

**Board of County Commissioners
Leon County, Florida
and
City of Tallahassee Commission**

**Joint Workshop on Homelessness,
Affordable Housing, and
the Residential Real Estate and
Construction Market**

**Tuesday
July 13, 2021
9:00 a.m. – 12:00 p.m.**

City Hall
Commission Chambers, 2nd Floor
300 S. Adams Street Tallahassee, Florida 32301

The media and the public can access the meeting in real time on [WCOT Channel 13](#)
[Talgov.com Homepage](#), [CityofTLH Facebook](#) and [CityofTLH Twitter](#)



Joint Workshop on Homelessness, Affordable Housing, and the Residential Real Estate and Construction Market

July 13, 2021

9:00 a.m. – 12:00 p.m.

Item Number	Time	Workshop Item Title
1	9:00 am – 10:30 am	Report on Homelessness in Tallahassee-Leon County
2	10:30 am – 11:15 am	Tallahassee Housing Authority and the Orange Avenue Apartments Redevelopment Project
3	11:15 am– 12:00 pm	Status Report on the Tallahassee-Leon County Residential Real Estate and Construction Market

Citizens wishing to provide input on the Joint workshop agenda may:

1. Provide comments in person at the workshop; or
2. Submit written comments prior to the workshop, go to www.Talgov.com/CitizenInput before 9 p.m. on July 12. This will allow ample time for comments to be provided to the County and City Commissioners in advance of the workshop. Comments submitted after this time (up to the time of the meeting) will be accepted and included in the official record of the meeting; or
3. Provide comments during the meeting via video conference; register before 9 p.m. on July 12 at www.talgov.com/citizeninput.

Citizens are strongly encouraged to use the virtual and online options to help protect community health. More details about each option are available at Talgov.com/CitizenInput. Anyone needing assistance with submitting comments should contact the City Treasurer-Clerk's Office via email at CTCRecMG@Talgov.com or by calling 850-891-8130.

Notes for Workshop Item #1



Joint Workshop on Homelessness, Affordable Housing, and the Residential Real Estate & Construction Market

Joint Workshop Item #1

July 13, 2021

To: Honorable Chairman and Members of the Board of County Commissioners
Honorable Mayor and Members of the City Commission

From: Reese Goad, City Manager
Vincent S. Long, County Administrator

Title: Report on Homelessness in Tallahassee-Leon County

Department Review Cynthia S. Barber, Deputy City Manager
Alan Rosenzweig, Deputy County Administrator

Lead Staff / Project Team: Shington Lamy, Director, County Office Human Services and Community Partnerships
Abena Ojetayo, Director, City Housing and Community Resilience
Anita Morell, City Human Services Manager
Abigail Sanders, County Human Services Analyst

STATEMENT OF ISSUE

In partnership with the Big Bend Continuum of Care, this item provides a comprehensive report on homelessness in Tallahassee-Leon County including current local data on individuals and families experiencing homelessness; available resources such as emergency shelters and street outreach; County and City investments and initiatives focused on ending homelessness; and recommendations to build on the County and City efforts that will integrate homeless services, build provider capacity, and leverage local funding to secure additional federal funding in coordination and collaboration with the Big Bend Continuum of Care.

FISCAL IMPACT

Consistent with previous direction by the County and City Commissions to dedicate \$6.272 million in American Rescue Plan Act (ARPA) funding to address homelessness, this item recommends that the County and City partner with the BBCoC to use \$1.410 million for coordinated street outreach, rapid rehousing, permanent support housing, diversion and capacity building; and distribute another \$3.075 million through a new CHSP Homelessness Services Category in addition to the existing \$797,193. The balance of the ARPA allocation, \$1.7 million, will support the four homeless shelters for pandemic-related mitigation and expenditures.

RECOMMENDED ACTIONS

- Option 1: Accept the report on homelessness in Tallahassee-Leon County.
- Option 2: Contract with the Big Bend Continuum of Care in the amount of \$1.410 million for street outreach, neighborhood-based agency capacity, permanent supportive housing as well as coordination and support in the implementation of the proposed Homeless Services Category under the Community Human Services Partnership.
- Option 3: Establish a new Homeless Services Category under the Community Human Services Partnership and reallocate the existing \$797,193 in existing funding and \$3,075,000 in one-time funding from the joint County-City American Rescue Plan Act for homelessness for the upcoming two-year funding cycle (FY 2023 and FY 2024); and authorize the County Administrator and City Manager to execute a modification to the City-County CHSP Memorandum of Understanding to effectuate this change.

Background

In partnership with the Big Bend Continuum of Care, this item provides a comprehensive report on homelessness in Tallahassee-Leon County including current local data on individuals and families experiencing homelessness; available resources such as emergency shelters and street outreach; County and City investments and initiatives focus on ending homelessness; and recommendations to build on the County and City efforts that will integrate homeless services, build provider capacity, and leverage local funding to secure additional federal funding in coordination and collaboration with the Big Bend Continuum of Care. This item addresses homelessness services that fit along a broader continuum of services aimed at moving individuals experiencing homelessness from temporary shelter to permanent, secured housing (Attachment #1).

On April 13, 2021, the County Commission directed the County Administrator to work with the City Manager to schedule separate workshops on affordable housing and homelessness. Subsequently, a joint workshop of the County and City Commissions was scheduled for July 13, 2021, to discuss issues related to homelessness. In scheduling the workshop on homelessness, the County Commission and City Commission requested this workshop occur subsequent to the Big Bend Continuum of Care's completion of its 2021-2025 Strategic Plan (Attachment #2). On June 25, 2021, the Big Bend Continuum of Care completed its preliminary strategic plan that lead to the update of the targets and goals to improve the overall homeless performance system (Attachment #3).

For 2021 Tallahassee-Leon County continued to experience an overall reduction in individuals and families experiencing homelessness based on the most recent Point-In-Time count (Attachment #4). According to the Point-In-Time Count, approximately 621 people experiencing homelessness were counted for in 2021 compared to 805 in 2020 (29% decrease). The reduction in the overall homeless population continues a trend that began in 2018 (Attachment #5). The County and City have led the effort to prevent homelessness in the community through continued partnerships and investments. Collectively, the County and City provide annual funding through the Community Human Services Partnership for programs such as emergency shelter operations, homeless prevention, and rapid rehousing. The partnership with the Big Bend Continuum of Care has been critical in identifying and responding to the needs of homeless service providers and clients during a global pandemic. Over the past year the County and City have taken the following actions to support homeless services:

- Convened the COVID-19 Local Homeless Task Force to coordinate emergency response and mitigation.
- Partnered with the Salvation Army to open an emergency Community Relief Center for unsheltered individuals.
- Established and funded non-congregate sheltering for homeless individuals and families experiencing homeless diagnosed with COVID-19 or awaiting testing.
- Created the Tallahassee-Leon County Homeless Dashboard through Geographic Information System (GIS) bringing situational awareness and performance data across dozens of agencies.

- 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)

Most recently, on May 19, 2021 and May 25, 2021 the City Commission and County Commission respectively approved a portion of their American Rescue Plan Act (ARPA) funding be dedicated to homelessness for a joint total of \$6.272 million. The \$1.78 million in funding is allocated for the four homeless shelter providers to support unanticipated expenses experienced by these providers related to COVID-19 that are not supported through FEMA or other federal and state funding sources.

Additionally, ARPA funding was allocated (\$4.8 million) to contract with the Big Bend Continuum of Care for programming to expand street outreach services, build capacity with neighborhood-based agencies, increase permanent supportive housing, and provide more diversion and homeless prevention resources. The programs and initiatives approved by the County and City Commissions were proposed in coordination with the Big Bend Continuum of Care and are consistent with the targets and goals established in its Strategic Homelessness Assistance Plan. Initially as proposed to the County and City Commissions in May, the Big Bend Continuum of Care was to oversee and distribute the entire funding for the ARPA homeless programs through requests for proposals over the next year. County and City staff have worked with the Big Bend Continuum of Care in the development of this item as well as the recommendations which includes the proposed establishment of the Homeless Services Category under the Community Human Services Partnership that is detailed later in the item.

The Big Bend Continuum of Care has proposed that approximately \$3.075 million of one-time ARPA funds dedicated for diversion & prevention and permanent supportive housing be allocated to the new CHSP homelessness category. A portion of permanent housing funding as well as the entire allocations for street outreach and neighborhood based partner capacity building will continue to be contracted directly to the Big Bend Continuum of Care while the funding allocated to the proposed new category would remain with the County and City to be allocated through the Community Human Services Partnership in coordination with Big Bend Continuum of Care. This approach will ensure these one-time ARPA funds are used quickly to address the highest needs of the homeless system and also support long-term strategies that integrate homeless services, build capacity and leverage local funding to secure additional

federal funding. The Big Bend Continuum of Care has indicated that it intends to shift its federal and state funding through the Community Human Services Partnership under the proposed Homeless Services Category in the future. All recurring federal and state homeless funding provided by U.S. Department of Housing and Urban Development and Florida Department of Children and Families are awarded and streamlined through Big Bend Continuum of Care. According to Big Bend Continuum of Care shifting its funding to the Community Human Services Partnership would better integrate all homeless services programs in Tallahassee-Leon County through a single funding process for local, state, and federal funding to address the highest homeless needs in the community. It would reduce the frequency in which agencies must apply for homeless service funding as well as reporting requirements.

As a result, the proposed Community Human Services Partnership Homeless Service Category would be funded in part with \$3.07 million in one-time ARPA funding. According to the Big Bend Continuum of Care, \$1.4 million in ARPA funding, housing vouchers provided by Tallahassee Housing Authority and existing state and federal funds will allow the Big Bend Continuum of Care to work with homeless service providers to immediately address the most urgent homeless needs (i.e. street outreach, permanent supportive housing, etc.). Therefore, the workshop item recommends the following:

- Contract with the Big Bend Continuum of Care in the amount of \$1.410 million for street outreach, neighborhood-based agency capacity building, permanent supportive housing as well as coordination and support in the implementation of the proposed Homeless Services Category under the Community Human Services Partnership.
- Establish a new Homeless Services Category under the Community Human Services Partnership and reallocate the existing \$797,193 in existing funding and \$3,075,000 in one-time funding from the joint County-City American Rescue Plan Act for homelessness for the upcoming two-year funding cycle (FY 2023 and FY 2024); and authorize the County Administrator and City Manager to execute a modification to the City-County CHSP Memorandum of Understanding to effectuate this change.

The County and City worked closely with the Big Bend Continuum of Care on the development of the workshop item that presents a comprehensive overview of homelessness in the community. The analysis section will provide the definition and types of homelessness, description of available resources such as emergency shelters and street outreach, and presentation on current local data on individuals and families experiencing homelessness. It also describes the role and responsibility of the Big Bend Continuum of Care and presents its Strategic Plan. County and City investments in homelessness are subsequently detailed. Additionally, recommendations to enhance County and City efforts in the investment, delivery, and measurement of system performance for homeless services in continued coordination and collaboration with the Big Bend Continuum of Care are provided.

Analysis

National and Regional Context

The US Department of Housing and Urban Development (HUD) is the federal authority on homelessness services programming, funding, and regulation. HUD defines four categories of homelessness:

1. Individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution;
2. Individuals and families who will imminently lose their primary nighttime residence;
3. Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; or
4. Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

Homeless intervention programs such as permanent supportive housing and rapid rehousing are primarily funded through HUD. The following presents homeless intervention programs that are currently implemented in Tallahassee-Leon County.

Homeless Intervention Programs

The purpose of homeless intervention programs is to prevent or limit the period in which people experience homelessness. In coordination with the Big Bend Continuum of Care, homeless service providers offer a variety of programs and services to address the needs of individuals and families experiencing homelessness. These programs and services include homeless prevention, diversion, street outreach, emergency shelter operations, rapid rehousing, and permanent supportive housing. The County and City also invests in these programs through annual funding which is shared as part of the presentation of the programs and services.

Homelessness Prevention

Homelessness prevention assists individuals and families at imminent risk of becoming homeless and includes financial assistance for rent and utilities in order to keep families in their homes. The financial assistance is provided directly to the landlord, mortgage company, and/or utility company. The goal of homeless prevention programs is to provide the financial assistance prior to eviction and/or disruption in utility services. Several community partners including Big Bend Homeless Coalition, Capital Area Community Action, Catholic Charities, ECHO, and Salvation Army provide financial and in-kind services to qualifying individuals and households. Federal funding provided through the City and Big Bend Continuum of Care are the primary source of funding for homeless prevention programs. The County also funds and provides direct homeless prevention services through its Direct Emergency Assistance Program (DEAP) and Veteran Emergency Assistance Program (VEAP).

Diversion

The primary goal of diversion programs is to prevent individuals and families from entering emergency shelters when an alternative option is available including housing with family and other support systems. This helps manage capacity and resources that must be utilized at the shelters. These programs offer counseling as well as nominal one-time financial assistance for activities that will connect individuals and families to housing including bus tickets, car repair, and hotel vouchers. The Kearney Center operates a diversion program funded

through non-recurring funds secured in the 2020 Florida Legislative Session. There are no recurring funds for diversion programs. Recently the County and City invested funding from the American Rescue Plan Act for diversion programs which is described in detail later in this item.

Homeless Encampments and Street Outreach

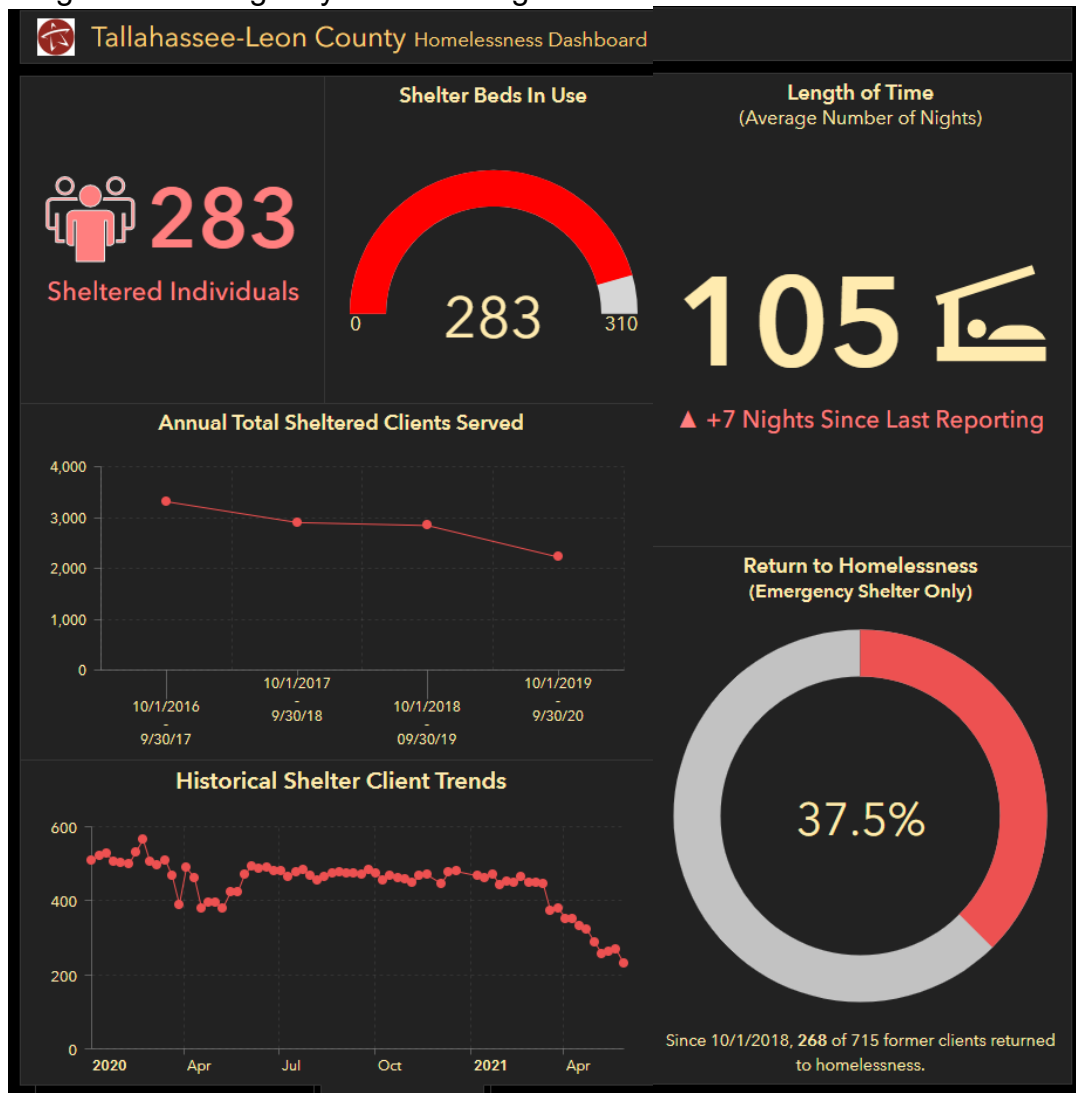
Based on the 2021 Point-In-Time Count Report presented later in this item, there were 91 unsheltered homeless individuals counted in late January at approximately 40 encampment locations throughout Leon County. The numbers represent a decrease in the unsheltered population however, many are chronically homeless (homeless at least one year or repeatedly return to homeless, or with a disability) which has significantly increased (40%) over the past five years. These encampments are outdoor areas that are regularly inhabited by three or more homeless individuals. Encampments may have tents, lean-tos, or other makeshift structures built by its inhabitants, but do not necessarily include shelter from the elements. Encampments are generally located in various rights-of-way around the County, including easements, wooded areas behind neighborhoods and shopping centers, parks, and libraries, as well as undeveloped private properties.

Street outreach programs engage unsheltered people experiencing homelessness to connect them with resources such as access to shelter, supplies, housing assistance programs and case management. The goal of the outreach teams is to offer services that will get the individuals housed within Leon County or divert them to their community of origin. Prior to the pandemic, outreach services were provided exclusively to homeless youth by Capital City Youth Services and to veterans by the Big Bend Homeless Coalition through federal funding. Shortly following the start of the COVID-19 pandemic, the Big Bend Continuum of Care saw a significant increase in the number of unsheltered individuals as the emergency homeless shelters were forced to limit space in order to meet Center for Disease and Control Prevention guidelines. In response to the growth of unsheltered individuals, the City and Big Bend Continuum of Care established outreach teams in July 2020 to actively engage the population and offer basic services as well as resources to prohibit the spread of COVID-19 in encampments and the community. Presently, twice a week the Big Bend Continuum of Care coordinates outreach teams for adults to engage unsheltered individuals at known encampments by offering services and resources such as hygiene kits, snacks, and personal protective equipment (PPE).

Emergency Shelter Operations

Emergency shelter operations provide immediate, short-term shelter (less than three months) for individuals and families experiencing homelessness. Currently, there are four emergency homeless shelters in Leon County: the Kearney Center, which serves single men and women; Hope Community operated by the Big Bend Homeless Coalition, which serves families; Capital City Youth Services, which serves youth ages 10-17 years old; and Refuge House which services survivors of domestic and sexual violence. In addition to housing, the shelters provide meals, showers, and case management to its clients. The emergency shelters are funded through a combination of local, state, and federal funding provided by the County, City and Big Bend Continuum of Care. As shown in Diagram 1 from the Tallahassee-Leon County Homelessness Dashboard (Attachment #6), currently there are 283 individuals and families in emergency homeless shelters at the time of this writing.

Diagram 1: Emergency Shelter Usage



As reflected in Table 1, prior to the onset of COVID-19 in March 2020, the total capacity of beds in the emergency shelters were 567. However, each shelter reduced its capacity to meet Center for Disease Control and Prevention (CDC) Guidelines for social distancing in homeless overnight congregate shelters which recommends six feet distance between clients for dining and sleeping. As a result, the total bed capacity in emergency shelters have experienced a 45% decrease to 310. As presented in the Big Bend Continuum of Cares Strategic Homelessness Assistance Plan later in this item, emergency homeless shelters play a critical role in the length of time an individual or family remains homeless and their chances of returning to homelessness. Once in a shelter, resources such as case management, rapid rehousing, and pathways to permanent supportive housing improve outcomes for individuals and families.

Table 1. Emergency Shelter Capacity

Shelter Name	Current Capacity (Beds)	Pre-COVID Capacity (Beds)	Difference
Kearney Center*	187*	375	-188
HOPE Community ^	92	147	-55
CCYS Someplace Else**	16	18	-2
Refuge House^^	15	27	-12
TOTAL CAPACITY	310	567	-257

* Prior to COVID, CESC maintained ~242 Year-round beds and ~133 overflow beds. At the peak COVID response season, there were ~400 beds at non-congregate sites.

^HOPE Community recently increased number of beds from 69 to 92.

** CCYS recently increased number of beds from 12 to 16.

^^ Refuge House decreased capacity to 22 during COVID and further reduced it to 15.

Rapid Rehousing

Rapid rehousing provides short-term rental assistance and services to individuals and families experiencing homelessness or in imminent risk of homelessness. The goals are to help people obtain housing quickly, increase self-sufficiency, and to remain housed. Services include rent and utility payments (up to 6-12 months), security deposits, move-in costs (application fee, furniture, etc.) and case management. Rapid Rehousing programs are provided by the Big Bend Homeless Coalition, Capital City Youth Services, Catholic Charities, Ability 1st, CESC, and Refuge House through federal funds provided by the City and Big Bend Continuum of Care.

Transitional Housing

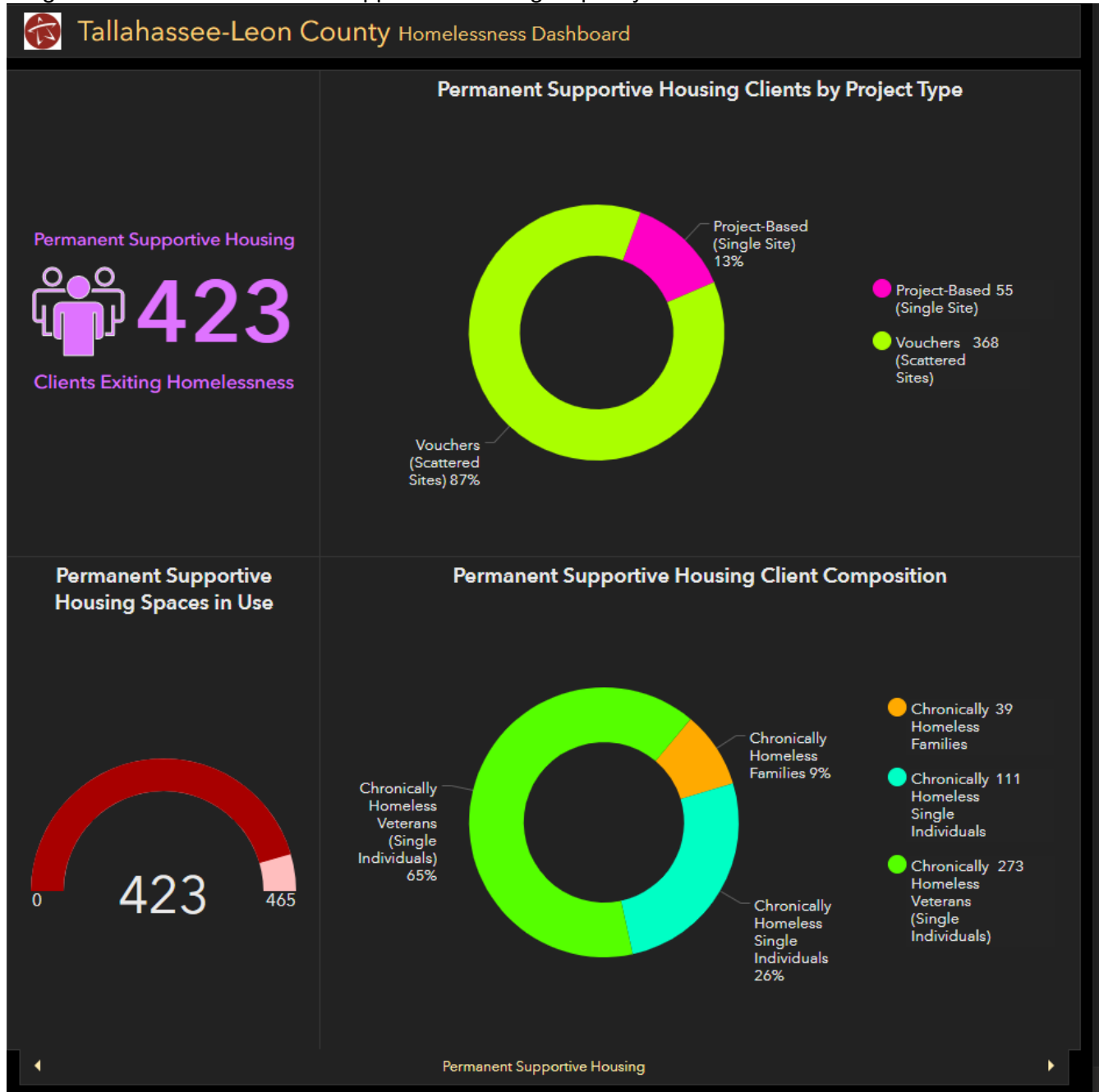
Transitional housing serves as a bridge to permanent housing that generally provides up to 24 months in housing accommodation as well as support for individuals experiencing a disabling condition including physical disability, serious mental illness and/or substance use disorder. Transitional housing provides structure, supervision, support, life skills, and in some cases, education and training. In Leon County, the Good Samaritan Network/Chelsea House offers transitional and temporary housing for families and men at risk of homelessness; Hope House Rescue Mission, provides transitional housing for homeless men; Tallahassee Veterans Village, provides transitional housing and supportive services to homeless Veterans to stabilize and prepare them for a life of independence. Veterans are able to stay in the program for up to two years; Twin Oaks Transitional Home which offers emergency shelter and transitional housing to homeless women and children; Brehon House serves homeless, pregnant women ages 18 and older and Capital City Youth Services' Tree House program offers transitional housing for youth in crisis. Some of these programs are funded through a combination of local and private funding. There are others that require and receive nominal rent from clients. The federal government and Big Bend Continuum of Care does not currently fund transitional housing.

Permanent Supportive Housing

Permanent supportive housing combines affordable housing assistance and subsidies with voluntary support services to address the needs of chronically homeless people. The services are designed to build independent living skills and connect people with community-based health care, treatment,

and employment services. Local permanent supportive housing is provided by Big Bend Homeless Coalition and Ability 1st and are funded through federal funds provided by the Big Bend Continuum of Care. Diagram 1 illustrates the current number of permanent supportive housing units in Tallahassee-Leon County which are all at capacity.

Diagram #1: Local Permanent Supportive Housing Capacity



Housing Choice Vouchers

The federal Housing Choice Vouchers program subsidizes the entire or significant portion of rent costs for low-income households and people experiencing homelessness. Housing and Urban Development-Veterans Affairs Supportive Housing (HUD-VASH) program combines HUD’s

Housing Choice Voucher rental assistance for homeless Veterans with case management and clinical services provided by the U.S. Department of Veteran Affairs (VA). The VA provides these services to participating Veterans at VA medical clinics, community-based outreach clinics, through VA contractors, or through other VA designated entities. Additionally, the Tallahassee Housing Authority partners with the Big Bend Continuum of Care to provide 30 housing choice vouchers to households exiting homelessness. In July 2021 HUD initiated the Emergency Housing Voucher Program established in the American Rescue Plan Act through select Public Housing Authorities. Tallahassee Housing Authority was awarded 66 vouchers to be administered in partnership with the Big Bend Continuum of Care to house homeless households for up to 18 months.

As reflected in each of the programs described, the Big Bend Continuum of Care serves a critical role in the funding, delivery, and coordination of homeless service programs in Tallahassee-Leon County. The next section further details the agency's federal and statutory responsibility and authority to address homeless in the community.

Big Bend Continuum of Care

The Big Bend Continuum of Care (BBCoC) is recognized by HUD as the regional planning and oversight organization for Leon, Franklin, Gadsden, Jefferson, Liberty, Madison, Taylor, and Wakulla counties. The BBCoC membership is comprised of representatives from Leon County, City of Tallahassee, CareerSource Capital Region, Veterans Administration, the four emergency shelter providers, several human services organizations, and representatives from municipalities in the eight counties within its coverage area. Florida Statutes also recognizes BBCoC's as the organization responsible for the coordination of community efforts to prevent and end homelessness in the region. The region is established by the Department of Children and Families (DCF) which oversees homelessness statewide. The BBCoC's primary functions include:

- Coordination of homeless services and planning in the region
- Coordination of federal and state funding for homelessness
- Operation and management of the Homeless Management Information System
- Collection and analysis of data on homelessness in the region through the Point-In-Time count

Coordination of homeless services and planning in the region

The BBCoC actively engages stakeholders in the planning and coordination homeless services in the community. As mentioned earlier, the membership of the BBCoC is comprised of service providers such as CESC/Kearney Center, Big Bend Homeless Coalition, Capital City Youth Services, and other partners. Many service providers serve on the BBCoC Board as well as subcommittees that monitor and evaluate program and performance systems. The BBCoC conducts monthly partners meetings which includes County and City participation to provide updates on programs, services, and initiatives that impact the homeless sector.

BBCoC utilizes a Coordinated Entry System (CES) to triage the most vulnerable individuals and families experiencing homelessness and prioritize homeless intervention resources described earlier such as permanent supportive housing and rapid rehousing to end their episode of

homelessness. Through the CES, homeless individuals and families are quickly identified, assessed, referred, and connected to appropriate housing and assistance based on their strengths and needs when available. CES covers the entire BBCoC's geographic area. Many homeless service providers utilize CES in coordination with the Homeless Information Management System which is described later to input information on their clients in order to access resources. The providers include CESC/Kearney Center, Big Bend Homeless Coalition, Capital City Youth Services, and other partners.

In partnership with the Leon County Emergency Management, the BBCoC assists in the coordination of activating temporary cold night shelter services in the community during the winter season. At the height of the COVID-19 pandemic, Emergency Management partnered with the BBCoC to provide face masks, gloves, disinfectants, and other essential items for homeless services providers. The City also engaged the BBCoC for enhanced street outreach for unsheltered individuals at the height of the pandemic in summer 2020. The coordination efforts ensure that the community is responsive to the needs of the homeless population and programs and services funded at the federal and state level are efficient and effective at addressing the need.

Coordination of Federal and State Funding for Homelessness

HUD and Department of Children and Families (DCF) streamline the award of federal and state funding for homelessness for programs through CoCs. Homeless service providers can not apply for annual recurring funding directly to the federal or state government. Annually, the BBCoC coordinates and submits applications to HUD for programs such as rapid rehousing and permanent supportive housing on behalf of homeless service providers. Locally, the applications are reviewed by a committee of stakeholders that include County and City staff to determine proposals that are competitive and likely to be funded by HUD. The applications are then submitted by the BBCoC to HUD. Once applications are awarded for funding, HUD contracts directly with the homeless service provider, however, each year projects are reviewed and evaluated and renewed through the BBCoC application to HUD to ensure the appropriate utilization of the funding and that performance metrics are being met. The BBCoC is authorized to redistribute funds to agencies and programs that successfully utilize funding and meet performance metrics. For FY 2021, \$1.8 million was awarded from HUD for BBCoC application for rapid rehousing and permanent supportive housing.

Every three years, the BBCoC must submit a unified homelessness grant application to DCF's State Office on Homelessness for emergency solution grant, homeless prevention grant, Challenge grant, and staffing grant on behalf of the system. In preparation for the submittal of the unified grant application, the BBCoC requests agencies to submit formal applications for funding in the award categories that align with the BBCoC Homelessness Assistance Plan. Similar to the HUD process, the applications are reviewed by a committee of stakeholders that include County and City staff to determine proposals that are competitive and likely to be funded by DCF. DCF contracts directly with the BBCoC who then subcontracts with local service providers to administer services. The BBCoC is responsible for monitoring the provider's performance and funding utilization rate of the contract. The performance of the HUD and DCF contracts are regularly tracked in the Homeless Services Information System managed by the BBCoC. For the current three-year period, the BBCoC received \$714,000 for emergency shelter

operations, homeless prevention, rapid rehousing, outreach services, and the coordination of the Homeless Management Information System.

Operation and Management of the Homeless Management Information System

The Homeless Management Information System (HMIS) is a regional database utilized to coordinate and manage client-level data and service provision to homeless individuals and persons at risk of homelessness. Federal law requires CoCs operate and manage an HMIS software solution that complies with HUD's data collection, management, and reporting standards. The HMIS should have the capacity to collect unduplicated counts of individuals and families experiencing homelessness. Homeless service providers that receive state and federal funding for homelessness must participate in the HMIS system. The providers enter client demographic data such as age, race, and gender as well as services provided. Through HMIS, a CoC is able to collect information from projects serving homeless families and individuals to use as part of its needs analyses and to establish funding priorities and determine system performance.

Each year, CoCs are responsible for utilizing HMIS to generate System Performance Data on six of the seven HUD identified System Performance Measures, which include:

- Measure 1: Length of Time Persons Remain Homeless
- Measure 2: The extent to which persons who exit homelessness to permanent housing destinations return to homelessness
- Measure 3: Number of Homeless Persons
- Measure 4: Employment and income growth for homeless persons in CoC Program-funded projects
- Measure 5: Number of persons who become homeless for the first time
- Measure 6: Homeless Prevention and housing placement of persons defined by category 3 of HUD's Homeless Definition in CoC Program-funded Projects (note: this measure is not yet applicable for any CoC)
- Measure 7: Successful Placement from street outreach and successful placement in or retention of permanent housing.

The HMIS system captures the performance of the programs funded by the state and federal governments each year (Attachment #7). This allows the BBCoC to identify trends in the performance of the homeless service system in the community over several years and either recommend or implement adjustments that will improve outcomes for those experiencing homelessness (Attachment #8).

Collection and Analysis of Data on Homelessness in the Region

In addition to the HMIS system, the BBCoC conducts the annual Point-in-Time (PIT) count for the region as required by federal law. According to HUD, the PIT is "a count of sheltered and unsheltered people experiencing homelessness on a single night in January." Each year, the BBCoC is required to conduct a count of people experiencing homelessness in emergency shelters, transitional housing facilities, and Safe Havens on a single night. Although not required,

the BBCoC also conducts a count of unsheltered people experiencing homelessness every year (HUD only requires every other year, during odd numbered years).

This year the PIT count was performed on January 25, 2021. The BBCoC utilized outreach workers and seasoned volunteers that surveyed individuals and families that were unsheltered or in a place not meant for human habitation such as the streets, park, woods, and vehicles. The volunteers collected information on age, race, gender, and veteran status. Information on mental illness, substance abuse disorder, domestic violence, and HIV/AIDS status were also collected. Data on individuals and families experiencing homelessness in the local shelters were collected from the providers through the HMIS system. Following the collection of the PIT count data, the BBCoC compiled and analyzed information into a report that was submitted directly to HUD. The PIT Count Report includes survey data from Leon, Gadsden and Taylor counties and data from the remaining counties that the BBCoC oversee. The PIT Count Report presents the data for the entire region. The results of the 2021 PIT Count Report are provided in the next section as part of the presentation of data on individuals and families experiencing homelessness in Leon County.

Local Data on Homelessness and Trends

Based on the data collected for the 2021 PIT count, Leon County continued to experience an overall reduction in individuals and families experiencing homelessness. Approximately 621 people experiencing homelessness were counted for in 2021 compared to 805 in 2020. That represents an overall decrease of 29% or 184 people. Based on the PIT Count Report, since 2018, Tallahassee-Leon County has experienced an overall decrease in the homeless population. As reflected in Table 2, there was also a significant decrease in the number of homeless youth (ages 18-24).

Table 2. Point-In-Time (PIT) Count

Population	2021	2020	% Change
All	621	805	-29%
Youth	91	209	-56%
Veterans	95	83	13%
Chronic	197	192	3%

However, there was an increase in the number of homeless veterans compared to 2020 and there are more chronically homeless individuals now than recorded in any previous PIT count. Since 2016, the chronically homeless count has increased by 119 individuals or 40%. Chronic homelessness is defined by HUD as people who have been homeless for at least a year or repeatedly while experiencing a disabling condition including physical disability, serious mental illness and/or substance use disorder that makes it difficult to find and maintain housing. According to the BBCoC, this is reflective of the increased need of permanent supportive housing.

The data captured through the HMIS also highlight trends for the region based on the required HUD performance metrics. The data reported by the homeless services providers indicate the community has seen an increase in the length of time a person remains homeless for an average of 144 nights (nearly five months) in 2020 compared to 130 nights in 2019; however, the current average remains below the national average of 168 nights. There has also been an increase in

the number of people returning to homelessness. The national average in 2019 for returns to homelessness within 24 months of exiting homelessness to permanent housing was 20%, according to the BBCoC, 2020 data submitted through HMIS shows that the local rate of return to homelessness is 33%. Additionally, the percentage of permanent housing placements from emergency shelter and transitional housing programs was 33% in 2020, while the national average in 2019 was 41%.

The 2021 PIT Count Report and trends found in the HUD performance metrics are some of the data that the BBCoC has utilized to develop its Strategic Plan and update the Homelessness Assistance Plan that it is required to maintain. The following section highlights the goals and recommendations that have been identified to improve the homeless system performance in Tallahassee-Leon County, based on the data.

Big Bend Continuum of Care Strategic Plan

The BBCoC conducts regular assessment of needs and gaps in the homeless service system utilizing data collected through the HMIS, 211, County School Systems, System Performance Data, Coordinated Assessment Data, Built for Zero Individuals, Families and Youth Score Cards, consumer surveys, agency surveys and staff interviews as well as proposals for funding. Through 2020, the BBCoC conducted frequent meetings with service providers and members to discuss gaps in services, needs and resources to address the gaps as it relates to system capacity and responding to COVID-19. Over the 2020 calendar year, the BBCoC prioritized data quality to ensure system performance and coordinated entry data were as accurate and as comprehensive as possible.

Culminating all the feedback, dialog and data over the past three years that was brought for review under the BBCoC Needs Assessment and Planning Committee has led to the development of the 2021-2025 BBCoC Strategic Plan and the corresponding 2021-2025 BBCoC Homelessness Assistance Plan, which is available for review and feedback through July 15, 2021. BBCoC is now presenting the Homelessness Assistance Plan to each community within its coverage area to seek feedback and commitment to the creation of annual action plans to achieve all goals identified in the Homelessness Assistance Plan by the end of 2025. Some of the major goals proposed to be accomplished by the end of 2025 include:

- Reaching functional zero for veterans experiencing homelessness
- Reaching functional zero for those experiencing chronic homelessness
- Ensure no families with minor children experience unsheltered homelessness
- Develop a Coordinated Community Plan to prevent and end youth homelessness
- Increase permanent housing options for people with zero to extremely low income
- Increase permanent housing options for those with criminal and poor or no credit histories

As identified in 2021-2025 Homelessness Assistance Plan, the BBCoC wants to improve upon and maintain the following outcome measures related to system performance:

- Decrease the overall average and median length of time a person remains homeless
 - Target 2021: average less than 144 nights, median less than 65 nights

- Ultimate goal by 2025: average is 30 nights or less
- Decrease returns to homelessness
 - Target 2021: return to homelessness within 6 months – less than 21%; within 2 years – less than 33%
 - Ultimate goal by 2025: return to homelessness within 2 years – less than 20%
- Decrease number of homeless persons in annual and PIT count
 - Target: PIT count is less than 900, annual count is less than 2,900
- Increase or maintain income for persons in housing programs
 - Target: Increase income for more than 60% of system stayers; increase income for more than 30% of system leavers
- Decrease instances of first-time homelessness
 - Target: first-time homeless count is less than 1,500
- Increase permanent housing placements from outreach, emergency shelter, transitions housing, permanent housing and rapid re-housing programs and retention of permanent housing
 - Target: Increase placements to permanent housing from outreach to be greater than 65% of outreach exits;
 - Ultimate goal by 2025: increase placements to permanent housing from ES, SH, TH and PH-RRH to be greater than 60%; Increase rate of retention of permanent housing to be greater than 95%

According to the BBCoC, to meet the target outcomes require strategic investment and coordination of shelter operation, client case management, diversion, as well as permanent housing and permanent supportive housing. Over the next several months the BBCoC desires to work with community partners including the County, City, and homeless service providers to identify opportunities to address areas for system improvements that will meet its target goals.

One specific area that BBCoC is seeking to coordinate with the County and City is decreasing the instances of first-time homeless and reducing the average and median length of time a person remains homeless from 144 nights to 30 nights or less by 2025. Emergency homeless shelters play a critical role in entry into and exit out of the homeless system of care. As mentioned earlier since the start of the COVID-19 pandemic in March 2020, the total capacity of beds in the emergency shelters has significantly reduced 45% (from 567 to 310) to meet CDC guidelines. This has often led to long waiting lists for shelter services and increase in the unsheltered population, especially as street outreach has been expanded. Once in a shelter, access to resources such as case management, rapid rehousing, and permanent supportive housing significantly reduce the length in time in homelessness. Connection with an emergency homeless shelter can prevent homelessness through diversion programs that offer bus tickets, car repair, and hotel vouchers, and other resources. This meets the goal of the BBCoC Strategic Plan to decrease instances of first-time homelessness.

As mentioned earlier the County and City contracts with the emergency shelters through a variety of programs and initiatives including CHSP, CARES Act, and the American Rescue Plan Act. Therefore, the County and City funding agreements with the providers will require

emergency shelter providers to provide walk-in service to achieve the BBCoC strategic targets that will reduce the length in time residents remain homeless. The County, City, and BBCoC will work closely with the homeless shelter providers as well as the Florida Department of Health in Leon County to increase capacity at the shelters while meeting CDC guidelines.

Existing Local Investments, Initiatives and Actions Taken

The County and City investment in homelessness are consistent with the targets and goals established in BBCoC's Strategic Homelessness Assistance Plan. The County and City partner with many community agencies to make homelessness rare, brief and nonrecurring. This section highlights commitments made by the County and City through initiatives and investments separately as well as jointly. Recommendations to build on the County and City's collaborative and collective efforts to better integrate homeless services and leverage local funding to secure additional federal funding are detailed specifically in the sections describing the joint American Rescue Plan Act investment in homelessness and the Community Human Services Partnership later in this section.

Leon County

Direct Emergency Assistance Program and Veteran Emergency Assistance Program

Each year, the County funds the Direct Emergency Assistance Program and the Veterans Emergency Assistance Program to provide temporary emergency assistance to Leon County residents. The Direct Emergency Assistance Program (DEAP) provides emergency assistance for basic necessities such as rent, utilities/fuel, food and medication to prevent homelessness, malnutrition and disease for citizens meeting eligibility requirements. This program is funded by the County at \$40,000 annually to provide financial assistance to Leon County residents and is provided directly to applicants who qualify under program requirements. The Veterans Emergency Assistance Program (VEAP) is similar to DEAP but is only available to eligible Leon County residents that are veterans and have served a minimum of 90 days in the United States military. Residents can receive assistance once every 12 months and a maximum of three times during the lifetime of the program.

CARES

In 2020, the County received over \$62 million in federal funding from the CARES Act to respond to the pandemic and address community needs. Since the Board approved the Leon CARES expenditure plan in July 2020, the County has been committed to ensuring the most efficient allocation of these funds to meet the immediate needs of citizens, businesses, nonprofits, the local health care community, and other local governmental entities. As reflected in Table #3 the CARES allocation, the County provided more than \$2 million to homeless services. In addition, the Leon CARES Individual Assistance program provided up to \$5,000 in one-time assistance to households earning less than 120% of the average median income to support past-due rent, mortgage, and utility bills. Launched on August 17, 2020, the program provided \$11.5 million in financial assistance to over 4,900 applicants impacted by COVID-19 for rent, mortgage, and utilities to ensure that individuals and families did not experience homelessness in the midst of the global pandemic and financial crisis.

Table 3. Leon County CARES Funding for Homeless Service Providers

CARES Funding	Total CARES Fund
CESC/Kearney Center	\$1,314,000
Big Bend Homeless Coalition/Hope Community	\$205,000
Capital City Youth Services	\$145,150
Refuge House	\$360,000
Big Bend Continuum of Care Technical Training	\$25,000
Facility Enhancement Fund	\$125,000
Total	\$2,174,150

Emergency Rental Assistance Program

The County has been fully committed to ensuring that low-income residents maintain housing stability throughout the COVID-19 pandemic. Since the Leon County ERA 1 program launched on March 29, 2021, the County has approved rent and utility assistance for more than 1,700 Leon County households, totaling over \$7 million in awards. Through the American Rescue Plan, the County will receive approximately \$10.1 million in funding (ERA 2) to continue to assist remaining County ERA applicants impacted by COVID-19 with up to 12 month of past due rent and/or utilities and up to three months future rent and/or utilities. ERA 2 also provides applicants with internet services essential for school, work, and telemedicine.

COVID-19 Local Homeless Task Force

On March 18, 2020, Leon County Emergency Management convened a Local Homeless COVID-19 Task Force to address planning and coordination needs related to implementing the U.S. Centers for Disease Control and Prevention (CDC) Interim Guidance for Homeless Shelters with respect to COVID-19. The Task Force included the City, BBCoC, the homeless service providers, Florida Health Department in Leon County, and Tallahassee Memorial Healthcare. For approximately 10 months the Task Force convened biweekly conference calls to discuss mitigation strategies, service changes, and applying for FEMA reimbursement of eligible expenses. Additionally, Task Force assisted shelters with meeting CDC guidelines including developing protocols to care for residents who show respiratory symptoms or who test positive for COVID-19; accessing needed supplies such as face masks, thermometers, and cleaning supplies; and identifying additional shelter space to ensure beds are placed at least three feet apart.

Cold Night Shelter

In 2010, the County’s Comprehensive Emergency Management Plan (CEMP) established the temporary cold night shelter process. Community partners activate the cold night sheltering plan when an apparent temperature of 35 degrees or colder is anticipated for three consecutive hours prior to sunrise. The County’s Emergency Management division coordinates a conference call with community partners, including the BBCoC, on the delivery of services, logistics and other details focused on addressing homelessness. On the coordinating calls, National Weather Service provides an up-to-the-minute forecast for all participants. Following the forecast, the Florida Health Department in Leon County (FDOH-Leon) makes a recommendation whether cold night shelters should be activated. The Kearney Center site on Municipal Way serves as the primary shelter for homeless individuals in the community including cold night activations.

When it is determined that the Kearney Center is at capacity, other community partners including churches serve as temporary cold night shelters. Recently the following temporary cold night shelter process was codified into the County's CEMP in coordination with BBCoC:

- Conduct a kick-off meeting prior to cold season to review temperature thresholds and activation triggers with FDOH-Leon.
- Establish a temporary cold night sheltering committee to provide strategic recommendations throughout the year.
- Conduct after-action meetings with participating agencies following cold seasons.
- Involve health officials specializing in environmental health from FDOH-Leon in the site review process.

Homeless Shelter Siting

At its January 25, 2021 annual retreat, the Board approved a series of new strategic initiatives including the development of a public engagement coordination and planning process with the City and BBCoC Care for the siting of all future homeless shelters and support facilities. On February 16, 2021, the Board ratified the actions taken at the Board Retreat. On May 11, 2021, the Board received a report on the siting of homeless shelters that indicated that there are no homeless shelters in the unincorporated areas of Leon County. However, it was recommended and accepted by the Board to enhance coordination with the BBCoC on planning and public engagement, should a homeless shelter be considered in unincorporated Leon County through the following actions:

- Require preapplication meetings with County staff and the BBCoC for transitional residential facilities.
- Require that an applicant include a recommendation from the BBCoC on the purpose and justification for a transitional residential facility (i.e. homeless shelter) as part of the application submittal.
- Exempt temporary cold night shelters specifically established and operated in coordination with County Emergency Management, the Health Department, and the BBCoC, from the definition of a transitional residential facility.

