\$3,800.00	
Owner-Occupied Rehab-Emergency Home Repair	Gail Bettis	3009 Thomas Road	Tallahassee	32312	\$7,600.00	
Owner-Occupied Rehab-Emergency Home Repair	Gregory Jefferson	998 Volusia Street	Tallahassee	32304	\$1,225.00	
Owner-Occupied Rehab-Accessibility Rehab	Hannibal Smith	2612 James Smith Lane	Tallahassee	32309	\$11,300.00	
Owner-Occupied Rehab-Emergency Home Repair	Hannibal Smith	2612 James Smith Lane	Tallahassee	32309	\$425.00	2020-2021
Owner-Occupied Rehab-Emergency Home Repair	Hattie Danzy	2422 Country Club Drive	Tallahassee	32301	\$5,866.54	
Owner-Occupied Rehab-Accessibility Rehab	Helen Gainous	1008 Ridge Road	Tallahassee	32305	\$9,700.00	
Owner-Occupied Rehab-Emergency Home Repair	Helen Gainous	1008 Ridge Road	Tallahassee	32305	\$6,654.00	2020-2021
Owner-Occupied Rehab-Accessibility Rehab	Henry Troast	1019 Marys Drive	Tallahassee	32308	\$9,000.00	
Owner-Occupied Rehab-Emergency Home Repair	Jacqueline Kall	2215 Belle Vue Way	Tallahassee	32304	\$8,870.50	
Owner-Occupied Rehab-Emergency Home Repair	James C Martin	3194 S. Fulmer Circle	Tallahassee	32303	\$7,084.00	2020-2021
Owner-Occupied Rehab-Accessibility Rehab	James C. Martin	3194 S. Fulmer Circle	Tallahassee	32303	\$11,350.00	
Owner-Occupied Rehab-Accessibility Rehab	Katherine Robinson	821 Goodbread Lane	Tallahassee	32303	\$11,033.00	2020-2021

Owner-Occupied Rehab-Emergency Home Repair	Kelvin Washington	1221 N. Woodward Ave.	Tallahassee	32304	\$12,265.00	
Owner-Occupied Rehab-Emergency Home Repair	Kenneth Wills	2510 McElroy St.	Tallahassee	32310	\$275.00	
Owner-Occupied Rehab-Emergency Home Repair	Kevin Montgomery Butler	1832 Devra Drive	Tallahassee	32303	\$12,216.00	
Owner-Occupied Rehab-Accessibility Rehab	Lamonica/Annie Butler	519 Lynndale Street	Tallahassee	32301	\$11,550.00	
Owner-Occupied Rehab-Emergency Home Repair	Lamonica/Annie Butler	519 Lynndale Street	Tallahassee	32301	\$5,400.00	2020-2021
Owner-Occupied Rehab-Emergency Home Repair	LaToya Bennett	309 Ridgecrest St.	Tallahassee	32305	\$10,203.50	
Owner-Occupied Rehab-Accessibility Rehab	Lillian Kemp	721 Gladiola Terrace	Tallahassee	32303	\$12,050.00	
Owner-Occupied Rehab-Emergency Home Repair	Mary Chambers	1426 Calloway St.	Tallahassee	32304	\$6,342.00	
Owner-Occupied Rehab-Emergency Home Repair	Mary Vanessa Edelen	260 Whetherbine Way E	Tallahassee	32301	\$5,534.75	
Owner-Occupied Rehab-Accessibility Rehab	Melanie Holmes	2731 Lake Munson Drive	Tallahassee	32310	\$11,800.00	
Owner-Occupied Rehab-Accessibility Rehab	Patricia Bryant	2335 Saxon St.	Tallahassee	32310	\$12,050.00	
Owner-Occupied Rehab-Accessibility Rehab	Roberta Carney	1104 Ridge Road	Tallahassee	32305	\$8,250.00	
Owner-Occupied Rehab-Accessibility Rehab	Rosie Zahavi	1391 Idlewild Dr.	Tallahassee	32311	\$10,150.00	
Owner-Occupied Rehab-Emergency Home Repair	Suzanne Hancock	1525 Chuli Nene	Tallahassee	32301	\$1,073.00	
Owner-Occupied Rehab-Emergency Home Repair	Tammy Saylor	1300 Melvin St.	Tallahassee	32301	\$5,915.00	
Owner-Occupied Rehab-Emergency Home Repair	Tonyale Barnes	4156 Pond Cypress Ct.	Tallahassee	32310	\$10,866.00	

