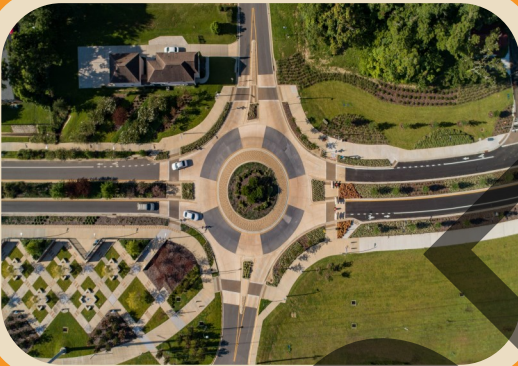




**CITY OF
TALLAHASSEE**

FY 2026 SHIP Annual Report



Prepared by
Department of Housing and Community Resilience

EXECUTIVE SUMMARY

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

This year's report closes out the FY 2023-2024 SHIP program year. The City expended a total of \$2,609,042.57 in state allocation and program income. All required set asides were achieved: a) 65% of funds for homeownership projects; b) 75% of funds for construction/rehabilitation projects; c) 30% of funds for very low-income households; d) 30% for low-income households; and e) 20% of funds for special needs households. For this report, 82% of SHIP funds were spent on households at or below 80% Area Median Income (AMI), with 40% assisting households at or below 50% AMI. The remaining funds were expended for Administration and Homeownership Counseling.

Table 1

Source of Funds (FY 2023-2024)	Amount
State Annual Distribution	\$2,346,636.00
Program Income	\$262,406.57
(less) Carryover from Previous Year	- -5,508.10
TOTAL:	\$2,603,534.47

Table 2

Total Expenditures (By Activity)	Amount
Homeownership Activities (all)	\$2,234,417.57
Administration	\$230,000.00
Homeownership Counseling	\$144,625.00
(less) Carryover to Next Year	- 5,508.10
TOTAL:	\$2,603,534.47

Table 3

Homeownership Activity Expenditures (By Strategy)	Amount	Number of Units
Owner Occupied Repair, Rehabilitation, Reconstruction	\$1,779,417.57	54
Down Payment Assistance	\$250,000.00	9
New Construction	\$205,000.00	2
TOTAL:	\$2,234,417.57	65

Table 4

Income Categories Served (does not include admin/counseling)	Amount	Number of Units
Extremely Low Income (30% AMI)	\$385,294.36	14
Very Low Income (50% AMI)	\$671,316.92	24
Low Income (80% AMI)	\$1,088,329.54	26
Moderate Income (above 80% AMI)	\$89,476.75	1
TOTAL:	\$2,234,417.57	65

Title: SHIP Annual Report

Report Status: Unsubmitted
w/Extension

Tallahassee FY 2023/2024 Closeout

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Down Payment Assistance	\$250,000.00	9				
3	Substantial / Major Rehab / Reconstruction	\$520,314.62	15				
3	Owner-Occupied Rehab-Accessibility Rehab	\$12,157.00	1				
4	Substantial / Major Rehab / Reconstruction	\$479,112.11	6				
6	Owner Occupied Emergency Home Repair	\$517,933.84	22				
6	Frenchtown SHIP Rehab Program	\$249,900.00	10				
10	New Construction	\$205,000.00	2				

Homeownership Totals: \$2,234,417.57 65

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
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Rental Totals:

Subtotals: \$2,234,417.57 65

Additional Use of Funds

Use	Expended	Percentage
Administrative	\$230,000.00	9.80 %
Homeownership Counseling	\$144,625.00	NA
Admin From Program Income	\$0.00	0%
Admin From Disaster Funds	\$0.00	0%
Admin From HHRP	\$0.00	0%

Totals: \$2,609,042.57 65 \$0.00 \$0.00

Total Revenue (Actual and/or Anticipated) for Local SHIP Trust Fund

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

Source of Funds	Amount
State Annual Distribution	\$2,346,636.00
Program Income (Interest)	\$133,989.71
Program Income (Payments)	\$128,416.86
Recaptured Funds	\$0.00
Disaster Funds	
HHRP Funds	
Carryover funds from previous year	-\$5,508.10
Total:	\$2,603,534.47