A future agenda item will be prepared to amend the County's Land Development Code to effectuate these recommendations which will require consideration by the Advisory Committee on Quality Growth (ACQG), consistency review by the Planning Commission and two Public Hearings by the Board. The City's zoning code already sets forth a process for siting transitional residential housing in the City's limits.

City of Tallahassee

Permanent Relocation Program

As an entitlement grantee, the City receives an annual allocation of Community Development Block Grant (CDBG) funds from HUD. Per City Policy 1100, the City provides relocation assistance to low and very low-income persons displaced from their homes by code enforcement action. The program provides up to \$4,000 in one-time assistance for moving expenses, hotel/motel stays, storage, security deposits, etc. The program is funded annually by the City

Commission at a minimum of \$20,000. For the most recently closed 5-Year Consolidated Plan (September 30, 2020), the City assisted 80 households since 2015.

Emergency Solutions Grant

As an entitlement grantee, the City also receives an annual allocation of Emergency Solutions Grant (ESG) funds from HUD. Per CFR Part 576, these funds are reserved specifically for homelessness activities such as homeless prevention, rapid rehousing, street outreach and shelter operations. The funds may be used to provide short term rental assistance, move in costs, counseling, case management, temporary shelter, and outreach services to the unhoused. Each year, the City receives on average \$160,000 and partners with local homeless providers to administer services, leveraging other resources to the fullest extent to assist in meeting underserved needs. For FY2021 and FY2022, the City has partnered with the Big Bend Continuum of Care using the City's ESG funds for street outreach, landlord liaison services, and support for the Homeless Management Information System (HMIS) that is a HUD-required system for homeless service providers. For the most recently closed 5-Year Consolidated Plan (September 30, 2020), the City assisted over 6,700 homeless individuals and families since 2015.

Community Development Block Grant CARES Act (CDBG-CV)

The Presidentially declared COVID-19 National Emergency in accordance with the Coronavirus Aid Relief, and Economic Security (CARES) Act. Public Law 116-136, was signed into law by President Trump March 27, 2020. The CARES Act provides additional funding to local governments in the form of Community Development Block Grant (CDBG-CV) funding to address the impact of COVID-19, as well as waivers of certain regulatory caps and requirements to allow for quick delivery of funds to eligible activities. The City received \$2,579,209 in CDBG-CV funding to prevent, prepare for and respond to the Coronavirus pandemic. Programs implemented include disaster hardening improvements to public facilities, new and expanded public services, and supportive services to housing-insecure individuals and families. The City allocated \$1.675M of these funds to address critical public services such as mental illness, homeless prevention, permanent supportive housing, and to maintain other public services during the pandemic.

Emergency Solutions Grant CARES Act (ESG-CV)

The Presidentially declared COVID-19 National Emergency in accordance with the Coronavirus Aid, Relief, and Economic Security (CARES) Act, Public Law 116-136, was signed into law by President Trump March 27, 2020. The CARES Act provides additional funding to local governments in the form of Emergency Solutions Grant (ESG-CV) funding to address the impact of COVID-19, as well as waivers of certain regulatory caps and requirements to allow for quick delivery of funds to eligible activities. The City received \$2,439,614 in ESG-CV funding to mitigate the spread and impact of COVID-19 on the Tallahassee community including direct support and administration of shelter operations, including homeless shelter diversion, street outreach activities to address the health and safety of those unhoused, rapid rehousing, and homelessness prevention through partnerships with local homeless service providers. As of March 31, 2021, the City has expended almost \$1.1M to serve more than 2,800 homeless individuals.

CARES

In 2020, the City received \$839K in federal funding from the CARES Coronavirus Relief Funds to respond to the pandemic and address community needs. The City used the funds to provide assistance to households in the form of past-due rent and utility bills, eviction and foreclosure prevention counseling, and emergency repairs. Launched in October 2020, the City CARES Housing Assistance program provided \$770K in financial assistance to over 230 applicants impacted by COVID-19 for rent and utilities to ensure that individuals and families did not experience homelessness in the midst of the global pandemic and financial crisis.

County-City Joint Partnership

Tallahassee-Leon County Homeless Dashboard

For the first time ever, an operational dashboard was implemented to continuously track various community needs including information related to homeless populations, street outreach, and homeless emergency shelter service providers. This operational dashboard was initially intended to support situational awareness and decision-making for the COVID-19 Local Homeless Task Force. Based on the effectiveness of the dashboard, after the initial emergency response phase staff continues this collaborative tracking effort to support short- and long-term local homelessness initiatives and actions. This decision led to the development of the Tallahassee-Leon County Homeless Dashboard (Dashboard). The BBCoC plans to use the dashboard to provide close to real-time updates on unsheltered and sheltered homelessness and program capacity limits to more clearly communicate when homeless programming is operating at maximum capacity and demonstrate the need for expansion of capacity under certain circumstances.

The purpose of the Dashboard is to illustrate the overall homeless system with a focus on homeless populations, homeless service provider programs and their capacities, homeless system performance measures and current fiscal year public funds utilized for supporting homeless clients. Specific homeless programs described in greater detail in the Dashboard include street outreach (unsheltered), emergency shelter operations, and permanent supportive housing. Statistics for these programs are sourced from HMIS, individual homeless service providers and HUD-required homeless system reports.

Kearney Center

Since 2015, the County and City have collaborated and coordinated to ensure the sustainability of the Kearney Center. As mentioned previously, the Kearney Center provides 24-hour emergency shelter services, case management, and healthcare services to adult individuals experiencing homeless. In 2015, the County entered a \$500,000 funding commitment towards the capital construction of the Kearney Center to be paid in \$100,000 increments over five years. At the same time the City entered into an agreement with the Kearney Center in the amount of \$500,000 for utility costs to be paid over five years. In 2019, the Kearney Center requested five-year extensions in the amount of \$100,000 annually each from the County and City to continue assistance with construction debt service and utility costs respectively which were approved by the County Commission and City Commission. Thus far the County and City have provided \$1.4 million in total for construction debt service and utility costs to the Kearney Center.

As reflected in the CHSP section, in addition to line item funding for capital improvement and utility costs, the County and City provide annual funding for programming and services at the

Kearney Center through CHSP. Since 2015, the Kearney Center has received \$2.7 million in CHSP funding for emergency shelter, case management, and its onsite health clinic.

Community Relief Center and Non-Congregate Homeless Shelter

In April 2020, the County and City each authorized up to \$300,000 to be utilized to establish a new congregate shelter space at the Salvation Army (the Community Relief Center) and secure non-congregate space for vulnerable and/or symptomatic homeless individuals and families. County and City staff worked with the Salvation Army to open the Community Relief Center at the Salvation Army's facility on Allen Road to address the Kearney Center's transition of overnight shelter into hotels and apartments as well as the suspension of day services to homeless clients. The Community Relief Center opened in May 2020 offering sleeping accommodations, hot meals, showers, and case management to homeless and food-insecure families during the pandemic. Additional operational costs for the Community Relief Center included staffing and security. In July 2020, the Community Relief Center suspended overnight shelter accommodation when the Kearney Center increased its capacity of hotels and apartments for emergency overnight sheltering.

Operation Stand Down

The County and City each provide \$10,000 annually for the North Florida Homeless Veterans Stand Down. The multi-day event put on by Tallahassee Veteran Outreach will be held this year August 6-7 at the Al Lawson Multipurpose Center on the campus of Florida A&M University. During the event homeless Veterans will receive meals, clothing, and medical services. According to the Tallahassee Veteran Outreach, more than 500 homeless veterans have been assisted in the past five years during the event. The County, City, U.S. Veterans Administration, and homeless service providers will be present for the event with vital information on veteran benefits, programs, and services.

American Rescue Plan Act

As mentioned earlier, in May 2021, the County and City respectively allocated a total of \$6,272,000 (\$3,462,144 County; \$2,809,856 City) in American Rescue Plan Act (ARPA) funding to homeless services. Approximately \$1.78 million will address outstanding COVID-19 expenses and infrastructure improvements for the four homeless shelters, including CESC-Kearney Center, Big Bend Homeless Coalition, CCYS, and the Refuge House. The County and City have commenced the development of joint contracts with homeless shelter providers. As mentioned previously, the agreements will require the providers to provide walk-in service to achieve the BBCoC strategic targets that will reduce the length in time residents remain homeless. Once the contracts are fully executed, funding would be distributed to the providers to address immediate financial need.

The remaining \$4.8 million would be for street outreach, diversion/prevention, permanent supportive housing and neighborhood-based capacity building which are consistent with the goals and targets established in the BBCoC's Strategic Homelessness Assistance Plan. Initially as proposed to the County and City Commissions in May, the BBCoC was to oversee and distribute the entire funding for the ARPA homeless programs (Street Outreach, Diversion & Prevention, Permanent Supportive Housing, and Neighborhood Based Partner Capacity Building) through requests for proposals over the next year. As mentioned previously, County and City staff have worked with the BBCoC in the development of this item as well as the

recommendations which includes the proposed establishment of the Homeless Services Category under the Community Human Services Partnership that is detailed in the next section.

The BBCoC has proposed that approximately \$3.075 million of one-time ARPA funds dedicated for diversion & prevention and permanent supportive housing be allocated to the new category. A portion of permanent housing funding as well as the entire allocations for street outreach and neighborhood based partner capacity building will continue to be contracted directly to the BBCoC while the funding allocated to the proposed new category would remain with the County and City to be allocated through the Community Human Services Partnership in coordination with BBCoC upon approval by the County and City Commissions respectively. This approach will ensure the one-time ARPA are used quickly to address the highest needs of the homeless system in contracting with BBCoC and also support long-term strategies that integrate homeless services, build capacity and leverage local funding to secure additional federal funding in partnership with BBCoC through the Community Human Services Partnership. This would occur with the consolidation of all homeless services funding in Tallahassee-Leon County through the Community Human Services Partnership.

The BBCoC has indicated that in the future, it intends to shift its federal and state funding through the Community Human Services Partnership under the proposed Homeless Services Category long term. As presented earlier all recurring federal and state homeless funding provided by HUD and DCF are award and streamlined through BBCoC. For FY 2021, BBCoC allocated \$2.5 million in HUD and DCF funding to homeless services providers for programs such as homeless prevention, rapid rehousing, shelter operation, youth street outreach, etc. According to BBCoC shifting its funding to the Community Human Services Partnership would better integrate all homeless services program in Tallahassee-Leon County through a single funding process for local, state, and federal funding to address the highest homeless needs in the community. It would reduce the frequency in which agencies must apply for homeless service funding as well as reporting requirements. Currently agencies apply every two years to County and City for Community Human Services Partnership funding; every three years to the BBCoC for DCF funding; and annually to the BBCoC for HUD funding. The integration of services and financial investment is expected to leverage additional federal funding with the increase of agencies participating in service delivery and performance metric reporting. This shift is expected to occur in four-five years. In the interim, allocating one-time ARPA funding through the Community Human Services Partnership in coordination with the BBCoC will formally incorporate the BBCoC into the funding process including agency training, Citizen Review Team appointments, and award recommendations. The one-time ARPA funding provided through the Community Human Services Partnership would be dedicated for diversion & prevention and permanent supportive housing as already allocated by the County and City Commission, respectively.

Additionally, allocating one-time ARPA funding through the Community Human Services Partnership is expected to increase the number of agencies that participate in the homeless services continuum. According to the BBCoC, there are only seven agencies that receive HUD and/or DCF funding for homeless services. A larger and diverse network of providers would increase access to services to individuals and families experiencing homelessness. Many of the current providers are at capacity and would require significant increases in personnel and other resources. Approximately 20-30 agencies are required for Tallahassee-Leon County to meet the goals and targets set in the BBCoC Strategic Homeless Assistance Plan. There are 50

agencies funded through Community Human Services Partnership. Several Community Human Services Partnership agencies such as Brehon Institute, ECHO, and Good News Outreach provide programs like shelter services and homeless prevention that do not receive any federal funding and as a result do not utilize BBCoC’s CES or HMIS system. The one-time ARPA funding for diversion & homeless prevention and permanent supporting housing is expected to attract these agencies to participate in the proposed Homeless Service Category and potentially make the agencies eligible for future long-term federal funding that would be secured through the BBCoC.

As a result, the proposed Community Human Services Partnership Homeless Service Category would be funded in part with \$3.07 million in one-time ARPA funding. According to the BBCoC, \$1.4 million in ARPA funding, housing vouchers provided by THA and existing state and federal funds will allow the BBCoC to work with homeless service providers to immediately address the most urgent homeless needs (i.e. street outreach, permanent supportive housing, etc.).

Therefore, the County and City would contract with BBCoC over the next two years for the entire ARPA allocation for street outreach and neighborhood-based agency capacity building to expand local street outreach and build service provider to improve system performance. Approximately \$675,000 in permanent supportive housing ARPA funding would be provided to BBCoC to administer and distribute to address the immediate need of the most vulnerable and chronically homeless population that includes the unsheltered and terminally ill. The funding would be utilized by the BBCoC in coordination with the initial 66 emergency housing vouchers that it will receive from THA described earlier in this item. The BBCoC expects the use of vouchers to free up existing permanent supportive housing that will be in addition to the permanent housing resources made available with County and City ARPA funds.

As shown in Table 4, the County and City would contract with the homeless shelter providers directly in the total amount of \$1,787,000 address outstanding COVID-19 expenses and infrastructure improvements for the four homeless shelters; the BBCoC for a total of \$1,410,000 to expand local street outreach, build service provider and neighborhood-based agency capacity, expedite the number of providers and inventory of permanent supportive housing for the most vulnerable and chronically homeless population as well as coordination and support in the implementation of the Homeless Services Category which is detailed in the next section; and allocate \$3.075 million in one-time funding for the proposed Homeless Services Category under the Community Human Services Partnership.

Table 4. ARPA Funding for Homeless Services

Homelessness	Providers	BBCoC	CHSP	Total
Homeless Shelter Providers*	\$1,787,000	-	-	\$1,787,000
Street Outreach	-	\$375,000	-	\$375,000
Diversion & Prevention	-	-	\$1,250,000	\$1,250,000
Permanent Supportive Housing (PSH)	-	\$675,000	\$1,825,000	\$2,500,000
Neighborhood Based Partner Capacity Building	-	\$360,000	-	\$360,000
Total	\$1,787,000	\$1,410,000	\$3,075,000	\$6,272,000

*CESC-Kearney Center, Big Bend Homeless Coalition, Capital City Youth Services, and the Refuge House

Subsequent to the workshop, the County and City will jointly contract with the BBCoC. The BBCoC will adopt the following process and timeline for funding distribution:

- Employ additional staff to provide training and technical support to neighborhood-based partners beginning in August 2021.
- Issue Requests for proposals (RFPs) in mid-late August for Street Outreach and Permanent Supportive Housing. Contracts would be executed, and funding distributed in October 2021.

The funds will be available over the next two years to be utilized by the homeless service providers and the BBCoC to address targets and goals identified in the Strategic Homeless Assistance Plan.

Recommendation: *Contract with the Big Bend Continuum of Care in the amount of \$1.410 million for street outreach, neighborhood-based agency capacity, permanent supportive housing as well as coordination and support in the implementation of the proposed Homeless Services Category under the Community Human Services Partnership.*

Community Human Services Partnership (CHSP)

For more than 20 years, the County and City have worked collaboratively through CHSP to provide a “one stop” shop for human services grant funding to our community human service agencies. Agencies and programs receive funding through 10 funding categories recommended by citizen review teams and approved by the County and City Commissions, respectively. As reflected in Table #5, many homeless service providers and programs including Kearney Center, Big Bend Homeless Coalition, and Capital City Youth Services are funded through multiple CHSP categories. For FY 2021, CHSP funds emergency shelter operations, homeless prevention, and street outreach for a total of \$797,193. CHSP funds programs two-year cycles and as a result the agencies and programs will be funded at the same level for FY 2022.

Table 5. CHSP Homeless Program Funding for FY 2021

Agency/Program	Amount	CHSP Category
Big Bend Homeless Coalition HOPE Community	\$226,218	Emergency Services
Brehon Institute – Brehon House	\$91,725	Family Services
Capital City Youth Services Youth Shelter	\$78,500	Family Services
Capital City Youth Services Street Outreach	\$47,000	Promise Zone
CESC-Kearney Center Emergency Shelter/Case Management	\$320,000	Emergency Services
Salvation Army Emergency Social Services	\$33,750	Emergency Services
Total	\$797,193	

Currently the programs are funded in multiple CHSP categories including Family Services, Emergency and Basic Needs, and Promise Zone. Additionally, the programs are not coordinated with the BBCoC’s federal and/or state funding or system performance measurements. On February 16, 2021, the Board directed staff to prepare an item on

opportunities to align the metrics of the BBCoC with CHSP for homeless services. The system performance measures utilized by the BBCoC and presented earlier in the item are already used by many of the homeless service providers funded by CHSP. Additionally, shared in the previous section, the BBCoC intends to shift its federal and state funding through the Community Human Services Partnership under the proposed Homeless Services Category long term. Therefore, in order to better integrate the programs in the community it is recommended that homeless services programs funded through CHSP be consolidated into a new category called the Homeless Services Category.

Programs such as emergency shelter, rapid rehousing, homeless prevention, permanent supportive housing, and street outreach would be consolidated into the new category. The Citizen Review Team (CRT) for the Homeless Services Category which are utilized to evaluate CHSP applications and make funding recommendations would be staffed by the County, City and BBCoC. Appointments to the CRT for the Homeless Services Category would be recommended by the BBCoC. Funding would be categorized into subcategories to align with HUD funding categories which are: street outreach, homeless prevention, shelter operation and essential services, permanent supportive housing, and rapid rehousing. The appropriate level of funding for each program category would be recommended by the BBCoC for the County and City Commissions consideration. Developing programmatic sub-categories would allow for HUD performance metrics utilized by the BBCoC to be applied uniformly to the appropriate homeless service programs.

Programs funded in the proposed category would be required to report on performance based on the BBCoC system performance metrics, when applicable, such as the length of time persons remain homeless. Currently, human service agencies submit quarterly reports through an automated system on the CHSP portal that provides quantitative data on funded programs. The data includes the number of clients served as well as client demographic information such as race, ethnicity, gender, age as well as geographic information of clients served (i.e. zip codes, census tract, etc.) when applicable. Programs funded through the Homeless Services Category would be required to report on the HUD system performance metric utilized by the BBCoC through HMIS. This would ensure that programs funded through CHSP are tracked and evaluated for effectiveness and allow for agencies to work with the BBCoC to make any necessary adjustments. The data would be shared with Homeless Services Category Citizen Review Team as part of its deliberation on funding recommendations to the County and City Commissions, respectively.

The consolidation of the homeless services programs would allow the community to leverage additional federal funding. According to the BBCoC, HUD encourages and awards communities with funding that align their resources and meet the required system performance metrics. Agencies that do not currently receive federal funding for homeless services that would be incorporated into the category would overtime collect, track, and report on performance metric data that will be essential to securing HUD funding. Agencies that utilize local funding as match for federal grants are more competitive when the local funding mandates the utilization of the HUD performance metrics and participation in CES and the HMIS system managed by the BBCoC. The BBCoC anticipates that consolidating the homeless service programs funded through CHSP will improve opportunities for permanent recurring federal dollars for homeless

prevention, rapid rehousing, and permanent supportive housing which are essential to identified goals and targets of the Strategic Homelessness Assistance Plan.

As previously stated, approximately \$3.075 million of ARPA funding that the County and City have allocated for diversion/prevention and permanent supportive housing would be awarded and distributed through the proposed CHSP Homeless Services Category during the next two-year funding cycle (FY 2023 and FY 2024). Allocating funding through CHSP is expected to increase the number of agencies that participate in the homeless services system. As mentioned earlier there are only seven agencies that receive HUD and/or DCF funding for homeless services. A larger and diverse network of providers would increase access to services to individuals and families experiencing homelessness. These agencies would be more competitive in efforts to secure additional federal funding and therefore increase the resources within the homeless services system.

In 2017, the County and City adopted the Memorandum of Understanding (MOU) to reinforce the mutual commitment to CHSP which also established the human services categories. There are currently 10 human service categories. In order to effectuate the establishment of the new homeless services category would require an update to the MOU. Therefore, it is recommended that the MOU be modified to reflect the new homeless services category. The Homeless Services Category would be established for the next two-year CHSP funding cycle (FY 2023 and FY 2024) and presented to the County and City Commission respectively as part of the item to ratify the appointments to the Citizen Review Teams in Spring 2022 and proposed funding recommendations for the two-year funding cycle in Fall 2022.

Given that ARPA funding is non-recurring, following the upcoming CHSP funding cycle (FY 2023 and FY 2024), the BBCoC is expected to shift all federal and state homeless funding to CHSP (FY 2025) moving forward and also anticipates that actions described in this item including the ARPA investments in homelessness and the establishment of the Homeless Services Category to consolidate the funding and performance metric of homeless services in Tallahassee-County, will draw additional federal funding. The additional funding would be incorporated into CHSP to streamline local, state, federal investment in the community. In addition, the investments made by the County and City is expected to continue to improve the homeless condition in the community and allow resources to be adjusted in the future to address changing needs to end homelessness in Tallahassee-Leon County.

Recommendation: Establish a new Homeless Services Category under the Community Human Services Partnership and reallocate the existing \$797,193 in existing funding and \$3,075,000 in one-time funding from the joint County-City American Rescue Plan Act for homelessness for the upcoming two-year funding cycle (FY 2023 and FY 2024); and authorize the County Administrator and City Manager to execute a modification to the City-County CHSP Memorandum of Understanding to effectuate this change.

Conclusion:

As Tallahassee-Leon County continues to experience an overall reduction in individuals and families experiencing homelessness, the County and City continue to partner with the BBCoC to maximize local investment that will integrate homeless programs and services in the

community; leverage local funding to secure additional federal funding; and expand the current capacity in the homeless service system. In just the last year, the County and City have taken the following actions to support homeless services:

- Convened the COVID-19 Local Homeless Task Force to coordinate emergency response and mitigation.
- Partnered with the Salvation Army to open an emergency Community Relief Center for unsheltered individuals.
- Established and funded non-congregate sheltering for homeless individuals and families experiencing homeless diagnosed with COVID-19 or awaiting testing.
- Created the Tallahassee-Leon County Homeless Dashboard through Geographic Information System (GIS) bringing situational awareness and performance data across dozens of agencies.
- 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)
- Approved \$6.272 million in ARPA dedicated to homelessness

These efforts will continue on a day to day basis and will assist in meeting the goals and targets reflected in the BBCoC's Strategic Homelessness Assistance Plan. Therefore, in addition to these efforts, the following is currently recommended:

- Contract with the Big Bend Continuum of Care in the amount of \$1.410 million for street outreach, neighborhood-based agency capacity, permanent supportive housing as well as coordination and support in the implementation of the proposed Homeless Services Category under the Community Human Services Partnership.
- Establish a new Homeless Services Category under the Community Human Services Partnership and reallocate the existing \$797,193 in existing funding and \$3,075,000 in one-time funding from the joint County-City American Rescue Plan Act for homelessness for the upcoming two-year funding cycle (FY 2023 and FY 2024); and authorize the County Administrator and City Manager to execute a modification to the City-County CHSP Memorandum of Understanding to effectuate this change.

Next Steps

The County and City have commenced the development of joint contracts with homeless shelter providers. As previously mentioned, upon approval of the County and City Commission, the agreements will require the providers operate at a capacity that preserves assistance including walk-in services to clients while reducing the average nights of stay in order to achieve the BBCoC strategic targets. Once the contracts are fully executed, funding would be distributed to the providers to address immediate financial need. Over the next few months, the CoC will take the following actions to administer ARPA funding for the implementation of homeless service programs consistent with its Strategic Homelessness Assistance Plan:

- To employ additional staff to provide training and technical to neighborhood-based partners for technical support it is recommended to distribute funds beginning in August 2021.
- Requests for proposals (RFPs) will be issued in mid-late August for Street Outreach and Permanent Housing. Contracts would be executed, and funding distributed in October 2021.

Finally, the new Homeless Services Category would be established for the next two-year CHSP funding cycle (FY 2023 and FY 2024) with ARPA funding in the amount of \$3,075,000 and the current annual CHSP funding dedicated to homeless services in the amount of \$797,193. In the spring of 2022, Citizen Review Team appointments to the new category would be presented to the respective County and City Commissions. Total CHSP funding levels would be established by the respective County and City Commissions as part of the next budget cycle. The recommended agency awards would be presented to the County and City Commission in Fall 2022.

OPTIONS

1. Accept the report on homelessness in Tallahassee-Leon County.
2. Contract with the Big Bend Continuum of Care in the amount of \$1.410 million for street outreach, neighborhood-based agency capacity, permanent supportive housing as well as coordination and support in the implementation of the proposed Homeless Services Category under the Community Human Services Partnership.
3. Establish a new Homeless Services Category under the Community Human Services Partnership and reallocate the existing \$797,193 in existing funding and the \$3,075,000 in one-time funding from the joint County-City American Rescue Plan Act for homelessness for the upcoming two-year funding cycle (FY 2023 and FY 2024); and authorize the County Administrator and City Manager to execute a modification to the City-County CHSP Memorandum of Understanding to effectuate this change.
4. County and City Commission direction.

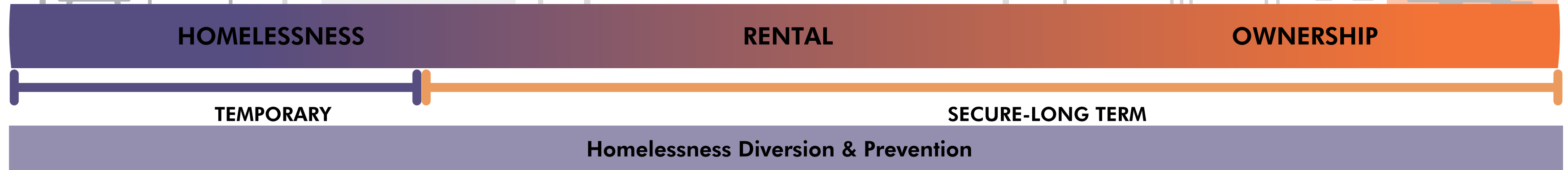
RECOMMENDED ACTIONS

Options #1, #2 and #3

Attachments

1. Tallahassee-Leon County Homeless-to-Housing Spectrum Summary Diagram
2. 2021-2025 BBCoC Strategic Plan
3. 2021-2025 BBCoC Homelessness Assistance Plan
4. 2021 BBCoC Point-In-Time Count Report
5. 2015-2021 BBCoC Point-In-Time Count Trends Report
6. Tallahassee-Leon County Homelessness Dashboard
7. 2020 BBCoC System Performance Report
8. 2015-2020 BBCoC System Performance Measures

TALLAHASSEE-LEON COUNTY HOMELESS-TO-HOUSING SPECTRUM



	Unsheltered/ Encampments	Emergency Shelter	Transitional Housing	Permanent Supportive Housing	Low Barrier Housing	Public Housing & Vouchers	Affordable / Workforce Rental	Market Rate Rental	Land Trust / Shared Equity	Inclusionary Housing	Market Rate Ownership
CURRENT CAPACITY	N/A	310 beds	68 *2021 PIT count	428 units *2021 PIT count	663 clients	540 units + 2,136 vouchers	277 units *181 workforce units under construction	45,373 units	9 units	56 units	30,135 units
UTILIZATION RATE	N/A	91.3% 2021 Count	76.4% 2021 PIT Count	90.97%	--	93.90 %	34.66%	51.82%	N/A	N/A	34.42%
PUBLIC FUNDING	\$ 242,396.80	\$920,856.20	\$91,725	\$1,567,732	--	\$	N/A	N/A	Est. \$500,000 + Incentives	Est. \$50,000 + Incentives	Avg. \$8,000 *DPA Funding
ESTIMATED NEED	136 Count \$136,500	Coordinated Entry Support \$600,000/yr	800 hh/yr --	300 hh \$4,800,000 annually	15,685 hh 30% AMI \$ 4,641,000 /yr	38,303 hh 50% AMI # THA waitlist \$ 38,877,545 /yr	34,894 hh 60-100% AMI <\$1,100/mo for 80% AMI	73,196 hh 120% AMI <\$2,000/mo for 120 AMI	53,647 hh 80% AMI \$54,451,705	73,196 hh 100% AMI \$74,293,940	73,196 hh 120% AMI \$74,293,940

Key Terms and Definitions

1. **Area Median Income (AMI)** - the midpoint of a region's income distribution, meaning that half of the households in a region earn more than the median and half earn less than the median.
2. **Homelessness Diversion and Prevention** - The services under this component may include housing relocation and stabilization services as well as short- and medium-term rental assistance to prevent an individual or family from becoming homeless. Through this component, recipients and sub-recipients may help individuals and families at-risk of homelessness to maintain their existing housing or transition to new permanent housing.
3. **Point in Time (PIT)** - a count of sheltered and unsheltered people experiencing homelessness on a single night in January
4. **Coordinated Entry** - A streamlined process for accessing resources available in the homeless support system which includes standardized client assessments, referrals for housing and financial assistance, and other services.
5. **Transitional Housing** - designed to provide homeless individuals and families with the interim stability and support to successfully move to and maintain permanent housing
6. **Permanent Supportive Housing** - community-based housing without a designated length of stay in which formerly homeless individuals and families live as independently as possible.
7. **Low Barrier Housing** - housing where a minimum number of expectations are placed on people who wish to live there. The aim is to have as few barriers as possible to allow more people access to services.
8. **Public Housing** - Units managed by public housing authorities through federal funding to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to high-rise apartments for elderly families.
9. **Vouchers** - Housing Authorities receive a prescribed allocation of funding to pay a portion of market unit rent for eligible low-income households. The American Rescue Plan Act (ARPA) allocated additional Emergency Housing Vouchers for homeless or those with a high risk of housing instability.
10. **Affordable Housing** - generally defined as housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.
11. **Workforce Housing** - housing affordable to households earning between 60 and 120 percent of area median income (AMI). Workforce housing targets middle-income workers which include professions such as police officers, firefighters, teachers, health care workers, retail clerks, and the like.
12. **Inclusionary Housing** - New developments of 50 or more units constructed by private developers in eligible census tracts where the median income is higher than the AMI are required to offer at least 10% of the units at a price affordable to households below the AMI.

2021-2025 BBCOC STRATEGIC PLAN

This plan covers the time between 1.1.21 through 12.31.25 and identifies objectives, goals and actions to be taken to create a more efficient and responsive Homelessness System of Care.

BBCoC conducts regular assessment of needs and gaps in the homeless service system utilizing data collected through the HMIS, 211, County School Systems, System Performance Data, Coordinated Assessment Data, Built for Zero Individuals, Families and Youth Score Cards, consumer surveys, agency surveys and staff interviews as well as proposals for funding.

Through 2020 we were able to conduct more frequent meetings among service providers and members discussing gaps in services, needs and resources to address the gaps as it relates to system capacity and responding to Covid-19. Over 2020 the CoC prioritized data quality to ensure system performance and coordinated entry data were as accurate and as comprehensive as possible.

Culminating all the feedback, dialog and data over the past 3 years that was brought for review under the BBCoC Needs Assessment and Planning Committee has lead to the updating of the [2021-2025 Homelessness Assistance Plan](#), which is available for review and feedback through July 15, 2021.

GOAL HIGHLIGHTS

BBCoC is now presenting the HAP to each community within its coverage area to seek feedback and commitment to the creation of annual action plans to achieve all goals identified in the HAP by the end of 2025. Some of the Major Goals to be accomplished by the end of 2025 include;

- Reaching functional zero for veterans experiencing homelessness
- Reaching functional zero for those experiencing chronic homelessness
- Ensure no families with minor children experience unsheltered homelessness
- Develop a Coordinated Community Plan to prevent and end youth homelessness
- Increase permanent housing options for people with zero to extremely low income
- Increase permanent housing options for those with criminal and poor or no credit histories

SERVICE GAPS

Major service gaps have been identified as follows;

1. No resources for homeless minors who are pregnant and/or parenting.
2. Very limited resources for individuals experiencing homelessness with sexual offences.
3. No emergency shelter resources for individuals with pets.
4. Inadequate federal, state and local recurring funding for homeless service programs
5. Inadequate Medium Term Supportive Housing and Transitional Housing for youth, families and those with substance use disorders.
6. Inadequate access to transportation, especially in the rural counties and unincorporated Leon County.
7. Inadequate recurring coverage and resources dedicated to conducting and managing the Coordinated Assessment Process and helping households navigate swiftly through the homeless system of care to permanent housing.

OBJECTIVES

Objective 1: Collaboratively Build a Homelessness System of Care that fully serves the BBCoC 8 county region including Gadsden, Leon, Wakulla, Jefferson, Liberty, Franklin, Madison and Taylor Counties

- a. Increase capacity and strengthen use of Coordinated Assessments and Coordinated Entry and Referral System.
- b. Expand the use of the Homeless Management Information System to more adequately collect all service data and generate data trends that inform allocation of resources.
- c. Provide an annual homelessness status update report to each county commission in the CoC coverage area
- d. Align Federal, State and Local funding of homelessness services to ensure the metrics and measurements used to evaluate project success are in line with BBCoC established metrics allowing us to measure progress and impact of investments towards reducing homelessness.

Objective 2: Ensure there is a menu of Homelessness Prevention, Diversion and Homelessness Interventions and Housing Programs available to promote client choice.

- a. Increase Capacity and Strengthen Homelessness Prevention and Diversion Practices
- b. Expand Street Outreach Programs
- c. Identify funding sources for Emergency Shelter Operations with Housing Focused Case Management
- d. Expand Rapid Rehousing Programs and Providers
- e. Expand Permanent Supportive Housing Programs and Providers
- f. Expand use of Public Housing Authority vouchers with a homelessness preference

Objective 3: Sustain an End to Homelessness

- a. Facilitate an Action Plan to end Veteran Homelessness by 12/31/2024 as defined by the Functional Zero definition through the national Built for Zero Initiative
- b. Facilitate an Action Plan to end Chronic Homelessness by 12/31/2025 as defined by the Functional Zero definition through the national Built for Zero Initiative
- c. Create a Coordinated Community Plan to Prevent and End Youth Homelessness by 12/31/23
- d. Create a Coordinated Community Plan to Prevent and End Unsheltered Homelessness by 12/31/25

Objective 4: Create and Promote Pathways to Permanent Subsidized Housing

- a. Increase units of permanent housing by 300 units for individuals and couples with no minor children who receive \$750 per month in income or less and have chronic homelessness histories.
- b. Promote use of local ordinance and inclusionary housing regulations mandating new residential developments dedicate a minimum of 10% of newly developed unites be dedicated to those exiting homelessness for which they would pay no more than 30% of their monthly income to maintain a permanent lease.
- c. Increase funding dedicated to operations of permanent supportive housing programs to ensure participants do not reenter homelessness.
- d. Increase permanent housing appropriate for families with minor children with extremely low income and histories of homelessness by 500 units.
- e. Increase access to section 8 housing vouchers for families with minor children and encourage use of homeless priority among PHAs.
- f. Expand function of Landlord Liaison Initiatives to include engaging landlords and incentivizing those willing to housing Sexual Offenders and those with Felonies in background as well as those with no or low credit.

DESIRED OUTCOMES

As identified in the [2021-2025 Homelessness Assistance Plan](#), as a system we want to improve upon and maintain the following outcomes related to system performance;

Sys PM 1 - DECREASE the overall average and median length of time a person remains homeless

Target 2021: Average less than 144 nights, Median less than 65 nights

Ultimate Goal by 2025: Average is 30 nights or less

SysPM2 - DECREASE returns to homelessness

Target 2021: Returns to homelessness with in6 months less that 21%

.....2 years, less than 33%

Ultimate Goal by 2025: Returns in 2 years, less than 20%

Sys PM 3 - DECREASE number of homeless persons in annual and PIT count

Target: PIT Count is less than 900, Annual Count is less than 2900

Sys PM 4 - INCREASE or maintain income for persons in housing programs

Target: Increase income for more than 60% system stayers

Increase income for more than 30% system leavers

Sys PM 5 - DECREASE instances of 1st time homelessness

Target: first time homeless count is less than 1500

Sys PM 7 - INCREASE permanent housing placements from Outreach, ES, TH, PH-RRH programs and retention of permanent housing

Target: Increase placements to permanent housing from outreach to be greater than 65% of outreach exits

Increase placements to permanent housing from ES, SH, TH and PH- RRH to be greater than 30%

Ultimate Goal by 2025: Increase placements to permanent housing from ES, SH, TH and PH-RRH to be greater than 60%

Increase rate of retention of permanent housing to be greater than 95%

ADDITIONAL MEASURABLE OUTCOMES TO BE CONSIDERED

- At least 90% of veterans with homelessness prevention financial assistance will remain in permanent housing for at least 6 months following assistance.
- At least 85% of the veterans receiving rapid re-housing assistance will remain in permanent housing for at least 6 months following assistance.
- At least 85% of the families receiving rapid re-housing assistance remain in permanent housing for at least 6 months following receipt of last rental payment or case management assistance.

ADDITIONAL COMPONENTS OF THE STRATEGIC PLAN TO BE DEVELOPED

- 2021 Action Plan
- 2022 Action Plan
- 2023 Action Plan
- 2024 Action Plan
- 2025 Action Plan
- Action Plan to End Veteran Homelessness by 12/31/2024
- Action Plan to End Chronic Homelessness by 12/31/2025
- Coordinated Community Plan to End Youth Homelessness
- Coordinated community Plan to End Unsheltered Homelessness

**Big Bend Continuum of Care
Homelessness Assistance Plan (HAP) 2021-2025 (v.20210601)**

Homeless Definition: HUD defines homelessness as being in one of four categories: 1) Literally Homeless, 2) Imminent Risk of Homelessness, 3) Homeless under other Federal Statutes, and 4) Fleeing/Attempting to Flee Domestic Violence. These categories are more fully defined at the end of this document.

Data Driven Plan: The Homeless Assistance Plan is updated and refined annually through ongoing community and agency feedback as well as a data driven approach using client data collected through the Homeless Management Information System, Coordinated Assessment Tool, System Performance Measures and other needs assessment engagement survey tools. There are three major System Performance Measures that should be improved upon as the goal of this version of the HHAP; **Decrease average length of time homeless, decrease returns to homelessness and increase placement and retention of permanent housing.**

<p>Improving System Performance</p>	<p>Across all areas of homelessness we need to focus efforts to improve system performance by; Measuring all System Performance Measures frequently to improve specific outcomes tied to each measure</p> <p>Sys PM 1 - DECREASE the overall average and median length of time a person remains homeless Target 2021: Average less than 144 nights, Median less than 65 nights <i>Ultimate Goal by 2025: Average is 30 nights or less</i></p> <p>SysPM2 - DECREASE returns to homelessnessTarget 2021: Returns to homelessness with in6 months less that 21%2 years, less than 33% <i>Ultimate Goal by 2025: Returns in 2 years, less than 20%</i></p> <p>Sys PM 3 - DECREASE number of homeless persons in annual and PIT countTarget: PIT Count is less than 900 Annual Count is less than 2900</p> <p>Sys PM 4 - INCREASE or maintain income for persons in housing programs.....Target: Increase income for more than 60% system stayers Increase income for more than 30% system leavers</p> <p>Sys PM 5 - DECREASE instances of 1st time homelessness.....Target: first time homeless count is less than 1500</p> <p>Sys PM 7 - INCREASE permanent housing placements from Outreach, ES, TH, PH-RRH programs and retention of permanent housingTarget: Increase placements to permanent housing from outreach to be greater than 65% of outreach exits Increase placements to permanent housing from ES, SH, TH and PH-RRH to be greater than 30% <i>Ultimate Goal by 2025: Increase placements to permanent housing from ES, SH, TH and PH-RRH to be greater than 60%</i> Increase rate of retention of permanent housing to be greater than 95%</p>
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	Veteran Homelessness	Chronic Homelessness	Family & Child Homelessness	Youth Homelessness	All Other Types of Homelessness
Overarching Objectives	<p>Obj. 1 – Prioritize housing for homeless veterans, reaching Functional Zero for Veterans by 2024 as defined by the Built for Zero national effort.</p> <p>Obj. 2 – At least 90% of veterans with homelessness prevention financial assistance will remain in permanent housing for at least 6 months following assistance.</p> <p>Obj. 3 – At least 85% of the veterans receiving rapid re-housing assistance will remain in permanent housing for at least 6 months following assistance.</p> <p>Obj. 4 – Ensure the Inflow of new veterans experiencing homelessness each month is less than the Outflow of veterans exiting to permanent housing each month.</p> <p>Obj. 5 – Ensure no service eligible Veteran experiences homelessness for more than 30 consecutive days.</p>	<p>Obj. 1 – Increase units of permanent housing by 300 units for individuals and couples with no minor children who receive \$750 per month in income or less and have chronic homelessness histories.</p> <p>Obj. 2 – Promote use of local ordinance and inclusionary housing regulations mandating new residential developments dedicate a minimum of 5% of newly developed unites be dedicated to those exiting chronic homelessness for which they would pay no more than 30% of their monthly income to maintain a permanent lease.</p> <p>Obj. 3 – Prioritize housing for chronically homeless individuals, and adult couples, reaching Functional Zero for Chronically Homeless Adults by 2025 as defined by the Built for Zero national effort.</p> <p>Obj. 4 - Increase funding dedicated to operations of permanent supportive housing programs to ensure participants do not reenter homelessness.</p>	<p>Obj. 1 – Ensure no families with minor children experiences unsheltered homelessness.</p> <p>Obj. 2 – Increase permanent housing appropriate for families with minor children with extremely low income and histories of homelessness by 500 units.</p> <p>Obj. 3 – Ensure at least 85% of the families receiving rapid re-housing assistance remain in permanent housing for at least 6 months following receipt of last rental payment or case management assistance.</p> <p>Obj. 4 – Increase access to section 8 housing vouchers for families with minor children and encourage use of homeless priority among PHAs.</p> <p>Obj. 5 – Reduce the average length of time that a family is literally homeless to no more than 30 days.</p>	<p>Obj. 1 – Implement the use of Host Homes for runaway, LGBTQ+ and at-risk youth as a emergency shelter diversion practice for youth.</p> <p>Obj. 2 – Identify resources and implement programing for parenting youth and pregnant youth experiencing homelessness.</p> <p>Obj. 3- Ensure no minor youth, up to age 18, experiences unsheltered homelessness.</p> <p>Obj. 4- Increase permanent housing units for youth including support services by 30 units.</p> <p>Obj. 5 – Increase funding dedicated to operating Transitional/Medium-Term/Bridge housing and support services for youth.</p> <p>Obj. 6 – Utilize the Youth Action Board committee of the BBCoC to vet and prioritize youth specific service and intervention approaches.</p>	<p>Obj. 1 – Promote use of local ordinance and inclusionary housing regulations mandating new residential developments dedicate a minimum of 10% of newly developed unites to those exiting homelessness for which they would pay no more than 30% of their monthly income to maintain a permanent lease.</p> <p>Obj. 2 - Increase permanent housing by 30 units for those with Sexual Offender and Predator status.</p> <p>Obj. 3 – Establish prevention assistance programs targeted to serve the elderly or medically needy designed to keep these individuals in permanent housing.</p> <p>Obj. 4 – Expand function of Landlord Liaison Initiatives to include identifying and engaging landlords willing to housing Sexual Offenders and those with Felonies in background as well as those with no or low credit.</p>

	Veteran Homelessness	Chronic Homelessness	Family & Child Homelessness	Youth Homelessness	All Other Types of Homelessness
<p>Coordinated Entry <i>(Intake, Assessment & Referrals)</i></p>	<p>a. Ensure Emergency Shelters and SSVF and VA Outreach Teams are the primary Access Points for Veterans through Coordinated Entry.</p>	<p>a. Collaborate with agencies serving individuals experiencing chronic homelessness to ensure that agencies are fully utilizing the Coordinated Entry System in HMIS, which will connect clients with appropriate services.</p> <p>b. Increase functionality of Coordinated Entry service referral system by to allow for all HMIS participating agencies to send and receive support services and housing referrals within HMIS.</p>	<p>a. Collaborate with agencies serving families and children who are experiencing homelessness to ensure households are assessed and entered in the Coordinated Entry System in HMIS, within the first 14 days of becoming homeless.</p> <p>b. Expand use of the Coordinated Entry System to other emergency assistance providers for the purposes of case coordination and ensuring duplicative services are avoided.</p> <p>c. Utilize Homeless School Liaisons as an Access Partner for Coordinated Entry in rural communities</p>	<p>a. Collaborate with agencies serving youth who are experiencing homelessness to ensure that agencies are fully utilizing the Coordinated Entry System in HMIS, which will connect clients with appropriate services and housing opportunities.</p> <p>b. Partner with the child welfare, juvenile justice and at-risk youth programs to ensure they can assess youth experiencing homelessness through the Coordinated Entry System.</p>	<p>a. Collaborate with agencies serving individuals experiencing homelessness to ensure that agencies are fully utilizing the Coordinated Entry System in HMIS, which will connect clients with appropriate services and housing opportunities.</p> <p>b. Increase functionality of Coordinated Entry System to incorporate Landlords who have vacant permanent units prioritized for those exiting homelessness.</p>

	Veteran Homelessness	Chronic Homelessness	Family & Child Homelessness	Youth Homelessness	All Other Types of Homelessness
Prevention & Diversion	<ul style="list-style-type: none"> a. Connect clients to legal aid when necessary to avoid entering homelessness. Specifically adding resources for Veteran’s Tax Court and Veteran Justice Outreach. b. Increase financial resources available for homeless prevention and diversion efforts for veterans who do not qualify for VA and SSVF assistance. 	<ul style="list-style-type: none"> a. Connect clients to legal aid when necessary to avoid entering homelessness. b. Prioritize individuals with chronic homeless histories for Diversion and Prevention resources in order to keep them from returning to homelessness. c. Create a formal partnership providing mediation and legal expertise for chronically homeless cases that have been permanently housed and face eviction again. 	<ul style="list-style-type: none"> a. Dedicate funding for Diversion activities through Family Emergency Shelters and Prevention Providers. b. Create a formal partnership providing mediation and legal expertise for families facing eviction. c. Expand Prevention activities serving our 7 rural counties targeted at families at imminent risk of homelessness. 	<ul style="list-style-type: none"> a. Seek funding through the HUD YHDP to implement Host Homes to divert youth from entering homelessness and emergency shelter. b. Increase resources available for homeless prevention and diversion for youth ages 16-24. c. Create a formal partnership with local CBC, Department of Children and Families and Department of Justice to prevent and divert youth 16-24 from entering homelessness. 	<ul style="list-style-type: none"> a. Connect clients to legal aid when necessary to avoid entering homelessness. b. Increase resources available for homeless prevention and diversion efforts system wide c. Dedicate funding to Reentry and Discharge planning from county jails and hospitals to avoid discharges directly to the streets or emergency shelters.