Owner-Occupied Rehab-Emergency Home Repair	Valerie Green	803 Goodbread Lane	Tallahassee	32303	\$634.00	
Owner-Occupied Rehab-Emergency Home Repair	Viola Black	439 Mercury	Tallahassee	32305	\$4,820.00	
Owner-Occupied Rehab-Emergency Home Repair	William Wintermute	1694 Silverwood Drive	Tallahassee	32302	\$11,653.50	

### Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
City of Tallahassee	Local Government	All	All	\$28,716.20
Ability 1st	Non Profit	Accessibility Rehabilitation	Client eligibility determination	\$5,986.00

### Program Income

Program Income Funds	
Loan Repayment:	\$59,268.24
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$11,752.97
<b>Total:</b>	<b>\$71,021.21</b>

### Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	77
Approved	54
Denied	14

### Explanation of Recaptured funds

Description	Amount
Not Applicable	
<b>Total:</b>	<b>\$0.00</b>

Rental Developments Not applicable to this reporting period.

### Single Family Area Purchase Price

The average area purchase price of single family units: 201,900.00

## Form 5 Special Needs Breakdown

### SHIP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
3	Owner-Occupied Rehab-Accessibility Rehab	\$144,305.00	13		
3	Owner-Occupied Rehab-Emergency Home Repair	\$73,383.50	11		
3	Owner-Occupied Rehab-EHRP	\$6,506.00	1		
3	Owner-Occupied Rehab-Storm Damage Mitigation	\$3,800.00	1		

### Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Owner-Occupied Rehab-Accessibility Rehab	Person with Disabling Condition (not DD)	\$144,305.00	13		
(3) Owner-Occupied Rehab-Emergency Home Repair	Person with Disabling Condition (not DD)	\$52,948.00	6		
(3) Owner-Occupied Rehab-Emergency Home Repair	Receiving Social Security Disability Insurance	\$5,095.00	1		
(3) Owner-Occupied Rehab-EHRP	Person with Disabling Condition (not DD)	\$6,506.00	1		
(3) Owner-Occupied Rehab-Emergency Home Repair	Receiving Supplemental Security Income	\$6,470.00	3		
(3) Owner-Occupied Rehab-Storm Damage Mitigation	Person with Disabling Condition (not DD)	\$3,800.00	1		
(3) Owner-Occupied Rehab-Emergency Home Repair	Developmental Disabilities	\$8,870.50	1		

#### Provide a description of efforts to reduce homelessness:

The City of Tallahassee regularly addresses homelessness through programming, support services, community engagement, and partnerships. This includes the following:

- Monthly joint meetings with the County on Housing and Human Services issues
- Monthly meetings with local homeless care providers
- Maintain and update the Tallahassee-Leon County Homeless Dashboard through Geographic Information System (GIS) bringing situational awareness and performance data across dozens of agencies.
- Funding Street Outreach Teams and Landlord Liaisons to fill service gaps and increase access to housing resources.
- Promote the Landlord Risk Mitigation Fund to increase access to affordable housing for vulnerable tenants. In 2022 the City expanded the LRMF to reach more landlords.
- Finalized the City's HOME ARP plan with the majority of the funding (\$3M) dedicated to increasing the housing stock for homeless individuals and households; \$350k is dedicated to local shelters for rapid rehousing and homeless prevention.

**Interim Year Data: 2020-2021**

<b>Interim Year 1</b>		
State Annual Distribution	\$0.00	
Program Income	\$83,465.83	
Program Funds Expended	\$153,260.00	
Program Funds Encumbered	\$131,897.00	
Total Administration Funds Expended	\$0.00	
Total Administration Funds Encumbered		
Homeownership Counseling	\$25,000.00	
Disaster Funds		
65% Homeownership Requirement	\$285,157.00	N/A
75% Construction / Rehabilitation	\$247,757.00	N/A
30% Very & Extremely Low Income Requirement	\$169,407.00	202.97%
30% Low Income Requirement	\$53,350.00	63.92%
20% Special Needs Requirement	\$160,807.00	N/A
<b>Carry Forward to Next Year</b>		

