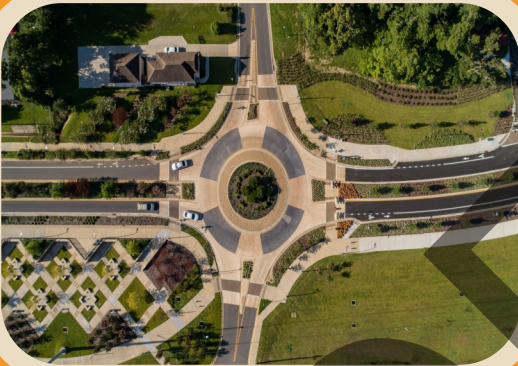




**CITY OF
TALLAHASSEE**

FY 2025 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 2022-2023 SHIP program year. The City expended a total of \$1,968,399.13 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, 89% of SHIP funds were spent on households at or below 80% 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 (FY2021-2022)	Amount
<i>FY 2022-2023 State Annual Distribution</i>	\$1,904,718.00
<i>Program Income</i>	\$67,804.38
<i>(less) Carryover from Previous Year</i>	- 4,123.25
TOTAL:	\$1,968,399.13

Table 2

Total Expenditures (By Activity)	Amount
<i>Homeownership Activities (all)</i>	\$1,751,189.02
<i>Administration</i>	\$95,250.38
<i>Homeownership Counseling</i>	\$125,000.00
<i>(less) Carryover to Next Year</i>	- 3,040.27
TOTAL:	\$1,968,399.13

Table 3

Homeownership Activity Expenditures (By Strategy)	Amount	Number of Units
<i>Owner Occupied Repair, Rehabilitation, Reconstruction</i>	\$1,547,189.02	56
<i>New Construction</i>	204,000.00	3
TOTAL:		

Table 4

Interim 1 Encumbrances (FY 2023-2024)	Amount	# of Units (anticipated)
<i>Repair, Rehabilitation, Reconstruction, New Construction</i>	\$1,983,003.00	50
<i>Down Payment Assistance</i>	\$243,000.00	5
<i>Administration (10%)</i>	\$230,000.00	NA
<i>Homeownership Counseling (~5%)</i>	\$150,000.00	NA
TOTAL:	\$2,606,003.00	

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
3	Substantial / Major Rehab / Reconstruction	\$427,156.35	14				
3	Owner-Occupied Rehab-Accessibility Rehab	\$93,211.95	5				
4	Substantial / Major Rehab / Reconstruction	\$503,153.65	2				
6	Owner Occupied Emergency Home Repair	\$523,667.07	34				
10	Habitat for Humanity	\$204,000.00	3				

Homeownership Totals: \$1,751,189.02 58

Rentals

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

Subtotals: \$1,751,189.02 58

Additional Use of Funds

Use	Expended	Percentage
Administrative	\$95,250.38	5.00 %
Homeownership Counseling	\$125,000.00	6.00%
Admin From Program Income	\$.00	0%
Admin From Disaster Funds	\$.00	0%
Admin From HHRP	\$.00	0%

Totals: \$1,971,439.40

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

Source of Funds	Amount
State Annual Distribution	\$1,904,718.00
Program Income (Interest)	\$8,650.43
Program Income (Payments)	\$59,153.95
Recaptured Funds	\$.00
Disaster Funds	
HHRP Funds	
Carryover funds from previous year	-\$4,123.25
Total:	\$1,968,399.13

*** Carry Forward to Next Year: -\$3,040.27**

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	452	484	621	814	1,007
VLI	752	806	967	1,118	1,247
LOW	1,203	1,289	1,547	1,787	1,993
MOD	1,806	1,935	2,322	2,683	2,994
Up to 140%	2,107	2,257	2,709	3,130	3,493

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	\$1,751,189.02	97.56%
Public Moneys Expended	\$43,876.00	2.44%
Private Funds Expended	\$0.00	.00%
Owner Contribution	\$0.00	.00%
Total Value of All Units	\$1,795,065.02	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$1,751,189.02	\$1,900,594.75	92.14%	65%
Construction / Rehabilitation	\$1,751,189.02	\$1,900,594.75	92.14%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds	Total Available Funds % *	Totals of Percentages
Extremely Low	\$388,330.99	19.73%	EL+VL: 42.79% EL+VL+L: 88.97%
Very Low	\$453,955.42	23.06%	
Low	\$908,902.61	46.17%	
Moderate	\$0.00	.00%	
Over 120%-140%	\$0.00	.00%	
Totals:	\$1,751,189.02	88.97%	