	Veteran Homelessness	Chronic Homelessness	Family & Child Homelessness	Youth Homelessness	All Other Types of Homelessness
<p>Unsheltered Homelessness/ Outreach</p>	<ul style="list-style-type: none"> a. Utilize SSVF funded Outreach workers as a component of the CoC Coordinated Outreach efforts. b. Assess all unsheltered Veterans through SSVF and VA Outreach for completion of Coordinated Entry Assessment and Referral. c. SSVF and VA Outreach teams to provide support for clients needing access to basic needs items such as hygiene, tarps, survival aid and access to emergency shelter. 	<ul style="list-style-type: none"> a. Dedicate case management and outreach services to chronic subpopulation that will follow clients through to support them after the first few months of permanent housing. b. Identify Individuals who are currently residing in primitive camps and prioritize permanent housing options to meet the needs of chronic and unsheltered population with limited income. c. Offer permanent housing to ALL Chronic clients every 14 days. d. Expand outreach coordination to include law enforcement, institutions and hospitals to ensure proper discharge planning to avoid unsheltered homelessness. 	<ul style="list-style-type: none"> a. Collaborate with Homeless School Liaisons to identify families needing prevention, diversion, shelter and permanent housing resources. b. Collaborate with local CBC, Department of Children and Families and Department of Justice to identify families with children who are literally homeless needing resources. c. Ensure there is adequate funding to cover hotel/motel vouchers for families needing short term stays to avoid unsheltered homelessness among families with minor children in all 8 counties. 	<ul style="list-style-type: none"> a. Utilize youth specific outreach teams to identify and assess unsheltered youth through age 24. b. Provide services and goods to meet basic needs for run away, homeless, and street youth and connect to service providers for youth to exit the streets into stable housing. c. Provide basic needs and assistance to homeless youth to increase youth’s personal safety, well-being, and self-sufficiency; and provide positive adult connections. 	<ul style="list-style-type: none"> a. Expand outreach coordination to include outreach to local county jails and hospitals for those that are likely to be discharged to homelessness. b. Continue to conduct bi-weekly outreach coordination calls facilitated by the CoC ensuring all “hot spots” for unsheltered homelessness are visited regularly by outreach workers. c. Evaluate the advantages of conducting an unsheltered Point In Time Count semi-annually, once in January and once during June, July, or August to better understand influx of unsheltered homelessness, specifically within Leon County.

	Veteran Homelessness	Chronic Homelessness	Family & Child Homelessness	Youth Homelessness	All Other Types of Homelessness
Emergency Shelter	<ul style="list-style-type: none"> a. Increase resources dedicated to emergency shelter operations. b. Increase resources for emergency shelter case management in order to enforce a 30:1 Client : Case Manager ratio. c. Increase use of hotel/motels as emergency shelter when congregate shelters are at capacity d. Create shelter programing for clients with pets. 	<ul style="list-style-type: none"> a. Increase resources available for emergency shelter operations. b. Ensure clients nearing chronic homelessness are prioritized for permanent housing opportunities. c. Ensure no client remains homeless and in emergency shelter for more than 12 months. d. Reduce the rate of returns to chronic homelessness by prioritizing use of diversion and prevention for the formerly chronic population. e. Increase resources for emergency shelter case management in order to enforce a 30:1 Client : Case Manager ratio. f. Increase use of hotel/motels as emergency shelter when congregate shelters are at capacity g. Create shelter programing for clients with pets. 	<ul style="list-style-type: none"> a. Assess the need for additional shelter capacity in neighboring counties. b. Increase resources for emergency shelter case management in order to enforce a 30:1 Client : Case Manager ratio. c. Ensure no household remains homeless and in emergency shelter for more than 12 months. 	<ul style="list-style-type: none"> a. Identify need and potential funding for emergency shelter beds targeting youth ages 18-24, including LGBTQ+ youth. b. Designate a "Safe Place" within the current Emergency Shelter system for LGBTQ+ youth. c. Increase resources for emergency shelter case management in order to enforce a 14:1 Client : Case Manager ratio. d. Evaluate the need for emergency shelter options for minors with children and/or pregnant minors. 	<ul style="list-style-type: none"> a. Increase resources for emergency shelter case management in order to enforce a 30:1 Client : Case Manager ratio. b. Identify funding required to implement a small 12-18 bed a Safe Haven Shelter option.

	Veteran Homelessness	Chronic Homelessness	Family & Child Homelessness	Youth Homelessness	All Other Types of Homelessness
Medium Term Supportive Housing/Bridge Housing/Transitional Housing	<ul style="list-style-type: none"> a. Strategize with GPD Transitional Housing Provider to turnover units to Bridge Housing and permanent housing units in order to achieve Functional Zero. b. Create Bridge Housing option with 15 units. c. Identify need and scope of services and support for Respite Living Program. 	<ul style="list-style-type: none"> a. Create Bridge Housing option up to 20 units for chronic population waiting for PSH and working to identify housing. b. Identify need and scope of services and support for Respite Living Program. 	<ul style="list-style-type: none"> a. Identify funding to increase transitional housing options for families with children by 94 beds. a. Increase funding options covering support staff costs for transitional and medium term supportive housing. b. Identify need and scope of services and support for Respite Living Program. 	<ul style="list-style-type: none"> a. Apply for HUD YHDP Grant to implement a 18-24 bed Bridge/Medium Term Supportive Living program for youth ages 16-24. b. Increase funding available for providing life skills training and transitional supports to better prepare them for housing stability in the future. 	<ul style="list-style-type: none"> a. Identify funding and Implement housing options for sexual offenders/predators and those exiting institutions by 18 units. a. Increase funding options covering discharge planning from jails and prisons so that those re-entering can go directly into medium term supportive options rather than shelter or the streets.

	Veteran Homelessness	Chronic Homelessness	Family & Child Homelessness	Youth Homelessness	All Other Types of Homelessness
<p>Permanent Rental Housing <i>(Rapid Rehousing, Rental, Permanent Supportive Housing, Vouchers)</i></p>	<ul style="list-style-type: none"> a. Increase the number of VASH Vouchers available to CoC Coverage area. b. Identify funding for 10 additional units of PSH for veterans not eligible for VASH Vouchers. c. Utilize Emergency Housing Vouchers designated through PHAs to serve veterans not qualifying for other assistance. d. Identify housing options with higher levels of care including Assisted Living Facilities and Nursing Homes targeted towards serving veterans that are service eligible and ineligible. 	<ul style="list-style-type: none"> a. Ensure PSH clients are assessed annually and supported to move on to other permanent housing as intensive support services are no longer needed. b. Expand local funding of Permanent Supportive Housing program operations. c. Identify funding of pilot project utilizing 3-4 small quad apartments to house those with SPMI who lack family support. d. Work with local governments to incentivize development/rehab housing stock making a portion of the units available to extremely low income clients exiting chronic homeless. e. Continue the work of the Landlord Liaisons focusing on education, recruitment and support of landlords willing to house those with unstable housing backgrounds. f. Expand access to the landlord mitigation fund as a security measure for landlords housing chronic clients. g. Expand the work of the Landlord Liaison focusing on education, recruitment and support of landlords willing to house those with barriers to housing. 	<ul style="list-style-type: none"> a. Increase funding dedicated to PSH units for families with minor children by 30 units. b. Work with PHAs to identify 300 set aside voucher for homeless families with children and or prioritize section 8 vouchers to homeless families first. c. Utilize Emergency Housing Vouchers designated through PHAs. d. Increase RRH funds available for families with children and couples with no children. e. Increase funding and partnerships to provide component of wrap around services and continued case management to help sustain housing. f. Work with local governments to incentivize development/rehab housing stock making a portion of the units available to extremely low income families exiting homelessness. 	<ul style="list-style-type: none"> a. Apply for the HUD YHDP to fund a pilot Youth PSH program for 18-24 year olds with chronic homelessness, family violence, child welfare involvement, juvenile justice involvement, developmental disabilities or generational homelessness histories. b. Identify or create appropriate housing with supports for pregnant youth and youth with children. c. Implement use of roommate matching criteria to decrease financial burden on youth. d. Expand the work of the Landlord Liaison focusing on education, recruitment and support of landlords willing to house youth needing stable housing. e. Expand financial assistance services to include Direct Cash Transfers (DCT) to youth to cover basic needs, including permanent housing costs. 	<ul style="list-style-type: none"> a. Increase local funding of PSH operations. b. Identify and partner with Senior Citizen Housing communities and senior service organizations to refer elderly homeless individuals to the most appropriate housing and care options. c. Expand MoUs with Florida Housing Finance Corporation funded tax credit properties setting aside units for seniors, those with disabilities and extremely low incomes. d. Explore use of Sponsor Housing agreements and Master Leasing entities to help permanently house those with backgrounds that prohibit them from attaining a lease on their own. e. Identify or create dedicated housing for sexual offenders/predators in compliance with residence requirements. f. Implement roommate matching criteria to lower cost burden of housing.

	Veteran Homelessness	Chronic Homelessness	Family & Child Homelessness	Unaccompanied Youth Homelessness	All Other Types of Homelessness
Home Ownership	<p>a. Provide education on Veteran’s Home Loan assistance programs.</p>	<p>a. Assess if there is any participant in the THA voucher program or PSH programs that could transition to home ownership. b. Educate those identified to move towards home ownership on mortgages, subsidies, and other home ownership opportunities through relationships with community partner organizations.</p>	<p>a. Provide opportunities for education on federal, state and local incentive programs to qualify low-income households for home purchases. b. Encourage local incentives for developers creating low-cost, smaller sized housing to be created for home ownership.</p>	<p>a. Offer connections to budgeting, saving and future planning education to youth, sparking interest in homeownership goals.</p>	<p>b. Create formal partnerships with local organizations specializing in home ownership preparation and first-time home buyer education.</p>

	Veteran Homelessness	Chronic Homelessness	Family & Child Homelessness	Unaccompanied Youth Homelessness	All Other Types of Homelessness
Employment & Income Support Services	<ul style="list-style-type: none"> a. Identify programs focused on vocational training and certification programs at free or substantially reduced cost. b. Expand veteran involvement in employment and income support services. c. Ensure that SSVF programing offers the services of a SOAR processor to improve system access for veterans trying to secure/restore SSI/SSDI benefits. d. Partner with CareerSource Capital Region and the VET program to assist all veterans seeking employment. 	<ul style="list-style-type: none"> a. Expand participant involvement with employment and income support services. b. Increase number of SOAR processors dedicated to chronic clients, to improve system access for individuals trying to secure/restore SSI/SSDI benefits. c. Increase referrals to WIPA programs to ensure access to work incentive programs. d. Increase referrals to programs offering job readiness and employability training support services (including financial literacy supports) to help individuals access employment programs/efforts. e. Increase number of representative payees available for chronic clients. f. Create training on gaining part time employment and maintaining disability benefits for PSH participants. 	<ul style="list-style-type: none"> a. Expand participant involvement with employment and income support services. b. Ensure case managers serving families are SOAR certified to improve system access for families trying to secure/restore SSI/SSDI benefits. c. Create training on gaining part time employment and maintaining disability benefits for PSH participants. 	<ul style="list-style-type: none"> a. Explore the development of a vocational training program for youth experiencing homelessness. b. Increase number of SOAR processors dedicated to youth, to improve system access for individuals trying to secure/restore SSI/SSDI benefits. c. Build partnerships with local businesses to pair youth with internships and apprenticeships. 	<ul style="list-style-type: none"> a. Increase access to SOAR processors to improve system access for individuals trying to secure/restore SSI/SSDI benefits. b. Expand participant involvement with employment and income support services. c. Create training on gaining part time employment and maintaining disability benefits for PSH participants.

	Veteran Homelessness	Chronic Homelessness	Family & Child Homelessness	Unaccompanied Youth Homelessness	All Other Types of Homelessness
Transportation Assistance	<ul style="list-style-type: none"> a. Increase transportation options for cross county travel (outer counties to Leon for services) when services cannot be delivered in rural counties. b. Encourage public transportation services to allow homeless veterans to receive free or reduced fare bus passes. 	<ul style="list-style-type: none"> a. Continue to collaborate with public transportation services through the partnership with StarMetro to ensure organizations serving the chronically homeless can purchase reduced fare bus passes for clients. b. Provide education on reduced fare bus transportation services options for individuals in PSH programs. 	<ul style="list-style-type: none"> a. Increase transportation options for cross county travel (outer counties to Leon for services) when services cannot be delivered in rural counties. b. Continue to collaborate with public transportation services to ensure homeless services programs can receive vouchers/discounted rates for clients who are homeless. c. Continue partnership with County Schools to provide transportation to and from school through the McKinney Vento Act. 	<ul style="list-style-type: none"> a. Continue to collaborate with public transportation services to ensure homeless services programs can receive vouchers/discounted rates for clients who are homeless. b. Continue partnership with County Schools to provide transportation to and from school through the McKinney Vento Act. c. Increase transportation options for cross county travel (outer counties to Leon for services) when services cannot be delivered in rural counties. 	<ul style="list-style-type: none"> a. Continue to collaborate with public transportation services to ensure homeless services programs can receive vouchers/discounted rates for clients who are homeless. b. Increase free and reduced transportation services options for individuals accessing homeless services and exiting the homeless system of care to permanent housing. c. Increase transportation options cross county travel (outer counties to Leon for services) when services cannot be delivered in rural counties. d. Provide homeless families with education about the McKinney Vento act and accommodations for bus travel to maintain school placements.

	Veteran Homelessness	Chronic Homelessness	Family & Child Homelessness	Unaccompanied Youth Homelessness	All Other Types of Homelessness
Childcare	<ul style="list-style-type: none"> a. If needed, connect veteran families to various childcare opportunities through set-aside vouchers available through ELC. 	<ul style="list-style-type: none"> a. Ensure chronically homeless families are prioritized for ELC vouchers if requested. 	<ul style="list-style-type: none"> a. Refer homeless households needing childcare to the Early Learning Coalition for vouchers. 	<ul style="list-style-type: none"> a. Connect pregnant youth with childcare options upon birth of child through ELC. 	<ul style="list-style-type: none"> a. Ensure families with minor children have access to childcare vouchers in all 8 counties if they are experiencing homelessness.
Healthcare/Benefits	<ul style="list-style-type: none"> a. Initiate partnership with health care providers and hospitals and increase collaboration on discharge policy and procedures. b. Identify health care and benefit resources for veterans who do not qualify for veteran's assistance due to dishonorable discharge, etc. c. Connect Veterans with a dishonorable discharge with VA access to Mental Health Services now available. d. Identify need and funding for service ineligible veterans needing temporary respite housing 	<ul style="list-style-type: none"> a. Access Medicaid benefits for those who qualify to cover cost of case management and peer support services among individuals experiencing chronic homelessness. b. Initiate partnership with health care providers and hospitals and increase collaboration on discharge policy and procedures. c. Ensure healthcare supports and services for individuals experiencing chronic homelessness are accessible. d. Ensure behavioral healthcare supports and substance abuse treatment services for individuals experiencing chronic homelessness are available through partnership with providers and the area Managing Entity. 	<ul style="list-style-type: none"> a. Assess how access to Medicaid benefits can be used for case management services among families experiencing homelessness. b. Initiate partnership with health care providers and hospitals and increase collaboration on discharge policy and procedures. c. Ensure healthcare supports and services for families experiencing homelessness are available through partnership with mainstream providers and providers operating in the Kearney Center. d. Work to improve access of families and children without insurance to ongoing behavioral health services. 	<ul style="list-style-type: none"> a. Connect youth experiencing homelessness with managed care plans for education on accessing benefits of health insurance and acquiring health insurance. b. Initiate partnership with health care providers and hospitals and increase collaboration on discharge policy and procedure. 	<ul style="list-style-type: none"> a. Initiate partnership with health care providers and hospitals and increase collaboration on discharge policy and procedure. b. Complete data analysis on need for temporary respite housing to decrease use of emergency departments as primary health care.

	Veteran Homelessness	Chronic Homelessness	Family & Child Homelessness	Unaccompanied Youth Homelessness	All Other Types of Homelessness
Education/Advocacy	<ul style="list-style-type: none"> a. Implement PR campaign and Action Plan promoting reaching Functional Zero for Veteran Homelessness by 2024. b. Implement standardized education to clients on budgeting, how to be a good roommate/tenant and life skills needed to retain housing. c. Provide seminars for case managers and clients on fair housing laws through local partner organizations. d. Collaborate with local substance abuse providers to offer education on Harm Reduction for clients with SA issues and housing stability issues. 	<ul style="list-style-type: none"> a. Implement PR campaign and Action Plan promoting reaching Functional Zero for Chronic Homelessness by 2025. b. Conduct Landlord education and engagement to reduce common barriers to housing for individuals with criminal backgrounds, eviction and damage histories c. Implement standardized education to clients on budgeting, how to be a good roommate/tenant and life skills needed to retain housing. d. Collaborate with local substance abuse providers to offer education on Harm Reduction for clients with SA issues and housing stability issues. e. Provide seminars for case managers and clients on fair housing laws through local partner organizations. 	<ul style="list-style-type: none"> a. Provide educational seminar to Homeless School Liaisons on existing prevention and homelessness resources in September each year. b. Implement standardized education to clients on budgeting, how to be a good roommate/tenant and life skills needed to retain housing. c. Provide seminars for case managers and clients on fair housing laws through local partner organizations. d. Collaborate with local substance abuse providers to offer education on Harm Reduction for clients with SA issues and housing stability issues. e. Partner with DCF and the CBC to offer training on family safety practices. 	<ul style="list-style-type: none"> a. Implement standardized education to clients on budgeting, how to be a good roommate/tenant and life skills needed to retain housing. b. Provide seminars for case managers and clients on fair housing laws through local partner organizations. c. Collaborate with local substance abuse providers to offer education on Harm Reduction for clients with SA issues and housing stability issues. d. Continue outreach efforts to hotels, restaurants, and businesses to educate on how to identify and help trafficked/exploited youth and individuals. e. Provide education to local entities interesting in serving as a Sponsor or Master Lease Holder for youth who do not have access to cosigners and are experiencing homelessness. 	<ul style="list-style-type: none"> a. Partner with Florida Coalition to End Homelessness to advocate for increased DCF Challenge and Staffing Grant funds dedicated to BBCoC b. Advocate at the federal and state level to increase funding allocations and further explain the complexity of being an 8 county CoC, with one city that is an ESG entitlement jurisdiction. c. Provide an Annual Homelessness Update report to each county commission within the CoC coverage are with recommendations about allocation of resources to prevent and end homelessness. d. Encourage local funders to measure performance of homelessness specific projects through the 6 identified HUD System Performance Measures and partner with the CoC to administer and allocate funding of homeless prevention and homelessness services.

2021 Point-in-Time Count FL-506 Tallahassee/Leon County CoC

Population: Sheltered and full unsheltered count

Persons in Households with at least one Adult and one Child

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total Number of Households	29	6	0	35
Total Number of persons (Adults & Children)	92	17	0	109
Number of Persons (under age 18)	51	6	0	57
Number of Persons (18 - 24)	9	0	0	9
Number of Persons (over age 24)	32	11	0	43

Gender (adults and children)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Female	53	15	0	68
Male	39	2	0	41
Transgender	0	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0

Ethnicity (adults and children)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Non-Hispanic/Non-Latino	84	15	0	99
Hispanic/Latino	8	2	0	10

2021 Point-in-Time Count FL-506 Tallahassee/Leon County CoC

Race (adults and children)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
White	10	7	0	17
Black or African-American	74	10	0	84
Asian	0	0	0	0
American Indian or Alaska Native	1	0	0	1
Native Hawaiian or Other Pacific Islander	4	0	0	4
Multiple Races	3	0	0	3

Chronically Homeless (adults and children)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total number of households	7		0	7
Total number of persons	27		0	27

Population: Sheltered and full unsheltered count

Persons in Households with only Children

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	10	0	0	0	10
Total Number of children (under age 18)	10	0	0	0	10

Gender (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	6	0	0	0	6
Male	4	0	0	0	4
Transgender	0	0	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0	0

Ethnicity (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	10	0	0	0	10
Hispanic/Latino	0	0	0	0	0

Race (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional			
White	3	0	0	0	3
Black or African-American	7	0	0	0	7
Asian	0	0	0	0	0
American Indian or Alaska Native	0	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0	0
Multiple Races	0	0	0	0	0

Chronically Homeless (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of persons	0		0	0	0

2021 Point-in-Time Count FL-506 Tallahassee/Leon County CoC

Population: Sheltered and full unsheltered count

Persons in Households without Children

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	360	51	0	91	502
Total Number of persons (Adults)	360	51	0	91	502
Number of Persons (18 - 24)	12	2	0	1	15
Number of Persons (over age 24)	348	49	0	90	487

Gender (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	120	5	0	17	142
Male	239	46	0	74	359
Transgender	1	0	0	0	1
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0	0

Ethnicity (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	350	51	0	86	487
Hispanic/Latino	10	0	0	5	15

2021 Point-in-Time Count FL-506 Tallahassee/Leon County CoC

Race (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
White	119	21	0	48	188
Black or African-American	222	28	0	36	286
Asian	5	0	0	2	7
American Indian or Alaska Native	4	0	0	4	8
Native Hawaiian or Other Pacific Islander	1	0	0	0	1
Multiple Races	9	2	0	1	12

Chronically Homeless (adults and children)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of persons	118		0	52	170

Date of PIT Count: 1/25/2021

Population: Sheltered and full unsheltered count

Total Households and Persons

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	399	57	0	91	547
Total Number of Persons	462	68	0	91	621
Number of Children (under age 18)	61	6	0	0	67
Number of Persons (18 to 24)	21	2	0	1	24
Number of Persons (over age 24)	380	60	0	90	530

Gender

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	179	20	0	17	216
Male	282	48	0	74	404
Transgender	1	0	0	0	1
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0	0

Ethnicity

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	444	66	0	86	596
Hispanic/Latino	18	2	0	5	25

Race

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7

Point In Time Summary for FL-506 - Tallahassee/Leon County CoC

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
White	132	28	0	48	208
Black or African-American	303	38	0	36	377
Asian	5	0	0	2	7
American Indian or Alaska Native	5	0	0	4	9
Native Hawaiian or Other Pacific Islander	5	0	0	0	5
Multiple Races	12	2	0	1	15

Chronically Homeless	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of persons	145		0	52	197

Inventory Count Date: 1/25/2021
Population: Sheltered and full unsheltered count

Unaccompanied Youth Households

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of unaccompanied youth households	22	2	0	1	25
Total number of unaccompanied youth	22	2	0	1	25
Number of unaccompanied children (under age 18)	10	0	0	0	10
Number of unaccompanied young adults (age 18 to 24)	12	2	0	1	15

Gender (unaccompanied youth)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	11	1	0	0	12
Male	10	1	0	1	12
Transgender	1	0	0	0	1
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0	0

Ethnicity (unaccompanied youth)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	22	1	0	1	24
Hispanic/Latino	0	0	0	0	0

Point-in-Time Count FL-506 Tallahassee/Leon County CoC (2021)

Race (unaccompanied youth)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
White	6	1	0	1	8
Black or African-American	15	1	0	0	16
Asian	0	0	0	0	0
American Indian or Alaska Native	0	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0	0
Multiple Races	1	0	0	0	1

Chronically Homeless (unaccompanied youth)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of persons	4		0	0	4

Inventory Count Date: 1/25/2021
Population: Sheltered and full unsheltered count

Parenting Youth Households

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total number of parenting youth households	2	0	0	2
Total number of persons in parenting youth households	4	0	0	4
Total Parenting Youth (youth parents only)	2	0	0	2
Total Children in Parenting Youth Households	2	0	0	2
Number of parenting youth (under age 18)	0	0	0	0
Children in households with parenting youth under age 18 (children under age 18 with parent under 18)	0	0	0	0
Number of parenting youth (age 18 to 24)	2	0	0	2
Children in households with parenting youth age 18 to 24 (children under age 18 with parents under age 25)	2	0	0	2

Point-in-Time Count FL-506 Tallahassee/Leon County CoC (2021)

Gender (parenting youth)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Female	2	0	0	2
Male	0	0	0	0
Transgender	0	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0

Ethnicity (parenting youth)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Non-Hispanic/Non-Latino	2	0	0	2
Hispanic/Latino	0	0	0	0

Race (parenting youth)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
White	1	0	0	1
Black or African-American	1	0	0	1
Asian	0	0	0	0
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Multiple Races	0	0	0	0

Point-in-Time Count FL-506 Tallahassee/Leon County CoC (2021)

Chronically Homeless (parenting youth)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total number of households	0		0	0
Total number of persons	0		0	0

Point-in-Time Count Veterans FL-506 Tallahassee/Leon County CoC (2021)

Inventory Count Date: 1/25/2021

Population: Sheltered and full unsheltered count

Persons in Households with at least one Adult and one Child

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total Number of Households	1	0	0	1
Total Number of Persons	4	0	0	4
Total Number of Veterans	1	0	0	1

Gender (veterans only)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Female	0	0	0	0
Male	1	0	0	1
Transgender	0	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0

Ethnicity (veterans only)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Non-Hispanic/Non-Latino	1	0	0	1
Hispanic/Latino	0	0	0	0

Point-in-Time Count Veterans FL-506 Tallahassee/Leon County CoC (2021)

Race (veterans only)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
White	0	0	0	0
Black or African-American	1	0	0	1
Asian	0	0	0	0
American Indian or Alaska Native	0	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Multiple Races	0	0	0	0

Chronically Homeless (veterans only)	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total number of households	0		0	0
Total number of persons	0		0	0

Inventory Count Date: 1/25/2021
Population: Sheltered and full unsheltered count

Persons in Households without Children

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	38	46	0	7	91
Total Number of Persons	38	46	0	7	91
Total Number of Veterans	38	46	0	7	91

Gender (veterans only)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	5	2	0	0	7
Male	33	44	0	7	84
Transgender	0	0	0	0	0
Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0	0

Ethnicity (veterans only)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	37	46	0	6	89
Hispanic/Latino	1	0	0	1	2

Point-in-Time Count FL-506 Tallahassee/Leon County CoC (2021)

Race (veterans only)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
White	15	19	0	3	37
Black or African-American	19	25	0	3	47
Asian	1	0	0	0	1
American Indian or Alaska Native	2	0	0	0	2
Native Hawaiian or Other Pacific Islander	1	0	0	0	1
Multiple Races	0	2	0	1	3

Chronically Homeless (veterans only)	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of persons	9		0	5	14

Point-in-Time Summary Veterans for FL-506 - Tallahassee/Leon County CoC

Date of PIT Count: 1/25/2021

Population: Sheltered and full unsheltered count

Total Households and Persons

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	39	46	0	7	92
Total Number of Persons	42	46	0	7	95
Total Number of Veterans	39	46	0	7	92

Gender

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	5	2	0	0	7
Male	34	44	0	7	85
Transgender (male to female)	0	0	0	0	0
Transgender (female to male)	0	0	0	0	0

Ethnicity

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	38	46	0	6	90
Hispanic/Latino	1	0	0	1	2

Race

Sheltered			Unsheltered	Total
Emergency	Transitional	Safe Haven		

Point In Time Summary for FL-506 - Tallahassee/Leon County CoC

White	15	19	0	3	37
Black or African-American	20	25	0	3	48
Asian	1	0	0	0	1
American Indian or Alaska Native	2	0	0	0	2
Native Hawaiian or Other Pacific Islander	1	0	0	0	1
Multiple Races	0	2	0	1	3

Chronically Homeless	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of persons	9		0	5	14

Additional Homeless Populations Summary for FL-506 - Tallahassee/Leon County CoC

Date of PIT Count: 1/25/2021

Population: Sheltered and full unsheltered count

Other Homeless Subpopulations

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Adults with a Serious Mental Illness	64	38	0	19	121
Adults with a Substance Use Disorder	14	21	0	9	44
Adults with HIV/AIDS	7	3	0	1	11
Adult Survivors of Domestic Violence	14	0	0	3	17

Methodology for FL-506 - Tallahassee/Leon County CoC

Sheltered Population Total

1. What data source(s) was used to produce the total number of people included in the sheltered population (staying in an emergency shelter, Safe Haven, or transitional housing) on the night of the count? Please indicate the percentage of the PIT count derived from each of the sources. (If a source was not used, please enter zero).

HMIS Data	90%
Provider-level surveys	10%
Client-level surveys	0%
Observation	0%
Other	0%
Total	100%

2. Was the CoC able to collect information about the number of people being sheltered on the night of the count from all emergency shelters, Safe Havens, and transitional housing projects listed on the HIC or only some? listed on your HIC or only some?

- Complete census count

3. What information or method(s) was used to de-duplicate the count of the total number of people included in the sheltered population?

- Comparison of personally identifying information (PII), such as name, date of birth, and Social Security Number
- Comparison of unique client identifiers (not PII)

Sheltered Subpopulation

4. What data source(s) was used to produce the demographic and subpopulation data included in the sheltered population (staying in an emergency shelter, Safe Haven, or transitional housing) on the night of the count? (select all that were used)

- HMIS Data
- Provider-level surveys

Point In Time Methodology for FL-506 - Tallahassee/Leon County CoC

5. Was the CoC able to collect information about the demographic and subpopulation characteristics of all sheltered people or only some?

- All sheltered people

6. Looking at the change in your sheltered count from last year's count, please choose up to three reasons that best explains these changes from the drop down list below.

- Change in transitional housing capacity
- Change in rapid re-housing capacity

Please provide a brief description of these specific factors (500 word limit):

All of our emergency shelter programs responded to COVID 19 social distancing guidance by decreasing capacity and/or moving to non-congregate hotels. Also, due to COVID 19 response, our community capacity for Rapid -Rehousing and Prevention assistance was increased drastically due to COVID relief funding. RRH programs across the board have worked hard to house as many people from our By Name List who were eligible for RRH assistance into permanent housing. We were also able to fully utilize our HMIS generated PIT and HIC reports to ensure full deduplication.

Unsheltered Population

7. What approach(es) was used to count the total number of people included in the unsheltered population during the PIT count. (select all that were used)

- "Night of the count" - complete census
- "Night of the count" - known locations

- HMIS

Point In Time Methodology for FL-506 - Tallahassee/Leon County CoC

7a. Were certain areas within the CoC geography specifically excluded because the CoC had reason to believe there were no unsheltered people in those areas?

No

7c. In areas that were canvassed, did the CoC count all unsheltered people in those areas or a sample of people?

- All people encountered during the count

8. What information or method(s) was used to de-duplicate the total count of people in the unsheltered population? (Check all that apply)

- Comparison of personally identifying information (PII), such as name, date of birth, and Social Security Number
- Comparison of unique client identifiers (not PII)

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Point In Time Methodology for FL-506 - Tallahassee/Leon County CoC

- Interview/survey question(s) with screening questions (e.g., have you already completed a count survey)

Unsheltered Subpopulations

9. What approach(es) was used to collect demographic and subpopulation data about unsheltered people included in the unsheltered population during the PIT count?

- Surveys/interviews of people identified within 7 days following the night of the PIT count night who may have been unsheltered on the night of the PIT count (e.g., "service-based" surveys at locations where people who are homeless go for assistance)

10. Were all people who were encountered during canvassing on the night of the count or during post night of the count PIT activities asked to complete a survey/interview?

- All people encountered were surveyed

11. What information or method(s) was used to produce an unduplicated total count of homeless people across your sheltered and unsheltered populations?

- Comparison of personally identifying information (PII), such as name, date of birth, and Social Security Number
- Comparison of unique client identifiers (not PII)
- Interview/survey question(s) with screening questions (e.g., have you already completed a count survey)

12. Looking at the change in your unsheltered count from last year's count, please choose up to three reasons that best explains these changes from the drop down list below

- Change in PIT count methodology
- Change in emergency shelter capacity
- Change in transitional housing capacity

Please provide a brief description of these specific factors (500 word limit):

This year, due to COVID-19 safety precautions and social distancing protocols, the number of volunteers used to complete the unsheltered population decreased from over 100 to less than 20. Volunteers consisted of Outreach Advocates, agency case managers, and a few longtime volunteers, who were familiar with camps and frequented areas.

Point-in-Time Notes for FL-506 - Tallahassee/Leon County CoC

Date of PIT Count: 1/25/2021

Population: Sheltered and full unsheltered count

Notes

The Westgate Transitional Housing program no longer dedicates beds to people who are homeless, therefore, the 57 units are not included in our PIT/HIC count. Mercy House transitional program changed their subpopulation to focus on those exiting institutions and there was no one in the program that qualified as homeless as all their guests have been in institutional settings longer than 90 days, these 10 units will likely never serve someone technically homeless due to the 90-day institution technicality. The removal of these two programs resulted in a decrease of 67 beds from our PIT/HIC count, which results in over a 50% decrease.

All Homeless Populations: Households with at least one Adult & one Child

Our major Emergency Shelter for Families, HOPE community, had to operate under reduced capacity to accommodate for CDC guidance and social distance which resulted in a decreased capacity of 50%. Our transitional housing program for pregnant and parenting mothers who are pregnant also operated under reduced capacity to accommodate for social distancing guidance for congregate settings.

All Homeless Populations: Households with only Children

Our Transitional Living Program dedicated to youth closed in February of 2020, therefore decreasing our Transitional beds for youth. Our Emergency Shelter for youth had to operate under reduced capacity due to CDC and social distancing guidelines, which decreased the number of Emergency Shelter beds for youth. We also had decreased capacity for youth outreach with our outreach team for youth going through leadership changes and relocating the drop-in center for youth. We believe these numbers are an underrepresentation of the child-only households experiencing homelessness due to the loss of connection to youth with limited capacity to engage in schools locally.

All Homeless Populations: Households without Children

The Westgate Transitional Housing program no longer dedicates beds to people who are homeless, therefore, the 57 units are not included in our PIT/HIC count. Mercy House transitional program changed their subpopulation to focus on those exiting institutions and there was no one in the program that qualified as homeless as all their guests have been in institutional settings longer than 90 days, these 10 units will likely never serve someone technically homeless due to the 90-day institution technicality. The removal of these two programs resulted in a decrease of 67 beds from our PIT/HIC count, which results in over a 50% decrease.

All Homeless Populations: Totals

Point In Time Summary for FL-506 - Tallahassee/Leon County CoC

- No notes -

Additional Homeless Populations

- No notes -

Youth Populations: Unaccompanied Youth Households

Our Transitional Living Program dedicated to youth closed in February of 2020, therefore decreasing our Transitional beds for youth. Our Emergency Shelter for youth had to operate under reduced capacity due to CDC and social distancing guidelines, which decreased the number of Emergency Shelter beds for youth. We also had decreased capacity for youth outreach with our outreach team for youth going through leadership changes and relocating the drop-in center for youth. We believe these numbers are an underrepresentation of the child-only households experiencing homelessness due to the loss of connection to youth with limited capacity to engage in schools locally.

Youth Populations: Parenting Youth Households

Our Transitional Living Program dedicated to youth closed in February of 2020, therefore decreasing our Transitional beds for youth. Our Emergency Shelter for youth had to operate under reduced capacity due to CDC and social distancing guidelines, which decreased the number of Emergency Shelter beds for youth. We also had decreased capacity for youth outreach with our outreach team for youth going through leadership changes and relocating the drop-in center for youth. We believe these numbers are an underrepresentation of the child-only households experiencing homelessness due to the loss of connection to youth with limited capacity to engage in schools locally.

Veteran Households with at least one Adult & one Child

- No notes -

Veteran Households without Children

Includes SSVF- EHA non- HMIS project

Big Bend CoC 2021 Point In Time (PIT) Data

	2015	2016	2017	2018	2019	2020	2021
Total Households	696	699	880	698	811	647	547
Total Persons	863	869	1072	893	966	805	621
Total Adults > 24	638	638	798	650	756	596	530
Total Children <18	163	167	189	188	143	160	67
Total Youth ages 18-24	62	64	85	55	67	49	24
Veterans	119	117	110	106	91	83	95
Unsheltered Persons	217	148	122	99	91	109	91
Chronically Homeless	129	78	117	151	152	192	197
Adults with Serious Mental Illness	137	166	210	85	142	258	121
Adults w/ Substance Use Disorder	112	87	110	37	56	116	44
Adults with HIV/AIDS	9	8	8	10	22	19	11
Victims of Domestic Violence	147	117	72	73	61	142	17

The Point In Time Count (PIT) is a census of literally homeless persons and families, meaning the count only includes individuals and families who live in a place not meant for human habitation (including the streets or in their car), emergency shelter, transitional housing, and hotels paid for by a government or charitable organization on the night of 1/25/2021.

During the 2021 PIT count, we were actively surveying and conducting homeless services under CDC guidance, meaning there were implications related to the pandemic reflected in our data. There were some slight differences in our methodology and how we conducted the PIT count under CDC guidance as compared to past years. These changes include;

- We typically use 60-100 community volunteers to conduct PIT surveys with those thought to be experiencing homelessness. Due to changes in safety and COVID related protocols, we relied on 20 Outreach Advocates and seasoned Outreach Volunteers working with our homeless service providers to conduct the surveys to decrease the potential for spread and exposure of COVID-19.
- The PIT report includes survey data from the following counties: **Leon, Gadsden and Taylor** (Wakulla, Franklin, Liberty, Jefferson and Madison Counties were represented in the Homeless Management Information Systems service data but did not participate in the surveying effort for the 2021 PIT count)

- We believe the count is lower for 2021 for multiple reasons which include;
 - Actual reduction in those experiencing homelessness because of Emergency Shelter Diversion Programs and COVID related relief funds that prevented households from falling into homelessness over the preceding 10 months.
 - The homelessness system of care has not yet seen the full implications of COVID-19 given the eviction moratorium was still active at the time of PIT.
 - We typically are able to more comprehensively survey 5 of our 8 counties. This year we were only able to survey 3 counties given the limitations related to COVID. Past years data indicates there are an estimated 12-24 individuals experiencing homelessness in Madison, Jefferson and Franklin counties that were not captured in this year's count.
 - On the night of PIT 1/25/21 there was a temporary emergency shelter within the City of Tallahassee that provided shelter to 18 individuals whom would have otherwise been unsheltered. This impacted our expected increase in unsheltered population and made for an actual reduction in people experiencing unsheltered homelessness.
 - Given the need to limit face to face exposure time, we shortened our survey this year as an added precaution for COVID. This means that we were unable to ask multiple questions on disability and income status. The 2021 data indicates significant decrease in the amount of people experiencing homelessness with mental health issues, substance use issues, and/or HIV/AIDS. This is not a true decrease; This decrease is related to the data that was captured this year, during a pandemic, versus previous years where surveys were more detailed, lengthy and comprehensive.
 - We show a significant decrease in those reporting that they were victims of domestic violence. This data point was also impacted by the survey tool asking fewer question about DV, as well as the dynamic of many households not seeking DV services due to confinement and quarantine with their abuser throughout the pandemic. Often, households living in unsafe domestic violence situation are identified through school systems, with schools operating under a combination of in person and remote, virtual learning. Many of the households with DV have not been identified as they would have been if there were only in person schooling where teachers and administrators might catch signs of DV.
 - The 2021 data indicates that there was a significant decrease in the number of children and youth experiencing homelessness. We know this count is impacted by the pandemic due to three primary reasons;
 - Our family emergency shelter had to decrease capacity for families with children by 50% to accommodate for social distancing guidelines from the CDC for congregate shelter facilities.
 - We also know that many families were not identified as homeless due to not being in school. We often learn about families experiencing homelessness through our school systems and there was not as many children learning in classroom settings making it harder to connect with families falling into homelessness.
 - Our youth dedicated outreach team had limited staff capacity to conduct outreach to youth, given they had to close and relocate their youth drop-in center and experiences a great deal of staff turnover for a couple months leading up to the PIT Count. The youth outreach provider was also prohibited from going to school campuses during the pandemic as a precaution, but this made it much more difficult to connect with families and youth experiencing homelessness.

Points to Note:

- From 2020, our homelessness PIT count is down 30% (184 fewer people experience homelessness in our 8 county area on any given night)
- There are more chronically homeless individuals now than ever before in the history of PIT counts. From 2016, **our chronically homeless count has increased by 40% (119 individuals)**
- There was a **decrease in our unsheltered population this year**, going from 109 last year to 91 this year. Since our highest unsheltered count in 2015 at 217 persons, we have decreased our unsheltered homeless population to 91 in 2021, for a 58% reduction in unsheltered homelessness.
- There was an increase **in our veteran population**, going from 83 last year to 95 this year. This is the first year since 2015 our community has seen any increase in veterans experiencing homelessness. Since our highest veteran count in 2015 at 119 to 95 veterans in 2021, **we have reduced veteran homelessness by 20% (24 veterans)**

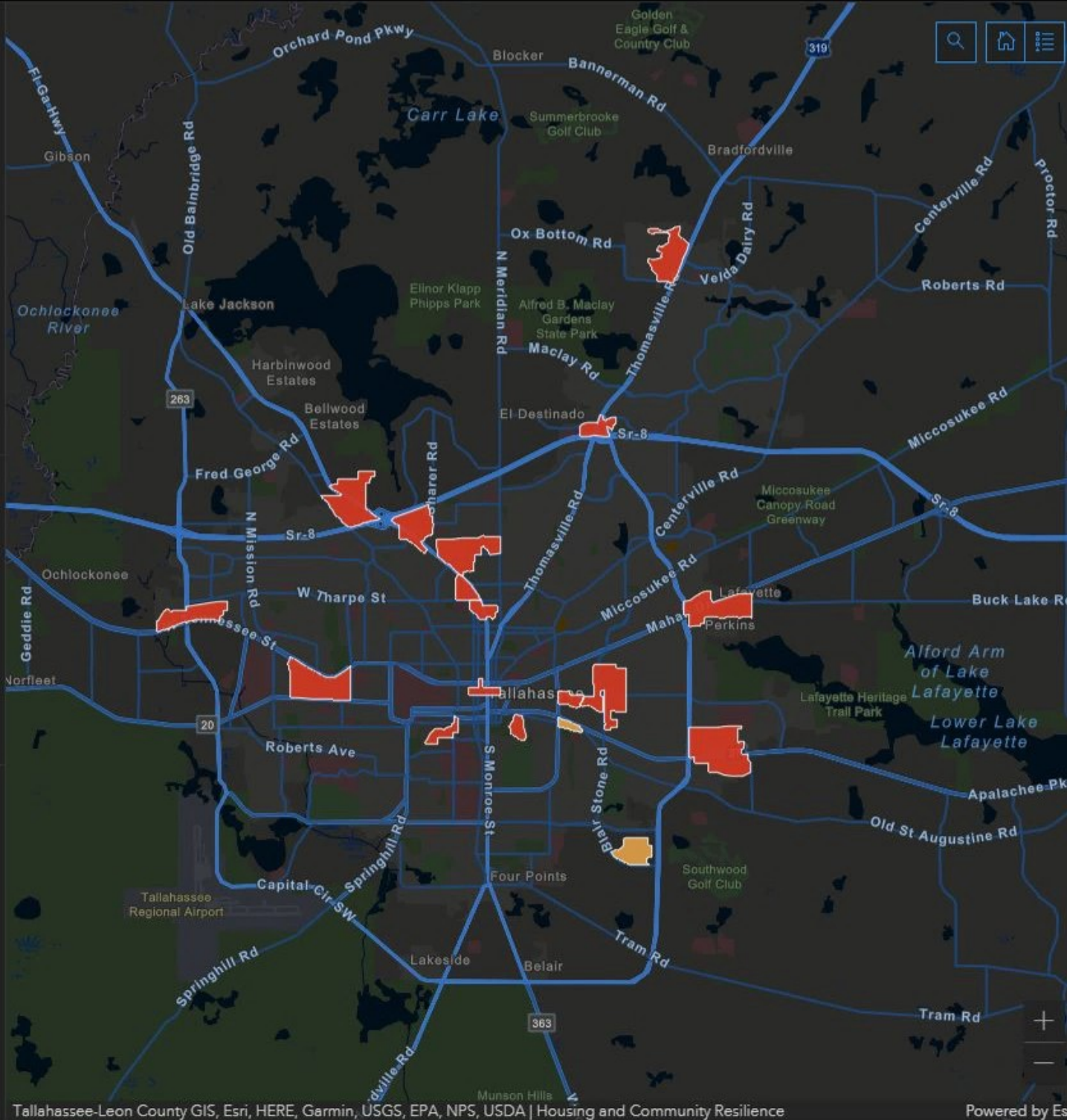
If you have questions, comments or concerns about the 2020 PIT count results, please contact Johnna Coleman at jcoleman@bigbendcoc.org

Tallahassee-Leon County Homelessness Dashboard

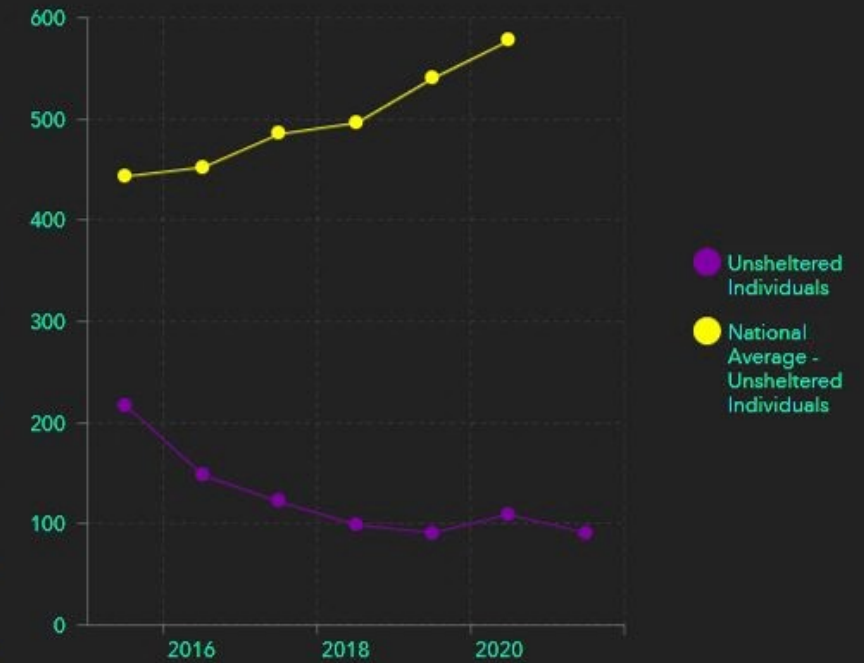
Unsheltered
 **136**
Estimated Individuals

30+
Camps

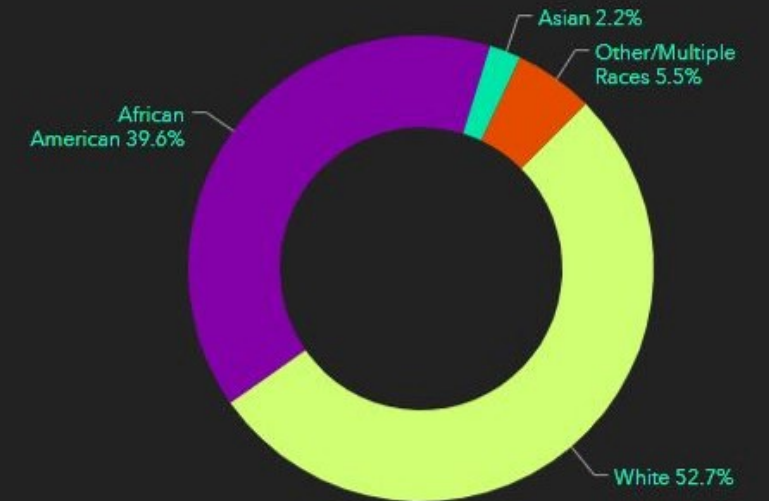
26+
Frequently Visited Locations



Historical Unsheltered Point in Time Counts



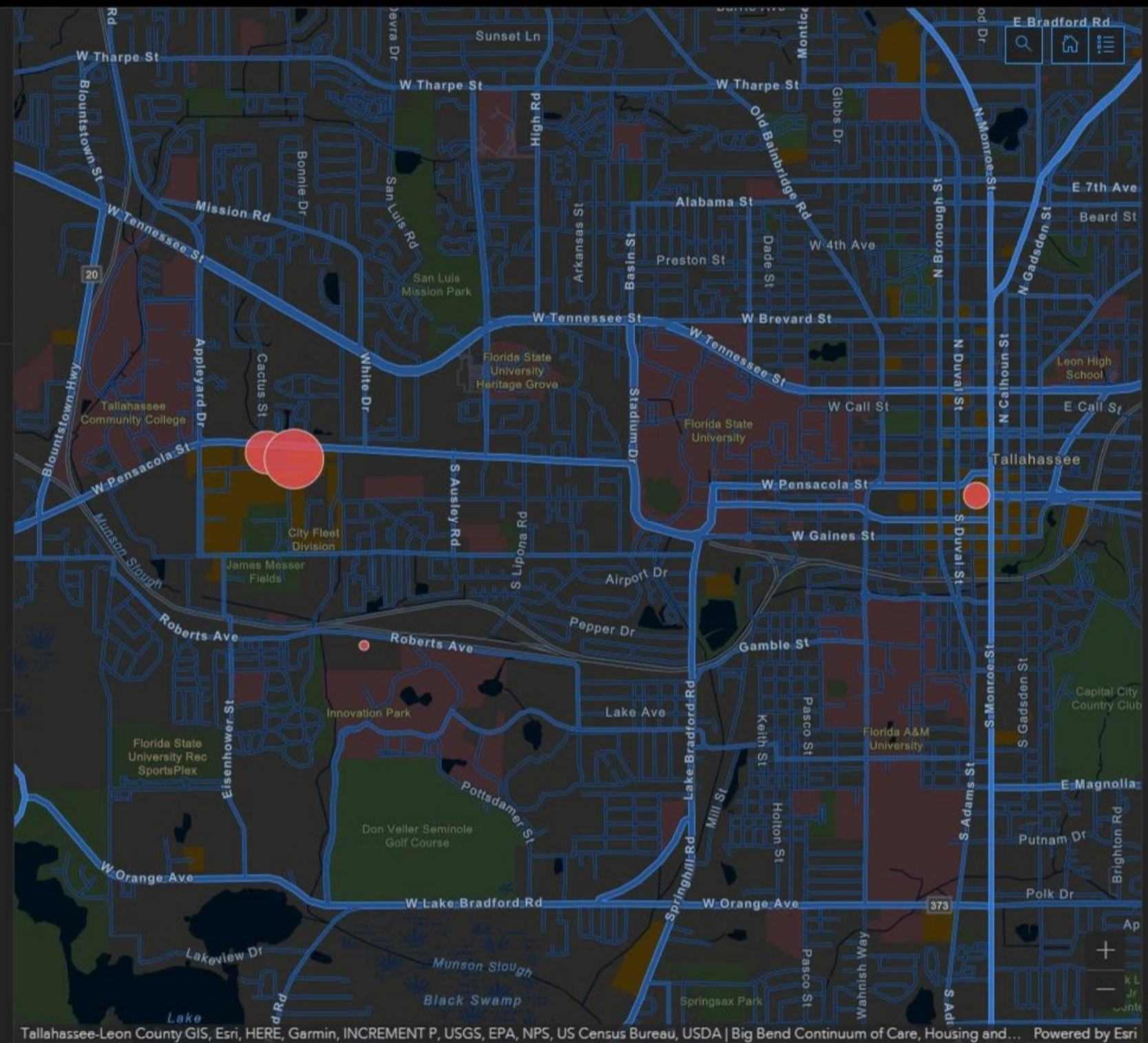
Racial Composition of Unsheltered Individuals (2021 Point in Time Count)



- Unsheltered Population Information
- Emergency Shelter
- System Performance
- Permanent Supportive Housing
- Homeless Services and Funding

Tallahassee-Leon County Homelessness Dashboard

 **283**
Sheltered Individuals



Length of Time

(Average Number of Nights)

105

▲ +7 Nights Since Last Reporting

Return to Homelessness

(Emergency Shelter Only)

37.5%

Since 10/1/2018, 268 of 715 former clients returned to homelessness.