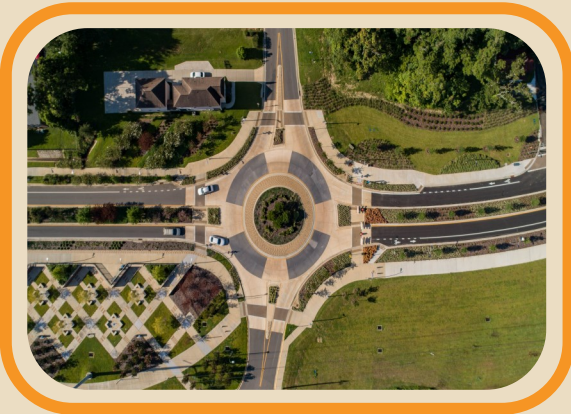
**LG Submitted Comments:** *To be completed after posting of notice of availability of Annual Report.*





**CITY OF  
TALLAHASSEE**

# **FY 2022 HHRP Annual Reports**



Prepared by  
**Department of Housing and Community Resilience**

# HHRP Funding Report

Tallahassee - 2019-2020

Report Status: **Unsubmitted**

## Form 1

### HHRP Distribution Summary

#### Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units
3	OOR Storm Damage Mitigation	\$92,180.00	11		0
3	Owner Occupied Rehabilitation	\$30,000.00	1		0
4	OOR Demolition/Reconstruction	\$225,153.00	3		0
<b>Homeownership Totals:</b>		<b>\$347,333.00</b>	<b>15</b>		<b>0</b>

#### Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units
<b>Rental Totals:</b>					
<b>Subtotals:</b>		<b>\$347,333.00</b>	<b>15</b>	<b>\$0.00</b>	<b>0</b>

### Additional Use of Funds

Administrative:	\$36,100.00
Homeownership Counseling:	\$64,000.00
Admin From Program Income:	\$0.00

### Total Revenue

HHRP Allocation:	\$429,000.00
Program Income (Interest):	\$15,443.06
Program Income (Payments):	
Recaptured Funds:	\$0.00
Carry-Over Funds:	
<b>Total:</b>	<b>\$444,443.06</b>

## Form 2

### Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
ELI	362	392	533	699	864
VLI	603	646	776	896	1,000
LOW	965	1,033	1,240	1,433	1,598
MOD	1,449	1,552	1,863	2,151	2,400
Up to 140%	1,690	1,811	2,173	2,509	2,800

### HHRP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	HHRP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$347,333.00	\$429,000.00	80.96%	65%
Construction / Rehabilitation	\$347,333.00	\$429,000.00	80.96%	75%

### Program Compliance - Income Set-Asides

Income Category	HHRP Funds Expended	Total Available Funds % *
Extrememly Low	\$129,770.00	30.24%
Very Low	\$77,628.00	18.09%
Low	\$139,935.00	32.61%
Moderate		
Over 120%-140%		0.00%
<b>Totals:</b>	<b>\$347,333.00</b>	<b>80.94%</b>

### Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds HHRP Grants	HHRP Grant Unit #s	Total HHRP Funds Expende	Total # Units
Extrememly Low	\$106,000.00	1	\$23,770.00	3	\$129,770.00	4
Very Low	\$45,453.00	2	\$32,175.00	4	\$77,628.00	6
Low	\$103,700.00	1	\$36,235.00	4	\$139,935.00	5
Moderate		0		0		0
Over 120-140%		0		0		0
<b>Totals:</b>	<b>\$255,153.00</b>	<b>4</b>	<b>\$92,180.00</b>	<b>11</b>	<b>\$347,333.00</b>	<b>15</b>

## Form 3

### Number of Households/Units Produced

Strategy	ELI	VLI	Low	Mod	Over 140%	Total
OOR Demolition/Reconstruction	1	1	1			3
OOR Storm Damage Mitigation	3	4	4			11
Owner Occupied Rehabilitation		1				1
<b>Total:</b>	<b>4</b>	<b>6</b>	<b>5</b>			<b>15</b>

### Characteristics/Age (Head of Household)

Strategy	0 - 25	26 - 40	41 - 61	62 +	Total
OOR Demolition/Reconstruction				3	3

OOR Storm Damage Mitigation			5	6	11
Owner Occupied Rehabilitation			1		1
<b>Total:</b>			<b>6</b>	<b>9</b>	<b>15</b>