*** Carry Forward to Next Year: -\$5,508.10**

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

Form 2

Rental Unit Information

Description	Eff.	1 Bed	2 Bed	3 Bed	4 Bed
ELI	466	499	645	847	1,049
VLI	776	831	998	1,153	1,286
LOW	1,242	1,331	1,597	1,845	2,058
MOD	1,863	1,996	2,397	2,767	3,087
Up to 140%	2,173	2,329	2,796	3,228	3,601

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

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended	\$2,234,417.57	62.86%
Public Moneys Expended	\$149,825.00	4.22%
Private Funds Expended	\$1,158,664.00	32.60%
Owner Contribution	\$11,500.00	.32%
Total Value of All Units	\$3,554,406.57	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$2,234,417.57	\$2,341,127.90	95.44%	65%
Construction / Rehabilitation	\$1,984,417.57	\$2,341,127.90	84.76%	75%

Program Compliance - Income Set-Asides

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

Income Category	SHIP Funds	Total Available Funds % *	Totals of Percentages
Extremely Low	\$385,294.36	14.80%	EL+VL: 40.58%
Very Low	\$671,316.92	25.78%	
Low	\$1,088,329.54	41.80%	EL+VL+L: 82.39%
Moderate	\$89,476.75	3.44%	
Over 120%-140%	\$.00	.00%	
Totals: \$2,234,417.57		85.82%	

Project Funding for Expended Funds Only

Income Category	Total Funds Mortgages, Loans & DPL's	Mortgages, Loans & DPL Unit #s	Total Funds SHIP Grants	SHIP Grant Unit #s	Total SHIP Funds Expended	Total # Units
Extremely Low	\$385,294.36	14	\$.00	0	\$385,294.36	14
Very Low	\$671,316.92	24	\$.00	0	\$671,316.92	24
Low	\$1,088,329.54	26	\$.00	0	\$1,088,329.54	26
Moderate	\$89,476.75	1	\$.00	0	\$89,476.75	1
Over 120%-140%	\$.00	0	\$.00	0	\$.00	0
Totals: \$2,234,417.57		65	\$.00	0	\$2,234,417.57	65

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 121-140%	Total
Down Payment Assistance	Tallahassee		2	7			9
Substantial / Major Rehab / Reconstruction	Tallahassee	5	8	8			21
Owner Occupied Emergency Home Repair	Tallahassee	5	11	6			22
Frenchtown SHIP Rehab Program	Tallahassee	4	2	4			10
Owner-Occupied Rehab-Accessibility Rehab	Tallahassee		1				1
New Construction	Tallahassee			1	1		2
Totals:		14	24	26	1		65

Characteristics/Age (Head of Household)

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

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Down Payment Assistance	Tallahassee	2	2	2	3	9
Substantial / Major Rehab / Reconstruction	Tallahassee		1	7	13	21
Owner Occupied Emergency Home Repair	Tallahassee		1	11	10	22
Frenchtown SHIP Rehab Program	Tallahassee	1	2	2	5	10
Owner-Occupied Rehab-Accessibility Rehab	Tallahassee				1	1
New Construction	Tallahassee			2		2
Totals:		3	6	24	32	65

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5+ People	Total
Down Payment Assistance	Tallahassee	5	4		9
Substantial / Major Rehab / Reconstruction	Tallahassee	11	9	1	21
Owner Occupied Emergency Home Repair	Tallahassee	11	10		21
Frenchtown SHIP Rehab Program	Tallahassee	7	3		10
Owner-Occupied Rehab-Accessibility Rehab	Tallahassee	1			1
New Construction	Tallahassee		2		2
Totals:		35	28	1	64

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hisp- anic	Asian	Amer- Indian	Other	Total
Down Payment Assistance	Tallahassee	4	4		1			9
Substantial / Major Rehab / Reconstruction	Tallahassee	4	17					21
Owner Occupied Emergency Home Repair	Tallahassee	3	19					22

Frenchtown SHIP Rehab Program	Tallahassee	1	9				10
Owner-Occupied Rehab-Accessibility Rehab	Tallahassee		1				1
New Construction	Tallahassee		1		1		2
Totals:		12	51		2		65