- Unsheltered Population Information
- Emergency Shelter**
- System Performance
- Permanent Supportive Housing
- Homeless Services and Funding

Tallahassee-Leon County Homelessness Dashboard

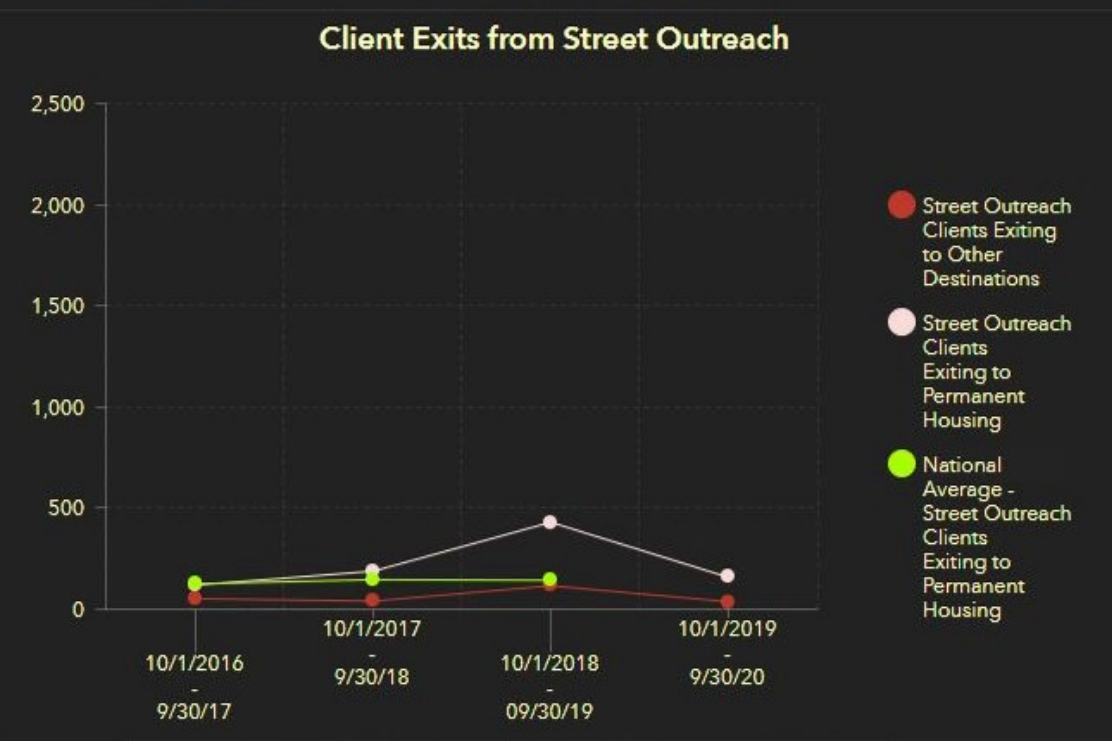
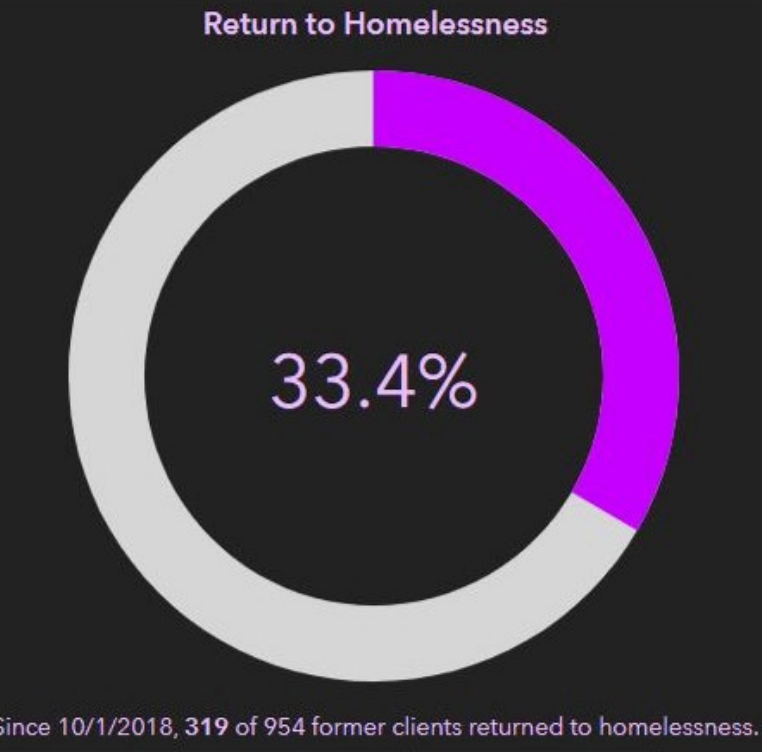
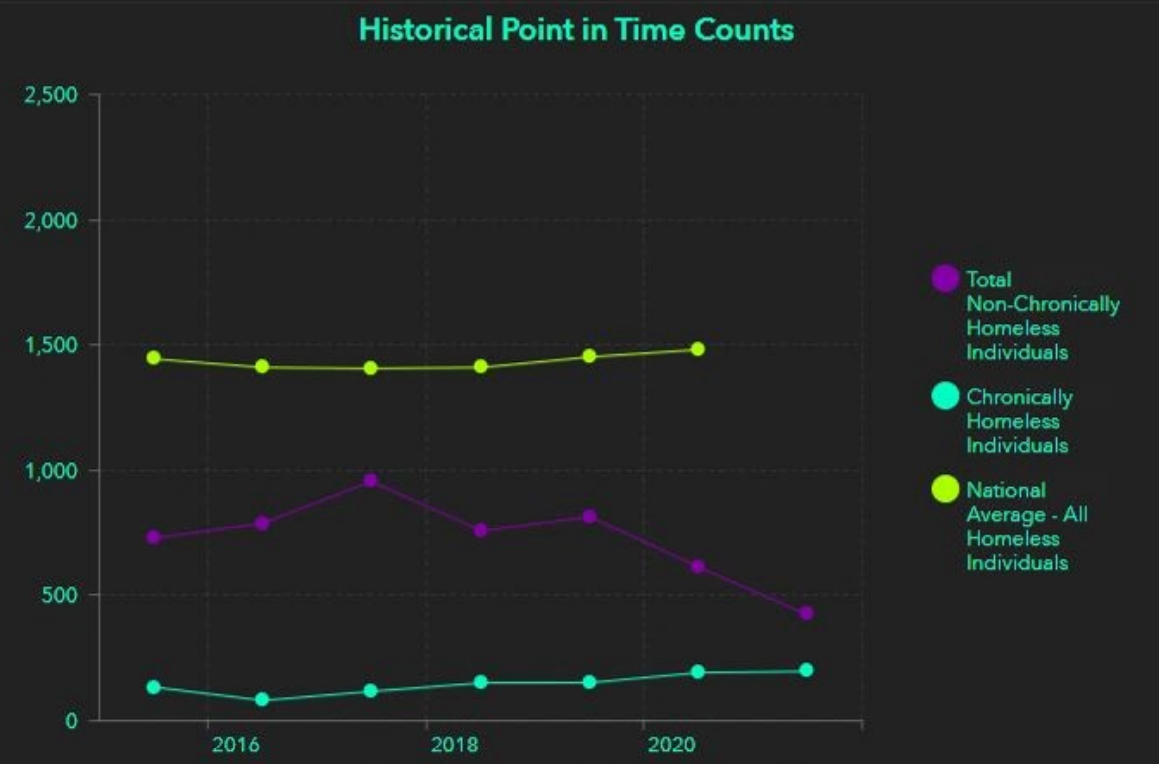
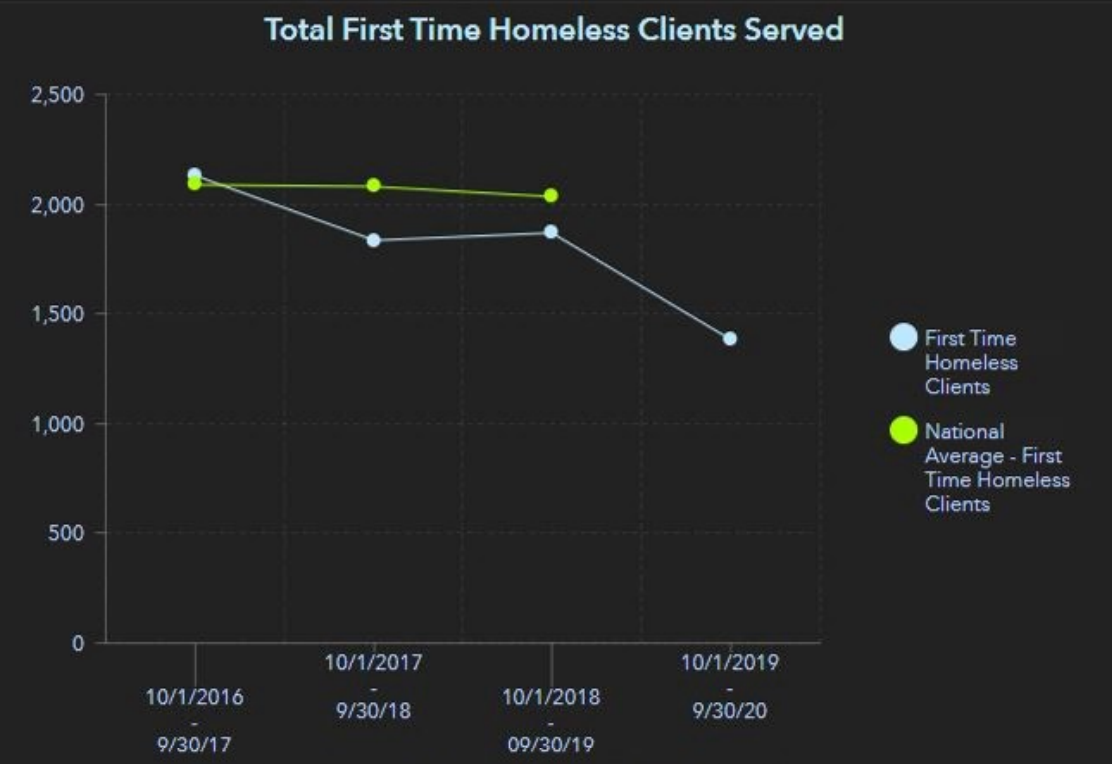
Length of Time

(Average Number of Nights for Emergency Shelters and Transitional Housing)

144



▲ +14 Nights Since Last Reporting



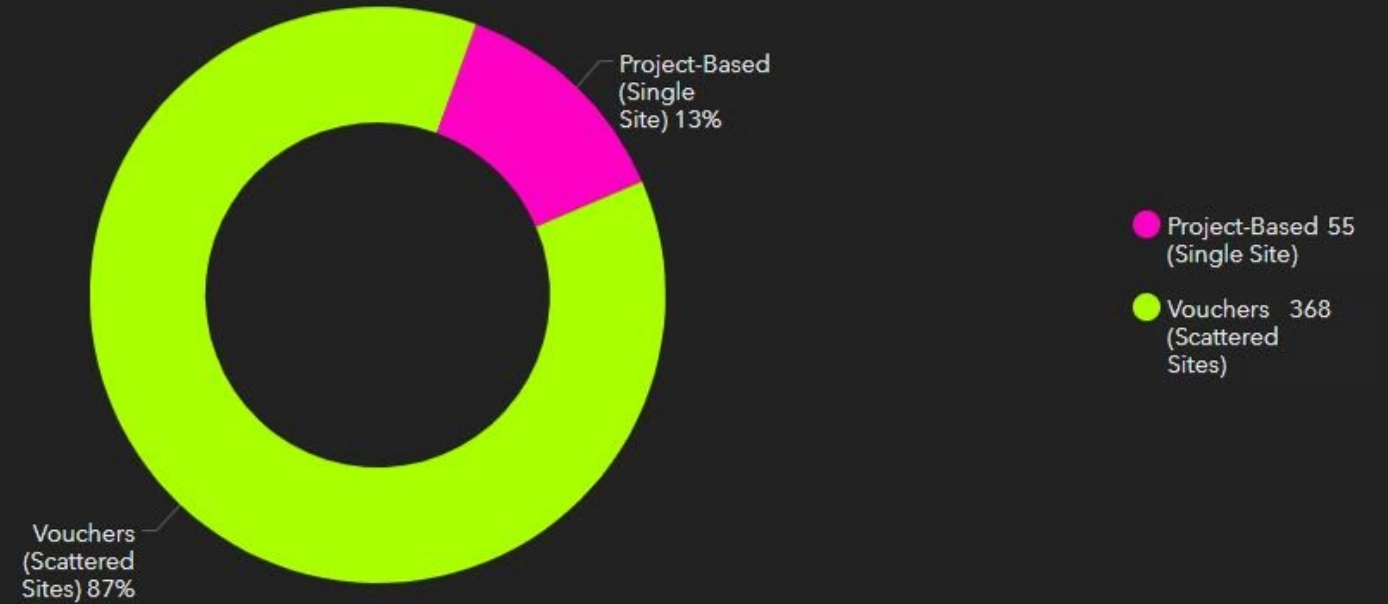
Permanent Supportive Housing



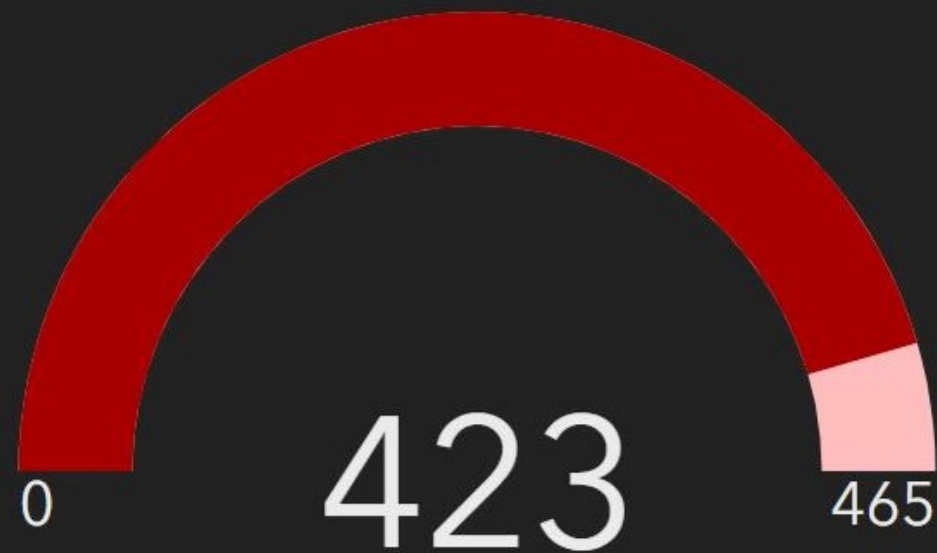
423

Chronically Homeless Clients

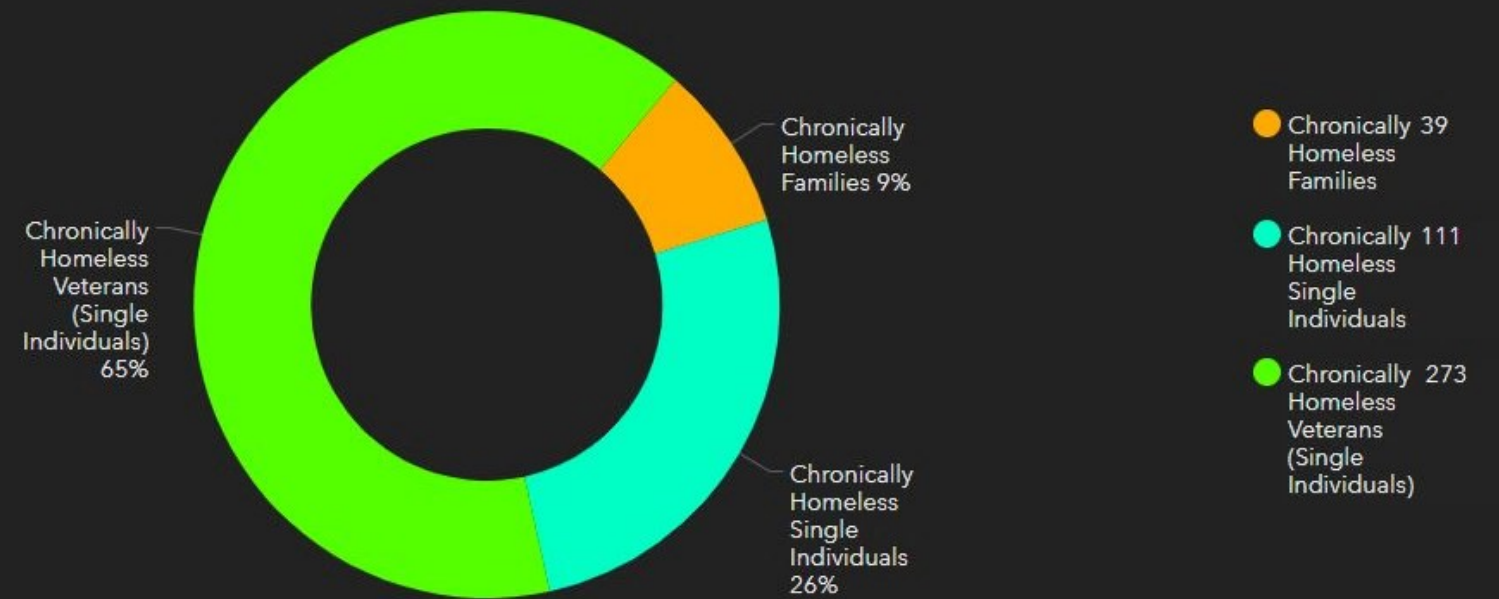
Permanent Supportive Housing Clients by Project Type



Permanent Supportive Housing Spaces in Use



Permanent Supportive Housing Client Composition

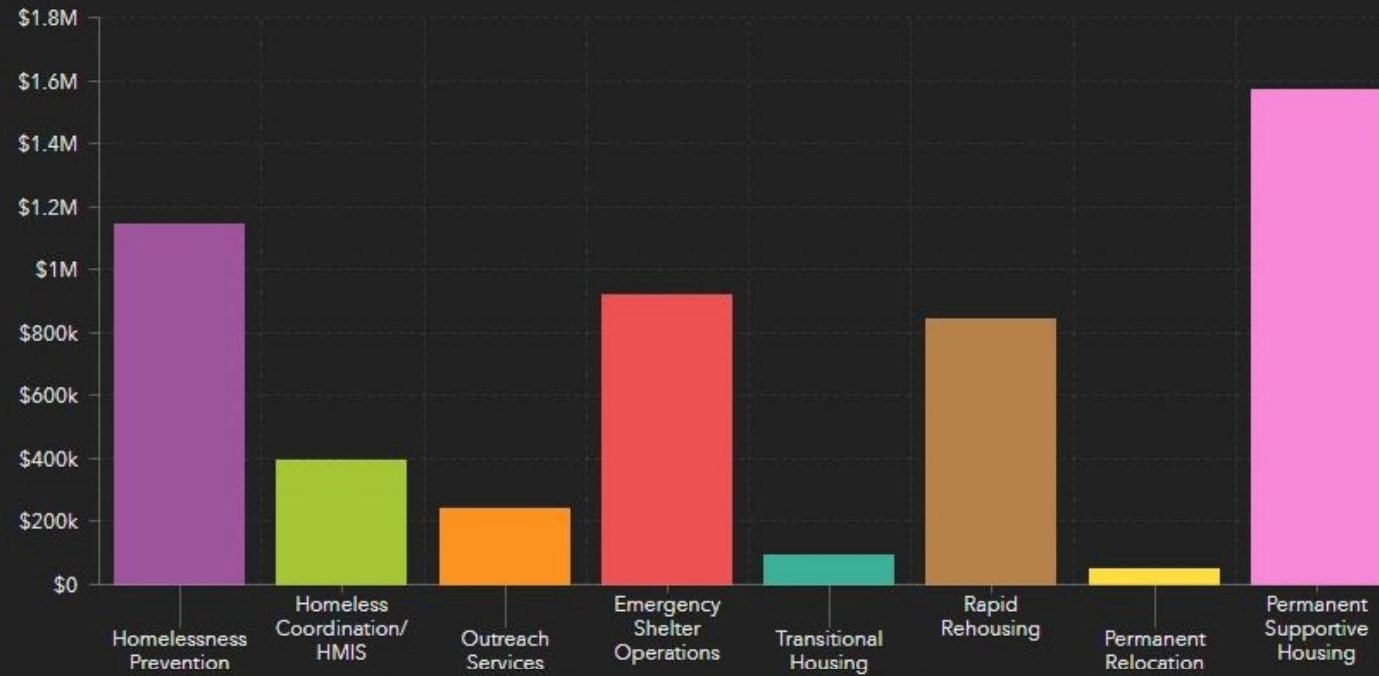


Tallahassee-Leon County Homelessness Dashboard

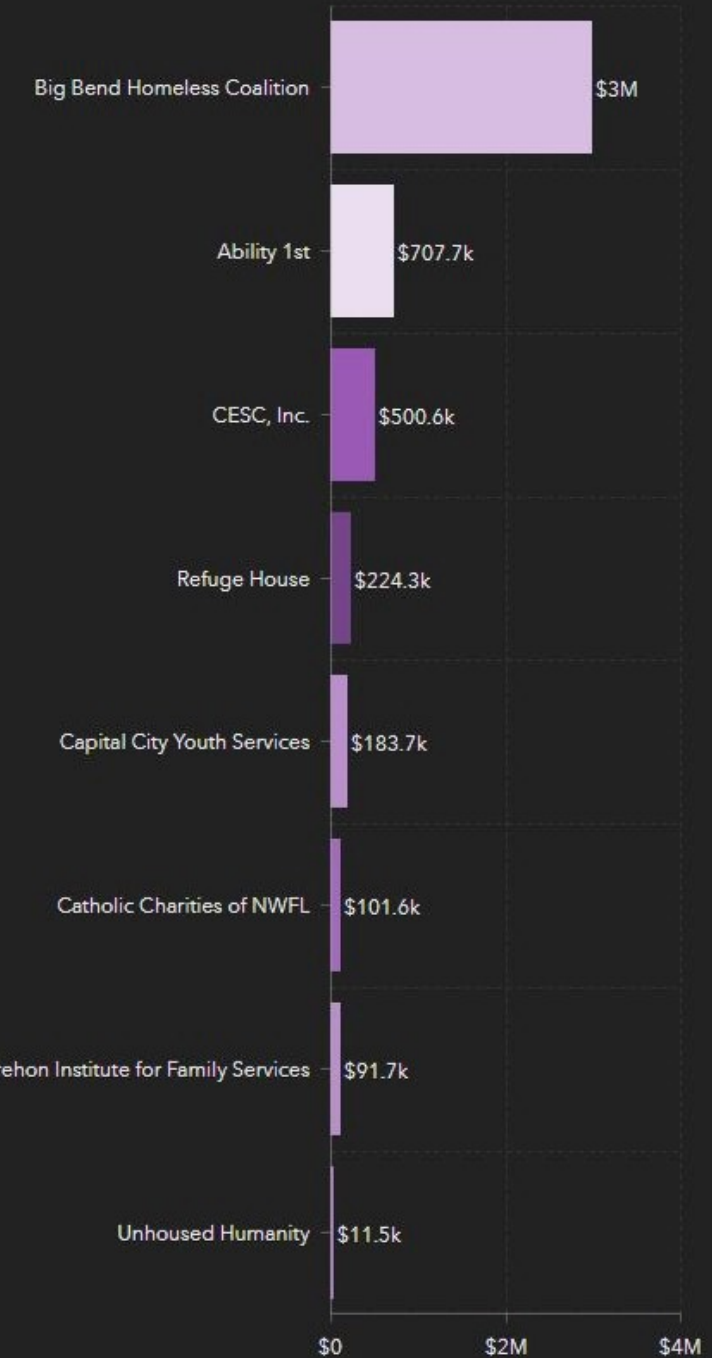
Sources of Public Funds



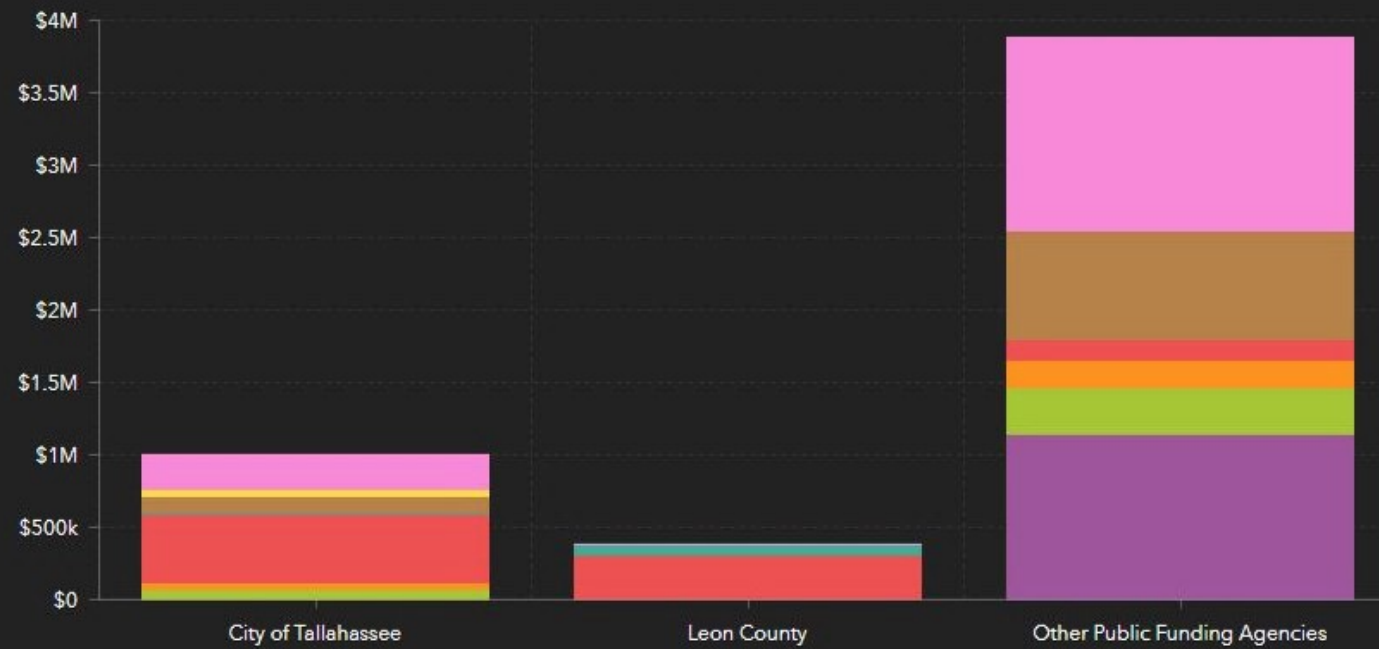
Reoccurring Homelessness Funding Breakdown by Service Type



Direct Service Providers Receiving Reoccurring Public Funds



Reoccurring Homelessness Service Type Funding by Primary Agency



FY21 Reoccurring City and Leon County Funding for Homelessness Services

\$1.37M

FY2020 - Performance Measurement Module (Sys PM)

Summary Report for FL-506 - Tallahassee/Leon County CoC

For each measure enter results in each table from the System Performance Measures report generated out of your CoCs HMIS System. There are seven performance measures. Each measure may have one or more “metrics” used to measure the system performance. Click through each tab above to enter FY2017 data for each measure and associated metrics.

RESUBMITTING FY2020 DATA: If you provided revised FY2020 data, the original FY2020 submissions will be displayed for reference on each of the following screens, but will not be retained for analysis or review by HUD.

ERRORS AND WARNINGS: If data are uploaded that creates selected fatal errors, the HDX will prevent the CoC from submitting the System Performance Measures report. The CoC will need to review and correct the original HMIS data and generate a new HMIS report for submission.

Some validation checks will result in warnings that require explanation, but will not prevent submission. Users should enter a note of explanation for each validation warning received. To enter a note of explanation, move the cursor over the data entry field and click on the note box. Enter a note of explanation and “save” before closing.

Measure 1: Length of Time Persons Remain Homeless

This measures the number of clients active in the report date range across ES, SH (Metric 1.1) and then ES, SH and TH (Metric 1.2) along with their average and median length of time homeless. This includes time homeless during the report date range as well as prior to the report start date, going back no further than October, 1, 2012.

Metric 1.1: Change in the average and median length of time persons are homeless in ES and SH projects.

Metric 1.2: Change in the average and median length of time persons are homeless in ES, SH, and TH projects.

a. This measure is of the client’s entry, exit, and bed night dates strictly as entered in the HMIS system.

FY2020 - Performance Measurement Module (Sys PM)

	Universe (Persons)			Average LOT Homeless (bed nights)				Median LOT Homeless (bed nights)			
	Submitted FY 2019	Revised FY 2019	FY 2020	Submitted FY 2019	Revised FY 2019	FY 2020	Difference	Submitted FY 2019	Revised FY 2019	FY 2020	Difference
1.1 Persons in ES and SH	2724	2499	2070	128	98	105	7	32	41	58	17
1.2 Persons in ES, SH, and TH	2835	2516	2180	138	130	144	14	37	44	65	21

b. This measure is based on data element 3.17.

This measure includes data from each client's Living Situation (Data Standards element 3.917) response as well as time spent in permanent housing projects between Project Start and Housing Move-In. This information is added to the client's entry date, effectively extending the client's entry date backward in time. This "adjusted entry date" is then used in the calculations just as if it were the client's actual entry date.

The construction of this measure changed, per HUD's specifications, between FY 2016 and FY 2017. HUD is aware that this may impact the change between these two years.

	Universe (Persons)			Average LOT Homeless (bed nights)				Median LOT Homeless (bed nights)			
	Submitted FY 2019	Revised FY 2019	FY 2020	Submitted FY 2019	Revised FY 2019	FY 2020	Difference	Submitted FY 2019	Revised FY 2019	FY 2020	Difference
1.1 Persons in ES, SH, and PH (prior to "housing move in")	2294	2660	2308	318	401	463	62	91	129	182	53
1.2 Persons in ES, SH, TH, and PH (prior to "housing move in")	2430	2693	2413	321	402	466	64	98	131	183	52

FY2020 - Performance Measurement Module (Sys PM)

Measure 2: The Extent to which Persons who Exit Homelessness to Permanent Housing Destinations Return to Homelessness

This measures clients who exited SO, ES, TH, SH or PH to a permanent housing destination in the date range two years prior to the report date range. Of those clients, the measure reports on how many of them returned to homelessness as indicated in the HMIS for up to two years after their initial exit.

After entering data, please review and confirm your entries and totals. Some HMIS reports may not list the project types in exactly the same order as they are displayed below.

	Total # of Persons who Exited to a Permanent Housing Destination (2 Years Prior)		Returns to Homelessness in Less than 6 Months			Returns to Homelessness from 6 to 12 Months			Returns to Homelessness from 13 to 24 Months			Number of Returns in 2 Years	
	Revised FY 2019	FY 2020	Revised FY 2019	FY 2020	% of Returns	Revised FY 2019	FY 2020	% of Returns	Revised FY 2019	FY 2020	% of Returns	FY 2020	% of Returns
Exit was from SO	63	53	13	18	34%	1	4	8%	4	2	4%	24	45%
Exit was from ES	565	715	140	167	23%	44	55	8%	38	46	6%	268	37%
Exit was from TH	19	58	0	8	14%	0	3	5%	2	3	5%	14	24%
Exit was from SH	0	0	0	0		0	0		0	0		0	
Exit was from PH	348	128	18	6	5%	17	2	2%	15	5	4%	13	10%
TOTAL Returns to Homelessness	995	954	171	199	21%	62	64	7%	59	56	6%	319	33%

Measure 3: Number of Homeless Persons

Metric 3.1 – Change in PIT Counts

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3

FY2020 - Performance Measurement Module (Sys PM)

This measures the change in PIT counts of sheltered and unsheltered homeless person as reported on the PIT (not from HMIS).

	January 2019 PIT Count	January 2020 PIT Count	Difference
Universe: Total PIT Count of sheltered and unsheltered persons	966	805	-161
Emergency Shelter Total	593	551	-42
Safe Haven Total	0	0	0
Transitional Housing Total	282	145	-137
Total Sheltered Count	875	696	-179
Unsheltered Count	91	109	18

Metric 3.2 – Change in Annual Counts

This measures the change in annual counts of sheltered homeless persons in HMIS.

	Submitted FY 2019	Revised FY 2019	FY 2020	Difference
Universe: Unduplicated Total sheltered homeless persons	2857	2960	2334	-626
Emergency Shelter Total	2733	2842	2220	-622
Safe Haven Total	0	0	0	0
Transitional Housing Total	161	153	127	-26

FY2020 - Performance Measurement Module (Sys PM)

Measure 4: Employment and Income Growth for Homeless Persons in CoC Program-funded Projects

Metric 4.1 – Change in earned income for adult system stayers during the reporting period

	Submitted FY 2019	Revised FY 2019	FY 2020	Difference
Universe: Number of adults (system stayers)	97	101	99	-2
Number of adults with increased earned income	10	11	8	-3
Percentage of adults who increased earned income	10%	11%	8%	-3%

Metric 4.2 – Change in non-employment cash income for adult system stayers during the reporting period

	Submitted FY 2019	Revised FY 2019	FY 2020	Difference
Universe: Number of adults (system stayers)	97	101	99	-2
Number of adults with increased non-employment cash income	63	64	63	-1
Percentage of adults who increased non-employment cash income	65%	63%	64%	1%

Metric 4.3 – Change in total income for adult system stayers during the reporting period

	Submitted FY 2019	Revised FY 2019	FY 2020	Difference
Universe: Number of adults (system stayers)	97	101	99	-2
Number of adults with increased total income	70	71	69	-2
Percentage of adults who increased total income	72%	70%	70%	0%

FY2020 - Performance Measurement Module (Sys PM)

Metric 4.4 – Change in earned income for adult system leavers

	Submitted FY 2019	Revised FY 2019	FY 2020	Difference
Universe: Number of adults who exited (system leavers)	22	23	28	5
Number of adults who exited with increased earned income	1	1	1	0
Percentage of adults who increased earned income	5%	4%	4%	0%

Metric 4.5 – Change in non-employment cash income for adult system leavers

	Submitted FY 2019	Revised FY 2019	FY 2020	Difference
Universe: Number of adults who exited (system leavers)	22	23	28	5
Number of adults who exited with increased non-employment cash income	14	15	17	2
Percentage of adults who increased non-employment cash income	64%	65%	61%	-4%

Metric 4.6 – Change in total income for adult system leavers

	Submitted FY 2019	Revised FY 2019	FY 2020	Difference
Universe: Number of adults who exited (system leavers)	22	23	28	5
Number of adults who exited with increased total income	15	16	18	2
Percentage of adults who increased total income	68%	70%	64%	-6%

FY2020 - Performance Measurement Module (Sys PM)

Measure 5: Number of persons who become homeless for the 1st time

Metric 5.1 – Change in the number of persons entering ES, SH, and TH projects with no prior enrollments in HMIS

	Submitted FY 2019	Revised FY 2019	FY 2020	Difference
Universe: Person with entries into ES, SH or TH during the reporting period.	2784	2782	2166	-616
Of persons above, count those who were in ES, SH, TH or any PH within 24 months prior to their entry during the reporting year.	1100	1101	988	-113
Of persons above, count those who did not have entries in ES, SH, TH or PH in the previous 24 months. (i.e. Number of persons experiencing homelessness for the first time)	1684	1681	1178	-503

Metric 5.2 – Change in the number of persons entering ES, SH, TH, and PH projects with no prior enrollments in HMIS

	Submitted FY 2019	Revised FY 2019	FY 2020	Difference
Universe: Person with entries into ES, SH, TH or PH during the reporting period.	3023	3015	2473	-542
Of persons above, count those who were in ES, SH, TH or any PH within 24 months prior to their entry during the reporting year.	1177	1146	1090	-56
Of persons above, count those who did not have entries in ES, SH, TH or PH in the previous 24 months. (i.e. Number of persons experiencing homelessness for the first time.)	1846	1869	1383	-486

FY2020 - Performance Measurement Module (Sys PM)

Measure 6: Homeless Prevention and Housing Placement of Persons defined by category 3 of HUD's Homeless Definition in CoC Program-funded Projects

This Measure is not applicable to CoCs in FY2020 (Oct 1, 2019 - Sept 30, 2020) reporting period.

Measure 7: Successful Placement from Street Outreach and Successful Placement in or Retention of Permanent Housing

Metric 7a.1 – Change in exits to permanent housing destinations

	Submitted FY 2019	Revised FY 2019	FY 2020	Difference
Universe: Persons who exit Street Outreach	540	546	195	-351
Of persons above, those who exited to temporary & some institutional destinations	303	305	123	-182
Of the persons above, those who exited to permanent housing destinations	122	125	35	-90
% Successful exits	79%	79%	81%	2%

Metric 7b.1 – Change in exits to permanent housing destinations

FY2020 - Performance Measurement Module (Sys PM)

	Submitted FY 2019	Revised FY 2019	FY 2020	Difference
Universe: Persons in ES, SH, TH and PH-RRH who exited, plus persons in other PH projects who exited without moving into housing	2233	2420	1954	-466
Of the persons above, those who exited to permanent housing destinations	676	736	641	-95
% Successful exits	30%	30%	33%	3%

Metric 7b.2 – Change in exit to or retention of permanent housing

	Submitted FY 2019	Revised FY 2019	FY 2020	Difference
Universe: Persons in all PH projects except PH-RRH	360	333	212	-121
Of persons above, those who remained in applicable PH projects and those who exited to permanent housing destinations	353	324	205	-119
% Successful exits/retention	98%	97%	97%	0%

FY2020 - SysPM Data Quality

FL-506 - Tallahassee/Leon County CoC

This is a new tab for FY 2016 submissions only. Submission must be performed manually (data cannot be uploaded). Data coverage and quality will allow HUD to better interpret your Sys PM submissions.

Your bed coverage data has been imported from the HIC module. The remainder of the data quality points should be pulled from data quality reports made available by your vendor according to the specifications provided in the HMIS Standard Reporting Terminology Glossary. You may need to run multiple reports into order to get data for each combination of year and project type.

You may enter a note about any field if you wish to provide an explanation about your data quality results. This is not required.

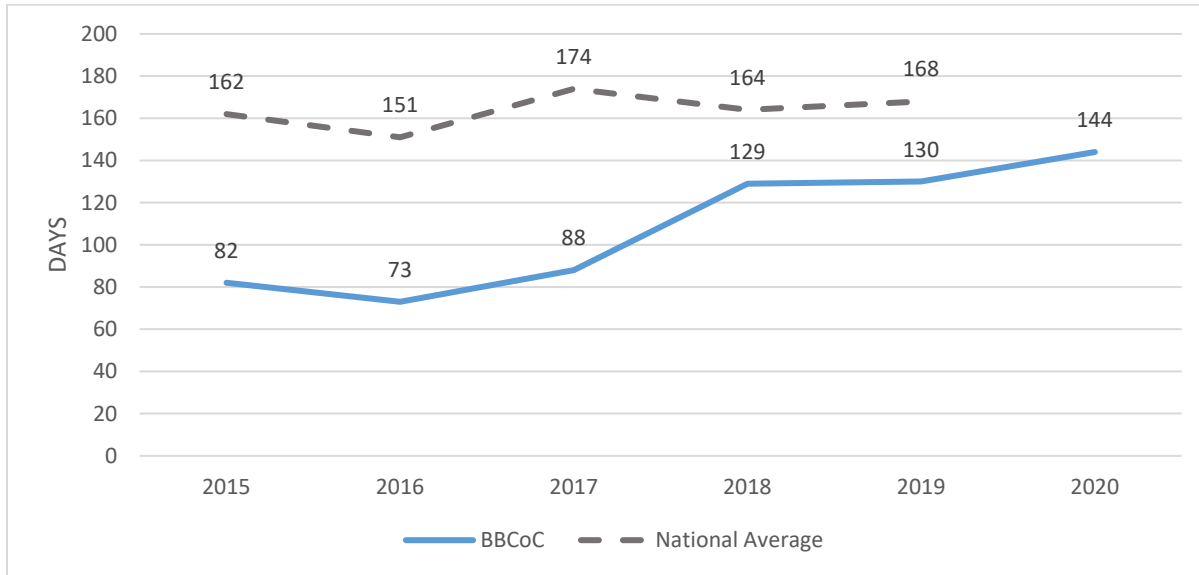
FY2020 - SysPM Data Quality

	All ES, SH				All TH				All PSH, OPH				All RRH				All Street Outreach			
	2016-2017	2017-2018	2018-2019	2019-2020	2016-2017	2017-2018	2018-2019	2019-2020	2016-2017	2017-2018	2018-2019	2019-2020	2016-2017	2017-2018	2018-2019	2019-2020	2016-2017	2017-2018	2018-2019	2019-2020
1. Number of non-DV Beds on HIC	423	421	407	407	264	111	295	137	641	682	659	683	42	23	10	106				
2. Number of HMIS Beds	423	421	407	407	103	79	80	80	590	631	579	633	0	20	10	106				
3. HMIS Participation Rate from HIC (%)	100.00	100.00	100.00	100.00	39.02	71.17	27.12	58.39	92.04	92.52	87.86	92.68	0.00	86.96	100.00	100.00				
4. Unduplicated Persons Served (HMIS)	3311	3240	3251	2400	258	193	157	127	466	500	448	241	483	458	337	463	297	304	712	484
5. Total Leavers (HMIS)	2756	2687	2644	1955	188	116	97	75	107	118	45	33	394	359	261	338	27	221	587	306
6. Destination of Don't Know, Refused, or Missing (HMIS)	1976	1705	1788	1020	12	7	6	0	25	20	6	2	16	21	17	17	26	65	3	62
7. Destination Error Rate (%)	71.70	63.45	67.62	52.17	6.38	6.03	6.19	0.00	23.36	16.95	13.33	6.06	4.06	5.85	6.51	5.03	96.30	29.41	0.51	20.26

BBCoC System Performance Measures

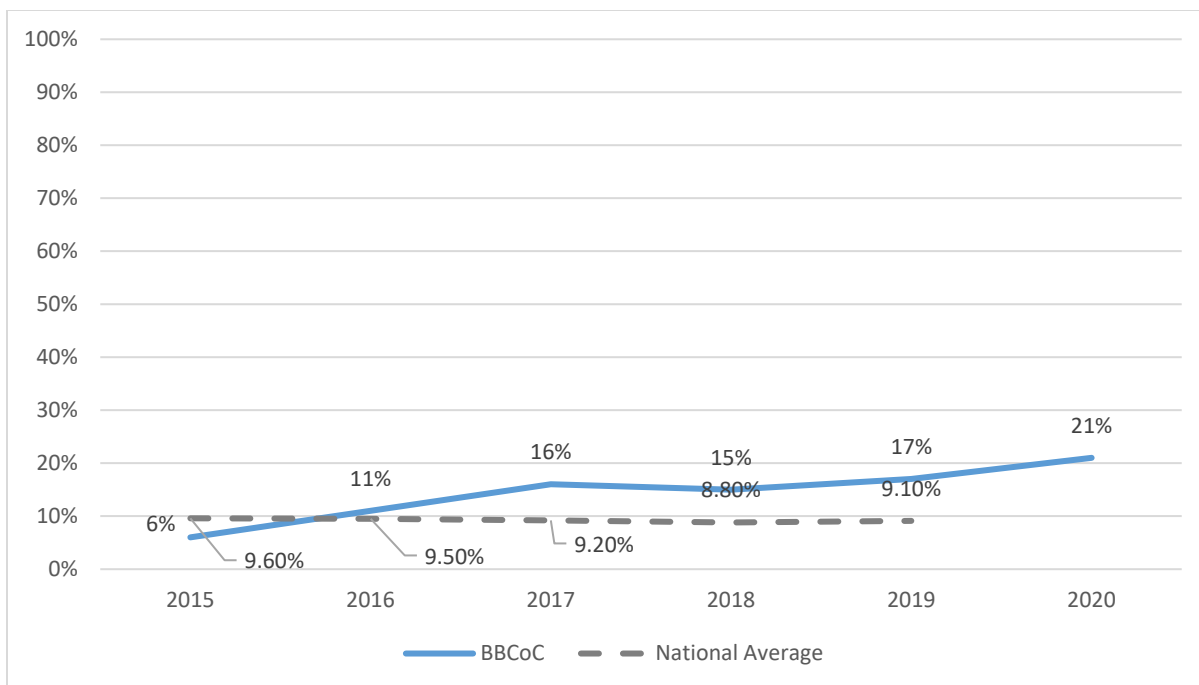
Analysis 2015 through 2020 data (as of March 2021)

Measure 1a - ES-SH-TH-Average Length of Stay



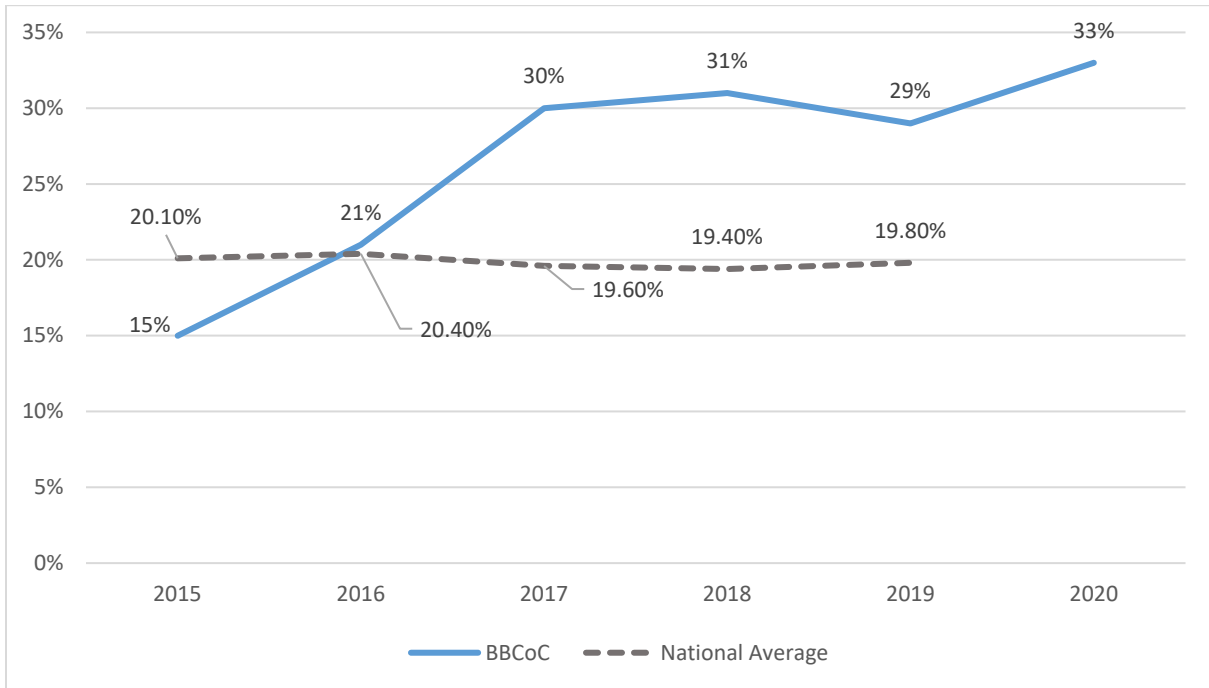
Summary: Our CoC is showing an increase in length of time homeless, we are still under the national average as of 2019, however we need to focus our efforts to decrease the number of days someone is experiencing homelessness.