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	\$373,780.99	17	\$14,550.00	1	\$388,330.99	18
Very Low	\$425,155.42	15	\$28,800.00	2	\$453,955.42	17
Low	\$898,952.61	22	\$9,950.00	1	\$908,902.61	23
Moderate	\$.00	0	\$.00	0	\$.00	0
Over 120%-140%	\$.00	0	\$.00	0	\$.00	0
Totals:	\$1,697,889.02	54	\$53,300.00	4	\$1,751,189.02	58

Form 3

Number of Households/Units Produced

Strategy	List Unincorporated and Each Municipality						Total
		ELI	VLI	Low	Mod	Over 140%	
Substantial / Major Rehab / Reconstruction	Tallahassee	6	5	5			16
Owner-Occupied Rehab-Accessibility Rehab	Tallahassee	2	2	1			5
Owner Occupied Emergency Home Repair	Tallahassee	10	9	15			34
Habitat for Humanity	Tallahassee		1	2			3
Totals:		18	17	23			58

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality					Total
		0 - 25	26 - 40	41 - 61	62+	
Substantial / Major Rehab / Reconstruction	Tallahassee		1	6	9	16
Owner-Occupied Rehab-Accessibility Rehab	Tallahassee			1	4	5
Owner Occupied Emergency Home Repair	Tallahassee	1	2	14	17	34
Habitat for Humanity	Tallahassee		2		1	3
Totals:		1	5	21	31	58

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2- 4 People	5 + People	Total
Substantial / Major Rehab / Reconstruction	Tallahassee	10	6		16
Owner-Occupied Rehab-Accessibility Rehab	Tallahassee	5			5
Owner Occupied Emergency Home Repair	Tallahassee	22	11	1	34
Habitat for Humanity	Tallahassee	1	2		3
Totals:		38	19	1	58

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Substantial / Major Rehab / Reconstruction	Tallahassee	4	12					16
Owner-Occupied Rehab-Accessibility Rehab	Tallahassee		5					5
Owner Occupied Emergency Home Repair	Tallahassee	8	26					34
Habitat for Humanity	Tallahassee		3					3
Totals:		12	46					58

Demographics (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Home-less	Elderly	Total
Substantial / Major Rehab / Reconstruction	Tallahassee			3	3
Owner-Occupied Rehab-Accessibility Rehab	Tallahassee			2	2
Owner Occupied Emergency Home Repair	Tallahassee			9	9
Habitat for Humanity	Tallahassee			1	1
Totals:				15	15

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

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

Other Accomplishments

MULTIFAMILY DEVELOPMENT

- o Provided TA and guidance to developers encouraging the inclusion of affordable units:
- ? Providing gap financing
- ? Providing free environmental review facilitation
- ? Providing water/sewer tap fee waivers to developer who include affordable units
- ? Provide direction on proformas, underwriting, and securing private/public financing for their projects

PROGRAMS

- o Completed over 51 owner occupied repair and rehab projects preserving more than \$5.7M in housing stock
- o Provided homebuyer assistance to 25 new buyers for a total of \$4.3M in real estate sales
- o Provided financing for 14 new single-family builds resulting in \$3.1M in new housing stock

A public notice was posted on the City's webpage on August 12, 2025, stating that the City of Tallahassee's 2025 SHIP Annual Report, covering SHIP FYs 2022, 2023, 2024 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, August 29, 2025.

Life-to-Date Homeownership Default and Foreclosure

Total SHIP Purchase Assistance Loans: **574**

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: **8.71**

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
Habitat for Humanity	\$68,000.00
Owner Occupied Emergency Home Repair	\$15,401.97
Owner-Occupied Rehab-Accessibility Rehab	\$18,642.39
Substantial/Major Rehab/Reconstruction	\$54,724.12

Expended Funds

Total Unit Count: **58**

Total Expended Amount: **\$1,751,189.02**

Strategy	Full Name	Address	City	Zip Code	Expended Funds	FY if Unit Already Counted
Substantial/Major Rehab/Reconstruction	Donna Daniels-Moore	6156 Greenon Lane	Tallahassee	32304	\$69,152.15	
Owner-Occupied Rehab-Accessibility Rehab	Mattie Lofton	2801 Pontiac Drive	Tallahassee	32301	\$14,550.00	