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Down Payment Assistance	Tallahassee			3	3
Substantial / Major Rehab / Reconstruction	Tallahassee			13	13
Owner Occupied Emergency Home Repair	Tallahassee			10	10
Frenchtown SHIP Rehab Program	Tallahassee			5	5
Owner-Occupied Rehab-Accessibility Rehab	Tallahassee			1	1
New Construction	Tallahassee				0
Totals:				32	32

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Form 4

Status of Incentive Strategies

Incentive	Description (If Other)	Category	Status	Year Adopted (or N/A)
Expedited permitting	Permits for affordable housing are expedited to a greater degree than other projects.	Required	Implemented, in LHAP	1993
Ongoing review process	A review of local policies, ordinances, regulation and plan provisions examines whether they will increase the cost of housing prior to their adoption.	Required	Implemented, in LHAP	2009

Other	Technical assistance: staff from various City departments are available to consult on project feasibility at the outset of project planning.	Required	Implemented, in LHAP	1993
Other	Natural Area Inventory: staff services are offered to perform a Natural Area Inventory for small certified affordable housing projects	Required	Implemented, in LHAP	2008
Impact fee modifications	Affordable housing units receive water and sewer connection fee exemptions and waivers of other application/permit fees	Required	Implemented, in LHAP	2008
Flexible densities	Density bonuses are provided for inclusionary housing and affordable housing projects	Required	Implemented, in LHAP	2005
Allowance of accessory dwelling units	The City allows attached and detached accessory dwelling units in residential zoning districts.	Required	Implemented, in LHAP	2001
Printed inventory of public owned lands	The City public posts an inventory list of all real property within its jurisdiction, to which the municipality holds fee simple title, that is appropriate for use as affordable housing	Required	Implemented, in LHAP	2006
Other	Regulation Reduction: Housing developers that commit to sell or rent homes to households earning less than 80% AMI or participate in the City's Inclusionary Housing Program may receive reductions in urban forest and landscape requirements.	Required	Implemented, in LHAP	2014
Allowance of flexible lot sizes	Site Design Flexibility: Affordable housing projects will be offered certain site design flexibility to maximize development such as reduction of required setbacks, reduction of lot dimensions and size, and alternative buffers.	Required	Implemented, in LHAP	2022

Support Services

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

Other Accomplishments

MULTIFAMILY DEVELOPMENT

- Provided TA and guidance to developers encouraging the inclusion of affordable units through free environmental review facilitation, water/sewer tap fee waivers and other planning flexibilities, assistance with proformas, underwriting, and securing public/private financing.

- Completed multiple community outreach events to educate residents about the City's programs, the requirements, and other resources available.

- Held the ground-breaking for the City's first Community Land Trust Neighborhood which will be situated in the heart of Downtown and South City.

Availability for Public Inspection and Comments

A public notice was posted on the City's webpage on August 20, 2026, stating that the City of Tallahassee's 2026 SHIP Annual Report, covering SHIP FYs 2023-2024, 2024-2025, and 2025-2026 was available for inspection and comment. The report was posted on the City of Tallahassee's Housing Division Web Page with copies available upon request. The public comment period ended on Friday, September 4, 2026.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **584**

Mortgage Foreclosures

A. Very low income households in foreclosure: **14**

B. Low income households in foreclosure: **36**

C. Moderate households in foreclosure: **0**

Foreclosed Loans Life-to-date: **50**

SHIP Program Foreclosure Percentage Rate Life to Date: **8.56**

Mortgage Defaults

A. Very low income households in default: **0**

B. Low income households in default: **0**

C. Moderate households in default: **0**

Defaulted Loans Life-to-date: 0

SHIP Program Default Percentage Rate Life to Date: 0.00

Strategies and Production Costs

Strategy	Average Cost
Down Payment Assistance	\$27,777.78
Frenchtown SHIP Rehab Program	\$24,990.00
New Construction	\$102,500.00
Owner Occupied Emergency Home Repair	\$14,387.05
Owner-Occupied Rehab-Accessibility Rehab	\$12,157.00
Substantial/Major Rehab/Reconstruction	\$39,977.07