Measure 2 - Returns in 6 months



Measure 2 - Returns in 24 months

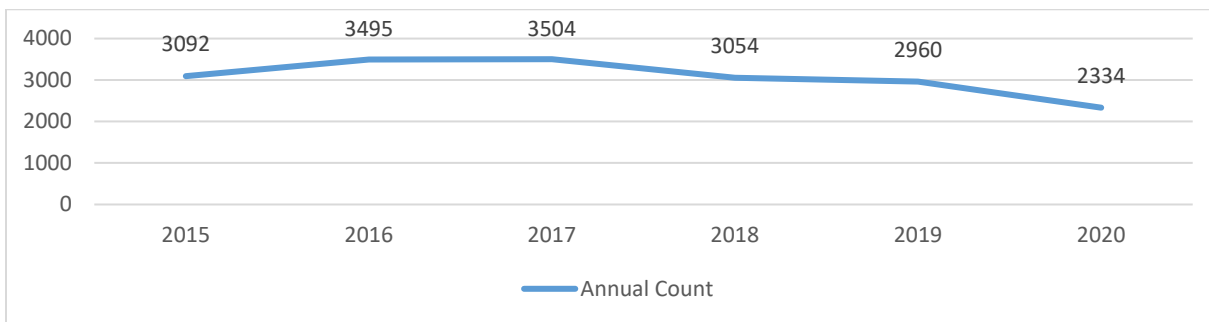
(Includes all returns 6, 12 and 24 months)



This measures clients who exited SO, ES, TH, SH or PH to a permanent housing destination in the date range two years prior to the report date range. Of those clients, the measure reports on how many of them returned to homelessness as indicated in the HMIS for up to two years after their initial exit.

Summary: Our CoC's trend for returns to homelessness is increasing when it should be decreasing to improve outcomes.

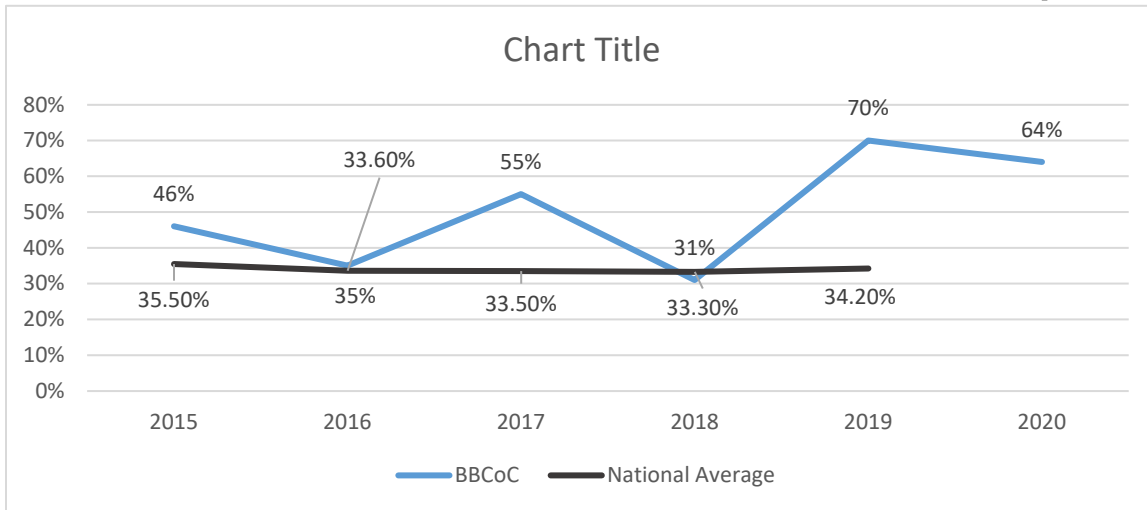
Measure 3 Annual Count of People in HMIS



This measures the change in annual counts of sheltered homeless persons in HMIS.

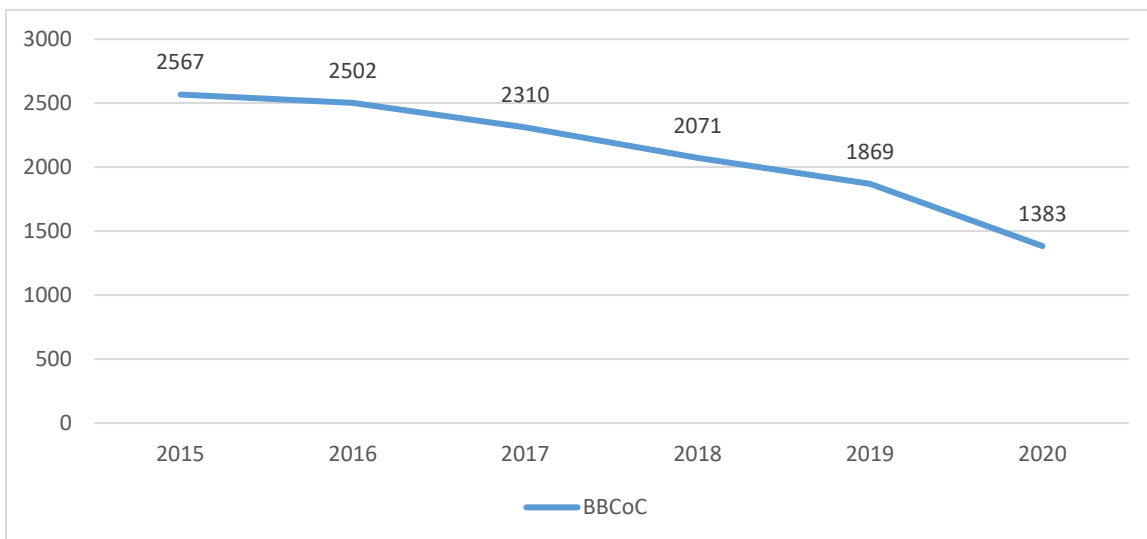
Summary: Though our CoC has stayed relatively consistent in the numbers of those experiencing homelessness, we need to continue to focus on strategies to decrease our annual homeless numbers.

Measure 4: Increase in Total Income (Leavers)



Summary: We need to make sure that people can maintain/increase their income through their exit of our system by systematically ensuring participants have access to services and employment to increase their income.

Measure 5: First Time Homeless



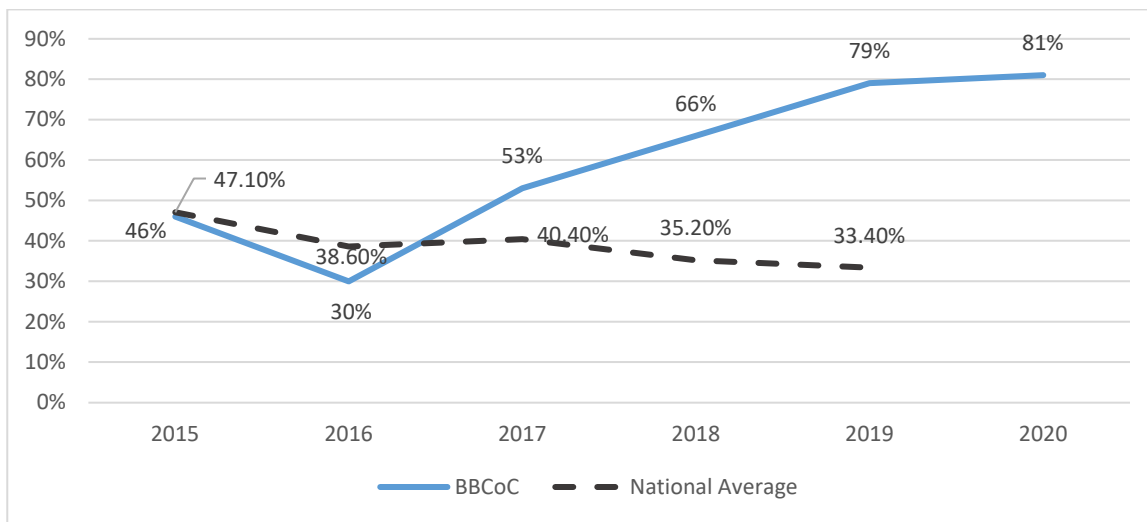
Change in the number of persons entering ES, SH, TH, and PH projects with no prior enrollments in HMIS

Summary: The trend shows we are decreasing the number of first time homeless which is a good thing, however, we have shown an increase in the length of time homeless and an increase in returns to homelessness which indicates we need to focus on preventing returns to homelessness while quickly addressing any individuals with first time homeless episodes to be sustainable housed.

Measure 6: Homeless Prevention and Housing Placement of Persons defined by category 3 of HUD's Homeless Definition in CoC Program-funded Projects

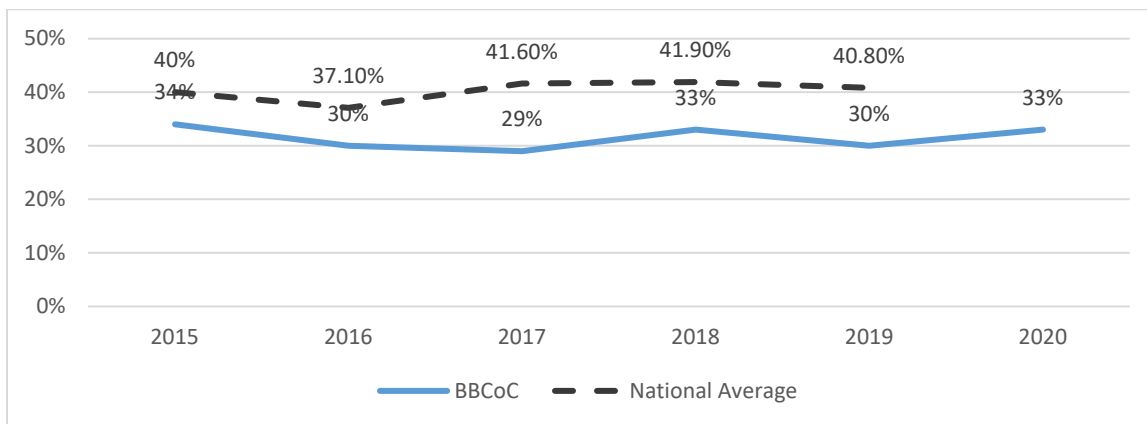
This Measure is not applicable to CoCs for FY 2015 through 2020

Measure 7a1 - Successful Street Outreach Outcome



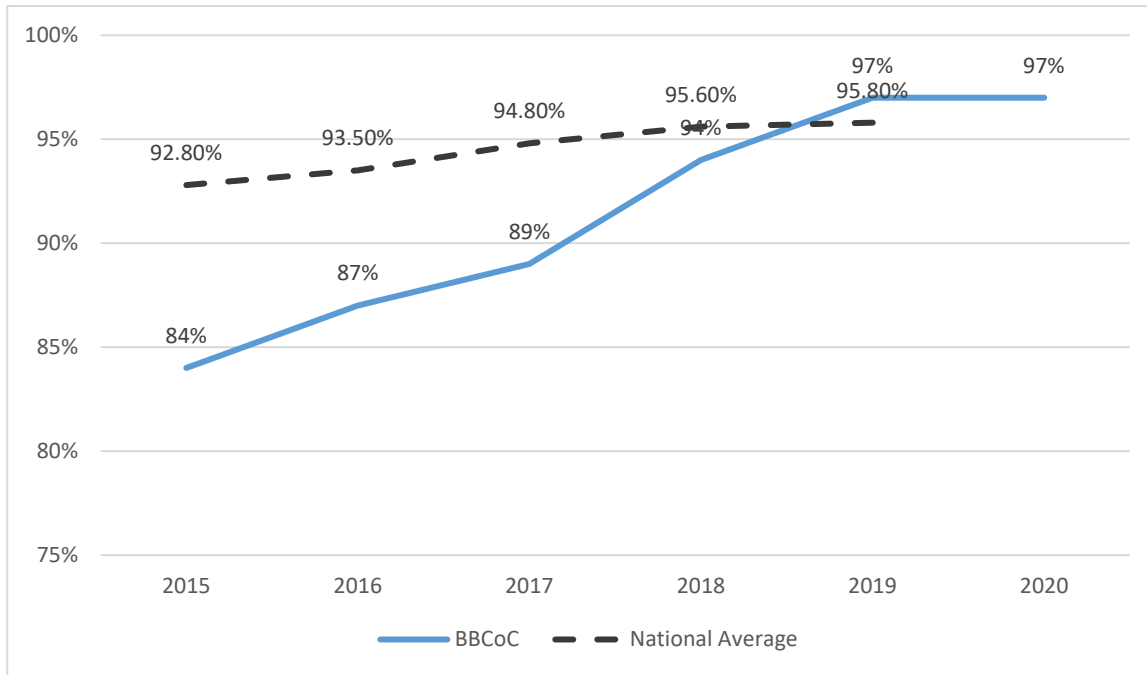
Change in exits to permanent housing destinations

Measure 7b1 - Successful Exit



Change in exits to permanent housing destinations

Measure 7b2 - Exit to PH from PH & Retention of PH



Change in exit to or retention of permanent housing

Summary: We are above the national average with permanent housing placements directly from street outreach. We need to do a better job of improving exits to permanent housing from emergency shelters.

All National Average Data was pulled from the HUD CoC System Performance National Summary available at

<https://www.hudexchange.info/resource/5793/national-summary-system-performance-measures-2015-2017/>

BBCoC specific data is available at <http://bigbendcoc.org/hmis-annual-reports/>

Notes for Workshop Item #2



Joint Workshop on Homelessness, Affordable Housing, and the Residential Real Estate & Construction Market

Joint Workshop Item #2

July 13, 2021

To: Honorable Chairman and Members of the Board of County Commissioners
Honorable Mayor and Members of the City Commission

From: Reese Goad, City Manager
Vincent S. Long, County Administrator

Title: Tallahassee Housing Authority and the Orange Avenue Apartments
Redevelopment Project

Department Review Cynthia Barber, Deputy City Manager
Alan Rosenzweig, Deputy County Administrator
Ken Morris, Assistant County Administrator
Wayne Tedder, Assistant City Manager

Lead Staff / Project Team: Shington Lamy, Director, County Human Services & Community Partnerships
Abena Ojetayo, Director, City Housing and Community Resilience
Jean Amison, City Housing Manager
Matthew Wyman, County Housing Services Manager

STATEMENT OF ISSUE

This item provides an update on the redevelopment of the Tallahassee Housing Authority's (THA) Orange Avenue Apartments, including the status of project financing, tenant relocation plans, and the timeline for demolition and construction. The item also reports on the newly issued Emergency Housing Vouchers allocated to THA through the American Rescue Plan Act (ARPA) to support homelessness services.

FISCAL IMPACT

This item has no fiscal impact.

RECOMMENDED ACTIONS

Option #1: Accept the report on the Tallahassee Housing Authority and the Orange Avenue Apartment Redevelopment project.

Background

On April 13, 2021, the County Commission directed the County Administrator to work with the City Manager to schedule a joint workshop on homelessness. On June 8, 2021, the County Commission requested expanding the scope of the joint workshop on homelessness scheduled for July 13th to include updates related to the local public housing opportunities administered by the Tallahassee Housing Authority (THA). This item is intended to facilitate discussion among County and City Commissioners on local public housing programs as part of the broader discussion on the spectrum of solutions from homeless sheltering to subsidized housing to market rate housing. The item presents an update on THA’s full-scale redevelopment of the 200-unit Orange Avenue Public Housing complex into a 390 unit mixed-income development which will include a combination of public housing, affordable rental housing, and market-rate rental housing. The item also presents plans for the newly issued Emergency Housing Vouchers allocated to THA through the American Rescue Plan Act (ARPA).

Analysis

Public Housing Demand

Public housing is a critical contribution to the overall supply of local affordable housing stock and resources to prevent homelessness for very low-income residents. The U.S. Department of Housing and Urban Development’s (HUD) provides federal funding to local Housing Authorities to administer various forms of subsidized housing, from vouchers to scattered single-family houses to multi-family apartments that are affordable to low-income households.

HUD’s determination of affordability considers the area median income (AMI) and a household’s rent/mortgage, utilities, homeowner’s association fees, property insurance, renters’ insurance, and other housing costs. Public Housing Authority programs typically serve households earning 50%AMI or less. Table #1 provides a breakdown of the 2021 HUD determined AMI by household size. For the Tallahassee-Leon County area, the current AMI is about \$53,400 for an individual and \$76,400 for a household of four. For comparison, a ‘living wage’ worker (\$15/hr) earns an income of about \$30,000.

Table 1: 2021 Tallahassee Metro Area Median Income*

Median Individual/ Family Income	Income Limit by Household Size	1	2	3	4	5	6	7
\$53,400 / \$76,400	Extremely Low- Income 30%AMI	\$16,050	\$18,350	\$21,960	\$26,500	\$31,040	\$35,580	\$40,120
	Very Low- Income 50% AMI	\$26,750	\$30,550	\$34,350	\$38,150	\$41,250	\$44,300	\$47,350
	Low- Income 80%AMI	\$42,750	\$48,850	\$54,950	\$61,050	\$65,950	\$70,850	\$75,750

* *The Tallahassee, FL HUD Metro Area contains Gadsden County, Jefferson County and Leon County. Income Limit areas are based on FY 2021 Fair Market Rent (FMR) areas. For information on FMRs, please see HUD’s associated FY 2021 [Fair Market Rent documentation system](#).*

A recent study completed by the Shimberg Center for Housing Studies depicts the estimated total number of households in Leon County and identifies the population by the degree (moderately or severely) of housing cost burden relative to the AMI. Households considered in the analysis includes both renters and homeowners. This data includes college students who are predominately renters and represent approximately 20% or 58,000 of Leon County’s total population.

Table 2: Cost Burdened Households in Leon County by Area, 2020 Estimate (Summary)

Household Income Category for All Household Sizes	Not Cost Burdened	Moderately Cost Burdened	Severely Cost Burdened	Total Households by Income Category
Income Below 50% AMI	3,369	5,720	18,058	27,147
50.1-80% of AMI	8,428	8,253	2,316	18,997
Income Over 80% AMI	59,760	5,890	642	66,292
Total by Cost Burden	71,557	19,863	21,016	112,436

**Estimates based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida.*

As reflected in Table #2, there are an estimated 112,436 households in Leon County. More than 64% of households in Leon County (71,557) have enough income to meet their housing needs and are not burdened by housing costs; however, 21,016 (19%) are severely cost burdened.

In 2020, the Florida Housing Coalition (FHC) completed a market analysis for the City of Tallahassee that identified the following challenges for the area:

- A general lack of smaller (1 to 2 bedroom) affordable units;
- Aging of the currently available stock of housing; and
- A lack of affordable rental units for extremely low and low-income households (earning 30% to 50% of the AMI).

The data used in these studies are slightly skewed by the number of college students living in the community. As noted in the study completed by the FHC, the need for rental units may be more reflective of the characteristics of students and their housing needs rather than the needs of nonstudents. This factor notwithstanding, college students are a part of the community and require housing since our local college and universities offer limited student on-campus housing. A variety of social and market forces including generational poverty, stagnant wage growth and limited funding to subsidize development of new units have converged to make housing for very low-income households a difficult and multi-faceted proposition.

The Tallahassee Housing Authority and its redevelopment of the Orange Avenue Apartments seeks to fulfill the lack of affordable rental units for households that earn 50% of the AMI cited in the market analysis conducted by FHC. As presented in the following section, the redevelopment project will significantly increase the stock of affordable rental units of small units (one- and two-bedrooms) that are needed in the community. Partnerships with community stakeholders such as the Tallahassee Housing Authority have been critical to addressing housing needs for very low-income residents in the community as well as providing a viable housing pathway for individuals exiting homelessness. Resources and partnerships like the Tallahassee Housing Authority will be presented in further detail as part of the joint County-City workshop on affordable housing that will be scheduled for early 2022.

Tallahassee Housing Authority

For more than 50 years, the Tallahassee Housing Authority (THA) has provided affordable housing to low-income residents through public housing developments. THA administers HUD's Housing Choice Vouchers (Section 8) which pays rent directly to private landlords on behalf of eligible low-income individuals and families. THA currently administers 2,306 tenant-based vouchers locally.

THA also partners with the Big Bend Continuum of Care (BBCoC) to provide housing solutions for homeless individuals and families. Currently, THA reserves 30 housing choice vouchers to individuals and families experiencing homelessness. In July 2021 HUD initiated the Emergency Housing Voucher Program established in ARPA through select Public Housing Authorities. Tallahassee Housing Authority was awarded 66 vouchers, which will provide 18 months of rental assistance for individuals and families who are:

- Homeless,
- At risk of homelessness,
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or
- Were recently homeless or have a high risk of housing instability.

The new Emergency Housing Vouchers present a unique opportunity to make significant progress on the City and County's priority of increasing pathways to exit homelessness. THA plans to enter into a Memorandum of Understanding with the BBCoC to administer the emergency housing vouchers.

In addition to its voucher program, THA maintains 41 detached single-family homes and townhomes located throughout Leon County along with several multifamily units, including Springfield Apartments (195 units), Pinewood Place (96 units), Hidden Pines Apartments (12 units), and the Orange Avenue Apartments (200 units).

Orange Avenue Apartments Redevelopment

The Orange Avenue Apartments is a 29-acre complex built in 1971 in what is known as South City, Tallahassee. The multi-building, mostly single-story complex consists of one- to five-bedroom units according to the following breakdown:

- 32 one-bedroom units
- 64 two-bedroom units

- 64 three-bedroom units
- 32 four-bedroom units
- 6 five-bedroom units

After decades of limited funding for repair, modernization and maintenance, critical building components and major systems can no longer be repaired to meet current code requirements. Structural, system and design deficiencies would be too costly to correct and repair. These include dated building systems for the development that have reached and/or exceeded their life cycle, design and construction that predates ADA and fair housing requirements and that would result in exorbitant costs to remedy and approximately 5 acres along the south end of the development (containing 55 units) is in a floodway. Due to their age and poor condition, as well as environmental concerns of the site, all the existing Orange Avenue public housing units have been approved by HUD to be demolished and redeveloped into modern multi-family residential community.

The redevelopment project is a major component of the Purpose-Built Communities (PBC) revitalization model which is being implemented in the South City community via the South City Foundation. Purpose Built Communities selected the site and neighborhood as part of their community network in September 2019. In December 2016, Columbia Residential was selected by the THA to assist with developing a Master Plan for the Orange Avenue Corridor anchored by the redevelopment of the Orange Avenue Apartments. Columbia Residential, and the THA held workshops with Orange Avenue Apartment tenants and other community residents to get their input and ideas on the project design and relocation plans.

The Master Plan proposed redeveloping the Orange Avenue Apartments as a mixed-income, multi-family development with 400-410 units structured as two and three-story housing space. All public housing units will be replaced, retaining a form of project-based rental subsidy. Furthermore, most of the new units will be dedicated to households with incomes not greater than 60% of the AMI which addresses the need for more rental units for households earning 50% or less of the AMI as reported earlier in this item. The grounds will also incorporate green spaces, courtyards, and pedestrian pathways to enhance the aesthetics of the property.

The redevelopment of the Orange Avenue Apartments will occur in three phases at the completion of tenant relocation: Magnolia Family Phase I, Magnolia Family Phase II, and Magnolia Senior.

Magnolia Family Phase I

The first phase of the Magnolia Family project includes rebuilding 130 existing units. All 130-housing units in the first phase will be dedicated to households with incomes not greater than 60% of the AMI which assists in addressing the need for more rental units for households earning 50% or less of the AMI. As indicated in the development's funding application, the following quantity of units based on bedroom bathroom composition will be constructed:

- 33 one-bedroom/one-bathroom units;
- 72 two-bedroom/1.5-bathroom units; and
- 25 three-bedroom/2-bathroom units.

Magnolia Family Phase II

Magnolia Family Phase II includes rebuilding 160 housing units that will be constructed southwest of the intersection of Country Club Drive and Putnam Drive and extending westward to Brighton Road. Approximately 128 housing units in this phase of the project will be dedicated to households with incomes not greater than 60% of area median income (AMI), and 32 units will be market rate with the following unit breakdown:

- 32 one-bedroom/one-bathroom units
- 96 two-bedroom/two-bathroom units
- 32 three-bedroom/two-bathroom units

Magnolia Senior

The Magnolia Senior phase will build 110-120 housing units on the northeast quadrant of the intersection of Sebring Court and Country Club Drive. All housing units in this phase of the project will be dedicated to households with incomes not greater than 60% of area median income (AMI). When complete, the Orange Avenue Apartments will increase the number of units primarily due to the Magnolia Senior phase, which includes building a single, three floor residential structure with an elevator dedicated to housing elderly tenants.

County and City Investments

The County and City Commission have supported and made commitments to the redevelopment of the Orange Avenue Apartments as demonstrated through continued investments. Federal tax credits and/or bonds are the primary source of funding for each phase of the redevelopment of the Orange Avenue Apartments. Local contribution or authorization is commonly required to secure such financing. The following section describes the investments made by the County and City for the redevelopment of the Orange Avenue Apartments.

The Federal Low-Income Housing Tax Credits Program (Tax Credit) subsidizes rental housing developments. Under the guidelines, the Program can be used to fund approximately 70% of the total cost of a rental housing development. The FHFC administers the Tax Credit program through its Local Government Area of Opportunity Funding (LGAOF) Program and conducts a request for application process to solicit and score projects that includes a lottery system to select proposed developments to finance through the 9% tax credit. More than 100 projects are submitted annually and approximately five projects are funded in medium sized counties like Leon County each year. As such, the Program is highly competitive. The FHFC authorizes local governments to designate a preference on one affordable rental development project within its jurisdiction for applications to be considered for funding. Award of the 9% tax credit is not guaranteed. The funding amount required for the LGAOF is determined annually by FHFC as part of the 9% tax credit application submitted for the project.

Magnolia Family Phase I Financing

In 2019, the Community Redevelopment Agency (CRA) committed \$1,025,000 in County and City tax revenue to Phase I. The City committed an additional \$275,000 through its Affordable Housing Trust Fund for a total of \$1.3 million in support of the Phase I application for Tax Credits, State Apartment Incentive Loan (SAIL) and Extremely Low Income (ELI) funds from FHFC. On April 28, 2020, the County Commission authorized the Housing Finance Authority of Leon County (HFA) to issue a \$15 million Multifamily Housing Revenue Bond to provide the primary financing to Phase I. The HFA is a dependent special district comprised of seven members

appointed by the County Commission that serve to alleviate the shortage of affordable housing and investment capital. The primary function of the HFA is to issue bonds for affordable housing projects.

The initial cost of Phase I was estimated to be approximately \$25 million, however Columbia Residential has reported that the cost has increased to over \$33 million primarily due to the rise in the cost of construction materials due to market conditions exacerbated by the COVID-19 pandemic. This has created a funding gap for Phase I of the project. Currently, THA and Columbia Residential are conducting value engineering to identify where costs can be reduced without affecting the overall quality of the final product and is seeking additional funding through the FHFC to decrease the funding gap.

Additionally, the THA has requested the Housing Finance Authority of Leon County (HFA) to increase its Multifamily Housing Revenue Bond from \$15 million to \$18 million to ensure that the bonds are compliant with Federal 4% Tax Credit guidelines which requires that 50% of construction costs are financed by bonds. . On April 28, 2020, the County Commission authorized the HFA to issue a \$15 million Multifamily Housing Revenue Bond to provide the primary financing to Phase I.

As requested by THA, the HFA will conduct a Tax Equity and Fiscal Responsibility (TEFRA) hearing on July 7, 2021 as required by federal law on the proposed issuance of the Revenue Bond in the amount of \$18 million. Subsequent to the hearing, the HFA will request authorization from the County Commission to issue an \$18 million Multifamily Housing Revenue Bond for Phase I. The County Commission will consider the request to issue the Revenue Bond in September.

Additionally, as part of consideration for bond financing, the HFA is conducting a credit underwriting that will be completed in the Fall. The credit underwriting will identify all sources of funding and exact costs for Phase I. At that time County and City staff, will work with the HFA, THA, and Columbia Residential to explore other options available should a funding gap remain and provide a status report to the County and City Commissions, respectively.

Magnolia Family Phase II Financing

In 2020, the CRA committed \$1.5 million in County and City tax revenue to Phase II of the Orange Avenue redevelopment. The City also committed an additional \$500,000 through its local and state housing trust fund resources for a total of \$2 million. On April 30, 2021, THA leveraged the local government contribution to secure the highly competitive 9% Federal Low-Income Housing Tax Credits valued at approximately \$34 million. The Phase II development cost was originally estimated to be \$31 million; however, it is likely the cost now stands at approximately \$40 million due to the rise in the cost of construction materials. Columbia Residential anticipates that FHFC will provide funding for any financial shortfall for Phase II and anticipates construction to begin in late 2022.

Magnolia Senior Financing

Although the Board authorized the HFA to issue bonds in the amount of \$13.5 million for Magnolia Senior on December 8, 2020, THA's application for SAIL was not selected and therefore funding commitments for the Magnolia Senior phase have yet to be secured. THA and

Columbia Residential intend to apply for 9% tax credit and other state funding in October 2021. A local contribution would once again be required for 9% tax credit with designation as a Local Government Area of Opportunity. An item will be presented to the City Commission in Fall 2021 to consider provide a financial contribution for Magnolia Senior at the required level to be competitive for tax credit award. Tax credit awards are expected to be announced by January 2022. If Magnolia Senior is awarded 9% tax credit, construction is expected to begin in late 2022 or early 2023.

Tenant Relocation and Site Demolition

Relocation

THA expects to begin relocating tenants this Summer and begin demolition this Fall 2021. Tenant relocation must follow the HUD approved Relocation plan that is compliant with Federal law. The relocation of all tenants at Orange Avenue Apartments will commence in July with a 90-day notice to relocate; however, tenants may be granted one 30-day extension if necessary.

With individualized relocation advisory services including housing search, landlord negotiations, and direct assistance with moving expense, tenants will have two options for relocation:

- Move to another public housing apartment at Springfield Apartments and Pinewood Place Apartments (if available); or
- Move with a Housing Choice Voucher to any neighborhood of the tenant's choosing.

Regardless of the tenant's choice, THA will be responsible for payment of actual local/reasonable moving and moving related cost, including: 1) transportation to the replacement dwelling; 2) the services of a THA contracted professional moving company to move and unload furniture and belongings (including household owned appliances); 3) utility hook-up fees, including re- installation of telephone and cable service (where such service existed at the time of move); and 4) other related and reasonable expenses, if any. Households will also have the option of receiving a moving allowance to move themselves to another unit.

THA estimated the relocation cost for the remaining residents to be \$660,000, which includes moving expenses and counseling/advisory services. The relocation expenses are already allocated as part of THA's planning process. THA has hired a relocation team that includes a Director of Asset Management that serving as the manager of the relocation initiative; Property manager; Relocation Coordinator; Relocation Specialists; and Drivers. The relocation team is expected to be engage until the end of the relocation process which is estimated to be 12 months from HUD demolition/disposition approval.

Demolition

Once all tenants have relocated, demolition of the existing structures will begin and is expected to take approximately 60 days. THA submitted an Agency Annual Plan to the HUD Jacksonville Field Office on April 23, 2020, which includes a description of the proposed demolition and disposition of the property. THA estimates that it will cost approximately \$1,000,000 to demolish the subject buildings at Orange Avenue Apartments, to be covered with previously allocated THA funding. On June 29, 2021, HUD issued an approval for the demolition and disposition of the Orange Avenue Apartments. HUD's approval of the demolition was contingent on an

environmental review completed by the City of Tallahassee, as well as a civil rights compliance review by HUD's Office of Fair Housing and Equal Opportunity.

Construction

Following demolition, THA will enter into a ground lease with the Developer for 40 years at \$1/yr in accordance with its HUD approved disposition plan. After closing on the financing, construction of the funded phases will commence. Phase I construction is expected to be completed approximately 18 months following demolition.

Returning to the New Development

Phase I units are anticipated to be ready for occupancy by July 2023. All relocated tenants will receive first right of refusal to rent at the redeveloped site. Relocated tenants that are in good standing, meet eligibility criteria and are willing to agree to the new lease terms for tenancy at the newly developed community will be placed on the waiting list and/or selected to return as units become available as established in the Relocation Plan.

Conclusion:

Although there are many affordable housing needs, analysis of local housing data shows that one of the community's greatest need is more rental units for households with income levels at 50% of the AMI or below. Partnerships with community stakeholders such as the Tallahassee Housing Authority have been critical to addressing housing needs for very low-income residents in the community as well as providing a viable housing pathway for individuals exiting homelessness.

The County and City Commission have been committed to the redevelopment of the Orange Avenue Apartments as demonstrated through continued investments. In order to ensure the Board and Commission have the opportunity to engage and hear directly from the affordable housing partners leading the redevelopment of the Orange Avenue Apartments, Brenda Williams, Executive Director of the Tallahassee Housing Authority as well as a representative of its developer, Columbia Residential, have been invited to participate in the workshop.

OPTIONS

1. Accept the report on the Tallahassee Housing Authority and the Orange Avenue Apartments Redevelopment Project.
2. County and City Commission direction.

RECOMMENDED ACTIONS

Option #1

Attachments:

1. THA Orange Avenue Apartments Relocation Plan
2. HUD Approval of Orange Avenue Apartments Demolition and Disposition

Tallahassee Housing Authority
Brenda Williams, Executive Director
2940 Grady Road, Tallahassee FL
32312



Choice-Based Relocation Plan
Orange Avenue Apartments
2710 Country Club Dr, Tallahassee, FL 32301

Contents

RESIDENT RELOCATION PROJECT SUMMARY	4
1. INTRODUCTION.....	5
1.1 Summary of Requirements	5
1.1(a) Notices.....	5
1.1(b) Advisory Services and Counseling.....	5
1.1(c) Replacement Housing.....	6
1.1(d) Relocation Benefits.....	6
1.1(e) Appeals	6
1.2 Orange Avenue Apartments - Facts.....	6
1.3 Reasons for Demolition.....	7
1.4 Resident Participation ..	7
2. ELIGIBILITY FOR RELOCATION ASSISTANCE	7
2.1 Residents Not Eligible for Relocation Assistance.....	7
2.2 Residents Eligible for Relocation Assistance.....	7
2.3 Relocation of Elderly Residents.....	8
3. COMPARABLE REPLACEMENT HOUSING – CHOICES AND RESOURCES.....	8
3.1 Potential Relocation and Re-occupancy Housing Choices	8
3.2 Available Housing Resources for Relocation	9
3.3 Identification of Suitable Relocation Housing – HCV.....	10
3.4 HCV Program as Part of the Relocation Process	10
3.5 Housing for Disabled Persons	11
3.6 Urgent Need Housing.....	11
3.7 Relocation Team.....	11

4. RELOCATION BENEFITS	12
4.1 Moves to Another THA Public Housing Unit.....	12
4.2 Move to HCV or Other Assisted Housing.....	12
4.3 THA Contracted Professional Moving Company	13
4.4 Payment for Utility Fees & Deposits (Moving Related Costs)	13
4.5 Payment for Rent Deposits.....	13
4.6 Notice to Vacate.....	13
4.7 Estimated Moving Related Costs.....	14
4.8 Relocation Schedule	14
5. ELIGIBILITY FOR RETURNING TO THE DEVELOPMENT.....	14
5.1 New Admission Policy.....	15
5.1(a) Threshold Eligibility Criteria.....	15
5.1(b) Other Re-occupancy Criteria.....	15
5.1(c) Selection Process.....	16
6. RECORD KEEPING.....	16
7. NOTICES	17
8. TALLAHASSEE HOUSING AUTHORITY GRIEVANCE PROCEDURES	17
9. DISCRIMINATION POLICY	17
10. PHASING PLAN	17
APPENDIX I	19
THE MOVING PROCESS	19
KNOW YOUR RIGHTS AND RESPONSIBILITIES.....	19

RESIDENT RELOCATION PROJECT SUMMARY

EXISTING PROJECT SUMMARY AS OF: April 2021

HOUSING AUTHORITY NAME: Tallahassee Housing Authority

ADDRESS: 2490 Grady Road, Tallahassee, FL 32312

PHONE NUMBER: 850-385-6126 ext. 304

DESCRIPTION OF THE RELOCATION: All current residents residing at the property shall be required to move from Orange Avenue Apartments in order to accommodate the planned revitalization project. The existing public housing units on the site will be demolished, therefore, all relocation moves are considered to be permanent for the purpose of providing moving and relocation assistance. Even though households will be provided relocation assistance required under the Uniform Relocation Act for a permanent move, relocated residents will be eligible for preference when the newly revitalized community is being re-occupied as outlined in this relocation plan.

ESTIMATED START DATE OF RELOCATION MOVES: August 2021

HOUSING DEVELOPMENT NAME(S): Orange Avenue Apartments

HOUSING DEVELOPMENT NUMBER(S) AND FL073000002; YEAR BUILT: 1971

TOTAL NUMBER OF UNITS: 200

NUMBER OF OCCUPIED UNITS: 198

NUMBER OF VACANT UNITS: 2

SIZE OF SITE: 29.6 acres

ACTIVITY TYPE(S): (SELECT ALL THAT APPLY)

<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Mixed-Finance Development
<input checked="" type="checkbox"/> Disposition	<input type="checkbox"/> Rehabilitation
<input type="checkbox"/> RAD Redevelopment	<input checked="" type="checkbox"/> New Construction

UNIT MIX AND OCCUPANCY

	0BR	1BR	2BR	3BR	4BR	5BR	TOTAL
All Units	0	34	64	64	32	6	200
Occupied Units	0	34	64	62	32	6	198
Vacant Units	0	0	0	2	0	0	2

1. INTRODUCTION

The Housing Authority has embarked on a public/private partnership to redevelop Orange Avenue Apartments. All of the existing public housing units at this site will be demolished and replaced with new dwelling units and related community facilities in a mixed-income community. All current residents will be required to relocate to other housing prior to demolition and construction of the new community. Upon completion, the new community will consist of approximately 390 dwelling units onsite and 110 units off site. All public housing units will be replaced, retaining a form of project-based rental subsidy.

The Tallahassee Housing Authority (THA) has prepared this preliminary relocation plan for the redevelopment of its Orange Avenue Apartments public housing development. The relocation plan is part of documentation submitted, pursuant to Section 18 of United States Housing Act of 1937 (the "Act"), to HUD's Special Application Center for Disposition of the Orange Avenue site. Uniform Relocation Act is not applicable to public housing demolition projects which fall under the Section 18 relocation requirements unless other HUD funding such as HOME or CDBG funds are used for the demolition which is not anticipated.

The purpose of this Relocation Plan is to establish the policies and procedures for vacating Orange Avenue in a manner consistent Section 18 requirements. These requirements include providing each resident with several notices, individual advisory services and counseling, comparable replacement housing and the payment of relocation related expenses. The Plan will also address preliminary requirements for re-occupancy of the newly developed community.

Existing residents of Orange Avenue will have many important choices and opportunities to consider as a part of the upcoming relocation process. These choices involve the type and location of replacement housing, when to move, the type of financial assistance available for moving related expenses, and the resident's preference for returning to the new community.

1.1 Summary of Requirements

All eligible households will receive the relocation assistance required for a permanent move. It is important to note that receiving permanent move assistance will not preclude a qualifying household from applying for occupancy in the newly redeveloped community. This plan will encourage all residents to consider returning to the new community. Residents will be given a preference in applying to return to the new community as shown in the Agreement on Re- occupancy which is part of this relocation plan.

1.1(a) Notices

Prior to relocation, the following notices will be provided to each Orange Avenue Apartments household in compliance with Section 18 notification requirements.

- Ninety Day Notice

A description of the notice appears in Section 7 of this Relocation Plan.

1.1(b) Advisory Services and Counseling

Relocation advisory services shall include one or more individual personal interviews with each household. In implementing this requirement, the THA relocation staff will survey each household to: 1) determine its needs and housing preferences; 2) explain relocation benefits and services, including eligibility requirements and procedures for obtaining benefits and services; 3) explain the relocation schedule; 4) advise on comparable replacement

dwellings that may be available; 5) provide households considering Housing Choice Voucher (HCV) relocation with current lists of suitable rental housing located throughout the metropolitan area. THA will also provide transportation to view replacement housing options.

To make the relocation process as convenient as possible, all relocation counseling, HCV intake and supportive services counseling will occur onsite at THA's offices, or in the resident's apartment.

As part of the relocation counseling process, information will be provided in a variety of means to meet the unique needs of the residents. Additionally, after-hours appointments will be scheduled for residents who work or cannot otherwise participate in meetings and counseling sessions.

1.1(c) Replacement Housing

In general, the THA must assist each household in identifying up to three (3) comparable replacement dwelling units. Replacement housing will be provided on a non-discriminatory basis, in compliance with fair housing and other civil rights laws. To be comparable, a replacement dwelling must: 1) meet HUD Housing Quality Standards; 2) be functionally equivalent to the household's existing dwelling unit and have the appropriate number of bedrooms for the household; 3) be located in an area that is generally not less desirable than the current location; and 4) not increase the household's combined rent and utility costs following relocation.

A comparable replacement dwelling for a person receiving government housing assistance before the required relocation may reflect similar government housing assistance. Accordingly, the offer of another public housing unit is considered a comparable replacement dwelling unit. Other publicly assisted housing (i.e. housing available for lease under the Housing Choice Voucher Program) is also considered a comparable unit for this purpose. Relocating residents will be offered the choice of an available Public Housing unit or a Housing Choice Voucher.

1.1(d) Relocation Benefits

Relocation benefits include payment of moving and moving related expenses.

Moving Expenses: All households eligible for relocation assistance will receive moving assistance required for a permanent move. This assistance includes payment for actual moving costs and related relocation expenses, so long as those expenses are reasonable. Each eligible household will receive reimbursement of Actual Moving Costs as discussed in Section 4, Relocation Benefits.

1.1(e) Appeals

The Relocation Plan includes an opportunity of an appeal through the Housing Authority's usual grievance procedure. Disputes subject to appeal include: 1) determination of eligibility for assistance; and 2) decisions about the nature, scope and amount of relocation assistance.

1.2 Orange Avenue Apartments - Facts

Orange Avenue Apartments is a 200-unit public housing development in Tallahassee, Florida. The 29-acre project consisting of one- to five-bedroom units was completed in 1971. Despite The property is in Census Tract 10.01 on the south side of Tallahassee, in the area known as South City. The neighborhood is conveniently served by public transportation (on Orange Avenue), nearby schools (including Hartsfield Elementary, Fairview Middle and James S Rickard High Schools) and grocery and convenience stores. Other amenities are accessible by automobile or nearby public transportation. The site's Census Tract is bordering Opportunity Zones to the east and south. Purpose Built Communities selected the site and neighborhood as part of their community network in September

2019. THA intends to undertake redevelopment, which will involve disposition to one or more single purpose ownership entities, demolition of the existing buildings and construction of new buildings. Redevelopment is anticipated to occur onsite in phases and perhaps some off-site, with no buildings being rebuilt in the floodway. It is THA's intention to replace a minimum of all occupied public housing units in the development with subsidized, low-income units.

1.3 Reasons for Demolition

THA's supreme efforts to maintain the development in good condition in the absence of adequate funding, the aging development is in substantial distress warranting revitalization of the site. After decades of inadequate funding for repair, modernization and maintenance, critical building components and major systems can no longer be repaired to meet current code requirements. Structural, system and design deficiencies would be too costly to correct and repair. These include dated building systems for the development that have reached and/or exceeded their life cycle, design and construction that predates ADA and fair housing requirements and that would result in exorbitant costs to remedy and approximately 5 acres along the south end of the development (containing 55 units) is in a floodway.

1.4 Resident Participation

Residents of Orange Avenue Apartments have participated with the Housing Authority in the development of the preliminary master redevelopment plan and will continue to participate in the decision-making process throughout the project planning and redevelopment process. In developing this Relocation Plan, the THA conducted meetings and briefings as appropriate and necessary to reflect the needs and desires of the majority of the residents. These meetings focused on: 1) the proposed redevelopment initiative, 2) relocation schedule; 3) counseling and advisory services to assist households in making an informed choice for replacement housing, having fully considered the respective advantages and drawbacks of their respective options; 4) relocation and related assistance; 5) rights and responsibilities of households throughout the relocation process; and 6) return criteria for residents who wish to return to the site once the project is rebuilt.

2. ELIGIBILITY FOR RELOCATION ASSISTANCE

2.1 Residents Not Eligible for Relocation Assistance

Existing households currently residing at Orange Avenue Apartments will be eligible for relocation assistance in conjunction with the Section 18 demolition. However, there are important exceptions.