**Family Size**

Strategy	1 Person	2 - 4 People	5 + People	Total
OOR Demolition/Reconstruction	3			3
OOR Storm Damage Mitigation	7	4		11
Owner Occupied Rehabilitation		1		1
<b>Total:</b>	<b>10</b>	<b>5</b>		<b>15</b>

**Race (Head of Household)**

Strategy	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
OOR Demolition/Reconstruction		3					3
OOR Storm Damage Mitigation	1	10					11
Owner Occupied Rehabilitation		1					1
<b>Total:</b>	<b>1</b>	<b>14</b>					<b>15</b>

**Demographics (Any Member of Household)**

Strategy	Farm Worker	Home-less	Elderly	Total
OOR Demolition/Reconstruction			3	3
OOR Storm Damage Mitigation			7	7
Owner Occupied Rehabilitation				0
<b>Total:</b>			<b>10</b>	<b>10</b>

**Special Target Groups for Funds Expended (i.e. teachers, nurses, law enforcement, fire fighters, etc.) Set Aside**

Description	Special Target Group	Expended Funds	Total # of Expended Units
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## Strategies and Production Costs

Strategy	Average Cost
OOR Demolition/Reconstruction	\$75,051.00
OOR Storm Damage Mitigation	\$8,380.00
Owner Occupied Rehabilitation	\$30,000.00

## Expended Funds

Strategy Name	Full Name	Address	City	Zip	Expended Amount
OOR Demolition/Reconstruction	GILBERT PLESS	1122 Richmond Street	Tallahassee	32304	106,000.00
Owner Occupied Rehabilitation	MELANIE HOLMES	2731 Lake Munson Street	Tallahassee	32310	30,000.00
OOR Storm Damage Mitigation	BESSIE MAE BRUCE	1641 Paul Russell Road	Tallahassee	32301	10,958.00
OOR Storm Damage Mitigation	KIM YVETTE FRANCIS-WILLIAMS	1633 Kelly Street	Tallahassee	32310	8,422.00
OOR Storm Damage Mitigation	HELEN GAINOUS	1008 Ridge Road	Tallahassee	32305	9,090.00
OOR Storm Damage Mitigation	DELORES GOSBY	1421 Pepper Drive	Tallahassee	32304	5,180.00
OOR Storm Damage Mitigation	ROSE MARY HALL	1620 Gibbs Drive	Tallahassee	32303	7,615.00
OOR Storm Damage Mitigation	SUZANNE O'HARA HANCOCK	1525 Chuli Nene	Tallahassee	32301	8,910.00
OOR Storm Damage Mitigation	DORIS MONTGOMERY	418 Georgetown Drive	Tallahassee	32305	8,536.00
OOR Storm Damage Mitigation	MICHELLE PIERCE	809 Cochran Drive	Tallahassee	32301	10,881.00
OOR Storm Damage Mitigation	SHIRLEY A TURNER	804 Dent Street	Tallahassee	32304	2,650.00
OOR Storm Damage Mitigation	BRENDA JOYCE WILLIAMS	1020 Bob White Drive	Tallahassee	32305	7,728.00
OOR Storm Damage Mitigation	KENNETH WILLS, SR.	2510 McElroy Street	Tallahassee	32310	12,210.00
OOR Demolition/Reconstruction	BARBARA ALLEN	514 Kissimmee Street	Tallahassee	32310	103,700.00
OOR Demolition/Reconstruction	MICHAEL BELL	2136 WAHNISH WAY	Tallahassee	32310	15,453.00

## Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
City of Tallahassee	Local Government	All	All	27,100.00

Tallahassee Urban League	Non Profit	OOR Demo/Recon	Project oversight	4,500.00
Bethel Community Dev Corp	Non Profit	OOR Demo/Recon	Project oversight	4,500.00

### Program Income

Loan Repayment:	
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$15,443.06
Total:	\$15,443.06

### Explanation of Recaptured funds

Description	Amount
<b>Total:</b>	<b>\$0.00</b>

### Rental Developments

Development Name	Owner	Address	City	Zip	HHRP Amount	HHRP Units	Compliance Monitored By
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### Single Family Area Purchase Price

The average area purchase price of single family units:

Or

Not Applicable

## Form 5

### HHRP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
3	OOR Storm Damage Mitigation	\$28,004.00	4		
3	Owner Occupied Rehabilitation	\$30,000.00	1		
4	OOR Demolition/Reconstruction	\$121,453.00	2		

### Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) OOR Storm Damage Mitigation	Person with Disabling Condition (not DD)	\$25,354.00	3		
(3) OOR Storm Damage Mitigation	Receiving Supplemental Security Income	\$2,650.00	1		

(3) Owner Occupied Rehabilitation	Person with Disabling Condition (not DD)	\$30,000.00	1		
(4) OOR Demolition/Reconstruction	Person with Disabling Condition (not DD)	\$121,453.00	2		

# HHRP Funding Report

Tallahassee - 2020-2021

Report Status: **Unsubmitted**

## Form 1

### HHRP Distribution Summary

#### Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units
<b>Homeownership Totals:</b>		\$25,735.00	1	\$120,336	2

#### Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units
<b>Rental Totals:</b>					
<b>Subtotals:</b>		\$0.00	0	\$0.00	0

### Additional Use of Funds

Administrative:	\$0.00
Homeownership Counseling:	\$0.00
Admin From Program Income:	\$0.00

### Total Revenue

HHRP Allocation:	\$132,000.00
Program Income (Interest):	\$14,071.20
Program Income (Payments):	
Recaptured Funds:	\$0.00
Carry-Over Funds:	
<b>Total:</b>	\$146,071.20

## Form 2

### Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
ELI	382	409	543	711	879
VLI	636	681	818	945	1,055
LOW	1,018	1,091	1,308	1512	1,687
MOD	1,527	1,636	1,965	2269	2,532
Up to 140%	1,781	1,909	2,292	2647	2,954

### HHRP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	HHRP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership		\$132,000.00	0.00%	65%
Construction / Rehabilitation		\$132,000.00	0.00%	75%



### Program Compliance - Income Set-Asides

Income Category	HHRP Funds Expended	Total Available Funds % *
Extrememly Low	\$25,735.00	17%
Very Low		
Low		
Moderate		
Over 120%-140%		0.00%
<b>Totals:</b>	\$25,735.00	<b>17.00%</b>

### Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds HHRP Grants	HHRP Grant Unit #s	Total HHRP Funds Expended	Total # Units
Extrememly Low	\$25,735.00	1		0	\$25,735.00	1
Very Low		0		0		0
Low		0		0		0
Moderate		0		0		0
Over 120-140%		0		0		0
<b>Totals:</b>	\$25,735.00	<b>1</b>		<b>0</b>	\$25,735.00	<b>1</b>

### Form 3

#### Number of Households/Units Produced

Strategy	ELI	VLI	Low	Mod	Over 140%	Total
<b>Total:</b>	1					1

#### Characteristics/Age (Head of Household)

Strategy	0 - 25	26 - 40	41 - 61	62 +	Total
<b>Total:</b>				1	1

#### Family Size

Strategy	1 Person	2 - 4 People	5 + People	Total
<b>Total:</b>	1			1

#### Race (Head of Household)

Strategy	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
<b>Total:</b>		1					1

#### Demographics (Any Member of Household)

Strategy	Farm Worker	Home-less	Elderly	Total
<b>Total:</b>				

**Special Target Groups for Funds Expended (i.e. teachers, nurses, law enforcement, fire fighters, etc.) Set Aside**

Description	Special Target Group	Expended Funds	Total # of Expended Units
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**Form 4**

**Strategies and Production Costs**

Strategy	Average Cost
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**Expended Funds**

Strategy Name	Full Name	Address	City	Zip	Expended Amount
Owner Occupied Rehabilitation	Delores Shingles	845 Dover Street	Tallahassee	32304	25,735.00

**Administration by Entity**

Name	Business Type	Strategy Covered	Responsibility	Amount
City of Tallahassee	Local Government	All	All	0.00

**Program Income**

Loan Repayment:	
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$14,071.20
Total:	\$14,071.20

**Explanation of Recaptured funds**

Description	Amount
<b>Total:</b>	<b>\$0.00</b>

**Rental Developments**

Development Name	Owner	Address	City	Zip	HHRP Amount	HHRP Units	Compliance Monitored By
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**Single Family Area Purchase Price**

The average area purchase price of single family units:

Or

Not Applicable

# Form 5

## HHRP Expended and Encumbered for Special Needs Applicants

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units
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## Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
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