Expended Funds

Total Unit Count: 65

Total Expended Amount: \$2,234,417.57

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Substantial/Major Rehab/Reconstruction	Pamela Brown	2713 Lake Munson St	Tallahassee	32301	\$5,251.07	2022-2023
Owner Occupied Emergency Home Repair	Margarie Donaldson	2402 King Street	Tallahassee	32301	\$19,264.71	2022-2023
Substantial/Major Rehab/Reconstruction	Tylesha Harris	3804 Maurice Street	Tallahassee	32304	\$26,236.36	2022-2023
Owner Occupied Emergency Home Repair	NS13715 F.S. 119 Exempt	187 Daffodil Cir	Tallahassee	32305	\$24,267.13	2022-2023
Owner Occupied Emergency Home Repair	Gloria McBride	1405 COLEMAN ST	Tallahassee	32310	\$7,486.00	2022-2023
Owner Occupied Emergency Home Repair	Lynette Parland	2811 Southwood Dr	Tallahassee	32304	\$3,928.85	2022-2023
Owner Occupied Emergency Home Repair	Shanterria Sampson	702 DENT ST	Tallahassee	32304	\$21,866.88	2022-2023
Owner Occupied Emergency Home Repair	Raynardia Robinson	4408 WESTOVER DR	Tallahassee	32303	\$24,500.00	2022-2023
Owner Occupied Emergency Home Repair	Sonya Hall	619 FAMCEE AVE	Tallahassee	32310	\$21,455.50	2022-2023
Owner Occupied Emergency Home Repair	Keisha Baker	1336 Victoria Street	Tallahassee	32310	\$2,550.00	2022-2023

Owner Occupied Emergency Home Repair	Shonda Jackson	717 SPRINGSAX DR	Tallahassee	32305	\$257.58	2022-2023
Substantial/Major Rehab/Reconstruct ion	Jennifer Wilson	1221 RICHMOND ST	Tallahassee	32304	\$75,469.75	2022-2023
Owner Occupied Emergency Home Repair	Bessie Lindsey	2417 Dozier St	Tallahassee	32301	\$9,476.75	2022-2023
Owner Occupied Emergency Home Repair	Regina Martin	981 BALKIN RD	Tallahassee	32305	\$1,603.12	2022-2023
Owner Occupied Emergency Home Repair	Jacqueline Daniels	1304 DANIELS ST	Tallahassee	32310	\$11,098.20	2022-2023
Substantial/Major Rehab/Reconstruct ion	Barbara Rollins	730 ROLLINS ST	Tallahassee	32304	\$1,600.00	2022-2023
Owner Occupied Emergency Home Repair	Derrick Thomas	2606 EDDIE RD	Tallahassee	32308	\$24,301.00	2022-2023
Owner Occupied Emergency Home Repair	Jigna Joshi	615 N MAGNOLIA DR	Tallahassee	32308	\$19,305.00	2022-2023
Down Payment Assistance	Luann Winter	1117 VOLUSIA ST	Tallahassee	32304	\$21,500.00	
Substantial/Major Rehab/Reconstruct ion	Lillie Dixon	1105 Arkansas St	Tallahassee	32304	\$29,537.00	
Substantial/Major Rehab/Reconstruct ion	Veronica Harris	1229 Elberta Drive	Tallahassee	32304	\$41,020.78	
Owner Occupied Emergency Home Repair	Lakiesha Campbell	1020 SAYERS DR	Tallahassee	32305	\$14,835.50	
Substantial/Major Rehab/Reconstruct ion	Myioshi Walker- Brinson	707 COBLE DR	Tallahassee	32301	\$13,800.00	
Substantial/Major Rehab/Reconstruct ion	Dionne Smith	3512 LAKEWOOD DR N	Tallahassee	32305	\$32,000.00	
Frenchtown SHIP Rehab Program	Dedra Swain	1214 CENTRAL ST	Tallahassee	32303	\$25,000.00	
Frenchtown SHIP Rehab Program	William Belle	654 DUNN ST	Tallahassee	32304	\$25,000.00	
Frenchtown SHIP Rehab Program	Charles Roberts	1221 Gibbs Drive	Tallahassee	32303	\$25,000.00	
Frenchtown SHIP Rehab Program	Greta Brown	1230 GIBBS DR	Tallahassee	32303	\$25,000.00	
Frenchtown SHIP Rehab Program	Emily Hunt	1338 JACKSON ST	Tallahassee	32303	\$24,900.00	
Frenchtown SHIP Rehab Program	Alla Hall	708 DUNN ST	Tallahassee	32304	\$25,000.00	