The following types of households will not be eligible for relocation assistance:

- a household evicted for serious or repeated violations of the terms and conditions of their lease
- a household having no legal right to occupy the property under state or local law (e.g. squatter)

THA will evaluate the cause for any eviction on a case-by-case basis to assure that eviction of the household would not have occurred "but for the project", in which case the eviction would not preclude the eligibility to relocation assistance. Evictions for drug related and other lease violation causes do not meet the definition of a "but for the project" eviction.

2.2 Residents Eligible for Relocation Assistance

This section specifies who is eligible for relocation benefits and advisory assistance and the types of assistance offered by THA. It also defines households who are eligible for relocation assistance related to re- occupancy of the site when the new community is built. Specifically, households will be eligible for relocation assistance according to the following time frames and classifications:

- a. **Households having their lease terminated by the THA at any time for good cause (unrelated to the project), or that vacate their units without proper notice for any reason.** These households will not be eligible for relocation services or benefits and will have no preference or right of return to the new community. The THA will make no effort to locate or track these residents and they will not be eligible to participate in the Community and Supportive Services Program.
- b. **All other households (not falling into category a, above) that relocate after approval of this Relocation Plan.** These households are eligible for preference to return to the new community (if they meet applicable eligibility criteria) upon completion of construction. These households will receive the full relocation benefit package, and relocation assistance related to re-occupancy (after meeting applicable eligibility criteria).

All personal possessions must be removed from the housing unit at the time of relocation, and the household head must complete the move-out process with the property manager before relocation benefits are paid, except to the extent that the household head demonstrates the need for an advance payment in order to avoid or reduce a hardship, in which case THA shall issue the minimum amount appropriate to address such hardship and accomplish the objective of the payment. The unit must be left in a broom-swept condition free of any furniture, clothing, trash and food (including in stove or refrigerator) in accordance with the lease.

Each eligible household is entitled to only one (1) relocation benefit packet. The splitting of a household into more than one unit for relocation purposes will be permissible when two adult members of the household qualify under Authority guidelines. In such rare cases relocation benefits may be prorated accordingly and reasonably.

2.3 Relocation of Elderly Residents

For senior and disabled households remaining on site as of the approval date Demolition Application, relocation and supportive staff will discern any special needs of these households (such as proximity to medical and related services, additional packing assistance), as part of the relocation counseling process. THA shall endeavor to prioritize senior and disabled households for early phase relocation and will counsel residents to ensure their move meets all their social and geographic needs. It is anticipated that special assistance will be offered to senior households to ease without disturbance and to attempt to achieve one permanent move to the satisfaction of the resident.

3. COMPARABLE REPLACEMENT HOUSING – CHOICES AND RESOURCES

All residents of Orange Avenue Apartments are to be provided with a comparable replacement dwelling unit. As indicated in Section 1.1 of this Relocation Plan, a comparable replacement dwelling for a household receiving government housing assistance before the required relocation may reflect similar government housing assistance. Therefore, the available housing relocation resources shall include a range of assisted housing opportunities.

3.1 Potential Relocation and Re-Occupancy Housing Choices

The THA has identified housing resources for use by the Orange Avenue Apartments households during relocation and re-occupancy. These resources are as follows:

- Housing Choice Vouchers
- Other THA public housing communities
- Other assisted housing opportunities

The type of rental housing opportunities that will be available in the redeveloped community is an important factor in making a relocation housing choice decision.

Households choosing tenant base HCV as a relocation resource are eligible for preference to return to a public housing unit in the new community, if they have not been terminated from the HCV program during the relocation period and do not violate their HCV lease to exercise this choice (i.e. their lease term end date must coincide with the availability of a suitable public housing rental unit in the new community, and/or the landlord must agree to a mutual recession of lease to allow a household to return to a suitable public housing unit in the new community.

Type of Household	Relocation Housing Choice	Type of Housing Anticipated to be Available in Redeveloped Community
Family / Elderly	Public Housing Rental	Project-based HCV
Family / Elderly	Tenant Based HCV	LIHTC rental, Market rental (depending on FMR), Project-based HCV w/surrender of voucher

3.2 Available Housing Resources for Relocation

THA will apply for HCV *Relocation* Tenant Protection Vouchers (TPVs) for households that will be relocated. Whether relocating by voucher or to a public housing unit, a relocated household will have to pay no more than 30% of their qualifying household income for rent and utilities. If a household is unsuccessful, for any reason, in locating replacement housing under the HCV program, they can be relocated to another comparable THA public housing community if a unit is available.

Based on current public housing vacancy data, the number of off-line public housing units that will be vacated in the public housing units, and the historical lease up success rate of HCV voucher holders, THA anticipates that there will be adequate assisted housing opportunities for successfully relocating all of the current households in Orange Avenue Apartments (around 200 in number).

Analysis of Resources Available

Public Housing Resources:

Vacancies (2.0% of available units due to normal turnover for the year): 11

Based on public housing leasing, it's estimated that less than 10 public housing units will be available as a resource for Orange Avenue Apartments residents choosing to relocate to another public housing community. Residents will receive priority for all public housing units available for occupancy.

HCV Resources:

Number of Current Vouchers: 2,306
 Voucher Lease-up Rate: 93%
 Attrition Rate: 6.2% (143 over 12-month relocation period)

Likewise, during the coming months additional vouchers will become available. The table below indicates data on time to securing a lease amongst THA’s voucher participants.

Time from Issuance to HAP Effective Date	
% leased in 30 days	18%
% leased in 30 to 60 days	40%
% leased in 60 to 90 days	38%
% leased in 90 to 120 days	4%
% leased in 120 to 150 days	0%

3.3 Identification of Suitable Relocation Housing – HCV

In order to assure that an adequate supply of private rental units accepting HCV vouchers will be available as a relocation resource, the housing authority will maintain a list of housing referrals through on-going contacts with landlords and property management companies. Staff will develop housing referral lists and make regular contacts with landlords. The list will include information about the units in the landlords’ inventory where it is available, such as number of building type, bedrooms, bathrooms, amenities, utilities to be paid by landlord and tenant, and accessibility features. The addresses of eligible HCV units will be provided on-site to Orange Avenue Apartments households choosing HCV as a relocation housing preference. The HCV department will employ several measures on an ongoing basis to increase landlord participation in the HCV program including:

- advertising for new landlords and available units on the central office lobby bulletin board and in local newspapers (including specifically soliciting for units in low poverty areas)
- offering landlord workshops to familiarize potential landlords with the program
- using the HCV staff to Market the program to apartment complexes that are not currently participating in the program, and
- working with the Capital City Apartment Association and the Tallahassee Board of Realtors in identifying all potential resources and approaches for the Department.

THA will assist residents in finding suitable units using all resources including the GoSection8 website, as well as realtor.com, Trulia, Zillow, Craigslist, newspaper and other press listings, and other means available.

3.4 HCV Program as Part of the Relocation Process

The HCV Department will locate a HCV Specialist on-site to assist the relocation staff. As part of the relocation counseling process, the relocation manager will make referrals of households with a HCV relocation preference to the on-site HCV Specialist who will schedule the necessary application and orientation sessions. The following information describes the HCV process as it relates to the relocation process

- Residents must attend required orientations during the HCV intake and voucher issuance process;
- Residents must look for housing within the price range (fair Market rent);
- If an owner is willing to rent a unit, the owner must complete a Request for Tenancy Approval (RTA). Both the resident and the owner must sign the RTA;
- After completing the RTA the owner must return it to the HCV Specialist. Only one RTA should be signed

at a time;

- After the RTA is received; it will be forwarded and assigned to a HCV Inspector;
- The inspections clerk will contact the owner to schedule an inspection of the unit to ensure that the unit meets Housing Quality Standards (HQS); and
- If the unit passes HQS, the owner will sign a Housing Assistance Payment (HAP) Contract with the
- THA Authority and the resident will sign a lease with the owner.

Residents issued Housing Choice Vouchers will be given 90 days to locate an apartment and enter into an RTA. If additional time is needed, one 30-day extensions will be possible. Any extensions after that will be considered on a case-to-case basis by THA for reasonable accommodations for persons with disabilities.

The THA will pay the moving costs and re-installation charges for initial move into public housing and also pay the moving costs, and re-installation charges and security deposits that are required to move into a HCV apartment.

3.5 Housing for Disabled Persons

The THA will assure that replacement housing opportunities are available for households that contain disabled residents having special housing requirements. THA routinely addresses such needs by making modifications to public housing units necessary to assure accessibility, and by required relocation of non- disabled residents occupying accessible units. THA will also work with private landlords to identify accessible units in the private assisted housing Market. A disabled person is one who has physical or mental impairment that substantially limits one or more major life activities. A record of such an impairment or being regarded as having such an impairment must be documented in the resident file. Residents will have the opportunity to revise and update their file during counselling for relocation.

The newly developed Orange Avenue community will include the appropriate number of housing units to meet the needs of disabled households of various types, as required by law.

3.6 Urgent Need Housing

A household may be required to move into a new housing unit prior to the end of a 90-day notice if there is an urgent need, such as a threat to health and safety. The THA will have the final say in determining whether a case is an urgent need. In that case, the determination of urgency must be included in the case file.

3.7 Relocation Team

THA Relocation Team. The core of THA's relocation team will consist of the following individuals, with the Director of Asset Management, serving as the Manager of the relocation initiative. The relocation team is expected to be engage until the end of the relocation process estimated to be 12 months from SAC demolition/disposition approval. The team will be made up of the following:

- Property Manager
- Assistant Property Manager
- Relocation Coordinator
- Resident Relocation Specialist
- Resident Relocation Specialist
- Resident Relocation Specialist
- Driver

- Driver

Relocation Office Address: 2710 Country Club Drive, Tallahassee FL 32301

Office Hours: Monday – Friday, 8:00AM – 5:00 PM and 2nd Saturday from 9:00 AM – Noon; (appointments may be made outside of regular business hours upon request).

4. RELOCATION BENEFITS

As a part of the planned redevelopment, every household will need to move at least once to permit redevelopment to start. THA will work to the best of its ability with tenants that are behind on to secure available funding to bring such tenants up to date on their rent. Tenants who fall behind on rent will be able to remain in their unit prior to relocation; and relocate after issuance of the 90-day notice. THA will continuously review repayment agreements and ability to pay.

Information regarding the relocation program will be regularly updated to the housing authority website under Orange Avenue redevelopment.

Some households may not wish to return to the redeveloped community after the construction is completed. Regardless of a household's preference to return to the new community, this Relocation Plan provides a relocation benefit package for all households based on the standards for a permanent rather than temporary move.

4.1 Moves to Another THA Public Housing Unit

Households moving to a unit in another THA public housing community will be relocated at THA's expense as detailed herein.

THA will be responsible for payment of actual local/reasonable moving and moving related costs. This payment includes expenses for: 1) transportation to the replacement dwelling; 2) the services of a THA contracted professional moving company to move and unload furniture and belongings (including any household owned appliances; 3) utility hook-up fees, including re- installation of telephone and cable service (where such service existed at the time of move); and 4) other related and reasonable expenses, if any.

4.2 Move to HCV or Other Assisted Housing

Orange Avenue Apartments households choosing to move to a HCV or Other Assisted Housing program (non THA public housing) will be provided reimbursement of actual costs). THA will be responsible for payment of actual local/reasonable moving and moving related costs. This payment includes expenses for: 1) transportation to the replacement dwelling; 2) the services of a THA contracted professional moving company to move and unload furniture and belongings (including household owned appliances); 3) utility hook-up fees, including re- installation of telephone and cable service (where such service existed at the time of move); and 4) other related and reasonable expenses, if any. Households will also have the option of receiving a moving allowance to move themselves to another unit.

Rental Security Deposit: A security deposit (if required and in an amount not to exceed one month's contract rent) will be paid on behalf of households choosing to relocate to a HCV assisted replacement housing unit.

4.3 THA Contracted Professional Moving Company

For all households, the THA will directly pay for the services of a designated moving company procured by the THA (or a household selected mover consistent with the provisions of Section 4.2 of this Plan). The THA will require that the designated moving company maintain insurance coverage to cover the cost of any damage to or loss of a household's possessions caused by the moving company. Households will be responsible to work with the relocation staff to schedule the move date and time and be ready to move at that time.

Since most households prefer to pack their own personal possessions and items of value, the THA will provide boxes and related packing materials that each household may obtain, at no cost, from the Relocation Manager. Any households needing assistance in packing loose items should contact the Relocation Manager who will direct the moving company, as necessary.

4.4 Payment for Utility Fees & Deposits (Moving Related Costs)

THA will pay the cost of connection and/or re-installation fees for power, gas and electric utility services. These fees will be paid directly to the service provider (City of Tallahassee Electric Utilities, Peoples Gas, etc.).

Re-installation fees for telephone and cable service will be paid only if the household had prior, current service at its Orange Avenue Apartments unit (reimbursement of these fees will be paid only to the individual whose name appears on the service bill).

With respect to power, gas and electric utility services, if a deposit is required (rather than, or in addition to, a re-installation fee due to poor utility payment history of the household), THA will pay the deposit to the service provider. THA will also pay the deposit to the utility company if a utility deposit fee is required because the household did not previously have that type of utility service (i.e. for water bills).

The relocation staff will assist residents in assembling the required documentation for payment of utility related relocation expenses.

4.5 Payment for Rent Deposits

HUD regulations do not require that Tallahassee Housing Authority pay a security deposit for a household choosing HCV as a relocation housing preference. However, the THA views the security deposit requirement by most private landlords to be a potentially significant impediment to the ability of households to successfully access HCV as a replacement housing resource.

In order to promote the widest possible range of replacement housing choice to relocating residents, THA has chosen to include payment of a security deposit, in an amount equal to or less than one month's contract rent, as part of the relocation benefit package. THA payment will be the difference between the deposit THA holds for the tenant, which will be transferred, and that required for the new unit. Once the unit is approved, HCV staff will forward lease approval paperwork to the Relocation Manager who will requisition the deposit amount. The deposit will be mailed directly to the landlord, unless the household has pre-paid the deposit and provides timely and acceptable evidence of such to the Relocation Manager.

4.6 Notice to Vacate

At least thirty (30) days before the scheduled move date, all relocating households must complete the "Notice of Intent to Vacate" Form with the property manager. This notice establishes the official vacate date and notifies the

resident that all items must be removed from their Orange Avenue Apartments unit, and their key returned to the property manager, within 72 hours of the official vacate date. Any items remaining in the unit after this time becomes the property of THA. After the 72-hour period has expired, THA will enter the apartment to remove THA owned appliances and any remaining items, and board up the unit.

Public Housing rent deposits (from residents relocated into the HCV program) will be refunded (within 45 days of move-out) to the resident less any charges after final move-out inspections. For residents transferring to another public housing unit, deposits will be transferred to the new unit.

4.7 Estimated Moving Related Costs

The estimated moving and moving related expense paid to all parties (the household head, moving company, utility companies, administrative, etc.) is projected in the detailed relocation budget found in APPENDIX III.

4.8 Relocation Schedule

THA will initiate the official relocation process outlined below once HUD provides approval of its demolition application.

Approval of Section 18 Application (estimate) August, 2021

90-Day Notice Issued August, 2021. The notice shall provide for a minimum of 90 days prior to the date residents will be required to relocate.

Relocation Interviews Start August 2021. All residents of the property will be offered a minimum of one comparable public housing unit or a housing voucher.

Comparable Unit Offering August 2021. All residents to have participated in an intake interview and offered a minimum of one comparable THA or Section 8 voucher for a unit.

Relocation Complete January 2022. All units vacant for the entire site based on phased approach to relocation.

5. ELIGIBILITY FOR RETURNING TO THE DEVELOPMENT

Households remaining in good standing with no lease agreement violations during the relocation period will be offered an opportunity to return to the redeveloped Orange Avenue area based on the eligibility criteria outlined in this Section, and the relocation housing choices made in relation to the type and amount of new replacement housing being developed on the site.

Should the number of eligible households desiring to return exceed the number of available new units after redevelopment, preference for return will be based on a ranking system within the New Admissions Policy which includes threshold eligibility criteria, screening, other re-occupancy criteria and a waiting list organization/preference system based on notification of their intent to return.

5.1 New Admission Policy

All Lease requirements will take into consideration the mix-income unit types (public housing ACC units, Project Base HCV units, LIHTC units, and Market rate units) and requirements governing any public housing (ACC) units in the new community will comply with HUD requirements for the public housing program.

5.1(a) Threshold Eligibility Criteria

All returning applicants moving into the new community will be required to meet certain threshold eligibility criteria to be considered “in good standing” and placed on the waiting list and/or selected for admission:

- Household must meet statutory eligibility requirements for public housing or HCV admission
- Household must be in good standing, including:
 - no outstanding balance owed to THA under the public housing or HCV programs (being current under a repayment plan will be considered to be “in good standing”. THA will work with residents to get them on a payment plan and will provide referrals and other available assistance to aid residents in remaining current on their plan.)
 - no eviction for cause from a public housing or HCV unit during the relocation period
 - Pre-existing instances of non-compliance with lease (existing prior to move date) will not be used against the returning applicant wishing to return to the new community.
- Household must meet screening criteria.

Those households in good standing as defined above and willing to agree to the new lease requirements will be eligible to move into the redeveloped community. Households that are not currently in good standing, or not willing to agree to the new lease terms will not be eligible for tenancy at the newly developed Orange Avenue community.

5.1(b) Other Re-Occupancy Criteria

Households that meet the threshold eligibility criteria will be screened before placed on the waiting list and/or selected for admission. Screening criteria will include:

- Criminal background check during relocation period for all family members that shows:
 - no drug related conviction in past three years
 - no felony conviction (crime against a person) in past four years
 - no felony conviction (property or concealed weapon) in past two years
 - no violent crime conviction in past three years
- No household member is registered as a sex offender
- Declaration from household head that no household member under 18 has been convicted of a crime classifying them as an adult

The standards for determining bedroom count required to adequately accommodate a household (without under or over housing) are as follows:

Number of Persons Allowed per Unit		
# of Bedrooms	Minimum Occupants	Maximum Occupants
1	1	2
2	2	4
3	3	6
4	6	8
5	7	10

5.1(c) Selection Process

If more households apply, and meet respective eligibility criteria, to return to the new community than the available number of low income housing opportunities (by size, type and income tier), the selection process will employ a preference system that prioritizes households for re-occupancy according to the following criteria.

All applicants will be divided in two groups:

Group 1 Applicant: Resided at Orange Avenue Apartments on or after the 90-Day Notice.

Group 2 Applicant: All Other Applicants

6. RECORD KEEPING

The THA will maintain records of each household, as required by law, for a period of at least four (4) years after the development of the community has been completed or the date required by the applicable program regulation, whichever is longer.

A relocation tracking system has been developed and employed by the THA to locate residents during and after relocation and throughout the reconstruction phases. The THA will keep evidence verifying that all residents receive timely written notices regarding the following items: Relocation Plan, Ninety-Day Notice, and other pertinent notices pertaining to the redevelopment process. The tracking system will contain records for each household that includes, but shall not be limited to, the following information:

- Name and address
- Social Security Number
- Language spoken
- Required bedroom count
- Family composition
- Special needs (disability, special physical improvements)
- Record of units offered, date and location
- HCV Certification
- Current rent
- Income source(s)

- A new unit address
- Copies of claims for moving and related expenses
- Additional information in sufficient detail to be in compliance with all HUD applicable relocation policies and regulations as outlined in Chapter 6 of the HUD relocation handbook.

7. NOTICES

The THA will send out notices, by mail, approximately every six (6) months, at a minimum, updating the residents on the demolition and reconstruction of the development. Notices will be bilingual where appropriate. All mailings will remind residents to notify the THA of any address changes. It is the resident's responsibility to inform the THA of any change of address.

At specific times before and during the relocation process, formal notifications will be sent to residents as required by under Section 18 of the United States Housing Act of 1937 (the 1937 Act).

Ninety Day Notice

The notice provides written notice of the earliest date the household will be required to move (except for urgent need conditions). The household may choose to relocate before the 90-day period has expired. Households relocating under the HCV Program will need to move into their new housing unit as required by the lease agreement that they sign. A draft notice is included as Appendix IV(a) and IV(b).

8. TALLAHASSEE HOUSING AUTHORITY GRIEVANCE PROCEDURES

Any Orange Avenue Apartments household, that has an individual complaint with respect to the implementation of the relocation policies and procedures, may file a written grievance stating the grounds for their complaint. The THA will fully review the complaint and seek to resolve it. The THA will provide a written response detailing its findings and any proposed resolution.

9. DISCRIMINATION POLICY

The THA acts, and will continue to act, without discrimination on the basis of race, color, religion, national origin, immigration status, disability, age, sex, sexual orientation, marital status, presence of children, sources of income, or military service in all matters that pertain to the THA's Relocation Plan.

10. PHASING PLAN

THA is currently planning to phase relocation, demolition and disposition according to the plan for phasing redevelopment. However, special consideration will be given to senior residents, households with documented urgent needs and families who complete supportive services and relocation workshops and counseling sessions.

APPENDIX I
Sample Notices and Other
Information Available

THE MOVING PROCESS
KNOW YOUR RIGHTS AND RESPONSIBILITIES

Dear Orange Avenue Apartments Residents:

The upcoming redevelopment planned for the Orange Avenue Apartments public housing community requires that you and your neighbors must move. You will have many important choices and opportunities resulting from the redevelopment program. You should carefully and thoroughly consider all your relocation options before making a selection and know your rights and responsibilities.

Your Rights

1. To have the THA provide you with a choice of relocation assistance and benefits which will provide you with decent, safe and affordable housing as you move from Orange Avenue Apartments to a replacement housing unit. The attached chart details housing resources and choices with the two household classifications.
2. To have the THA cover all eligible moving-related expenses associated with the relocation including actual moving cost and utility reconnections, and to provide moving assistance to those in need.
3. To have the THA or its agent provide moving boxes and related packing materials as needed to assist you in packing personal items should you prefer to perform some packing yourself.
4. To have the THA provide sufficient notice of your move date
5. To have the THA conduct a fair and open process in full accordance with the policies and procedures detailed in the Orange Avenue Apartments Relocation Plan.
6. To have an avenue within the THA to aggrieve any individual complaints.

Your Responsibilities

1. To specify your replacement housing preference and work with your relocation counselor to identify the replacement housing unit that best meets your needs and is affordable to you.
2. To move upon notice during the specific period irrespective of any pending grievance related to relocation or continuing occupancy. However, such a move, provided notice is filed before the move, will not waive your rights to a grievance.
3. To advise the relocation manager whether you want or need packing assistance.
4. To arrange with utilities to have your services transferred to your new housing unit, and to cover all associated arrearage.
5. To notify the post office, welfare, social security, and other agencies, individuals, companies, and related entities of your change in address.
6. To be ready to move all your belongings on the specified date, and to be home and ready to move when the movers arrive. As an example, the mover should not have to clean house, move dirty dishes, and remove bed linens, etc. to move your furniture.
7. To return usable moving boxes to the THA for potential reuse or recycling.

ELIGIBILITY CHART FOR RELOCATION ASSISTANCE

Orange Avenue Apartments Relocation Plan

	Eligible for Relocation Assistance?	Eligible for Re- occupancy Assistance?
I. HOUSEHOLD EVICTED OR UNDER EVICTION FOR CAUSE NOT RELATED TO THE REVITALIZATION PROJECT OR THAT SKIPS TO AVOID A RENT OR OTHER LEASE OBLIGATION	NO	NO
II. OTHER HOUSEHOLD BY TYPE:		
a. Orange Avenue Apartments households leaving the property unassisted by THA up to six months prior to approval of Demolition/Disposition Plan	NO	NO
b. Orange Avenue Apartments households relocating to HCV up to six months prior to approval of Demolition/Disposition Plan	YES	YES
c. Orange Avenue Apartments households transferred by THA up to six months prior to approval of Demolition/Disposition Plan (HQS, Medical, Security, or other urgent reason)	YES	YES
d. Orange Avenue Apartments households that move voluntarily without THA notification after a 90-Day Notice is issued.	NO	NO
e. Orange Avenue Apartments households relocating with THA notification after approval of Demolition/Disposition Plan	YES	YES

TYPE OF RELOCATION ASSISTANCE BY RELOCATION HOUSING CHOICE		DIRECT COST REIMBURSEMENT	Attachment #1 Page 21 of 27
<i>DIRECT COST REIMBURSEMENT OPTION</i>	Move to Another THA Public Housing Unit	Move to HCV or Other Non-THA Assisted Housing	
I. TRANSPORTATION COSTS			
A. THA Contract Moving Company (or tenant selected mover per Section 4.2 of this Plan)	THA receives invoice & pays moving company directly.	THA receives invoice & pays moving company directly.	
II. UTILITY CHARGES (subject to demonstrated need for advance payment per Section 4.4 of this Plan)			
A. Electric/Gas Transfer Fee	Resident receives invoice showing fee amount from utility company and provides copy to THA. THA pays utility company directly or reimburses resident (with proof that fee has been paid by resident).	Resident receives invoice showing fee amount from utility company and provides copy to THA. THA pays utility company directly or reimburses resident (with proof that fee has been paid by resident).	
B. Electric/Gas Deposit (If Required Due to no Prior Service)	Resident receives invoice showing fee amount from utility company and provides copy to THA. THA pays utility company directly or reimburses resident (with proof that deposit has been paid by resident).	Resident receives invoice showing fee amount from utility company and provides copy to THA. THA pays utility company directly or reimburses resident (with proof that deposit has been paid by resident).	
C. Electric/Gas Deposit (If Required Due to Poor Payment History)	Same II-A resident must repay THA (Loan Only).	Same II-A resident must repay THA (Loan Only).	
D. Telephone/Cable Re-Install (Only if Previous Service at RVT)	Resident receives invoice and pays service provider. Resident provides copy of invoice to THA (with documentation of prior service) and THA reimburses resident. Repayment Agreement required.	Resident receives invoice and pays service provider. Resident provides copy of invoice to THA (with documentation of prior service) and THA reimburses resident. Repayment Agreement required.	
E. Water/Sewer Deposit (if Required)	Not Applicable	Resident receives invoice showing fee amount from utility company and provides copy to THA. THA pays utility company directly or reimburses resident (with proof that deposit has been paid by resident).	
F. Past Due or Current Balances Owed to Any Utility Company	Resident Responsibility (Not Eligible Relocation Expense).	Resident Responsibility (Not Eligible Relocation Expense).	
III. RENTAL CHARGES			
A. Security Deposit (If Required, in Amount up to One Month Contract Rent)	Not Applicable	THA will pay directly to landlord named on Request for Tenancy Approval after the unit passes HQS inspection and lease agreement is signed.	
B. Misc. Fees: Application, Credit Report	Not Applicable	Resident receives invoice showing fee amount from rental agent and provides copy to THA. THA pays rental agent directly or reimburses resident (with proof that fee has been paid by resident).	

APPENDIX II

Federal Schedule of Lump Sum Fixed-Costs

The allowance amount is determined per URA and Federal Highway Administration guidelines and can be found at https://www.fhwa.dot.gov/real_estate/uniform_act/relocation/moving_cost_schedule.cfm. As of preparation of this plan the rates are as listed below. Actual allowances will be based on rates as the time of relocation.

Furnished Rooms	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 rooms
Allowance	\$750	\$900	\$1075	\$1250	\$1400	\$1550	\$1600	\$1850

APPENDIX III

Detailed Relocation Budget (physical moves)

**Orange Avenue Apartments
Relocation Duration in Excess of 12 Months**

Description¹		
Reimbursements of “actual plus reasonable relocation expenses” (to be reviewed by THA)	\$1500 per unit	\$300,000
Relocation expenses (Return after redevelopment	10% of Families	\$30,000
Security Deposit increment (funded by THA) ²	Avg. \$601	\$120,200
Contingency	20%	\$84,040
Total Budget		\$534,240

¹Relocation counseling and advisory services will be provided by existing THA staff and vendors under existing contracts.

²Average security deposit based on 2BR unit (FMR of \$1,024 less utility allowance of \$152, less TTP of \$271)

APPENDIX IV(a): 90-DAY NOTICE OF PERMANENT RELOCATION

DATE OF NOTICE:

DATE NOTICE PERIOD ENDS:

«First_Name» «Last_Name»
«Address_Relocating_From», «Apartment_»
«City_State_Zipcode»

DEAR RESIDENT:

The Tallahassee Housing Authority has determined that it is necessary to relocate you from your present housing unit to another unit. The reason for the relocation is the rehabilitation of the senior towers.

This notice is to inform you that you will be required to move, but not sooner than ninety (90) calendar days from the date, (enter date), of this notice, shown above.

THIS IS NOT A NOTICE TO MOVE NOW!

Please plan to remain in you unit under the terms and conditions of your existing lease.

You will be offered a replacement dwelling unit which is comparable to your existing unit. It will be the correct size to accommodate all family members in accordance with THA and HUD Policy. THA will assume the responsibility for moving your furnishings and personal affects to the replacement unit.

Before you move from your current unit to another location, you are entitled to receive counseling from a relocation specialist on staff at the THA. The Relocation Specialist will provide all necessary information about your new neighborhood – transportation, government offices, etc.—to help you feel more comfortable.

When the actual moving date has been determined by THA, you will receive another notice thirty (30) days before you will have to move. If a suitable replacement unit is ready and offered to you before the end of the notice period shown above (90 days), you may move as soon as possible if you choose.

(Note: If you move before the end of the 90-day waiting period shown above, THA will request that you sign a form which will confirm that the choice to move sooner than required was authorized by you.)

In addition, please be advised that this notice does not apply to tenants involved in eviction proceedings.

THA will make every effort to accommodate your needs. In the meantime, if you have any questions about our plans, please contact: <NAME OF STAFF> at <PHONE NUMBER>. This letter is important to you and should be retained.

THA Staff Member
(Enter Number)

“I certify that I have received a copy of this 90-day Notice of Permanent Relocation and that I have had the contents of it explained to me.”

Witness
Date: _____

Tenant
Date: _____

APPENDIX IV(b): 90- DAY VOLUNTARY WAIVER NOTICE

90 - Day Voluntary Waiver Notice

To Whom It May Concern:

- I have been notified of the pending demolition plan for my development, which necessitates a move from my existing unit.
- The Tallahassee Housing Authority has given me a 90-day Relocation Notice. I have read the contents of the 90-Day notices and its contents have been explained to me.
- I understand that residents who are required to relocate by THA will be offered a comparable dwelling unit when it becomes available. If a unit is ready and offered BEFORE the end of the 90-day waiting period, however, I can choose to waive both a 90-day and 30-day Notice Period and move.

I hereby waive the 30-day and 90-day Waiting Periods prior to my relocation so that I may accept the following housing unit:

Address of replacement unit:

Unit Number: Development

City:

State:

Zip Code:

(Signature of Head of Household)

(PHA Representative)

Date: _____

Date: _____



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Applications Center
77 W. Jackson Blvd., Room 2401
Chicago, Illinois 60604-3507
Phone: (312) 353-6236 Fax: (312) 886-6413

OFFICE OF PUBLIC AND INDIAN HOUSING

June 29, 2021

Ms. Brenda Williams
Executive Director
Tallahassee Housing Authority
2940 Grady Road
Tallahassee, FL 32312-2210

Dear Ms. Williams:

The Special Applications Center (SAC) of the U.S. Department of Housing and Urban Development (HUD) has reviewed the Tallahassee Housing Authority's (THA) application for the demolition of 1 non-dwelling and 118 dwelling buildings containing 200 dwelling units and disposition of 29.61 acres of vacant land (the property). This property was developed, acquired, or assisted by THA with funds under the U.S. Housing Act of 1937 (the Act) and is under Orange Avenue Apartments, FL073000002, in HUD's Inventory Management System/Public and Indian Housing Information Center (IMS/PIC) system. HUD received this application as DDA0011142 on May 18, 2021 via the IMS/PIC system. In accordance with 24 CFR 970.9(a)(17), supplemental information was received through June 23, 2021.

Environmental Review

The City of Tallahassee certified their Environmental Review (ER) assessment was in accordance with 24 CFR part 58 on May 14, 2021. The recipient submitted a Request for Release of Funds (RROF), HUD form 7015.15 on May 14, 2021. The RROF was authorized by the HUD Jacksonville Office of Public Housing (OPH) on June 14, 2021.

Civil Rights Compliance Review

HUD's Office of Fair Housing and Equal Opportunity (FHEO) monitors PHA compliance with civil rights requirements through or in connection with HUD programs, including Section 18 disposition. Civil rights requirements include, but are not limited to, those outlined at 24 CFR 5.105(a), Title VI of the Civil Rights Act of 1964 and its implementing regulations at 24 CFR part 1, Section 504 of the Rehabilitation Act of 1973 and its implementing regulations at 24 CFR part 8, as well as Titles II and III of the Americans with Disabilities Act, and Executive Order 11063 and its implementing regulations at 24 CFR part 107. On June 4, 2021, the Region IV HUD Office of FHEO provided a memorandum to the SAC indicating it had reviewed this application and had no objection to SAC approving this application.

PHA Plan

Public Housing Authorities (PHAs) must include proposed dispositions in a PHA Annual Plan, Significant Amendment or MTW Annual Plan. Qualified PHAs, as defined by the Housing and Economic Recovery Act of 2008 (HERA), must discuss the disposition at a public hearing, as required by 24 CFR 903.7. THA submitted an Agency Annual Plan to the HUD Jacksonville Field Office on April 23, 2020, which includes a description of the proposed demolition at the property. The HUD Jacksonville Field Office approved the Annual Plan on June 25, 2020.

Development History

The THA has received the following Inventory Removal approval at the development:

PIC Application	Removal Type	Number of Units Approved	Number of Acres Approved	Date of Approval
DDA0001167	Eminent Domain	N/A	1.50	12-15-2004

Demolition:

Description and Proposed Removal Action

The THA proposed the demolition of 1 non-dwelling building and 118 dwelling buildings containing 200 dwelling units at Orange Avenue Apartments, FL073000002. Details of the proposed demolition are as follows:

Orange Avenue Apartments, FL073000002						
DOFA: 09-30-1972						
Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	0	34	64	64	38	200
Proposed Units	0	34	64	64	38	200
Number of Dwelling Buildings Existing						118
Number of Dwelling Buildings Proposed						118
Number of Non-Dwelling Buildings Existing						1
Number of Non-Dwelling Buildings Proposed						1
Number of (Dwelling and Non-Dwelling) ACC Units in PHA's Total Housing Inventory for All Developments						544

Reason(s) for Action (Justification)

The THA proposed the demolition based on 24 CFR 970.15, and has certified in HUD Form 52860-A that the buildings proposed for demolition are obsolete as to physical condition, location, or other factors, making them unsuitable for housing purposes, and no reasonable program of modifications is cost-effective to return them to useful life.

THA provided a Physical Needs Assessment (PNA) containing rehabilitation cost estimates for the units proposed for demolition. The Total Development Cost (TDC) limit for the

units proposed for demolition is calculated below. The Department used the TDC applicable at the time of submission of this demolition application.

TDC per Notice PIH-2011-38; Year: 2019			
Type of Structure: Duplexes & Row; Area: Tallahassee, FL			
Bedroom Size	Number of Unit	TDC/Unit	Total Cost
1-BR	34	\$165,597	\$5,630,298
2-BR	64	\$230,674	\$14,763,136
3-BR	64	\$275,314	\$17,620,096
4-BR	32	\$324,696	\$10,390,272
5-BR	6	\$356,048	\$2,136,288
TOTAL	200		\$50,540,090

The THA provided an estimate of itemized rehabilitation costs, based upon the existing conditions of the units, which is included in Exhibit - A at the end of this document. SAC made some adjustments to the items and amounts included, which are also shown on Exhibit - A. The THA estimated a total of \$35,595,065 in rehabilitation costs. After the SAC adjustments, rehabilitation is estimated to cost \$34,272,205, which is 67.81 percent of the TDC limit.

Since rehabilitation of the project is economically infeasible, THA has determined that demolishing and rebuilding the site as a part of a vision to revitalize the South City neighborhood would best advance the mission of the THA, well-being of residents, and foster equitable development of the City of Tallahassee.

The Department concurs with the THA’s determination that the development is obsolete as to physical condition, age, deterioration, in addition to the fact that portions of the development are located on a 100-year floodplain zone area; and no reasonable program of modifications is cost-effective to return the public housing project to useful life.

Demolition Cost

The application states that it will cost approximately \$1,000,000 to demolish the subject buildings at Orange Avenue Apartments, FL073000002. The THA plans to use FFY 2019, 2020 & 2021 funds from CFP to cover the cost of demolition.

Relocation

When the application was developed and transmitted to the Department, 198 units proposed for demolition were occupied. The THA has submitted certification regarding relocation as required by the 24 CFR 970.21(e)(f). The THA estimated the relocation cost for the remaining residents to be \$660,000, which includes moving expenses and counseling/advisory services. The funds for relocation are allocated under CFP in FYs 2019, 2020 & 2021. The housing resources offered will be other Public Housing units within THA’s inventory and Housing Choice Vouchers.

Disposition:

Description and Proposed Removal Action

After the demolition, the THA proposed the disposition of 29.61 acres of vacant land at Orange Avenue Apartments, FL073000002. Details of the proposed disposition are as follows:

<i>Orange Avenue Apartments, FL073000002</i>	
Existing Land	29.61 Acres
Proposed Land	29.61 Acres

Reason for Action (Justification)

The THA proposed the disposition based on 24 CFR 970.17(c), and has certified in HUD-52860A, Section 2 (1), Justification for the disposition, that the disposition is appropriate for reasons that are in the best interests of the residents and the PHA, are consistent with the goals of the PHA, the PHA Plan, and are otherwise consistent with the Housing Act.

THA has been awarded Low Income Housing Tax Credits (LIHTC) through the Florida Housing Finance Corporation and will, in conjunction with its development partner, develop 258 units to serve low-income families. Of the newly developed units, 130 will be supported with project-based voucher (PBV) subsidy.

Appraisal

The THA submitted an estimate of the Fair Market Value (FMV) with the application. The FMV of \$12,845,991 was estimated by Leon County Property Appraiser. As required by 24 CFR 970.19(d), the Department has determined that this method of valuation is acceptable to establish an estimate of the FMV for the subject properties.

Method of Sale

The THA proposed the disposition via 40-year ground lease at \$1 per year.

Commensurate Public Benefits

The THA plans to redevelop 290 units to replace the 200 obsolete units that will be demolished. Of the 290 total redeveloped units, 128 units will be LIHTC units and 130 units will be PBV units offered to residents and families earning below 80% AMI. The remaining 32 units will be market rate units. Therefore, although the negotiated sale price is less than FMV, because of the benefits arising from the negotiated sale, it is in the best interest of the public housing residents and the PHA, and will result in a commensurate public benefit, as required in 24 CFR 970.19.

Use of Proceeds

According to the Office of the Chief Financial Officer, there is no debt on Orange Avenue Apartments, FL073000002. The THA will not realize proceeds from this disposition.

Resident Consultation

1. Project(s) Specific Resident Organization(s): None
2. PHA-wide Resident Organization: None
3. Resident Advisory Board (RAB) in accordance with 24 CFR 903.13: RAB

24 CFR 970.9(a) requires that an application for demolition/disposition be developed in consultation with residents who will be affected by the proposed action, any resident organizations for the development, PHA-wide resident organizations that will be affected by the demolition/disposition, and the Resident Advisory Board (RAB). The PHA must also submit copies of any written comments submitted to the PHA and any evaluation that the PHA has made of the comments.

THA conducted planning workshops with residents for the Orange Avenue Corridor redevelopment in 2017 and 2018. A demolition/disposition consultation meeting with residents was held at 5:30 pm on July 21, 2020. Due to COVID-19, this meeting was conducted as a teleconference on Zoom. The meeting was publicized by flyers circulated on the site and letters that were distributed to every occupied unit. Several questions were asked, and they were all addressed by THA staff. THA provided meeting notices, sign-in sheets, presentation materials, and questions and answers with the application.

Offer for Sale to the Resident Organization

24 CFR 970.9(b) (1) of the regulation requires that a public housing agency offer the opportunity to purchase the property proposed for disposition to any eligible resident organization, eligible resident management corporation as defined in 24 CFR part 964, or to a nonprofit organization acting on behalf of the residents if the resident entity has expressed an interest in purchasing the property for continued use as low-income housing. The THA has chosen not to provide an opportunity based on the exception found in 24 CFR 970.9(b)(3):

(ii) “A PHA seeks disposition outside the public housing program to privately finance or otherwise develop a facility to benefit low-income families (e.g., day care center, administrative building, mixed-finance housing under 24 CFR part 905 subpart F, or other types of low-income housing)”

The Department concurs with the THA’s determination that it has complied with the requirements of 24 CFR 970.9.

Mayor/Local Government Consultation and Board Resolution

As part of the consultation process, THA has been consulting with elected officials regarding plans to demolish and redevelop Orange Avenue Apartment. During the master planning efforts for the site in 2017, the team met with the Superintendent of Leon County Schools, a full complement of City and County department heads and independently with each of the City and County Commissioners. The team held conversations with over 70 individuals to get a starting point for the master planning. Participation of Purpose-Built Communities Inc. in the process culminated in designation of the South City area of Tallahassee (incorporating the Orange Avenue development) as a Purpose-Built community in 2019. Full support of local authorities in the redevelopment effort is demonstrated by the Mayor’s letter of support and the fact that Community Redevelopment Agency will be contributing \$1.3 million for Phase I and another \$2 million for Phase 2 of the redevelopment effort. As required by 24 CFR 970.7(a)(14), the application package includes a letter of support from the Honorable John E. Dailey, Mayor of the City of Tallahassee dated August 18, 2020. The last resident consultation was on July 21, 2020. As required by 24 CFR 970.7(a)(13), THA’s Board of Commissioners approved the submission of the demolition/disposition application for the proposed property on January 28, 2021, via Resolution Number 2021-02.

Approval

Demolition:

The Department has reviewed the application and finds it to be consistent with Section 18 of the Act, and the implementing regulations, 24 CFR part 970, including requirements related to resident consultation, relocation, and opportunity to purchase the property by the resident organization. Based upon the review, the Department finds that the requirements of 24 CFR part 970 and Section 18 of the Act have been met, and the proposed demolition at Orange Avenue Apartments, FL073000002, as described in the application and identified below, is hereby approved.

Orange Avenue Apartments, FL073000002						
DOFA: 09-30-1972						
Bedroom Size	0-BR	1-BR	2-BR	3-BR	4+BR	Total
Existing Units	0	34	64	64	38	200
Proposed Units	0	34	64	64	38	200
Number of Dwelling Buildings Existing						118
Number of Dwelling Buildings Proposed						118
Number of Non-Dwelling Buildings Existing						1
Number of Non-Dwelling Buildings Proposed						1
Number of (Dwelling and Non-Dwelling) ACC Units in PHA’s Total Housing Inventory for All Developments						544

Disposition:

Based upon the review, the Department finds that the requirements of 24 CFR part 970 and Section 18 of the Act have been met, the proposed disposition, as described in the application and identified below, is hereby approved:

Orange Avenue Apartments, FL073000002				
Approved for Disposition: Acres: 29.61				
Total Units to be Redeveloped: 290	Less than 80% of Area Median Income			
	ACC	Non-ACC	PBV	Market Rate
Rental	0	128	130	32
Acquiring Entity (Rental Units)	Country Club Magnolia Family I, LP & Country Club Magnolia Family II, LP			
Method of Sale	Ground Lease for 40 Years			
Lease Price	\$1 per year			
Purpose	Development of Mixed-Income Housing consisting of LIHTC Units, PBV units and Market Rate units			

Conditions

THA shall ensure that 258 units of other housing are developed on the property and operated as affordable and reserved for families at or below 80 percent of AMI for a period of not less than 30 years.

These use restrictions requiring that Country Club Magnolia Family I, LP & Country Club Magnolia Family II, LP develop and operate the properties as 258 units affordable at incomes at or below 80 percent of AMI for 30 years, must be enforced by use agreements, or other legal mechanisms as determined by the HUD Jacksonville OPH. Such use restriction documents must be recorded in a first priority position against the properties, prior to any financing documents or other encumbrances, and remain in effect even in the event of default or foreclosure on the properties.

- The Country Club Magnolia Family I, LP & Country Club Magnolia Family II, LP shall maintain ownership and operation of the property during the use restriction period. The owner shall not convey, sublease or transfer the property approved for this disposition without prior approval from the THA and the Department at any point during the period of use restriction;
- The use restrictions shall be covenants that run with the land, and shall bind and inure to the benefit of the parties, their successors and assigns, and every party now or hereafter acquiring any right, title, or interest therein or in any part thereof;
- Certain involuntary transfers of the property, such as to a secured lender upon default under the security documents, or pursuant to foreclosure, may occur, with the use restrictions surviving the transfer. Any subsequent transfers shall require prior written approval from the THA and HUD; and
- The THA is responsible for monitoring and enforcing these use restrictions during the period they are in effect.

Notwithstanding this approval, the PHA shall not proceed to enter into any long-term ground lease or disposition agreement until all residents have been relocated and until all demolition actions at the development (that were previously approved by HUD) are complete.

The HUD Jacksonville OPH, with concurrence from the HUD Office of the General Counsel (OGC) and Office of Public Housing Investments (OPHI) or their designees, if required, must approve all acquiring entities, terms and conditions in the conveyance of real property, whether in whole or in part, described in this approval. If there are previous land and/or use agreements or encumbrances, other than the Declaration of Trust (DOT), disposition approval and release of the DOT does not circumvent or supersede those obligations.

Other Requirements

The Department reminds the THA that pursuant to 24 CFR 970.21(c)(2), if any of the following types of federal financial assistance is used in connection with the demolition of public housing, the project is subject to section 104(d) of the Housing and Community Development Act of 1974, 42 U.S.C. 5304(d) (as amended), including the relocation payment provisions and the anti-displacement provisions, which require that comparable replacement dwellings be provided within the community for the same number of occupants as could have been housed in the occupied and vacant, occupiable low- and moderate-income units:

- Community Development Block Grant (CDBG) program, 42 U.S.C. 5301 et seq. (including loan guarantees under section 108 of the Housing and Community Development Act of 1974, 42 U.S.C. 5308 et seq.); or
- HOME program, 42 U.S.C. 12701 et seq.

Please contact the HUD Jacksonville OPH for additional guidance, if applicable.

Operating Subsidy

Please be aware that in accordance with 24 CFR 990.114, the demolition of these units will affect THA’s operating subsidy eligibility. Please contact your Portfolio Manager at the HUD Jacksonville OPH for additional guidance.

Tenant Protection Vouchers

At the time of this approval, 196 public housing units were occupied, and 2 vacant units were occupied within 24 months. In connection with this demolition, the THA does not intend to redevelop public housing units. Based on this, the THA may be eligible for maximum TPVs as follows:

Type of TPVs	Relocation TPVs	Replacement TPVs
Maximum TPV Award	0	198

HUD will not automatically issue TPVs to the THA as part of this approval. Instead, the THA must apply to HUD separately for TPVs in accordance with PIH Notice 2018-09 (or any successor notice). The THA cannot submit the TPV request until it needs the TPVs for purposes of relocating the residents who will be displaced (generally no sooner than 30-60 days from the planned start of relocation). The timing of the THA’s TPV application submission and the start

of relocation noted in this approval should be consistent.

As part of its TPVs request, the THA must submit the following to the HUD Jacksonville OPH:

- a) The name and IMS/PIC application number of the public housing project in this demolition approval.
- b) The number of TPVs requested (subject to the limitations above);
- c) Form HUD-52515 (Voucher Funding Application). If lease-up will cover more than one calendar year, the THA must submit a separate Form HUD-52515 for each calendar year;
- d) A leasing schedule that identifies the number of TPVs that will be leased on a month-to-month basis. If lease-up will cover more than one calendar year, the THA must submit separate leasing schedules for each calendar year; and
- e) A copy of this approval (PDF version - signed and dated).