Owner Occupied Emergency Home Repair	Mary Garland	2524 PENNLYN DR	Tallahassee	32308	\$16,326.69	
Owner Occupied Emergency Home Repair	Lyrida Chaires	1313 Callen Street	Tallahassee	32310	\$11,517.00	
Owner-Occupied Rehab- Accessibility Rehab	Mariah Williams	1407 COLORADO ST	Tallahassee	32304	\$39,911.95	
Substantial/Major Rehab/Reconstruct ion	Mamie Wayne	1208 HERNANDO DR	Tallahassee	32304	\$25,173.00	
Owner Occupied Emergency Home Repair	Elizabeth Winchester	2118 Old Fort	Tallahassee	32301	\$115.00	
Owner Occupied Emergency Home Repair	Lisa Kiley	1517 Green Street	Tallahassee	32303	\$7,950.00	
Substantial/Major Rehab/Reconstruct ion	Patricia Parrish	2911 Grady Road	Tallahassee	32312	\$31,400.00	
Owner Occupied Emergency Home Repair	Jennifer Wyche	1107 Clay Street	Tallahassee	32304	\$350.00	
Owner Occupied Emergency Home Repair	Edith Dobbins	1208 Lake Ave	Tallahassee	32310	\$17,931.00	
Substantial/Major Rehab/Reconstruct ion	James Dugans	1549 Coleman Street	Tallahassee	32310	\$46,985.54	
Owner Occupied Emergency Home Repair	Gloria McBride	1405 COLEMAN ST	Tallahassee	32310	\$21,994.15	
Owner Occupied Emergency Home Repair	Pauline Williams	1424 COLORADO ST	Tallahassee	32304	\$20,000.00	
Substantial/Major Rehab/Reconstruct ion	William Renfroe	1721 ATKAMIRE DR	Tallahassee	32304	\$25,828.00	
Owner Occupied Emergency Home Repair	Karen Hines	3279 GARCIA DR	Tallahassee	32309	\$11,292.58	
Substantial/Major Rehab/Reconstruct ion	Jeff Kahel	915 Chestwood Ave	Tallahassee	32303	\$16,751.18	
Owner Occupied Emergency Home Repair	James Tanner	2379 IAN DR	Tallahassee	32303	\$11,102.75	
Owner Occupied Emergency Home Repair	Stephanie Jackson	1002 HIAWATHA DR	Tallahassee	32301	\$9,791.00	
Owner Occupied Emergency Home Repair	Flora Coleman	412 Sable Court	Tallahassee	32304	\$20,214.59	

Owner-Occupied Rehab-Accessibility Rehab	Joseph Allen	1810 Hartsfield Road	Tallahassee	32303	\$14,500.00	
Owner-Occupied Rehab-Accessibility Rehab	Elaine Anderson	1365 Alabama Street	Tallahassee	32304	\$14,300.00	
Owner Occupied Emergency Home Repair	Regina Martin	981 BALKIN RD	Tallahassee	32305	\$24,318.12	
Substantial/Major Rehab/Reconstruction	Tylesha Harris	3804 Maurice Street	Tallahassee	32304	\$21,779.36	
Substantial/Major Rehab/Reconstruction	LaChanthia Hall	1030 Harlem Street	Tallahassee	32304	\$99,500.00	2023-2024
Owner Occupied Emergency Home Repair	Lynette Parland	2811 Southwood Dr	Tallahassee	32304	\$4,335.21	
Owner Occupied Emergency Home Repair	Hattie Danzy	2422 Country Club Dr	Tallahassee	32301	\$6,598.84	
Owner Occupied Emergency Home Repair	Charles Adcock	2047 Sandcastle Dr	Tallahassee	32308	\$3,454.00	
Substantial/Major Rehab/Reconstruction	Katie Weatherspoon	1015 Birmingham St	Tallahassee	32304	\$4,575.00	
Owner Occupied Emergency Home Repair	Gail Schulte	2010 Chowkeebin Nene	Tallahassee	32301	\$22,447.63	
Substantial/Major Rehab/Reconstruction	Erik Rivers	2133 BELLE VUE WAY	Tallahassee	32304	\$27,034.00	
Substantial/Major Rehab/Reconstruction	Robin Adams	3708 AKSARBEN DR	Tallahassee	32311	\$12,200.00	
Owner Occupied Emergency Home Repair	Corrine Beard	3112 FAIRVIEW DR	Tallahassee	32301	\$7,002.00	
Owner Occupied Emergency Home Repair	Karen Erickson	3400 PROCK DR	Tallahassee	32311	\$20,505.67	
Substantial/Major Rehab/Reconstruction	Barbara Rollins	730 ROLLINS ST	Tallahassee	32304	\$73,400.00	
Owner Occupied Emergency Home Repair	Shanterria Sampson	702 DENT ST	Tallahassee	32304	\$21,866.88	
Substantial/Major Rehab/Reconstruction	Pamela Brown	2713 Lake Munson St	Tallahassee	32301	\$10,030.00	

