



HOME SWEET HOME *for all*

The Community Redevelopment Agency supports a wide range of affordable housing programs offered by the City of Tallahassee and partner agencies. These efforts support the City's 2024 Strategic Plan goals and priorities of the Greater Frenchtown Southside District to build and preserve affordable housing while creating strong, vibrant neighborhoods.

Below are examples of housing programs and initiatives offered through the City and accessible to eligible residents within the CRA districts:

- **HOME REPAIR PROGRAM** – This program improves the living conditions of low-income homeowners by removing health and safety hazards and correcting exterior code violations.
- **HOME REHABILITATION PROGRAM** – This program enhances and strengthens neighborhoods and preserves existing housing stock through rehabilitation.
- **HOME ACCESSIBILITY PROGRAM** – This program removes architectural or structural barriers from the homes of disabled persons. Up to \$12,500 is provided through local partners, such as the Center for Independent Living (Ability 1st), to make handicap accessibility improvements.
- **HOME RESILIENCE PROGRAM** – This program

provides one-time grant assistance to income eligible homeowners to help secure their home against future natural hazards, such as hurricanes and flooding.

- **DOWN PAYMENT ASSISTANCE** – The City offers up to \$12,000 in down payment and closing cost assistance to help low-income residents purchase an affordable home and start on a path toward building equity and wealth.

The City's Construction Loan Program is another option available to help private developers build affordable single-family homes (including duplexes, triplexes and quadraplexes). Through this program, private developers may apply for a short-term construction loan that carries an annual interest rate below the 'prime rate' as reported by The Wall Street Journal. The loans are due and repayable to the City within 18 months from the date of the loan agreement or 6 months following the issuance of Certificate of Occupancy (CO), whichever occurs first.

Additionally, the City launched its first Community Land Trust (CLT) in March. A CLT is a nonprofit entity governed by community stakeholders that can build and preserve affordable housing and help stabilize neighborhoods by reducing the negative impacts of gentrification. In a traditional real estate sale, the

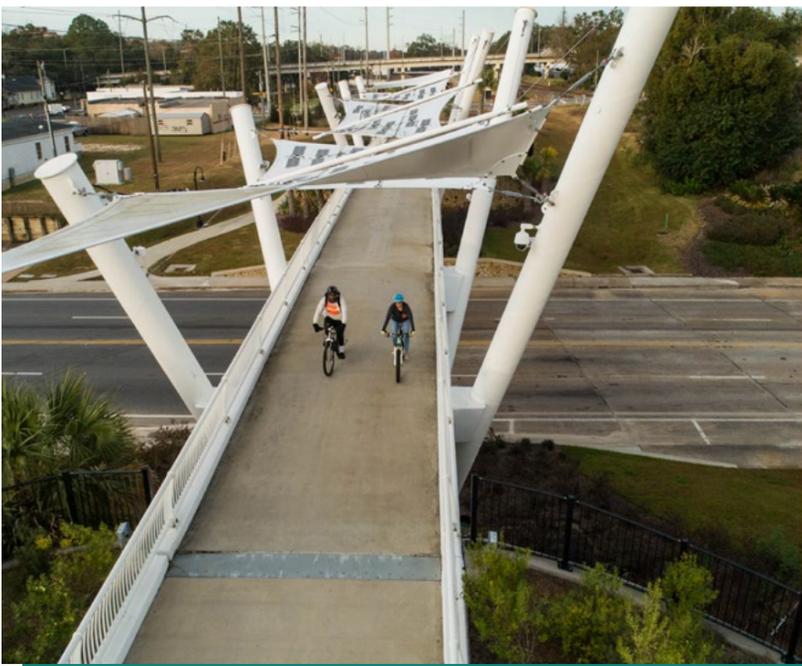
owner owns the building and the land it sits on. CLTs keep homes affordable by leasing the land and selling only the house for low- to moderate-income people. Under this model homeowners can earn a portion of the equity on their home and eventually go on to buy a market rate home, while the CLT is able to keep the home affordable for the next owner. The CLT was launched in partnership with Leon County and the Tallahassee Lenders' Consortium.

The Tallahassee Lenders' Consortium also provides homebuyer education, credit and finance counseling and assistance in selecting a mortgage lender. Its mission is to provide affordable home ownership options and serve as a resource to help citizens make the best possible decisions about finding, financing and purchasing a home. Visit TallahasseeLenders.org for more information.

If you are experiencing homelessness (or on the verge of it), call 2-1-1 for human service information and assistance. Staff are available 24 hours a day, and 2-1-1 Big Bend services are free. They can help you navigate through the maze of community services in a nonjudgmental manner.

Learn more about these and other affordable housing programs at Talgov.com/Housing.

DOWNTOWN MOBILITY IMPROVEMENTS



The Community Redevelopment Agency has been working with various City of Tallahassee departments to enhance mobility and improve bicyclist and pedestrian safety in the downtown core. Using input from the Downtown Redevelopment Commission and the Downtown Improvement Authority, 30 specific issues that impact pedestrian and bicycle mobility were identified, which ranged from tree trimming to sidewalk repairs.

An analysis of each issue was conducted. Work is underway to

address the issues that fall within the City's purview. For example, the ADA markings at the pedestrian crossing at Duval and Pensacola streets have been replaced, and the lights that were not working in the Chain of Parks have been repaired or replaced. Several of the issues require more long-term planning, design or funding and are being assessed. Several will need to be addressed by property owners.

Visit Talgov.com/CRA to stay informed about efforts within the Downtown District.

ORANGE AVENUE APARTMENTS UPDATE



Redevelopment at the Orange Avenue Apartments is steadily moving forward. This multi-million-dollar project leverages local, state, federal and private funds and is a crucial enhancement for local affordable housing.

Construction is anticipated to begin this spring on 130 new affordable one-, two- and three-bedroom apartments. The housing units will be complemented by landscaping and infrastructure enhancements. Following years of community outreach, the final design aims to foster community pride, enhance safety and provide both physical and social connections.

At the heart of these changes is the Purpose Built Communities model.

This "cradle to college" approach ensures residents have access to health, education, social and other resources, setting a solid foundation for future success.

The complex is managed by the Tallahassee Housing Authority, which provides quality affordable housing for low- to moderate-income households, fosters sustainable communities and cultivates opportunities for residents to improve their lives in collaboration with local supportive services.

Learn more about this pivotal project, which is located within the Greater Frenchtown / Southside CRA district, at Talgov.com/CRA.

CRA 101



The Community Redevelopment Agency works closely with residents, business owners and property owners within its two districts to achieve community goals. To find out if your property is within the CRA, visit Talgov.com/CRA and click "Am I in a CRA District?" Type your address into the search bar on the new page and hit enter.

CRA CALENDAR

- JANUARY 28** – CRA Board meeting at 9:30 a.m. at City Hall, 300 S. Adams St.
- FEBRUARY 1** – GFS District CAC meeting at 6 p.m. at the Renaissance Center, 435 N. Macomb St.
- MARCH 25** – CRA Board meeting at 9:30 a.m. at City Hall
- APRIL 5** – GFS District CAC meeting at 6 p.m. at the Renaissance Center
- APRIL 6** – Downtown Redevelopment Committee meeting at 9 a.m. at the Renaissance Center

*Meeting dates, times, and locations subject to change. Call the Department of Communications at 850-891-8533 for information, or you may view the current meeting agenda online at Talgov.com. Follow @CityofTLH on Twitter for City news.