The HUD Jacksonville OPH will conduct a threshold review of the TPV request prior to sending the request to HUD’s Financial Management Center (FMC) for a final determination and processing. HUD’s FMC will notify PHAs in writing of their final TPV award.

Energy Performance Contracting

THA does not have an approved Energy Performance Contract (EPC).

Capital Fund Financing Program

As of June 29, 2021, THA did not have HUD approval of a Capital Fund Financing Program (CFFP) proposal.

PIC and Monitoring - THA

In accordance with 24 CFR 970.7(a)(4), the THA provided the following general timetable based on the number of days major actions will occur following approval of the application:

	Milestone	Number of Days after Approval
A	Begin relocation of residents	90
B	Complete relocation of residents	120
C	Execution of contract for removal (disposition contract)	120
D	Actual Removal Action (disposition)	120

The Department recognizes that a PHA’s plans to start relocation sometimes change. However, because the Department relies on this information to determine Operating Funds subsidy, PHAs are responsible for ensuring the days to relocation information in a SAC application is reasonably accurate. If days to relocation in a SAC application is not reasonably accurate, asset repositioning fee (ARF) payments under 24 CFR 990.190 may begin prematurely and a PHA may receive less Operating Fund subsidy than it otherwise would be entitled to receive. A PHA may even find itself in a situation where it is operating public housing units

without any Operating Fund subsidy. Therefore, it is essential that PHAs make timely requests to the Department for any necessary modifications to the days to relocation in a SAC application. Note that after the Operating Fund subsidy revisions deadline in the first year of ARF eligibility, no further changes to the days to relocation in an approved SAC application or HUD-52723 can be made.

If the THA becomes aware that the days to begin relocation information (noted in Field A above table - Begin relocation of residents) is not reasonably accurate, the THA must send an email to the Director of Jacksonville OPH within five business days, with a copy to the HUD PIH staff member assigned to the PHA using the following Subject "*PHA Code, SAC application DDA Number, Modification to Days to Relocation*". The THA must include the new estimated number for the days to relocation, along with a brief explanation of the reason for the modification. The Jacksonville OPH will review the request to ensure it is reasonable/it has no information that is inconsistent with the request (e.g. information from residents that relocation has started) and that the new estimated days to relocation is not past the Operating Fund subsidy revisions deadline in the first year of ARF eligibility. If the THA's request is acceptable, SAC will modify the days to relocation in the SAC application in IMS/PIC and email the PHA notifying it that it has made the change. SAC processes these modifications as technical corrections and will not issue a formal written amendment to this approval. If the THA's request is not acceptable (e.g. the requested new days to relocation is past the Operating Fund subsidy revisions deadline in the first year of ARF eligibility), the Jacksonville OPH will deny the request in writing. The THA must keep adequate records of all relocations (including actual relocation start dates) for purposes of HUD monitoring.

In accordance with 24 CFR 970.35 of the regulation, your agency is required to inform the HUD Jacksonville OPH of the status of the project (i.e., delays, actual demolition/disposition, modification requests or other problems). Within seven days of demolition completion and making the final payment to the demolition contractor, the THA must enter the "actual" dates of demolition/disposition, directly into the IMS/PIC data system, Inventory Removals sub-module under "Removed from Inventory" tab for the HUD Jacksonville OPH approval, using the following procedure:

- On the screen, select the appropriate "Development Number", then select "Add Transaction". On the next screen, select the appropriate "Application Number" from the drop-down menu. In the "Action/Closing Date" box, enter the removal date. If the properties in an application were removed on multiple dates, a separate transaction is needed for each action date. The remaining steps are as applicable.
- If removal is by building(s), use "Remove Residential Inventory By Building" section, select the appropriate building(s) available in the "Complete Buildings Available" box and transfer them to the "Proposed Buildings" box.
- For removal of some units in a building, use "Remove Residential Inventory By Unit" section. To select the appropriate unit(s) available, use the drop-down "Select the building number" box which populates the "Units Available" box. Transfer the appropriate units to the "Proposed Units" box.
- For removal of non-dwelling buildings without PIC building numbers, use "Remove Non-Residential Inventory" section. Fill in the number of non-dwelling buildings without PIC building numbers.

- Save the information using the "Save" button. The status of this information is then displayed as "Draft."
 - THA supervisory staff submits the information to the THA Executive Director, or the designated final reviewer at the THA, using the Submission sub tab. The status becomes "Submitted for Review".
 - The THA Executive Director or designee uses the Review sub tab to reject the transaction, which places it in a "Rejected" status, or approves, which places it in a "Submitted for Approval" status.
- If the submission is rejected by HUD, the THA may modify the information by repeating the previous procedure. If the transaction is rejected, the status becomes "Rejected." If the HUD Jacksonville OPH approves the transaction, the status in IMS/PIC permanently changes to "Removed from Inventory (RMI)".

When the demolition/disposition is completed in its entirety, please submit a report to the HUD Jacksonville OPH confirming the action and certifying compliance with all applicable requirements. Auditable financial statements, expenditures and files for each transaction relative to the action must be maintained, available upon request and forwarded with the final report.

The THA must retain records of the SAC application and its implementing actions of HUD's approval of this SAC application for a period of not less than 3 years following the last required action of HUD's approval.

PIC and Monitoring – OPH

It is the Jacksonville OPH's responsibility to monitor this activity based on its latest risk assessment. The Jacksonville OPH must review the relocation change request submitted by THA, within 10 business days, to ensure it is reasonable/it has no information that is inconsistent with the request (e.g. information from residents that relocation has started) and that the new estimated days to relocation is not past the Operating Fund subsidy revisions deadline in the first year of ARF eligibility. If the THA's request is acceptable, notify SACTA@hud.gov via an [email](#). The SAC will modify the days to relocation in the SAC application in IMS/PIC and email the THA notifying that change has been made. If the THA's request is not acceptable (e.g. the requested new days to relocation is past the Operating Fund subsidy revisions deadline in the first year of ARF eligibility), the Jacksonville OPH will deny the request in writing.

The Jacksonville OPH must verify that the actual data is entered in IMS/PIC by the THA within seven days of demolition/disposition and final payment to ensure the Department is not overpaying operating subsidy and the Capital Fund formula data is correct.

When the PHA submits an Inventory Removal action in IMS/PIC, your Office will be notified seeking inventory removal approval via a PIC system generated email to your designated PIC coach or another person. Below is a sample notification email:

“Subject: Inventory Removal Submittal Notification (HA code)
Inventory removals have been submitted for approval by your office on [submission date] by [HA Code].”

When the above email is received, your Office is responsible for the review and approval or rejection of the PHA's Inventory Removal submission within seven days.

The HUD Jacksonville OPH has been informed of this approval and its staff is available to provide any technical assistance necessary for your agency to proceed with the demolition/disposition.

As the THA starts the process of implementation, I urge you to continue to maintain an open dialogue with your residents and local officials. If you have to modify your plans, please contact the SAC at SACTA@hud.gov. As always, my staff and I are available to assist you in any way possible.

Sincerely,

**JANE
HORNSTEIN**

Digitally signed by: JANE HORNSTEIN
DN: CN = JANE HORNSTEIN C = US O
= U.S. Government OU = Department of
Housing and Urban Development, Office
of Public and Indian Housing
Date: 2021.06.29 15:16:48 -05'00'

Jane B. Hornstein
Director

cc: HUD Jacksonville OPH
Enclosure

of Residential Buildings: [Redacted]
 # of Ancillary Buildings: [Redacted]
 # of Stories: [Redacted]

Parking Spaces: (92264 Section C.29.)

Standard Parking Spaces: [Redacted]
 Standard HC Parking Spaces: 0
 Standard Van Accessible Spaces: 0
 Carport Spaces: [Redacted]
 Carport HC Parking Spaces: [Redacted]
 Carport Van Accessible Spaces: [Redacted]
 Garage Spaces: [Redacted]
 Garage HC Parking Spaces: [Redacted]
 Garage Van Accessible Spaces: [Redacted]
 Motorcycle Spaces: [Redacted]
 Total Parking Spaces: 0

Construction Schedule: (92264 Section A.16 - 17.d.)

Structural System: [Redacted] Source: Plans
 Floor Systems: [Redacted]
 Exterior Finish (Major): [Redacted]
 Exterior Finish (2nd): [Redacted]
 Exterior Finish (3rd): [Redacted]
 Type of Foundation: [Redacted]
 Number of Basements: 0
 Heating A/C System: [Redacted]
 Estimated Construction Time (in months): [Redacted] Source: [Redacted]

Costing Method/R.S. Means: (92264 Section O.7.)

Costing Method (92326 Source): Segregation / Detailed Take-off Estimate
 Costing Database: 2013 RS Means
 R.S. Means City Building Factor: [Redacted]
 R.S. Means City Site Work Factor: [Redacted]
 R.S. Means City: [Redacted]

Builders Risk: (92264 Section O.10.)

Builders Risk Insurance by: [Redacted]
 D3G BR Back up: [Redacted]

Davis Bacon Wage Rates: (92264 Section O.9.)

Davis Bacon Determination: [Redacted]
 Davis-Bacon Date: [Redacted]
 Construction Type: [Redacted] Confirmed? [Redacted]
 Bound with specs?: [Redacted]

B-181's:

Project Architect: [Redacted]
 Date: [Redacted]
 Lump Sum Amount: \$ -

178,952
194,322
200
0.853
Residential
1.0000

06/18/2020
Orange Avenue Apartments
2710 Country Club Drive
Tallahassee, FL 32301

Date:
Project:
Address:
City, State:

Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost-National Average	Total Quantity	Total Cost Adjusted for	SAC Unit Cost	SAC Total Cost	SAC Comments
1	3	Concrete	Concrete Repair Interior - flooring, walls, ceilings? Concrete Repair, per unit - Interior cutting and patching - sewer line replacement	Apt	\$ 1,500.00	200	\$ 300,000.00		\$300,000	
		Concrete	Poured gypsum underlayment, self-leveling, pumped, 2500 psi, 1/2" thick (2nd floor Row Houses)	SF	\$ 0.69	36,300	\$ 21,365.09		\$21,365	
		Concrete	Concrete Repair Exterior - Within 5' of Building Perimeter Concrete forming, slab on grade, bulkhead forms - dwelling unit porches - front & rear	LF	\$ 6.05	10,000	\$ 51,606.50		\$51,607	
		Concrete	Concrete slab on grade, (3500 psi) - dwelling unit porches - front & rear	CY	\$ 274.46	400	\$ 93,645.75		\$93,646	
		Concrete	Thickened slab edge, 8" x 8" reinforced - dwelling unit porches - front & rear	LF	\$ 12.07	10,000	\$ 102,957.10		\$102,957	
		Concrete	Placing concrete, slab on grade direct chute - dwelling unit patios - front & rear	CY	\$ 29.51	400	\$ 10,068.81		\$10,069	
		Concrete	Finishing floors, float, broom finish - dwelling unit patios - front & rear	SF	\$ 0.93	20,000	\$ 15,865.80		\$15,866	
		Demolition	Selective concrete demolition, up to 2 tons, remove whole pieces, incl loading, excludes shoring, bracing, saw or torch cutting, hauling, dumping (dwelling unit porches within 5')	EA	\$ 285.00	400	\$ 97,242.00		\$97,242	
		Concrete	Base course, drainage layer, crushed 3/4" stone, 6" deep - front & rear	SY	\$ 7.43	10,000	\$ 63,377.90		\$63,378	
		Concrete	Load, dump, and spread stone w/skid steer, 200' haul - front & rear	CY	\$ 104.15	400	\$ 35,535.98		\$35,536	
2	4	Masonry	Brick Veneer Selective demolition, masonry, veneers, brick (10% replacement)	SF	\$ 4.32	19,442	\$ 71,642.99		\$71,643	
		Demolition	Brick veneer masonry, standard sel. Common, 4"x2-2/3"x8" (10% replacement)	SF	\$ 17.75	19,442	\$ 294,366.46		\$294,366	
		Masonry	Pointing masonry, tuck, cut and re-point, soft old mortar, common bond	SF	\$ 7.63	19,442	\$ 1,265,361.18		\$1,265,361	
		Masonry	Cleaning masonry, heavy restoration, average soil, biological staining, by chemical, high pressure wash, brush and rinse, excludes scaffolding	SF	\$ 3.19	19,442	\$ 529,030.43		\$529,030	
3	5	Metals	Structural Elements Replace steel lintels, steel angles, 3-1/2" x 3-1/2" x 5-1/16", 5'-0" long (windows and doors)	EA	\$ 68.00	1,800	\$ 104,407.20		\$104,407	
		Stairs & Railings	Misc. Site Elements - within 5' of building and life safety elements 2-line pipe rail with pickets and attached handrail, aluminum, satin finish, 1 1/2" pipe, 1/2" pickets @ 4-1/2" O.C., 42" high, shop fabricated, straight & level (Replace stair handrails)	L.F.	\$ 62.48	280	\$ 14,922.72		\$14,923	
		Stairs & Railings	Railing, shop fabricated, for sloped rails for stairs, add 30%	L.F.	\$ 18.74	280	\$ 4,475.86		\$4,476	
		Metals	Railing, ornamental, wrought iron, 3'-6" high, posts @ 6' OC, hand-forged, plain	LF	\$ 169.00	6,000	\$ 1,014,000.00		\$1,014,000	
4	6	Rough Carpentry	Typical Framing Requirements Blocking @ kitchen cabinets & specialties	Unit	\$ 750.00	200	\$ 150,000.00		\$150,000	
		Rough Carpentry	Framing - roof repair Roof trusses, fink (W) or King post type, metal plate connected, 4 in 12 slope, 2'-0" O.C., 30' to 43' span (25% replacement)	SF Floor	\$ 3.91	18,500	\$ 61,701.76		\$61,702	
		Demolition	Selective demolition, wood framing, trusses, 36' span (25% replacement)	EA	\$ 75.00	580	\$ 37,105.50		\$37,106	
		Demolition	Selective demolition, wood framing, fascia boards, 2" x 8"	LF	\$ 0.92	10,000	\$ 7,847.60		\$7,848	
		Rough Carpentry	Wood framing, roofs, rough fascia boards, 2" x 8"	LF	\$ 6.83	10,000	\$ 58,259.90		\$58,260	

178,952
194,322
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Residential
1.0000

06/18/2020
Orange Avenue Apartments
2710 Country Club Drive
Tallahassee, FL 32301

Date:
Project:
Address:
City, State:

Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost-National Average	Total Quantity	Total Cost Adjusted for	SAC Unit Cost	SAC Total Cost	SAC Comments
			Framing - flooring repair							
	060505104250	Demolition	Selective demolition, wood framing joists, 1" x 10" (10% replacement)	LF	\$ 1.14	28,710	\$ 27,918.18		\$27,918	
	061110182155	Rough Carpentry	Wood framing, joists, 2" x 10" - pneumatic nailed (10% replacement)	LF	\$ 2.03	28,710	\$ 49,713.95		\$49,714	
	090505204000	Demolition	Flooring demolition, wood, subfloor, plywood, nailed	SF	\$ 1.10	36,608	\$ 34,349.29		\$34,349	
	061623100202	Rough Carpentry	Subfloors, plywood, CDX, 3/4" thick (2nd floor replacement)	SF	\$ 2.07	36,608	\$ 64,639.11		\$64,639	
			Framing - exterior facade repair							
	060505103500	Demolition	Selective demolition, wood framing, wood framing, sheathing from walls, 1/2", from walls	SF	\$ 1.29	81,600	\$ 89,790.19		\$89,790	
	061636100602	Rough Carpentry	Sheathing, plywood on walls, CDX, 1/2" thick (replacement at vinyl siding)	SF	\$ 1.85	81,600	\$ 128,768.88		\$128,769	
5	6	Finish Carpentry					\$ 613,024.23			
			Typical Finish Carpentry Requirements							
	Industry Average	Finish Carpentry	Apartment punch-out, cleaning, prelease procedures - Industry Average	EA	\$ 500.00	200	\$ 100,000.00		\$0	Not qualified
	06221350950	Finish Carpentry	Moldings, window & door, window trim sets, 2-1/2" wide, includes casings, header, stops, stool & apron, average	Opmg.	\$ 107.50	2,700	\$ 247,583.25		\$247,583	
	064316100020	Finish Carpentry	Moldings, trim, handrail, pine, single piece, stock, 1-1/2" x 2-1/2", exc.	LF	\$ 31.25	1,024	\$ 27,296.00		\$27,296	
	060505106300	Demolition	Hardware (dwelling unit stairs - 3-bedroom row house units)	EA	\$ 4.65	768	\$ 3,046.23		\$3,046	
	064313400790	Finish Carpentry	Selective demolition, wood framing, stair components, tread	EA	\$ 53.00	768	\$ 34,720.51		\$34,721	
			Wood stair parts, treads, oak, 1-1/2" x 11-1/2" long, no returns				\$ 7,677.00		\$7,677	
	070505102720	Demolition	Selective demolition, thermal and moisture protection, roof ventilation, soffit vent and/or fascia vent	LF	\$ 0.90	10,000	\$ 9,000.00		\$9,000	
	074633104210	Finish Carpentry	Vinyl soffit and fascia, solid panels, 2' overhang	LF	\$ 20.05	10,000	\$ 171,026.50		\$171,027	
	070505102620	Demolition	Selective demolition, thermal and moisture protection, roof ventilation, lowered gable vent	EA	\$ 32.50	220	\$ 6,098.95		\$6,099	
	089516107200	Finish Carpentry	Louvers, vinyl gable vent, 18" x 24"	EA	\$ 83.00	220	\$ 15,575.78		\$15,576	
6	7	Waterproofing					\$ 711,787.60			
			Masonry Coatings - above and/or below grade							
	071919100300	Moisture Protection	Silicone water repellants, sprayed on masonry, 2 coats	SF	\$ 1.08	194,420	\$ 179,107.48		\$179,107	
	079213203900	Caulking	Joint sealants, caulking and sealants, polyurethane, bulk, in place, 1 or 2 component, 1" x 1/2"	LF	\$ 4.23	16,800	\$ 60,617.59		\$60,618	
			Exterior Sheathing							
	074646100065	Moisture Protection	Fiber Cement Lap Siding	SF	\$ 5.19	81,600	\$ 361,248.91		\$361,249	
	070505105225	Demolition	Selective demolition, thermal and moisture protection, siding, horizontal	SF	\$ 1.17	81,600	\$ 81,437.62		\$81,438	
	072510103000	Masonry	Weather barriers, building paper, spun bonded polyethylene	SF	\$ 0.36	81,600	\$ 29,376.00		\$29,376	
7	7	Insulation					\$ 610,770.09			
			Interior Wall & Ceiling Insulation							
	072116102220	Insulation	Blanket insulation for floors/ceilings, 12" thick, R38 - attic	SF	\$ 2.55	158,322	\$ 344,374.10		\$344,374	
	061613100030	Insulation	Insulating sheathing, expanded polystyrene, 1" thick, R3.85, 1#/CF density, fastening excluded (at siding)	SF	\$ 1.48	81,600	\$ 103,015.40		\$103,015	
	072116200020	Insulation	Blanket insulation for walls, kraft faced fiberglass, 3-1/2" thick, R11	SF	\$ 0.84	228,020	\$ 163,380.89		\$163,381	
8	7	Roofing					\$ 621,552.93			
			Asphalt Shingle Roofing							
	070505103170	Demolition	Selective demolition, thermal & moisture protection, asphalt shingles, 1 layer	SF	\$ 0.75	189,257	\$ 121,077.17		\$121,077	
	060505106094	Demolition	Selective demolition, wood framing, sheathing from roof, 3/4" (10% repair/replacement)	SF	\$ 0.86	18,926	\$ 13,883.74		\$13,884	

178,952
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Residential
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06/18/2020
Orange Avenue Apartments
2710 Country Club Drive
Tallahassee, FL 32301

Date:
Project:
Address:
City, State:

Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost-National Average	Total Quantity	Total Cost Adjusted for	SAC Unit Cost	SAC Total Cost	SAC Comments
	061636100307	Roofing	Sheathing, plywood on roof, CDX, 3/4" thick, pneumatic nailed (10% repair/replacement)	SF	\$ 1.92	18,926	\$ 30,996.25		\$30,996	
	073113100300	Roofing	Asphalt roof shingles, Class A, 240-260 lb per square	Sq.	\$ 260.00	1,893	\$ 419,829.54		\$419,830	
	073113100825	Roofing	#30 felt underlayment (select repair/replacement)	Sq.	\$ 22.15	1,893	\$ 35,766.25		\$35,766	
9	7	Sheet Metal					\$ 154,162.43			
			Gutters & Downspouts							
	070505100420	Demolition	Selective demolition, thermal and moisture protection, gutters and downspouts, metal or wood, edge hung	LF	\$ 2.16	17,630	\$ 32,482.92		\$32,483	
	077123300100	Sheet Metal	Aluminum downspouts, enameled, 5", .027" thick	LF	\$ 9.23	5,680	\$ 44,719.72		\$44,720	
	077123100400	Sheet Metal	Aluminum gutters, stock units, enameled, 3" x 4", .032" thick	LF	\$ 7.55	11,950	\$ 76,959.79		\$76,960	
10	8	Doors					\$ 1,329,163.28			
			Dwelling Unit Entry Doors							
	080505100202	Demolition	Door demolition, exterior door, single, 3' - 6" x 7' high, 1-3/4" thick, remove	EA	\$ 45.00	400	\$ 15,354.00		\$15,354	
	081331320030	Doors	Doors, residential, steel, insulated, exterior, embossed, full panel, 2'-8" x 6'-8"	EA	\$ 527.50	400	\$ 179,983.00		\$179,983	
	081163231540	Doors	Aluminum screen and storm door, white, painted	EA	\$ 439.00	400	\$ 149,786.80		\$149,787	
	060505103260	Demolition	Selective demolition, wood framing, door buck (exterior entry door frames)	EA	\$ 16.20	400	\$ 5,527.44		\$5,527	
	081213130025	Doors	Frames, steel, knock down, hollow metal, single, up to 5-3/4" jamb depth (dwelling unit entry doors)	EA	\$ 215.50	400	\$ 73,528.60		\$73,529	
	087120650800	Doors	Thresholds, rubber, 2-3/4" wide x 1/2" thick	EA	\$ 87.00	380	\$ 28,200.18		\$28,200	
	087120652300	Doors	Thresholds, ADA compliant, 4" wide, 36" long (accessible units - 2 each)	EA	\$ 82.50	20	\$ 1,407.45		\$1,407	
			Entry Door Hardware							
	087120401400	Doors	Door hardware, lockset, heavy duty, cylindrical, with sectional trim, residential, minimum	EA	\$ 272.00	400	\$ 92,806.40		\$92,806	
	087120411010	Doors	Door hardware, deadlock, tubular, standard duty, outside key	EA	\$ 138.50	400	\$ 47,256.20		\$47,256	
	087120452020	Doors	Peepholes, wide view, 2 per entry door	EA	\$ 34.30	400	\$ 11,703.16		\$11,703	
			Interior Doors							
	081723104420	Doors	Doors, interior, passage, luan, flush, hollow core, 4-5/8" solid jamb, 1-3/8" x 6'8" x 2'8" wide	EA	\$ 294.00	1,362	\$ 341,565.08		\$341,565	
			Interior Door Hardware							
	087120401100	Doors	Door hardware, non-keyed, heavy duty, cylindrical, with sectional trim, residential, interior door, minimum	EA	\$ 228.00	1,362	\$ 264,887.21		\$264,887	
	087120501300	Doors	Door stops, wall bumper, 4" dia, w/rubber pad	EA	\$ 34.45	1,762	\$ 51,777.87		\$51,778	
	087120900012	Doors	Hinges, full mortise, steel base	PR	\$ 43.50	1,762	\$ 65,379.89		\$65,380	
11	8	Windows					\$ 980,008.29			
			Dwelling Unit Windows							
	080505200240	Demolition	Window demolition, aluminum, to 25 S.F.	EA	\$ 47.00	1,400	\$ 56,127.40		\$56,127	
	085113203800	Windows	Aluminum windows, incl. frame and glazing, commercial grade, single hung, 3' - 4" x 5' - 4" opening, insulating glass	EA	\$ 541.00	1,400	\$ 646,062.20		\$646,062	
	085113206200	Windows	For installation in concrete/masonry openings add 8%	EA	\$ 43.28	1,400	\$ 51,684.98		\$51,685	
	085166100900	Windows	Window screens, security screen, aluminum frame, stainless steel cloth	SF	\$ 15.78	16,800	\$ 226,133.71		\$226,134	
12	8	Glass					\$ 0.00			
			GLASS							
			NONE NOTED							
13	9	Lath and Plaster					\$ 82,058.60			

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Line	Div.	Trade Item	Trade Item Description	Trade Unit	Unit Cost-National Average	Total Quantity	Total Cost Adjusted for	SAC Unit Cost	SAC Total Cost	SAC Comments
		Lath and Plaster	Cementitious backerboard, on wall, 3' x 4' x 5/8" sheet - kitchen and bath wet walls	SF	\$ 4.81	20,000	\$ 82,058.60		\$82,059	
14	9	Drywall	Gypsum wallboard, on walls and ceilings, mold resistant, taped & finished, 1/2" thick	SF	\$ 1.90	715,808	\$ 1,160,110.03		\$1,160,110	
15	9	Ceramic Tile	Ceramic Tile Tub/Shower Surrounds				\$ 232,238.46			
		Ceramic Tile	Ceramic tile, bathtub, adhesive set, 5' w x 8' h, with 4-1/4" x 4-1/4"	EA	\$ 741.00	226	\$ 142,848.50		\$142,848	
		Ceramic Tile	Ceramic Tile Flooring							
		Ceramic Tile	Ceramic tile, floors, glazed, thin set, color group 1, 6" x 6" (assume 60 sf each)	SF	\$ 9.34	11,220	\$ 89,389.96		\$89,390	
16	9	Acoustical	NONE NOTED				\$0.00			
18	9	Resilient Flooring	NONE NOTED				\$ 1,302,190.02			
		Resilient Flooring	Vinyl Flooring, Baseboard, & Accessories							
		Resilient Flooring	Resilient flooring, vinyl composition tile, solid, 12" x 12" x 1/8"	SF	\$ 3.13	167,732	\$ 447,825.99		\$447,826	
		Resilient Flooring	Latex underlayment, cementitious for resilient flooring, 1/8" thick	SF	\$ 5.08	167,732	\$ 726,823.01		\$726,823	
		Vinyl molding	Wall base, vinyl, straight or cove, 4" high, 1/8" thick	LF	\$ 3.19	33,546	\$ 91,281.01		\$91,281	
		Resilient Flooring	Stair Treads and Risers							
		Resilient Flooring	Stair treads and risers, vinyl, tread and riser combined, 1/8" thick	LF	\$ 18.45	2,304	\$ 36,260.01		\$36,260	
19	9	Painting	Painting Interior				\$ 895,589.11			
		Painting and Decorating	Painting, on plaster or drywall, rollerwork, primer and 2 coats	SF	\$ 1.32	536,856	\$ 604,478.38		\$604,478	
		Painting and Decorating	Priming/ painting of doors, interior latex	EA	\$ 125.35	1,362	\$ 145,629.88		\$145,630	
		Painting and Decorating	Painting Exterior							
		Painting and Decorating	Exterior painting, doors, panel both sides, incl. frame and trim, primer & 2 finish coats	EA	\$ 235.85	400	\$ 80,472.02		\$80,472	
		Painting and Decorating	Painting of exterior siding	SF	\$ 0.82	81,600	\$ 57,075.94		\$57,076	
		Painting and Decorating	Paints & coatings, trim, exterior, fascia, latex paint, 1 coat coverage, brushwork, 1" x 6" to 1" x 10"	LF	\$ 0.93	10,000	\$ 7,932.90		\$7,933	
20	10	Specialties	Specialties				\$ 166,588.43			
		Specialties	Toilet accessories, curtain rod, stainless steel, 1" diameter x 5' long	EA	\$ 80.50	226	\$ 15,518.63		\$15,519	
		Specialties	Toilet accessories, towel bar, stainless steel, 30" long	EA	\$ 88.50	226	\$ 17,060.85		\$17,061	
		Specialties	Toilet accessories, robe hook, regular, single	EA	\$ 28.35	226	\$ 5,465.26		\$5,465	
		Specialties	Bath accessories, medicine cabinet, with mirror, stainless steel frame, unlighted, 16" x 22"	EA	\$ 156.00	226	\$ 30,073.37		\$30,073	
		Specialties	Mail boxes, horizontal, key lock, 5"H x 6"W x 15"D, aluminum, front load	EA	\$ 107.50	200	\$ 18,339.50		\$18,340	
		Specialties	Vinyl coated wire shelving @ closets (average 22 lf per unit)	LF	\$ 8.96	5,000	\$ 38,214.40		\$38,214	
		Industry Average	Range Queens, pair	EA	\$ 100.00	200	\$ 17,060.00		\$17,060	
		Specialties	Stainless-steel splash guards @ ranges	EA	\$ 75.00	200	\$ 12,795.00		\$12,795	
		Specialties	Signs, flexible door sign, adhesive back, w/Braille, 5/8" letters, 6" x 6"	EA	\$ 70.70	200	\$ 12,061.42		\$12,061	
21	10	Special Equipment	NONE NOTED				\$746,875.74			
		Sprinklers	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	SF	\$ 4.03	157,714	\$ 635,587.42		\$635,587	
		Sprinklers	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 10,000 SF	SF	\$ 3.04	36,608	\$ 111,288.32		\$111,288	
22	11	Cabinets					\$ 1,374,725.51			

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123223109600		Cabinets	Custom cabinets, rule of thumb: kitchen cabinets, excl. counters & appliances.	LF	\$ 537.50	2,400	\$ 1,100,370.00		\$1,100,370	
123623130020		Cabinets	Counter Tops, stock, plastic laminate, 24" wide, includes backsplash, minimum	LF	\$ 41.00	2,400	\$ 83,935.20		\$0	Included in Line 177
123223308050		Cabinets	Bathroom vanity base,	EA	\$ 542.50	216	\$ 99,954.54		\$99,955	
123661170060		Cabinets	Solid surface vanity top	EA	\$ 491.00	216	\$ 90,465.77		\$90,466	
23	11	Appliances	NONE NOTED				\$0.00			
24	12	Blinds and Shades, Artwork	NONE NOTED				\$0.00			
25	12	Carpets	NONE NOTED				\$0.00			
26	13	Special Construction	NONE NOTED				\$ 2,127,983.89			
024119210580		Existing Conditions	Typical Demolition Requirements Selective Demo, Gutting Residential Building	SF	\$ 7.71	194,322	\$ 1,277,983.89	\$6.23	\$1,210,626	
Industry Average		Hazardous Materials	Bulk Hazardous Materials Removal and disposal (Asbestos, Lead, and Mold)	Apt	\$ 3,000.00	200	\$ 600,000.00		\$600,000	
Industry Average		Existing Conditions	Accessibility Requirements Conversion of dwelling units for UFAS compliance	EA	\$ 25,000.00	10	\$ 250,000.00		\$250,000	
27	14	Elevators	NONE NOTED				\$0.00			
28	15	Plumbing and Hot Water	NONE NOTED				\$ 4,533,574.52			
D20109612100		Plumbing	Typical Plumbing Systems- By System Three fixture bathroom - Lavatory, bathtub & water closet - System includes rough-in (supply, waste and vent) to connect to supply branches and waste mains (dwelling units)	EA	\$ 6,900.00	226	\$ 1,330,168.20		\$1,330,168	
D201040101960		Plumbing	Kitchen sink system - Kitchen sink w/trim, countertop, 32"x21" double bowl - systems are complete w/trim and rough-in (supply, waste, and vent) to connect to supply branches and waste mains (dwelling units)	EA	\$ 2,475.00	200	\$ 422,235.00		\$422,235	
221119382360		Water	Water supply meter, domestic/commercial, bronze, threaded/flanged, to 160 GPM, 2" diameter	EA	\$ 678.00	200	\$ 115,666.80		\$115,667	
D20202401820		Domestic Water Distribution	Typical Plumbing Systems - by square foot Domestic water supply piping and hot water	SF	\$ 9.33	194,322	\$ 1,546,509.69	\$7.72	\$1,500,166	
221113741940		Plumbing	Sanitary Waste Piping Replacement within the Units/Buildings Pipe, plastic, PVC, 4" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	LF	\$ 61.50	5,500	\$ 288,527.25		\$288,527	
221113763060		Plumbing	Elbow, 45 Degs, plastic, PVC, white, socket joint, 4", schedule 40	EA	\$ 108.00	400	\$ 36,849.60		\$36,850	
221113763460		Plumbing	Coupling, plastic, PVC, white, socket joint, 4", schedule 40	EA	\$ 89.55	1,000	\$ 76,386.15		\$76,386	
221113763260		Plumbing	Tee, plastic, PVC, white, socket joint, 4", schedule 40	EA	\$ 152.00	600	\$ 77,793.60		\$77,794	
221113741900		Plumbing	Pipe, plastic, residential installation, PVC, 1-1/2" diameter, schedule 40, includes couplings 10' OC, and hangers 3 per 10'	LF	\$ 33.30	5,500	\$ 156,226.95		\$156,227	
221113763020		Plumbing	Elbow, 45 Degs, plastic, PVC, white, socket joint, 1-1/2", schedule 40	EA	\$ 43.08	400	\$ 14,698.90		\$14,699	
221113763420		Plumbing	Coupling, plastic, PVC, white, socket joint, 1-1/2", schedule 40	EA	\$ 41.34	1,000	\$ 35,263.02		\$35,263	
221113763220		Plumbing	Tee, plastic, PVC, white, socket joint, 1-1/2", schedule 40	EA	\$ 62.90	600	\$ 32,192.22		\$32,192	
231123203230		Gas Piping	Gas Piping & Metering Gas piping, flexible (CSST), fittings, straight, coupling, 3/4"	EA	\$ 72.50	3,721	\$ 230,115.94		\$230,116	
231123203430		Gas Piping	Gas piping, flexible (CSST), fittings, straight, 90< flange valve, 3/4"	EA	\$ 96.00	400	\$ 32,755.20		\$32,755	

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		Gas Piping	Meiter, gas, residential, 3/4" pipe size	EA	\$ 392.00	400	\$ 133,750.40		\$133,750	
		Plumbing	Gas piping, flexible (CSST), tubing with lightning protection, 3/4" (interior gas line replacement)	SF	\$ 4.08	400	\$ 1,392.10		\$1,392	
		Plumbing	Gas piping, flexible (CSST), tubing with lightning protection, 3/4" (interior gas line replacement)	LF	\$ 17.84	200	\$ 3,043.50		\$3,044	
29	15	Heat and Ventilation					\$ 528,984.03			
		Heat and Ventilation	Unit HVAC - Forced Air Components							
		Heat and Ventilation	ENERGYSTAR Gas Furnace ≥ 90 AFUE (45,000 BTU)	EA	\$ 1,050.00	200	\$ 179,130.00		\$179,130	
		Heat and Ventilation	Air Distribution Ductwork	LF	\$ 9.63	16,000	\$ 131,430.24		\$131,430	
		Heat and Ventilation	Diffuser, aluminum, ceiling, also for sidewall, 8" wide, includes opposed blade damper	EA	\$ 71.50	1,538	\$ 93,801.85		\$93,802	
		Heat and Ventilation	Ventilation & Air Quality							
		Heat and Ventilation	Fans, residential, bath exhaust, grille, back draft damper, 110 CFM	EA	\$ 192.00	226	\$ 37,013.38		\$37,013	
		Heat and Ventilation	Duct, round, spiral, galv., 4" dia., 26 ga.	LF	\$ 5.82	4,520	\$ 22,439.36		\$22,439	
		Heat and Ventilation	Range hood, vented, 2 speed, 30" wide	EA	\$ 382.00	200	\$ 65,169.20		\$65,169	
30	15	Air Conditioning					\$ 598,614.93			
		Air Conditioning	Unit Conditioned Air							
		Air Conditioning	Refrigerant line sets, combination, 1/2" & 3/4" tubes, 50' set	EA	\$ 367.50	200	\$ 62,695.50		\$62,696	
		Heat and Ventilation	Electric Heat Pump 1.5-ton (13-SEER), outside condensing unit only	EA	\$ 2,355.00	98	\$ 196,863.87		\$196,864	
		Heat and Ventilation	Electric Heat Pump 2.5-ton (13-SEER), outside condensing unit only	EA	\$ 2,880.00	102	\$ 250,577.28		\$250,577	
		Heat and Ventilation	Equipment pad, 3x3x6" thick	EA	\$ 134.63	200	\$ 22,967.88		\$22,968	
		Air Conditioning	Control component, thermostats, electric, timed, 2 set back	EA	\$ 384.00	200	\$ 65,510.40		\$65,510	
31	16	Electrical					\$ 4,570,534.63			
		Electrical	Electrical Service							
		Electrical	Smoke detector, ceiling type - dwelling units	EA	\$ 200.00	810	\$ 138,186.00		\$138,186	
		Electrical	Overhead electric service, 1 phase, 3 wire, 120/240 volt, 100 amp w/circuit breaker	EA	\$ 3,125.00	200	\$ 533,125.00		\$0	Not qualified
		Electrical	Electrical breaker panel, 1 phase, 3 wire, 120/240 volt, 100 amp	EA	\$ 1,650.00	200	\$ 281,490.00		\$281,490	
		Electrical	Circuit Breakers, arc fault circuit interrupter, 1 pole	EA	\$ 131.00	2,000	\$ 281,490.00		\$281,490	
		Electrical	Circuit breakers, plug-in, 2 pole, 120/240 V, 60 amp	EA	\$ 112.50	200	\$ 281,490.00		\$281,490	
		Electrical	120/240V, 4 meter	EA	\$ 3,625.00	50	\$ 154,606.25		\$154,606	
		Electrical	Power							
		Electrical	Receptacle devices, residential, decorator style, GF I incl cover plate (3 per unit)	EA	\$ 95.50	600	\$ 281,490.00		\$281,490	
		Lighting and Branch	Wall switches, 2.5 per 1000 SF	SF	\$ 0.54	194,322	\$ 281,490.00		\$281,490	
		Lighting and Branch	Miscellaneous power, 2 watts	SF	\$ 0.52	194,322	\$ 281,490.00		\$281,490	
		Lighting	Lighting							
		Lighting	Interior LED fixtures, cylinder, 20 watts, incl lamps, mounting hardware and connections	EA	\$ 196.50	200	\$ 281,490.00		\$281,490	
		Electrical	Light fixtures, residential, dining room chandelier, economy grade	EA	\$ 130.00	200	\$ 281,490.00		\$281,490	
		Lighting	Interior LED fixtures, strip, surface mounted, 3,500 K, one light bar 4' long, incl lamps, mounting hardware and connections	EA	\$ 429.00	400	\$ 281,490.00		\$281,490	
		Lighting	LED fixture, exterior, wall pack, poly lens, 26 watt, incl lamps	EA	\$ 529.00	400	\$ 281,490.00		\$281,490	
		Electrical	LED Floodlights, with ballast and lamp, 288 watt	EA	\$ 2,389.00	400	\$ 815,126.80		\$815,127	
		Electrical	Mechanical							
		Electrical	Bathroom vent fan, residential, hook-up, (use w/above hook-up), economy model, 50 CFM	EA	\$ 69.50	226	\$ 13,398.07		\$13,398	
		Electrical	Bathroom or kitchen vent fan, residential, economy model, 110 CFM	EA	\$ 123.00	226	\$ 23,711.69		\$23,712	

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	260590109530	Electrical	Thermostat hook-up, low voltage	EA	\$ 43.85	200	\$ 7,480.81		\$7,481	
			<u>Communication & Security</u>							
			CATV/ Internet	Unit	\$ 350.00	200	\$ 70,000.00		\$70,000	
32	0	Subtotal (Structures)					\$ 28,140,502.89			
33	0	Accessory Structures	NONE NOTED				\$0.00			
34	0	Total (Lines 32 and 33)					\$ 28,140,502.89			
35	31	Earthwork					\$211,501.35			
	Industry Average	Earthwork	Fine Grading green areas - sewer & water line replacement	SY	3.50	4,500	\$ 13,434.75		\$13,435	
	329113233850	Earthwork	Spread conditioned Topsoil 4" - sewer & water line replacement	MSF	774.00	300	\$ 198,066.60		\$198,067	
36		Site Utilities					\$0.00			
37		Roads & Walks	NONE NOTED				\$0.00			
38	32	Exterior Improvements	NONE NOTED				\$0.00			
39	32	Lawns and Plantings	NONE NOTED				\$234,575.00			
	Industry Average	Lawns and Plantings	Landscaping repair and replacement within 5' of building	Bldg	\$ 2,500.00	110	\$ 234,575.00		\$234,575	
40		Unusual Site Conditions					\$0.00			
41		Total Land Improvements	NONE NOTED				\$446,076.35			
		Combined Structure and Land Improvement Cost					\$28,586,579.24		\$27,755,817	
		Contingency (7.5%)					\$2,143,993.44		\$2,081,686	
		Soft Costs and Fees					\$4,864,492.40			
			General Conditions		5.00%		\$1,536,528.63		\$1,387,791	
			Builder's Profit (Mechanical, Electrical, Plumbing, Elevator)		10.00%		\$1,023,170.81		\$965,224	
			Architectural Design Fees		5.50%		\$1,690,181.50		\$1,526,570	
			PHA Administration Fee		2.00%		\$614,611.45		\$555,116.35	
		TOTAL REHABILITATION / RETROFIT CONSTRUCTION COST BUDGET:					\$35,595,065.08		\$34,272,205	
		TOTAL DEVELOPMENT COST					\$ 50,540,090.00			
		Rehabilitation Cost % (estimated cost of Rehabilitation/Total TDC) x 100 =					70.43%		67.81%	
		Rehabilitation Cost Per Unit (Estimated Cost of Rehabilitation/Number of Units)					\$ 177,975.33			

**Total Development Cost
(TDC) Addendum**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMB Approval No. 2577-0075
(exp. 10/31/2010)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required to as a supplement to the HUD-52860 for all inventory removal actions that involve a demolition action or a disposition action justified by obsolescence based on requirements of Section 18 of the United States housing Act of 1937 as amended (“Act”) and 24 CFR Part 970. HUD will use this information to determine whether, and under what circumstances, to permit PHAs to remove from their inventories all or a portion of a public housing development, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. Please refer to the instructions for each section for additional guidance on how to complete this application. HUD approval of the proposed removal from inventory action in this application does not constitute HUD approval for funding of the proposed action. All capitalized terms not defined in this form have the meanings as defined in the Act and the HUD Regulations. The information requested does not lend itself to confidentiality.

**1. Inventory Removal Application Number DDA0011142
Development Name & Number Orange Avenue Apartments - FL073000002**

**2. Total Development cost calculation
Based on HUD Notice PIH-2011-38 (HA) For Locality Tallahassee, FL - 2019**

If Justification is based upon obsolescence of the units/buildings, complete the applicable calculation below for the unit proposed for demolition for each project

Size - Type	Number of units	Times	TDC Per Unit	= TDC
0 - Bdr Detached and Semi detached		X	\$ -	\$ -
0 - Bdr Row Dwelling		X	\$ -	\$ -
0 - Bdr Walk-Up		X	\$ -	\$ -
0 - Bdr elevator		X	\$ -	\$ -
1 - Bdr Detached and Semi detached		X	\$ -	\$ -
1 - Bdr Row Dwelling	34	X	\$ 165,597.00	\$ 5,630,298.00
1 - Bdr Walk-Up		X	\$ -	\$ -
1 - Bdr elevator		X	\$ -	\$ -
2 - Bdr Detached and Semi detached	64	X	\$ 230,674.00	\$ 14,763,136.00
2 - Bdr Row Dwelling		X	\$ -	\$ -
2 - Bdr Walk-Up		X	\$ -	\$ -
2 - Bdr elevator		X	\$ -	\$ -
3 - Bdr Detached and Semi detached	64	X	\$ 275,314.00	\$ 17,620,096.00
3 - Bdr Row Dwelling		X	\$ -	\$ -
3 - Bdr Walk-Up		X	\$ -	\$ -
3 - Bdr Elevator		X	\$ -	\$ -
4 - Bdr Detached and Semi detached	32	X	\$ 324,696.00	\$ 10,390,272.00
4 - Bdr Row Dwelling		X	\$ -	\$ -
4 - Bdr Walk-Up		X	\$ -	\$ -
4 - Bdr Elevator		X	\$ -	\$ -
5 - Bdr Detached and Semi detached	6	X	\$ 356,048.00	\$ 2,136,288.00
5 - Bdr Row Dwelling		X	\$ -	\$ -
5 - Bdr Walk-Up		X	\$ -	\$ -
5 - Bdr Elevator		X	\$ -	\$ -
6 - Bdr Detached and Semi detached		X	\$ -	\$ -
6 - Bdr Row Dwelling		X	\$ -	\$ -
6 - Bdr Walk-Up		X	\$ -	\$ -
6 - Bdr Elevator		X	\$ -	\$ -
TOTAL				\$ 50,540,090.00

3. Estimated Cost of Rehabilitation **\$ 34,272,204.74**

Provide an attachment showing cost breakdown and reference it as Addendum to 52860-B – Rehabilitation Cost Breakdown

4. Rehabilitation Cost % (estimated cost of Rehabilitation/Total TDC) x 100 = **67.81%**

Provide attachments as needed.
All attachments must reference the
Section and line number to which
they apply. Previous versions obsolete.

form HUD-52860-B (10/2007)

Notes for Workshop Item #3



Joint Workshop on Homelessness, Affordable Housing, and the Residential Real Estate and Construction Market

Joint Workshop Item #3

July 13, 2021

To: Honorable Chairman and Members of the Board of County Commissioners
Honorable Mayor and Members of the City Commission

From: Vincent S. Long, County Administrator
Reese Goad, City Manager

Title: Status Report on the Tallahassee-Leon County Residential Real Estate and Construction Market

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STATEMENT OF ISSUE

This workshop item provides a status report on the Tallahassee-Leon County's residential real estate market including analyses of global and national macro-economic factors impacting current conditions, the cyclical nature of the real estate market, comparisons of the local housing market with state and national peer communities, the temporary imbalance of supply and demand in the residential housing market, and how our community is poised to accommodate projected growth through 2045.

FISCAL IMPACT

This item has no fiscal impact.

RECOMMENDED ACTIONS

Option #1: Accept the Status Report on Tallahassee-Leon County's Residential Real Estate Market.

Background

This workshop item provides a status report on the Tallahassee-Leon County's residential real estate market including analyses of global and national macro-economic factors impacting current conditions, the cyclical nature of the real estate market, comparisons of the local housing market with state and national peer communities, the temporary imbalance of supply and demand in the residential housing market, and how our community is poised to accommodate projected growth through 2045.

Many of the conditions impacting the supply of housing to the Tallahassee market are caused by numerous macro-economic factors such as historically low interest rates driving up demand, temporary shortages in lumber, plastics, skilled labor, and people staying in homes longer. Historically low interest rates are credited with influencing consumer spending behavior as homebuyers are finding mortgages increasingly more affordable. In response to the COVID-19 pandemic in 2020 and 2021, federal monetary policy is credited with the historically low-interest rates for the purpose of stimulating an economic recovery through consumer spending/buying. Across the country homebuyer demand has soared quickly, consuming housing inventories and resulting in a "seller's market" for residential real estate.