Owner Occupied Emergency Home Repair	Margarie Donaldson	2402 King Street	Tallahassee	32301	\$25,201.21	
Owner-Occupied Rehab- Accessibility Rehab	Regina Martin	981 Balkin Road	Tallahassee	32305	\$9,950.00	
Owner Occupied Emergency Home Repair	Michelle Westley	3185 NOTRE DAME ST	Tallahassee	32305	\$18,727.00	
Owner Occupied Emergency Home Repair	Betty Jean Williams	442 W. 5th Avenue	Tallahassee	32303	\$7,550.00	
Owner Occupied Emergency Home Repair	Lucille Thomas	2402 Dozier Drive	Tallahassee	32301	\$24,542.12	
Owner Occupied Emergency Home Repair	Estina Barnes	2218 Keith Street	Tallahassee	32310	\$20,876.00	
Substantial/Major Rehab/Reconstruct ion	Bessie Evans	1316 Hernando Dr	Tallahassee	32304	\$179,653.65	
Substantial/Major Rehab/Reconstruct ion	Cortez Charleston	2831 McArthur Street	Tallahassee	32310	\$34,443.82	
Owner Occupied Emergency Home Repair	Costella Jones	3900 Roswell Drive	Tallahassee	32310	\$17,662.23	
Substantial/Major Rehab/Reconstruct ion	Homer Frailey	1417 Woodgate Way	Tallahassee	32308	\$224,000.00	
Owner Occupied Emergency Home Repair	Diandra Gordon	836 MEDICAL COMMONS CT	Tallahassee	32310	\$21,607.38	
Owner Occupied Emergency Home Repair	Jeanette Sailor	2450 pennlyn dr	Tallahassee	32308	\$11,129.55	
Substantial/Major Rehab/Reconstruct ion	Daphonia White	813 MILLARD ST	Tallahassee	32301	\$28,404.30	
Owner Occupied Emergency Home Repair	Denicia Rivers	2010 PASCO ST	Tallahassee	32310	\$17,872.53	
Owner Occupied Emergency Home Repair	Kevin Butler	1832 DEVRA DR	Tallahassee	32303	\$22,911.42	
Owner Occupied Emergency Home Repair	Morgan Williams	1000 DADE ST	Tallahassee	32304	\$22,860.85	
Owner Occupied Emergency Home Repair	Shonda Jackson	717 SPRINGSAX DR	Tallahassee	32305	\$20,222.17	
Owner Occupied Emergency Home Repair	Kemira Barlowe	2502 MAR CT	Tallahassee	32301	\$11,936.00	

Owner Occupied Emergency Home Repair	Sonya Hall	619 FAMCEE AVE	Tallahassee	32310	\$21,455.50	
Habitat for Humanity	Megan Williard	3029 Thomas Road	Tallahassee	32312	\$68,000.00	
Habitat for Humanity	Shanecia Robinson	3181 Olson Road	Tallahassee	32308	\$68,000.00	
Habitat for Humanity	Alleachi Jefferson	1510 Disston Street Unit 2	Tallahassee	32310	\$68,000.00	

Administration by Entity

Name	Business Type	Strategy Covered	Responsibility	Amount
City of Tallahassee	Local Government	All	All	\$95,250.38

Program Income

Program Income Funds	
Loan Repayment:	\$59,153.95
Refinance:	
Foreclosure:	
Sale of Property:	
Interest Earned:	\$8,650.43
Total:	\$67,804.38

Number of Affordable Housing Applications

Number of Affordable Housing Applications	
Submitted	19
Approved	8
Denied	2

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

Single Family Area Purchase Price - N/A

Special Needs Breakdown

Code(s)	Strategies	Expended Amount	Units	Encumbered Amount	Units	% of Allocation
3	Substantial/Major Rehab/Reconstruction	\$126,134.51	4			
3	Owner-Occupied Rehab-Accessibility Rehab	\$93,211.95	5			
4	Substantial/Major Rehab/Reconstruction	\$99,500.00				
6	Owner Occupied Emergency Home Repair	\$184,389.82	11			
Total:		\$503,236.28	20			26.42%