Frenchtown SHIP Rehab Program	Zelma Terry	857 GOLDEN ST	Tallahassee	32304	\$25,000.00	
Frenchtown SHIP Rehab Program	Linda Muhammad Shabazz	620 PRESTON ST	Tallahassee	32304	\$25,000.00	
Frenchtown SHIP Rehab Program	Gwendolyn Thomas	771 West 7th Avenue	Tallahassee	32303	\$25,000.00	
Frenchtown SHIP Rehab Program	Lena Cofield	900 Dade Street	Tallahassee	32304	\$25,000.00	
Substantial/Major Rehab/Reconstruction	Joseph Allen	1810 Hartsfield Rd	Tallahassee	32303	\$2,950.00	
Owner Occupied Emergency Home Repair	Betty Jones	541 SHEPHARD ST	Tallahassee	32303	\$12,273.00	
Substantial/Major Rehab/Reconstruction	Shirleen Gee	512 Lynndale St	Tallahassee	32301	\$48,232.25	
Owner Occupied Emergency Home Repair	Heather Middleton	1200 Hawthorne St	Tallahassee	32308	\$15,000.00	
Substantial/Major Rehab/Reconstruction	Shondrea Townsend	729 EFFERSON ST	Tallahassee	32303	\$44,659.72	
Substantial/Major Rehab/Reconstruction	Earl Holiday	2057 Hillsborough St	Tallahassee	32310	\$6,706.73	
Substantial/Major Rehab/Reconstruction	Tina Reason	500 LYNNDAL ST	Tallahassee	32301	\$20,615.34	
Owner Occupied Emergency Home Repair	Sheila Moore-Humes	2432 LANRELL DR	Tallahassee	32303	\$26,302.38	
Substantial/Major Rehab/Reconstruction	Kelly Miller	302 FAIRFIELD AVE	Tallahassee	32305	\$33,975.00	
Substantial/Major Rehab/Reconstruction	Delma Robinson	1045 Dover St	Tallahassee	32304	\$68.50	
Down Payment Assistance	Areyouna Brooks	1561 DEVOE ST	Tallahassee	32304	\$27,700.00	
Substantial/Major Rehab/Reconstruction	Baxter Metcalfe	412 E HARRISON ST	Tallahassee	32301	\$26,407.60	
Down Payment Assistance	Marilyn Thurman	2109 PECAN LN UNIT A	Tallahassee	32303	\$30,500.00	
Down Payment Assistance	Jewel Jimenez	1809 HARTSFIELD RD APT C	Tallahassee	32303	\$36,500.00	
Down Payment Assistance	Natasha Woods	1877 MERIADOC RD	Tallahassee	32303	\$34,900.00	
Substantial/Major Rehab/Reconstruction	Renita Dixon	1001 E PAUL RUSSELL RD	Tallahassee	32301	\$27,520.00	