Mortgage rates fell steadily in 2020 and reached a 30-year low of 2.65% on 30-year mortgages in January 2021. However, the induced higher demand levels in the residential real estate market across the country were not met by an equally robust supply of existing homes for sale or a surge in the production of newly constructed homes due to several macro-economic issues exaggerated by the global impacts of COVID-19. Prior to COVID-19, Baby boomer populations who hold a significant share of the country's existing housing stock, were noted to be working longer and often choosing to age-in-place or delay the sale of their homes. Simultaneously, a large millennial cohort was coming of age to purchase homes. Global impacts to shipping during COVID-19 created shortages and significant price spikes for supplies such as lumber, plastics and polymers, and ready-mix concrete products widely used in homebuilding. Domestically, public health guidance recommended the shutting down of non-essential workplaces and encouraged the practice of social distancing. In May 2021, there was a national housing supply of 5.1 months while the Tallahassee MSA had a 3.1-months' supply of new and existing houses available. Both are below the recommended 6-month supply for a healthy market according to the National Association of Realtors.

For January – May 2021, there was less inventory (2,222 homes) for sale in the Tallahassee MSA than in all but one year (2015) over the past eight years. Although inventories saw additional supply added for the months of April and May, the Tallahassee MSA still has fewer homes for sale than recommended for ideal market conditions. Local real estate professionals caution that the supply of houses for sale on the local market is considered low and buyers are subjected to an aggressive seller's market which has the effect of rapidly increasing sales prices combined with quicker home sales. Local realtors have historically advised sellers to wait until their homes are under contract before they enter into a contract to buy a new home, but in the current homebuying climate has resulted in the opposite as sellers do not want to list their homes for sale until they first find a new home and get it under contract.

The rate of home value appreciation in the Tallahassee MSA has given rise to concerns among many area residents regarding home affordability. The average Tallahassee MSA home price is currently \$253,265. Median home prices in the Tallahassee MSA are up 8.1% year-over-year, more than double the 3% average annual market growth. Until market equilibrium is established competition among buyers for the supply of housing stock that exists will preserve the seller's market conditions which are currently acting to increase local home values. Nationally, homebuying demand is expected to level off as the Federal Reserve withdraws its inducement in response to COVID-19 and raises interest rates. Given the current home buying activity in the market and the rate at which homes are being listed for sale, local real estate professionals anticipate a market equilibrium to occur no sooner than 2023 when the market is expected to return to a 6-month supply.

While this item discusses some factors related to home affordability, separate agenda items for this joint workshop provide information on homelessness and the Tallahassee Housing Authority's planned redevelopment of the Orange Avenue Apartments. In addition, a separate joint workshop of the County and City Commissions is anticipated for early 2022 to discuss broader affordable housing issues based on the policy and programmatic recommendations by the City and County Affordable Housing Advisory Committees.

Analysis

The Tallahassee/Leon County real estate market is representative of many communities across the United States currently experiencing a surge in buyer demand that has outpaced the normal supply of homes for sale. Many of the conditions impacting the supply of housing to the Tallahassee market are caused by macro-economic factors such as historically low interest rates driving up demand, economic uncertainty related to COVID-19, people staying and aging in their homes longer, and price increases for new construction due to temporary shortages in lumber, plastics, and skilled labor. As the Federal Reserve slowly raises interest rates, it is anticipated to help normalize the current real estate market.

The cyclical nature of the housing market requires market-based solutions to address supply and demand conditions as well as shortages in materials and labor over an extended period of time. While federal policymakers sought to infuse the market with lower interest rates in response to COVID-19, local policymakers are responsible for meeting the longer-term housing market needs through comprehensive planning and administrative procedures (permitting and inspections). The lessons learned from the housing boom of the mid aughts followed by the Great Recession which resulted in an oversupply of housing inventory, are a reminder of the cyclical nature of the housing market and the importance of local policymakers to avoid long-term planning decisions in response to surging market conditions.

This workshop item provides local policymakers a status report on the Tallahassee-Leon County's residential real estate market including analyses of global and national macro-economic factors impacting current conditions, comparisons of the local housing market with state and national peer communities, the temporary imbalance of supply and demand in the residential housing market, and describes how our community is poised to accommodate projected growth through 2045.

National and State Trends

According to the U.S. Census Bureau and U.S. Department of Housing and Urban Development, the available supply of houses for sale in the United States was observed at 5.1 months in May 2021 (up from December 2020). This statistic provides an indication of the size of the for-sale inventory in relation to the number of houses currently being sold. The measure of supply by months indicates how long the current for-sale inventory would last given the current sales rate if no additional new houses are built. The median sales price of houses sold in the United States observed for 1Q of 2021 is \$347,500, not seasonally adjusted. This price is down from the 4Q of 2020 when it was observed at \$358,700. Year-over-year, U.S. average home prices have increased 5.6% and the highest home prices are in the Northeast, observed at \$505,400 for 1Q of 2021, compared to \$316,800 in the South.

According to the U.S. Department of Housing and Urban Development (HUD), home construction fell 10% in April 2021 from the previous month primarily due to a sharp rise in housing material costs, specifically, lumber. According to Forbes, lumber futures – a type of contract that allows people to buy or sell commodities for a certain price on a fixed rate – hovered around \$700 per thousand board-feet in late January. By May 7, lumber futures reached their high at \$1,670.50 as supplies to many future home sites became scarce. Demand for lumber continues to outpace the rate of production, along with that of appliances, drywall material, and plastics. Nationally, homebuilder sentiment remains high but fell for the month of June as construction costs have pushed new home prices higher. Other housing supply chain disrupters across the nation include the following: delayed deliveries (as a result of COVID-19 restrictions), under-supply of skilled labor, weather delays, availability of land in growing markets and increased ready-mix concrete prices.

Interest rate adjustments have become a common way for the federal government to assist buyers with home affordability and induce spending. In May of 2020, to insulate the U.S. economy from the impact of the global financial conditions brought on by the coronavirus outbreak, the Federal Open Market Committee (commonly referred to as 'The Fed' or 'Federal Reserve') lowered the federal funds rate to a target range between 0-0.25 percent in the largest emergency reduction its more than 100-year history. As a result, mortgage rates fell steadily in 2020 and reached a 30-year low of 2.65% on 30-year mortgages in January 2021. The Federal Reserve has recently announced it will move forward the timing of its first-rate hike from 2024 to 2023. At the same time, the Fed also raised its forecast for core inflation in 2021 from 2.5% to 3.4% which has catalyzed a selloff in Treasury bonds and mortgage-backed securities thus resulting in upward pressure on mortgage interest rates. Industry experts interviewed by Bankrate, a leading consumer financial services company, expect rates to go up in the weeks ahead given concerns about inflation. The rate increases are not expected to be dramatic or long lasting. Table #1 shows recent mortgage interest rates and changes.

Table 1: Current Mortgage Interest Rates

Loan Term	Today's Rate	Last Week	Change
30-Year	3.16%	3.08%	+0.08
15-Year	2.42%	2.36%	+0.06
5/1 ARM	3.20%	3.24%	-0.04
30-Year Jumbo	3.19%	3.09%	+0.10

Note: Rates accurate as of June 17, 2021 and sourced from Bankrate.com

According to Realtor.com, the typical U.S. home spent 58 days on the market from 2017-2019. The economic uncertainty and lockdowns associated with COVID-19 raised that figure to 72 days in 2020. By June 2021, homes across the U.S. are selling an average of 37 days after being listed which is 35 days less than the 2020 COVID-anomaly and 21 days less than the three years before the pandemic. In the 50 largest U.S. metros, the sales pace is even more accelerated than the national averages with a typical home selling within 31 days on being placed on the market. Many of the largest metros in the South are leading the nation in quickest sales with lowest median days on the market including Huntsville, AL (11 days), Nashville, TN (14 days), Raleigh NC (15 days), Columbia SC (16 days), Durham-Chapel Hill, NC (18 days). Tallahassee homes are currently spending a median of 37 days on the market, compared to 47 days year over year. As national demand remains elevated, Realtor's data is beginning to show that time on the market this year is not expected to decrease beyond seasonal norms.

The median annual sales price of single-family homes for the State of Florida in 2020 was \$290,000. That price was observed at \$248,000 for the overall Tallahassee MSA according to the Florida Realtors. Housing market trends indicate buyers are willing to pay above market asking prices for homes. In terms of months of housing supply for May 2021, every MSA in the State of Florida surveyed showed a shortage of housing available for purchase.

As shown in Table #2 below, in May 2021 the Top Florida MSAs have experienced increased median listing prices, with an average change of +10.8% year over year. Active listings are also down across the board, with an average decline of -45.2% statewide. Months of housing supply on the market also shows seller's market conditions statewide with an average inventory of 1.57 months. Statewide average median days on market for listed homes is 41 days, which is on average 29 days fewer than the previous year. The Tallahassee MSA median listing price is \$264,450, well below the statewide average of \$328,956 and the median listing price change year over year is also below the statewide average and the market has seen the smallest drop in active listing count statewide. At 3.1, the Tallahassee MSA housing stock is significantly above the statewide average of 1.57 months.

Table 2: May 2021 Housing Overview by Top Florida Metros

Metro	Median Listing Price	Median Listing Price Change YoY	Active Listing Count YoY	Months of Supply	Median Days on Market	Median Days on Market YoY
State of Florida	\$328,956	+10.8%	-45.2%	1.57	41	-29
Miami-Fort Lauderdale–West Palm Beach	\$447,000	11.9%	-51.6%	1.06	62	-52
Tampa-St. Petersburg-Clearwater	\$350,000	19.6%	-59.1%	1.7	32	-39
Orlando-Kissimmee-Sanford	\$356,000	11.3%	-57.1%	0.7	36	-37
Jacksonville	\$350,000	10.2%	-62.6%	1.1	37	-34
Pensacola	\$352,500	17%	-42.9%	0.8	21	-13
Gainesville	\$288,450	2.2%	-37.2%	2.9	39	-20
Ocala	\$223,250	6.3%	-35.6%	1.2	65	N/A
Tallahassee	\$264,450	7.8%	-15.2%	3.1	37	-10

Sources: National Association of REALTORS and Move, Inc., Real Estate Data Library, RDC Inventory Core Metrics by Metro, Realtor.com. Months of supply data sources: Miami, ReMax Advisors, Mandel Team, Tampa, TampaRealtors.org, Orlando – Orlando Regional Realtor Association, Jacksonville – Northeast Florida Association of Realtors, Pensacola – Emerald Coast Realty, Gainesville – Caldwell Banker M.M. Parrish Realtors, Ocala – Ocala Real Estate Talk, Tallahassee Board of Realtors

Local Trends

Year-to-date home sales show 2021 is a strong year for the Tallahassee MSA which is projected to lag only 2005 and 2006, a period that saw many homes purchased by investors and built by speculators looking to flip housing for short-term profits. Today’s buyers are considered owner-occupants or primary residents who are more likely to remain in their homes for at least five years. The available supply is made up of both existing homes listed for sale and the construction of new homes being added to the market.

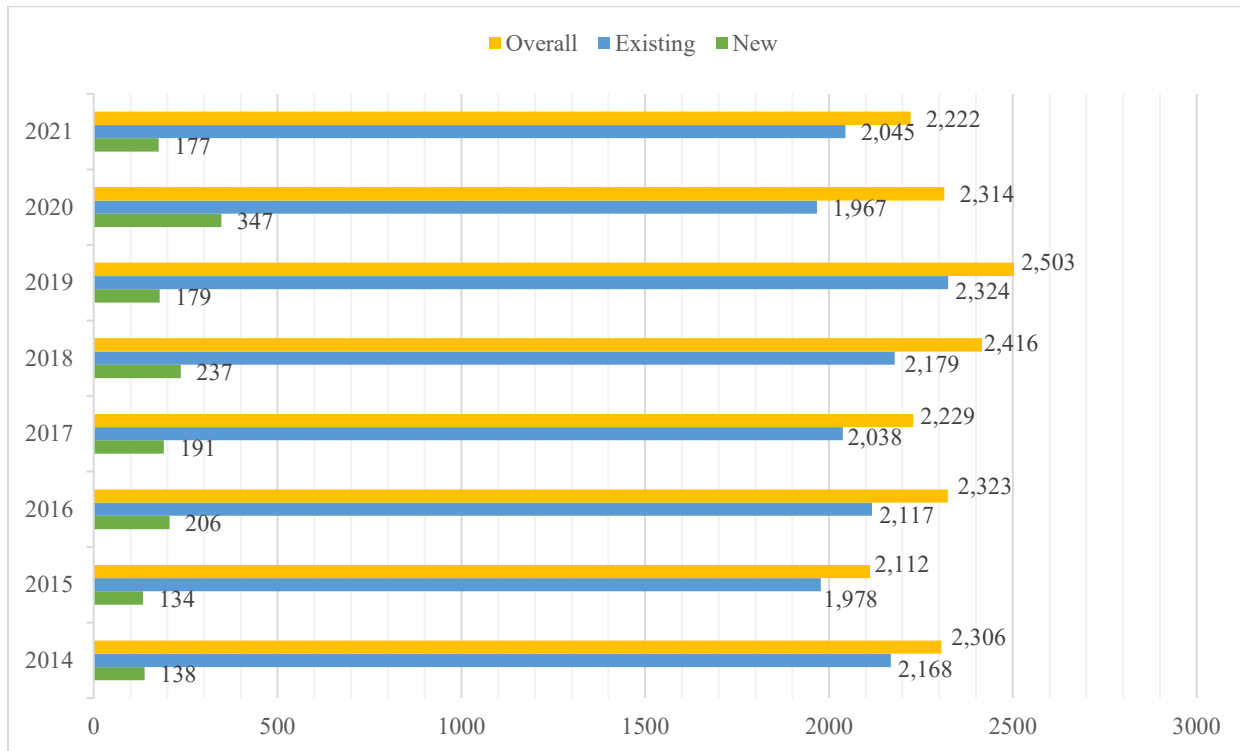
Current Tallahassee MSA Housing Supply (Single Family, Townhomes, and Condos)

The supply of houses (including single family homes, townhomes and condos) for sale relative to the current rate of demand shows all quadrants of Leon County in sellers’ market conditions, although areas in the western portions of the County with prices around \$300,000 are currently in a “buyers’ market” position. According to the National Association of Realtors, historically, six months of supply is associated with moderate price appreciation, and a lower level of months’ supply, while seen as a sign of a healthy active market, tends to push prices up more rapidly. Overall, the Tallahassee MSA shows a 3.1-month supply of new and existing homes available for purchase, well below the recommended six-month supply. The supply of homes on the market in the Tallahassee MSA dipped below the six-month supply level in June of 2016 and inventories have been on a steady decline since. Within Leon County inventories vary by quadrant. Leon County’s NW has a supply of 3.6 months of housing, followed by the NE with 2.9 months, SW with 2.8 months, and the SE with 2.7 months.

During the 1990s homebuilders were producing more than 1,100 *new* homes into the Tallahassee MSA per year. In the decade that followed, the average grew to more than 1,300 homes per year. The early 2000s and mid aughts were subject to a high level of speculative

building and buying, whereby investors would purchase homes only to briefly hold and flip them for a profit. This served to embellish demand for housing as many homes were being sold twice which also resulted in notable home value increases leading into the Great Recession. Homebuilding declined to 430 homes per year during the 2010s as a market correction due an oversupply of inventory. The new-home housing stock was substantially absorbed by 2016 thus allowing the market to return to building operations to near 1990s levels.

Chart 1: New, Existing and Overall Homes on Tallahassee Market, YoY



As shown in Chart 1, the listings of *new* homes in the Tallahassee MSA shows a sharp 49% decline in supply to the market from 2020 for the first 5-months (January – May) year-over-year, as home builders have so far produced 177 homes to the market compared with 347 for the same period of 2020. Homebuilding activity has been significantly impacted by global supply chain issues particularly impacting lumber, plastics and concrete which has had an effect on 2021 production year-to-date (May 2020 to May 2021). It is also important to note that homebuilding activity has not been disrupted by local government permitting activity which is presented later in this analysis. This mismatch of current housing supply and strong homebuyer activity is a primary cause of rapid home appreciation within the Tallahassee MSA housing market.

Current Tallahassee MSA Homebuyer Demand

The Tallahassee MSA reported 4,656 closed single-family home sales for 2020, with 3,483 of those occurring within Leon County. The balance, 1,173, were split between Gadsden, Jefferson and Wakulla counties. According to the Tallahassee Board of Realtors’ Multiple Listing Services (MLS), market home sales were up 2% in 2020 compared to 2019 and were 4th highest on record (behind 2004, 2005, and 2006). Closed sales of single-family homes year-over-year for May

2021 were up about 25% for Leon County; up 34% for the Tallahassee MSA; and up 58% statewide.

Local Housing Costs

As shown in Table #3, Leon County had 341 closed sales of single-family homes in May 2021; the median sales price was up 6.0% year-over-year from \$260,900 in May 2020, when there were 273 closed sales. Gadsden County had 45 closed sales of single-family homes in May 2021; the median sales price was up 51% year-over-year from \$169,900 in May 2020, when there were 23 closed sales. Wakulla County had 85 closed sales of single-family homes in May 2021; the median sales price was up 5.1% year-over-year from \$234,900 in May 2020, when there were 57 closed sales.

Comparison of individual counties in the Tallahassee MSA indicates a more gradual increase in home values in Leon County due to a higher number of sales, compared to sharper price increases in Gadsden, Jefferson, and Wakulla.

Table 3: Single Family Home Prices Tallahassee MSA in May 2021

County	Median Home Prices	Number of Homes Sold
Leon	\$276,000	341
Gadsden	\$256,000	45
Jefferson*	NA	17
Wakulla	\$246,950	85
<i>Tallahassee MSA</i>	<i>\$267,000</i>	<i>488</i>

Source: Florida Realtors. Please note that the data for Jefferson County median home prices was not available at the time of writing this item.

Among the 10 comparable cities within the southeast that Office of Economic Vitality utilizes in the cost of living index to measure regional differences in the cost of consumer goods and services, Tallahassee ranks seventh most affordable with an index at 92.5, which is below the national average.

- | | | | |
|---------------------|------|---------------------------|-------------|
| 1. Greenville, SC | 75.2 | 6. Pensacola, FL | 89.6 |
| 2. Montgomery, AL | 79.0 | 7. Tallahassee, FL | 92.5 |
| 3. Birmingham, AL | 79.3 | 8. Nashville, TN | 92.6 |
| 4. Jacksonville, FL | 85.7 | 9. Atlanta, GA | 104.7 |
| 5. Little Rock, AR | 88.2 | 10. New Orleans LA | 137.8 |

Local Affordability and Buying Power

In the Tallahassee MSA, 80% of buyers finance homes. Interest rates at which buyers are currently financing mortgages is less than half the 50-year average of 7.86%. Today’s lower rates allow buyers to borrow at around 3% on a 30-year mortgage which translates to paying 70% less to interest than would be the case under 50-year average industry conditions. This goes a long way to explaining the higher consumer demand for purchasing homes.

Affordable housing as defined by the State of Florida and federal governments is housing that costs no more than 30% of a household’s income. Section 420.9071, Florida Statutes (2020), defines affordable housing as follows:

“Affordable” means that monthly rents or monthly mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in subsection (19), [with income at 80% AMI], subsection (20), [with income at 120% AMI] or subsection (28) [with income at 50% AMI] ...”

The U.S. Department of Housing and Urban Development’s (HUD) determination of affordability considers rent/mortgage, utilities, homeowner’s association fees, property insurance, renters’ insurance, and other housing costs. Households that expend more than 30% of their total income on housing expenses are cost burdened and therefore, housing is not affordable. Government housing programs are established to ensure access to affordable housing. The programs primarily target low-income households. Affordable housing programs typically target households earning 80% or less of the area’s median income (AMI). The AMI is established by HUD for all geographic areas in the U.S, based on household size. Households that earn 120% or less of the AMI, are considered low-income. For Leon County, the AMI for a household of four is \$76,400.

Table #4 gives an example of the income thresholds (income relative to the AMI) and shows the annual maximum amount that should be spent on housing expenses without being cost burdened (spending no more than 30% of your income for housing expenses). In other words, a household of four with an annual income of at least \$61,050 is earning approximately 80% of the AMI. If that household is spending more than \$18,315/yr. for housing, utilities, homeowner’s insurance, etc., the household is considered cost burdened.

Table 4: HUD Income Thresholds for a Household of Four (4)

Income Threshold	Household Income Limit for a Family of Four	30% of Income
120% (AMI)	\$91,560	\$27,468
100% (AMI)	\$76,400	\$22,920
Low-Income (Approx. 80% of AMI)	\$61,050	\$18,315
Very Low-Income (50% of AMI)	\$38,150	\$11,445
Extremely Low-Income (30% - adjusted to poverty guideline)	\$26,500	\$7,950

HUD further defines the degree of cost burdened for households as follows:

- **Moderately cost burdened:** Households spending 30-50% of their total income on housing expenses.

- **Severely cost burdened:** Households spending more than 50% of their total income on housing expenses.

Table #5 below uses data from the study completed by the Shimberg Center for Housing Studies. It depicts the estimated total number of households in Leon County and identifies the population by the degree of housing cost burden (moderately or severely) relative to the AMI. Households considered in the analysis includes both renters and homeowners. This data includes college students who are predominately renters and represent approximately 20% or 58,000 of Leon County’s total population.

Table 5: Cost Burdened Households in Leon County by Area, 2020 Estimate

Household Income Category for All Household Sizes	Not Cost Burdened	Moderately Cost Burdened	Severely Cost Burdened	Total Households by Income Category
Income Below 50% AMI	3,369	5,720	18,058	27,147
50.1-80% of AMI	8,428	8,253	2,316	18,997
Income Over 80% AMI	59,760	5,890	642	66,292
Total by Cost Burden	71,557	19,863	21,016	112,436

Estimates based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida.

As reflected in Table #5, there are an estimated 112,436 households in Leon County. As estimated, more than 64% of households in Leon County (71,557) have enough income to meet their housing needs and are not burdened by housing costs; however, for the households that are cost burdened, 21,016 (51%) are severely cost burdened.

Table #6 below illustrates a recent report published by the National Association of Counties (NACo) titled Housing Affordability in Leon County. NACo compared the degree of cost burden for renter and owner-occupied (homeowner) households in Leon County and showed how Leon County fared compared to other counties nationwide.

Table 6: Comparison of Leon County’s Cost Burdened Population by Housing Type

	Homeowners	Renters
# of Occupied Housing Units (estimate)	58,014	53,097
Moderately Burdened	14%	25%
Severely Burdened	8%	35%
Total Cost Burdened	22%	60%

Note: According to NACo’s data analysis, cost burdened renters in Leon County Renters are 9% above the nationwide average while homeowners are 2% below the nationwide cost burdened average

To boost the stock of affordable housing available to residents, Leon County and the City of Tallahassee employ a multitude of strategies to incentivize the development of affordable housing. Examples among the two jurisdictions include expedited site plan review and permitting, construction fee waivers, providing density bonuses and zoning flexibility, allowing for the construction of accessory dwelling units at existing home sites, and making publicly-owned properties available for affordable housing development. The Leon County Office of Human Services and Community Partnership, Housing Services has recently donated lots to the Tallahassee Lenders’ Consortium, Community Land Trust for construction of new affordable homes for sale or lease. The Community Land Trust is also exploring lease-to-own opportunities for the home sites it is seeking to develop. The Community Land Trust plans call for the construction of nine new affordable housing units, 1 single-family detached home and four two-unit duplexes or paired townhomes.

Tallahassee’s Community Land Trust model involves separating ownership of residential parcels from the dwelling units built upon them. The Trust retains ownership of the land and offers a long-term lease agreement to homeowners who would also hold a deed to the structures above. To qualify under this program the property must maintain its affordability status and dwelling units must be sold or rented to low and moderate income families (80% AMI or below). In addition to the Community Land Trust initiative, Table #7 shows the estimated 1,000 affordable housing units in various stages of development in the local market.

Table 7: Active Affordable Housing Development Projects in Tallahassee

Project	Under Review / Proposed	Permitted	Under Construction
Lafayette Gardens	-	-	96
Magnolia Oaks	-	110	-
Magnolia Family	-	130	-
1317 Winewood Blvd	390	-	-
Frenchtown CRA District	130	-	-
3100 Apalachee Pkwy	180	-	-
Total Units = 1,036	700	240	96

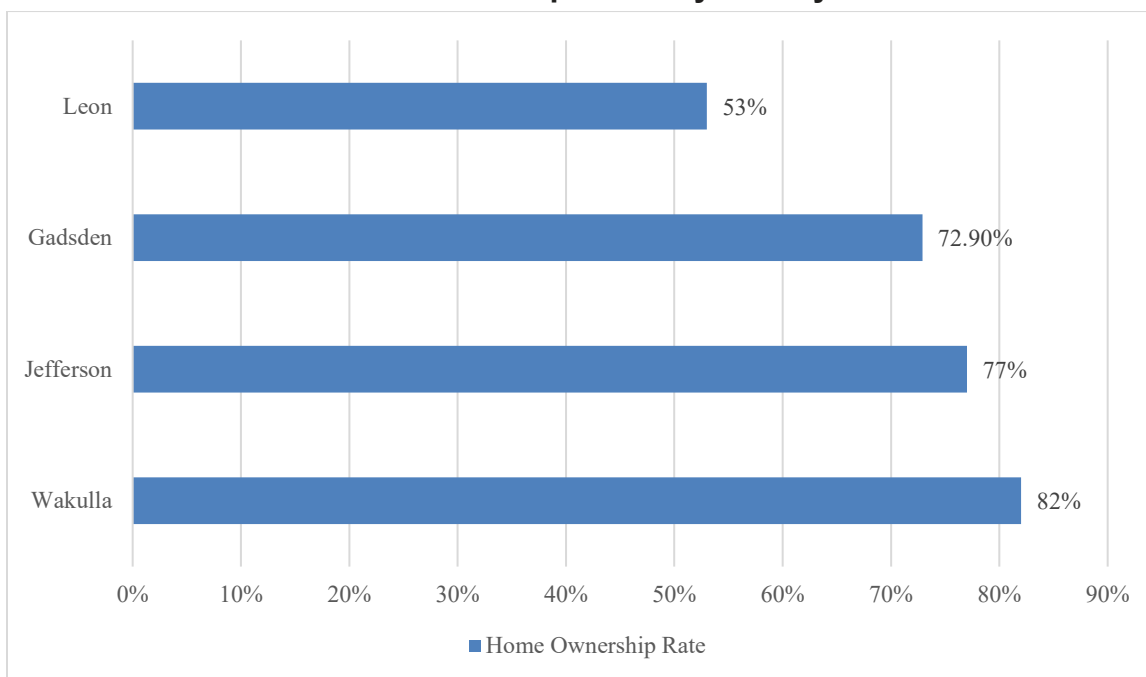
While this item discusses some factors related to home affordability, separate agenda items for this joint workshop provide information on homelessness and the Tallahassee Housing Authority’s planned redevelopment of the Orange Avenue Apartments. In addition, a separate joint workshop of the County and City Commissions is anticipated for early 2022 to discuss broader affordable housing issues based on the policy and programmatic recommendations by the City and County Affordable Housing Advisory Committees.

Owner-occupied Housing Rate:

According to the U.S. Bureau of the Census, the owner-occupied housing rate in Leon County of 53% lags the other three counties in the Tallahassee MSA, which is reflected in Chart #2 below. The lower rate for Leon County is indicative of the large student and other transient populations that require shorter-term residential accommodations within the core City of Tallahassee. Short-term residential accommodations are primarily satisfied by the multi-family housing market; however, it is not uncommon for single-family homes, townhomes, and attached

homes to be used as rental properties thereby resulting in a greater number of tenant-occupied housing when comparing Tallahassee-Leon County to its surrounding bedroom communities.

Chart 2: Tallahassee MSA Homeownership Rates by County



For comparison, in Alachua County (home to the University of Florida and a community college) the average homeowner-occupancy is 55%, the state of Florida's average is 65.4% and the national average is 64%. According to the Urban Land Institute, owner-occupied housing rates tend to peak as people near retirement age of 65. Leon County has the second highest percentage of population between the ages of 18-24 in Florida (behind Alachua County) and the fifth smallest percentage of persons aged 65 and older at 14% (ahead of Orange, Liberty, Union and Osceola Counties). In a recent article, the Wall Street Journal reported that homeowners are staying in their homes longer at an average of 13 years compared to just under nine years in 2010. In addition, about one in four US homeowners have lived in their home for over 20 years. This is due in part to the aging boomer population as well as low interest rates allowing homeowners to refinance their current homes and remain in place at reduced costs. The homeownership rates may also impact the housing supply and homebuyer demand.

Impact on Local Rental Market

While rents typically reflect changes in home values, new production of multi-family apartment homes coupled with an existing stock of apartments could insulate this market from sharp rises in rent. The Tallahassee MSA now shows average rental rates at \$1,303 for an average-sized apartment (1,043 SF), a 3% increase year over year. According to Rentcafe.com, the share of apartment homes in Tallahassee with rents below \$700/mo. is 6%, between \$701-\$1,000 is 28%, between \$1,001 - \$1,500 is 40%, between \$1,501-\$2,000 15% and exceeding \$2,000 11%.

Multifamily

Currently there are 28,181 multifamily apartment units in the Tallahassee MSA with 2,378 units (beds) vacant, representing the 6th lowest unit vacancy over the 15-year period since OEV has been collecting multifamily vacancy statistics. The market's multifamily vacancy rate now sits at 8.4%, which is the 4th lowest vacancy rate over the last 15 years. For comparison, the high vacancy rate over the 15-year period was observed in 2008 at 13.6% (Great Recession) the low 7.0% in 2016. Since 1Q 2019, lease rates for multi-family housing have averaged \$0.96 per SF. For 1Q 2021, the effective rent per square foot currently has risen to \$1.01, with a vacancy rate matching the 2019 average at 8.4%. For the 1Q of 2021, there were 405 multi-family apartment units under construction in Tallahassee MSA. This same unit count was observed for the 4Q of 2020 indicating that no new projects have broken ground for the first three months of the year. Despite a decline in units under construction since the 3Q of 2020, 2021 is on pace to be at least the 3rd most active development year for multifamily apartment homes since 2007.

Student Housing

Regarding student housing, lease and vacancy rates (per bed) averaged \$656 and 10.6%, respectively in the Tallahassee MSA. Student housing effective rates for the same 1Q 2021 period are observed at \$668 per bed with a vacancy rate at 11.8%. Student Housing lease and vacancy rates per bed have averaged \$625 and 11.3% respectively. Student Housing vacancy rates hit a high in 2008 at 15.2% and a low in both 2016, 2017 at 5.9%. Student housing for 1Q 2021 shows 355 units under construction same as the 3rd and 4th Quarters of 2021. This lower rate of construction YTD represents the 5th fewest number of student housing units under construction since 2007. Because college students represent a sizeable portion of the Tallahassee population, homes in single family neighborhoods have been converted into student housing. These conversions serve as investments to many locally based residents while supporting a sub-market of housing available to college students. Often, these units are more affordable options to the newer student housing developments and are widely sought after by students looking to save money on rent. Tallahassee's homeownership rate is impacted by the large number of these units within the market.

Long-Term Housing Demand and Supply in Tallahassee-Leon County

The policymaking role of County and City Commissions with regard to the local real estate and housing market is facilitated by long-term planning and decision making through the Comprehensive Plan, the respective land development codes, and investments in affordable housing. The consideration for local policymakers when amending the Comprehensive Plan is the balance of making adjustments that are consistent with the vision and stated goals of the Plan without making it susceptible to short-term and cyclical market conditions. Both Commissions have demonstrated their prudence on matters related to the Comprehensive Plan and in response to regular calls to expand the USA. Elected policymakers resisted the calls from the development community to expand the USA at the peak of the housing boom in the mid aughts (circa 2007) based on the analyses of available lots and acreage at that time.

The Great Recession ended the housing boom and the excessive construction of new single-family homes which was driven by short-term investors seeking to flip properties utilizing adjustable interest rates. The decline of the housing market in 2008 and 2009 trapped short-term investors due to the inverse relationship between their descending property values and

rising adjustable interest rates which contributed to the growth in foreclosures. The impact of the Great Recession and crash of the housing market was not limited to the short-term investors. For the Tallahassee MSA, it took another seven to eight years to absorb the new-home housing stock by 2016.

This section on long-term housing demand and supply evaluates current population projections, describes an analysis of vacant developable lands conducted in 2007 as part of the Evaluation and Appraisal Report for Comprehensive Plan, details the policy decisions that have occurred since that time, and describes how our community is poised to accommodate projected growth through 2045.

Current Population Projections

Based on the most current medium population projections from the Bureau of Economic and Business Research (BEBR), the combined population of Tallahassee and Leon County is anticipated to grow from 299,484 to 344,600 by the year 2045. This represents a population increase of 45,116. If the average family size remains 2.33 persons per household, this population increase would represent a demand for an additional 19,363 residential units. To account for slack in the market and allow mobility and flexibility, it is common to apply a multiplier (typically 1.5) to this number. Applying the multiplier would demonstrate a need of 29,044 additional dwelling units by 2045. The ability to plan for and provide housing to meet long term needs is shaped by the Tallahassee-Leon County Comprehensive Plan. The Comprehensive Plan addresses allowable uses, the density and intensity of development, as well as the infrastructure needed to support development.

Urban Services Area

The Urban Services Area (USA) is a planning strategy adopted into the Comprehensive Plan by the Board and City Commission intended to ensure that adequate infrastructure is planned and provided in coordination with land use and land development. The size of the USA is related to the projected fiscal capacity of the local government to provide urban infrastructure. This approach to planning results in the phasing of infrastructure that supports urban housing densities while also preventing urban sprawl and preserving the rural character of Leon County outside of the USA. Policies in the Land Use Element specifically prevent Rural and Urban Fringe lands outside of the USA from being converted to a more intense land use category unless the subject site adjoins the USA or a designated Rural Community.

Vacant, Developable Lands inside the Urban Services Area:

As part of the Evaluation and Appraisal Report process in 2007, a Vacant Lands Analysis was completed to identify the Comprehensive Plan's ability to accommodate the projected population growth at that time within the USA. This analysis identified "the potential for an additional 371,503 dwelling units inside the USA." As noted previously, this analysis was completed during a period when an average of 1,300 new homes were being built in the Tallahassee MSA per year and subsequently followed by a period when the number of new homes being built each year decreased as a correction of oversupply.

Policy Direction for Future Growth

As the oversupply of the housing stock was substantially absorbed and normal building operations began to return to the Tallahassee MSA circa 2016, several policy decisions were made by the Board and City Commission to plan for future growth. These policy decisions

included two expansions to the USA, the Master Plan for the Welaunee Arch, and the current Southside Action Plan effort.

The most recent USA expansions occurred during the 2020 Comprehensive Plan Amendment Cycle. Pine Cone Woods (aka Bradfordville Hills) expansion included a 182-acre area adjacent to Chiles High School with urban services already available onsite. The Welaunee Arch expansion represented a 2,810.55-acre site within the city limits with an existing Urban Services Development Agreement in place. A Master Plan was completed and adopted concurrently with the Welaunee Arch urban services area expansion. Both amendments to the USA in 2020 were related to areas with existing infrastructure or existing agreements for the provision of infrastructure. More information on the developable land that this amendment opens up is discussed in the following sections.

The expansion of the USA and associated amendment to the Future Land Use Map for the 182-acre Pine Cone Woods (aka Bradfordville Hills) area will be implemented through a Planned Unit Development (PUD). At this time, the PUD for Bradfordville Hills has not been formally submitted.

The Welaunee Critical Plan area has been part of the long-term growth strategy since 1990 with the Critical Area Plan being adopted as part of the Comprehensive Plan, the property being annexed into the City, and Urban Services Development Agreements being executed. Planning was initially completed for the portions of the Critical Area Plan referred to as the Toe and the Heel with Planned Unit Developments being developed and adopted for those areas. In 2020, the Critical Area Plan was updated to include the Master Plan for the portion of the Welaunee Critical Area Plan referred to as the Arch. This Master Plan allows for up to 12,500 residential units to be constructed in the Arch. The Master Plan and associated Comprehensive Plan amendments made the Arch subject to the City's Inclusionary Housing Ordinance as well as requires the development of the Arch to include a mixture of housing types.

In addition to the areas included in the recent expansions to the USA, the Board and City Commission jointly directed staff to begin efforts on the Southside Action Plan. The results of this effort are intended to encourage quality land development, support population growth, increase employment opportunities and attain a balanced mix of incomes in the southern part of the Tallahassee urban area. Community engagement is currently underway for the Southside Action Plan.

These recent policy decisions by the Board and City Commission, along with other existing vacant developable lots, will help promote new residential development and quality redevelopment that ensures the long-term housing demand is met.

New Single-Family Home Permits Issued

Additional policy and administrative functions of local governments related to the residential housing market include the issuance of permits and timely inspections in support of the private sector construction of new homes. Both the Leon County Developmental Services and Environmental Management and the Tallahassee Growth Management Divisions ensure that these services are timely and thorough while ensuring compliance with building codes and environmental standards.

Table 8 represents new single-family home construction permits issued in the Tallahassee MSA (data was not available from Gadsden County) over the last five years. Responding counties have reported increases in single-family home permits issued since 2019. Leon County experienced a 40% increase in new single-family home permits year over year in 2020 and this trend has continued into the first half of 2021. Wakulla County, which includes unincorporated Crawfordville, has experienced similarly strong increases in new single-family home permits with a 46% increase in permits issued in 2020 year over year. Jefferson County did not have data available prior to 2020 but has experienced a much higher increase for 2021 compared year over year 2020.

Table 8: Tallahassee MSA Single Family Building Permits Issued 2017-2021

Building Permits Issued for New Single-Family Homes					
	2017	2018	2019	2020	2021 (Jan 1 – June 18)
Leon Unincorporated	332	287	319	448	339
		-13.55%	11.15%	40.44%	-
Tallahassee	307	254	257	203	88
	-	-17%	1%	-21%	-
Wakulla Unincorporated	294	273	330	482	225
	-	-7.14%	20.88%	46.06%	-
Jefferson Unincorporated	-	-	-	70	34
	-	-	-	-	-

*Jefferson County’s data is only reported through March 31, 2021.

**Information for Gadsden County was not available at the time of writing this item.

For comparative purposes, Table #8 provides data specific to the City of Tallahassee’s residential permitting for detached single family homes. New Single Family (detached) building permits within the City of Tallahassee marked a 21% decrease for 2020 after posting a 1% increase in 2019. The City of Tallahassee, unlike unincorporated Leon County and the surrounding MSA Counties experiences new housing development in various forms (single family detached and attached, townhome, condominium), with City land use policies increasingly favoring urban infill and higher density development it is difficult to draw conclusions with regard to trends based on the production of single family housing alone.

Conclusion:

The Tallahassee-Leon County real estate market is representative of many communities across the United States currently experiencing a surge in buyer demand that has outpaced the normal supply of homes for sale. As noted in the item, current aggressive buying activity is applying upward pressure on Tallahassee-area home prices in addition to homebuilding supply chain issues related to lumber, major household appliance shortages, and skilled labor. Due to this demand, home prices in the Tallahassee MSA are currently appreciating at more than three times their average annual rate, on pace to increase the current median sales price by 20% in 2021.

Many of the conditions impacting the supply of housing to the Tallahassee market are caused by macro-economic factors such as historically low interest rates driving up demand, economic

uncertainty related to COVID-19, people staying and aging in their homes longer, and price increases for new construction due to temporary shortages in lumber, plastics, and skilled labor. With lumber and plastic supply shortages expected to recover from global COVID-19 restrictions, homebuilding costs are projected to stabilize, and inventories of new homes coming on the market as builders recover from pricing spikes (currently there are 427 single family homes permitted in Tallahassee-Leon County); however, it is important to note that interest rates are anticipated to remain relatively low through 2023. As the Federal Reserve slowly normalizes interest rates, it is anticipated to help normalize the current real estate market.

The analysis finds that the sharp increase in buyer demand is largely associated with the COVID-19 pandemic, its disruption to the national economy in 2020, and the market response to the stimuli approved by federal policymakers (Congress and two executive administrations). In response to the economic fallout associated with the global pandemic, federal policymakers sought to stimulate the national economy with the tools at their disposal. This included the lowering of interest rates, infusion of cash stimulus payments, enhanced unemployment benefits, eviction moratoriums, and other regulatory measures. However, the current macro-economic issues require market-based solutions to address shortages in materials and labor over an extended period of time. Such is the case with the cyclical construction and real estate industries.

As policymakers at the local level, the County and City Commissions responded to the COVID-19 public health crisis, ensured social safety net programs, adopted measures to help sustain local businesses, and provided grant funds to support local businesses, non-profits, and individuals negatively impacted by the pandemic. With regard to the local real estate and housing market, the policymaking role of County and City Commissions is facilitated by long-term planning and decision making through the Comprehensive Plan, the respective land development codes, and investments in affordable housing. Separate agenda materials have been prepared for this joint workshop providing analyses on affordable housing and homelessness issues in our community. The Comprehensive Plan and respective land development codes ensure there are enough buildable parcels to support the projected population growth, encourage urban infill and higher density development for the efficient utilization of available land while also protecting the character of rural communities, and plan for the necessary infrastructure to support future development. The practice of comprehensive planning is a long-term endeavor but the Comprehensive Plan itself is a living document which should be revisited and revised periodically. The consideration for local policymakers when amending the Comprehensive Plan is the balance of making adjustments that are consistent with the vision and stated goals of the Plan without making it susceptible to short-term and cyclical market conditions.

Both Commissions have demonstrated their prudence on matters related to the Comprehensive Plan and in response to regular calls to expand the USA. Elected policymakers resisted the calls from the development community to expand the USA at the peak of the housing boom in the mid aughts (circa 2007) based on the analyses of available lots and acreage at that time. Shortly thereafter, the Great Recession ended the housing boom and the excessive construction of new single-family homes which was driven by short-term investors seeking to flip properties utilizing adjustable interest rates. The decline of the housing market in 2008 and 2009 trapped short-term investors due to the inverse relationship between their descending property values

and rising adjustable interest rates which contributed to the growth in foreclosures. The impact of the Great Recession and crash of the housing market was not limited to the short-term investors. For the Tallahassee MSA, it took another seven to eight years to absorb the new-home housing stock by 2016. Since that time, permitting of new residential construction has been on the rise and, with an eye toward future development needs, both Commissions approved two expansions of the USA in 2020 which provide approximately 3,000 additional acres for planned growth.

Simply put, there is more than enough available land within the USA to meet the 2045 projected growth needs of our community. The County and City are properly positioned to accommodate the needs associated with anticipated population growth, new residential construction, and the associated public infrastructure due to the long-term planning efforts of both jurisdictions. In time, the construction industry will catch up to the buyer demand and is naturally incentivized to meet that demand whether it continues at current levels or slows down due to other macro-economic conditions. This item recommends acceptance of the status report on the Tallahassee-Leon County's residential real estate market.

OPTIONS

1. Accept the status report on Tallahassee-Leon County's residential real estate market.
2. Do not accept the status report on Tallahassee-Leon County's residential real estate market.
3. County and City Commission direction.

RECOMMENDED ACTIONS

Option #1

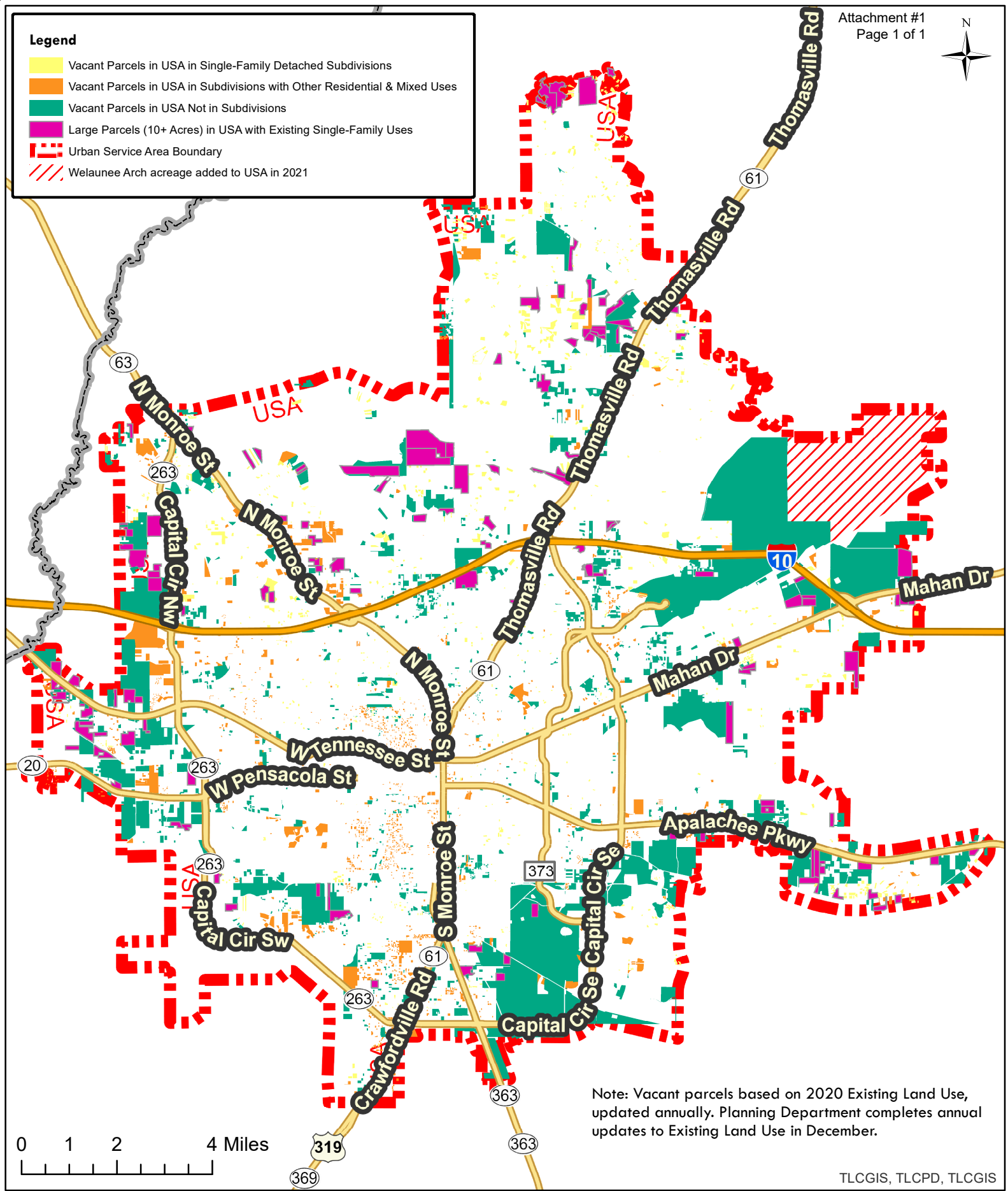
Attachment:

1. Map of Vacant and Potentially Developable Parcels in the Urban Services Area



Legend

- Vacant Parcels in USA in Single-Family Detached Subdivisions
- Vacant Parcels in USA in Subdivisions with Other Residential & Mixed Uses
- Vacant Parcels in USA Not in Subdivisions
- Large Parcels (10+ Acres) in USA with Existing Single-Family Uses
- Urban Service Area Boundary
- Welaunee Arch acreage added to USA in 2021



Note: Vacant parcels based on 2020 Existing Land Use, updated annually. Planning Department completes annual updates to Existing Land Use in December.

TLCGIS, TLCPD, TLCGIS

Vacant Parcels (2020) with Development Potential in USA

NOTE: This product, which has been compiled from the most accurate source data from Leon County and the City of Tallahassee, is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser assume no responsibility for any use of the information contained herein or any loss resulting therefrom. Any other data displayed is considered to be in draft form and the Property Appraiser assumes no responsibility for this layer.

PLANNING DEPARTMENT

OFFICE OF ECONOMIC VITALITY

Map created June 30, 2021 DL