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)	\$79,182.15	2		
(3) Owner-Occupied Rehab-Accessibility Rehab	Person with Disabling Condition (not DD)	\$53,300.00	4		
(6) Owner Occupied Emergency Home Repair	Person with Disabling Condition (not DD)	\$80,469.49	4		
(6) Owner Occupied Emergency Home Repair	Receiving Social Security Disability Insurance	\$35,835.12	2		
(3) Owner-Occupied Rehab-Accessibility Rehab	Receiving Supplemental Security Income	\$39,911.95	1		
(3) Substantial/Major Rehab/Reconstruction	Receiving Supplemental Security Income	\$46,952.36	2		
(6) Owner Occupied Emergency Home Repair	Developmental Disabilities	\$31,657.88	2		
(4) Substantial/Major Rehab/Reconstruction	Receiving Supplemental Security Income	\$99,500.00			
(6) Owner Occupied Emergency Home Repair	Receiving Supplemental Security Income	\$36,427.33	3		

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 2024-2025 program year, the City engaged in the following activities:

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

Interim Year Data

Revenue	
State Annual Distribution	\$2,346,636.00
SHIP Disaster Funds	
HHRP Allocation	
Program Income	\$262,406.57
Total Revenue:	\$2,609,042.57

Expenditures/Encumbrances	
Program Funds Expended	\$534,639.13
Program Funds Encumbered	\$1,755,000.00
Total Administration Funds Expended	\$100,768.55
Total Administration Funds Encumbered	\$129,231.45
Homeownership Counseling	\$150,000.00
Total Expenditures/Encumbrances:	\$2,669,639.13

Set-Asides		Percentage
65% Homeownership Requirement	\$2,089,639.13	89.05%
75% Construction / Rehabilitation	\$2,046,599.13	87.21%
30% Very Low Income Requirement	\$986,825.50	37.82%
60% Very Low + Low Income Requirements	\$1,775,162.38	68.04%
20% Special Needs Requirement	\$453,752.25	17.39%

PUBLIC NOTICE

City of Tallahassee
Department of Housing and Community Resilience
2025 SHIP Annual Report
Available for Public Comment

The City of Tallahassee's State Housing Initiatives Partnership (SHIP) Annual Report for state fiscal years 2022, 2023, and 2024 is now available for public viewing online on the City's website at www.talgov.com/housing.

The City of Tallahassee's Housing Division partners with community agencies to build and preserve the inventory of affordable housing within the City, and to provide pathways out of homelessness for vulnerable neighbors. The SHIP Program provides funding to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. The program is designed to serve very low, low- and moderate-income families. The SHIP Annual Report identifies total funding allocated, project expenditures, demographics, and income levels of households served for the state fiscal year 2022-2023 closeout period. The report is submitted to the Florida Legislature each year providing outcomes for the SHIP Program.

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

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

You may provide comments via email or mail with your name and address by 5:00PM EST Friday, August 29, 2025.

State Housing Initiatives Partnership (SHIP) Program
Annual Report and Local Housing Incentives Certification

On Behalf of the City of Tallahassee (Local Government), I hereby certify that:

1. The Annual Report information submitted electronically to Florida Housing Finance Corporation is true and accurate for the closeout year 2022-2023 and interim years 2023-2024 and 2024-2025.
2. The local housing incentives or local housing incentive plan have been implemented or are in the process of being implemented. Including, at a minimum:
 - a. Permits as defined in s.163.3164 (15) and (16) for affordable housing projects are expedited to a greater degree than other projects; and
 - b. There is an ongoing process for review of local policies, ordinances, regulations, and plan provisions that increase the cost of housing prior to their adoption.
3. The cumulative cost per newly constructed housing per housing unit, from these actions is estimated to be \$ 0.00.
4. The cumulative cost per rehabilitated housing per housing unit, from these actions is estimated to be \$ 0.00.

Staff Member responsible for submitting annual report to FHFC: Jean Amison, HCR Manager, Housing

Witness Signature

Date

Chief Elected Official or Designee Signature

Date

Witness Printed Name

John E. Dailey, Mayor

Chief Elected Official or Designee Printed Name

Witness Signature

Date

Witness Printed Name

or

ATTEST (Seal)

Signature

Date

420.9075 (10) Each county or eligible municipality shall submit to the corporation by September 15 of each year a report of its affordable housing programs and accomplishments through June 30 immediately preceding submittal of the report. The report shall be certified as accurate and complete by the **local government's chief elected official or his or her designee**. Transmittal of the annual report by a county's or eligible municipality's chief elected official, or his or her designee, certifies that the local housing incentive strategies, or, if applicable, the local housing incentive plan, have been implemented or are in the process of being implemented pursuant to the adopted schedule for implementation.