Down Payment Assistance	Lilian Trosty	3918 ROSWELL DR	Tallahassee	32310	\$26,740.00	
Down Payment Assistance	Sherrie Stokes	1459 FISHER LN	Tallahassee	32301	\$37,500.00	
Down Payment Assistance	Destiny Proctor	2892 MEWS LNDG	Tallahassee	32308	\$27,700.00	
Substantial/Major Rehab/Reconstruction	Catherine Segura	3515 LAKEWOOD DR N	Tallahassee	32305	\$104,817.99	
Owner Occupied Emergency Home Repair	Constance Knight	1320 ELBERTA DR	Tallahassee	32304	\$22,837.00	
Owner Occupied Emergency Home Repair	Henry Thomas	1112 BASIN ST	Tallahassee	32304	\$18,597.50	
Owner Occupied Emergency Home Repair	Dawn Ganey	1520 PULLEN RD UNIT 13	Tallahassee	32303	\$23,741.83	
Owner Occupied Emergency Home Repair	Barbara Rollins	730 ROLLINS ST	Tallahassee	32304	\$25,000.00	
Owner Occupied Emergency Home Repair	Terrilan Brundage	1249 ATHENS CT	Tallahassee	32305	\$15,285.28	
Owner Occupied Emergency Home Repair	Angela McBride	3198 S FULMER CIR	Tallahassee	32303	\$20,766.31	
Owner Occupied Emergency Home Repair	Stacy Sweet	3114 HOTCHKISS LN	Tallahassee	32303	\$23,809.44	
Owner-Occupied Rehab-Accessibility Rehab	Mary Owens	3187 SPRINGHILL RD	Tallahassee	32305	\$12,157.00	
Owner Occupied Emergency Home Repair	Airren Daniels	1306 W THARPE ST	Tallahassee	32303	\$24,203.98	
Owner Occupied Emergency Home Repair	Tina Reason	500 LYNNDAL ST	Tallahassee	32301	\$32,500.00	
Down Payment Assistance	Lan Tran	4157 RIDGE HAVEN RD	Tallahassee	32305	\$6,960.00	
Owner Occupied Emergency Home Repair	Rhodesia Norton	786 BAHAMA DR	Tallahassee	32305	\$25,044.97	
Substantial/Major Rehab/Reconstruction	JoAnn Yuricic	3613 S LAKEWOOD DR	Tallahassee	32305	\$149,767.99	
Substantial/Major Rehab/Reconstruction	Mary Dixon	2522 HOLTON ST	Tallahassee	32310	\$113,626.30	
Owner Occupied Emergency Home Repair	Elizabeth Howard	3415 BLUE JAY DR	Tallahassee	32305	\$164.84	

Owner Occupied Emergency Home Repair	Evelyn White	421 W BREVARD ST	Tallahassee	32301	\$1,964.00	
Owner Occupied Emergency Home Repair	Lucille Williams	2710 Eugene Bailey RD	Tallahassee	32308	\$806.98	
Owner Occupied Emergency Home Repair	Tammy Jackson	3005 Pontiac Dr	Tallahassee	32301	\$1,434.25	
Owner Occupied Emergency Home Repair	Corine Beard	3112 FAIRVIEW DR	Tallahassee	32301	\$6,500.00	
Substantial/Major Rehab/Reconstruct ion	LaTangee Hart	435 MERCURY DR	Tallahassee	32305	\$57,658.64	
Owner Occupied Emergency Home Repair	Shaneka President	4532 ELTHAM PARK	Tallahassee	32303	\$5,896.61	
Substantial/Major Rehab/Reconstruct ion	Theodore Johnson	2642 OAK LANE DR	Tallahassee	32308	\$88,726.06	
Owner Occupied Emergency Home Repair	Valerie Sharpe	803 GOODBREAD LN	Tallahassee	32303	\$559.26	
Substantial/Major Rehab/Reconstruct ion	Vera Blue	822 TAYLOR ST	Tallahassee	32310	\$15,467.04	
Owner Occupied Emergency Home Repair	Alberta Thompson	3414 N RIDGE RD	Tallahassee	32305	\$9,049.99	
Substantial/Major Rehab/Reconstruct ion	Rebecca Waters	1328 KITT ST APT 1	Tallahassee	32304	\$26,287.61	
Substantial/Major Rehab/Reconstruct ion	Carla Henderson	668 W 5TH AVE	Tallahassee	32303	\$7,025.00	
New Construction	Moss Properties	1007 Preston Court	Tallahassee	32304	\$80,000.00	
New Construction	Tallahassee Lenders Consortium	605 Eastwood Dr	Tallahassee	32301	\$125,000.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
City of Tallahassee	Local Government	All	All	\$230,000.00

Program Income

Program Income Funds	
Loan Repayment:	\$128,416.86
Refinance:	\$0.00

Foreclosure:	\$0.00
Sale of Property:	\$0.00
Interest Earned:	\$133,989.71
Total:	\$262,406.57

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	115
Approved	10
Denied	16

Explanation of Recaptured funds

Description	Amount
None	
Total:	\$0.00

Rental Developments

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

The average area purchase price of single family units: 178,367.00

Form 5

Special Needs Breakdown

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units	% of Allocation
2	Down Payment Assistance	\$54,440.00	2			
3	Substantial/Major Rehab/Reconstruction	\$211,734.79	6			
3	Owner-Occupied Rehab-Accessibility Rehab	\$12,157.00	1			
4	Substantial/Major Rehab/Reconstruction	\$245,200.78	3			
6	Owner Occupied Emergency Home Repair	\$204,502.53	9			

6	Frenchtown SHIP Rehab Program	\$49,900.00	2			
	Total:	\$777,935.10	23			33.15%

Special Needs Category Breakdown by Strategy

Strategies	Special Needs Category	Expended Amount	Units	Encumbered Amount	Units
(3) Substantial/Major Rehab/Reconstruction	Person with Disabling Condition (not DD)	\$60,411.41	3		
(6) Owner Occupied Emergency Home Repair	Person with Disabling Condition (not DD)	\$122,550.21	6		
(3) Substantial/Major Rehab/Reconstruction	Receiving Supplemental Security Income	\$67,257.14	1		
(6) Owner Occupied Emergency Home Repair	Receiving Supplemental Security Income	\$47,571.32	2		
(6) Owner Occupied Emergency Home Repair	Developmental Disabilities	\$21,866.88			
(6) Owner Occupied Emergency Home Repair	Receiving Social Security Disability Insurance	\$12,514.12	1		
(6) Frenchtown SHIP Rehab Program	Person with Disabling Condition (not DD)	\$24,900.00	1		
(6) Frenchtown SHIP Rehab Program	Receiving Supplemental Security Income	\$25,000.00	1		
(4) Substantial/Major Rehab/Reconstruction	Developmental Disabilities	\$95,432.79	2		
(2) Down Payment Assistance	Receiving Social Security Disability Insurance	\$27,700.00	1		
(3) Substantial/Major Rehab/Reconstruction	Receiving Social Security Disability Insurance	\$84,066.24	2		
(2) Down Payment Assistance	Receiving Supplemental Security Income	\$26,740.00	1		
(3) Owner-Occupied Rehab-Accessibility Rehab	Person with Disabling Condition (not DD)	\$12,157.00	1		
(4) Substantial/Major Rehab/Reconstruction	Person with Disabling Condition (not DD)	\$149,767.99	1		

Provide a description of efforts to reduce homelessness:

The City of Tallahassee regularly addresses homelessness through programming, support services, community engagement, and partnerships. For the FY 2025-2026 program year, the City engaged in the following activities:

- Regular meetings with local homeless care providers
- Maintain and update the Tallahassee-Leon County Homeless Dashboard through Geographic Information System (GIS) bringing situational awareness and performance data across dozens of agencies.
- Funding Street Outreach Teams and Landlord Liaisons to fill service gaps and increase access to housing resources.
- Promote the Landlord Risk Mitigation Fund to increase access to affordable housing for vulnerable tenants.

Interim Year Data

Revenue

State Annual Distribution	\$1,533,400.00
SHIP Disaster Funds	NA
HHRP Allocation	NA
Program Income	\$144,311.16

Total Revenue: \$1,677,711.16

Expenditures/Encumbrances

Program Funds Expended	\$34,500.00
Program Funds Encumbered	\$1,404,000.00
Total Administration Funds Expended	\$75,718.37
Total Administration Funds Encumbered	\$77,621.63
Homeownership Counseling	\$150,000.00

Total Expenditures/Encumbrances: \$1,741,840.00

Set-Asides

		Percentage
65% Homeownership Requirement	\$1,438,500.00	93.81%
75% Construction / Rehabilitation	\$1,404,000.00	91.56%
30% Very Low Income Requirement	\$825,000.00	49.17%
60% Very Low + Low Income Requirements	\$1,438,500.00	85.74%
20% Special Needs Requirement	\$675,000.00	44.02%

LG Submitted Comments:

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