

Title: SHIP Annual Report

Report Status: Submitted

Tallahassee FY 2007/2008

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Purchase Assistance	\$300,000.00	53				
3	Owner-occupied Rehabilitation	\$1,167,466.96	101				
5	Disaster Relief	\$14,575.00	12				

Homeownership Totals: \$1,482,041.96 166

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
14	Multi-family Rehabilitation	\$22,541.66	2				

Rental Totals: \$22,541.66 2

Subtotals: \$1,504,583.62 168

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative	\$160,476.70		
Homeownership Counseling	\$140,000.00		
Admin From Program Income			
Admin From Disaster Funds			

Totals: \$1,805,060.32 168 \$0.00 \$0.00

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

Source of Funds	Amount
State Annual Distribution	\$1,604,767.00
Program Income (Interest)	\$110,568.81
Program Income (Payments)	\$90,235.00
Recaptured Funds	
Disaster Funds	
Other Funds	
Carryover funds from previous year	\$43.42
Total:	\$1,805,614.23

* Carry Forward to Next Year: \$553.91

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
Multi-family Rehabilitation		\$400.00			

Recap of Funding Sources for Units Produced

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended	\$1,504,583.62	19.89%
Public Moneys Expended	\$867,132.28	11.46%
Private Funds Expended	\$5,075,984.00	67.11%
Owner Contribution	\$115,768.09	1.53%
Total Value of All Units	\$7,563,467.99	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$1,482,041.96	\$1,604,767.00	92.35%	65%
Construction / Rehabilitation	\$1,204,583.62	\$1,604,767.00	75.06%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	SHIP Funds Encumbered	SHIP Funds Unencumbered	Total of SHIP Funds	Total Available Funds % *
Extremely Low	\$412,445.18			\$412,445.18	22.84%
Very Low	\$484,521.13			\$484,521.13	26.83%
Low	\$607,617.31			\$607,617.31	33.65%
Moderate	\$0.00			\$0.00	.00%
Totals:	\$1,504,583.62	\$0.00	\$0.00	\$1,504,583.62	83.33%

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

Description	Special Target Group	Expended Funds	Total # of Expended Units
N/A			

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	\$282,274.70	17	\$130,170.48	19	\$412,445.18	36
Very Low	\$316,622.63	28	\$167,898.50	29	\$484,521.13	57
Low	\$552,383.08	61	\$55,234.23	14	\$607,617.31	75
Moderate	\$0.00	0	\$0.00	0	\$0.00	0
Totals:	\$1,151,280.41	106	\$353,303.21	62	\$1,504,583.62	168

Form 3

Number of Households/Units Produced

Description	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Total
Purchase Assistance	Tallahassee	0	13	40	0	53
Owner-occupied Rehabilitation	Tallahassee	32	40	29	0	101
Disaster Relief	Tallahassee	3	3	6	0	12
Multi-family Rehabilitation	Tallahassee	1	1	0	0	2
Totals:		36	57	75	0	168

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Purchase Assistance	Tallahassee	12	28	11	2	53
Owner-occupied Rehabilitation	Tallahassee	0	7	24	70	101
Disaster Relief	Tallahassee	0	1	5	6	12
Multi-family Rehabilitation	Tallahassee	1	1	0	0	2
Totals:		13	37	40	78	168

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2-4 People	5+ People	Total
Purchase Assistance	Tallahassee	30	22	1	53
Owner-occupied Rehabilitation	Tallahassee	62	37	2	101

Disaster Relief	Tallahassee	7	4	1	12
Multi-family Rehabilitation	Tallahassee	2	0	0	2
Totals:		101	63	4	168

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Purchase Assistance	Tallahassee	25	26	2	0	0	0	53
Owner-occupied Rehabilitation	Tallahassee	14	86	1	0	0	0	101
Disaster Relief	Tallahassee	1	11	0	0	0	0	12
Multi-family Rehabilitation	Tallahassee	0	2	0	0	0	0	2
Totals:		40	125	3	0	0	0	168

Special Needs (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Devel. Disabled	Home-less	Elderly	Special Needs	Special Needs	Total
Purchase Assistance	Tallahassee	0	8	0	0	0	0	8
Owner-occupied Rehabilitation	Tallahassee	0	47	0	0	0	0	47
Disaster Relief	Tallahassee	0	0	0	0	0	0	0
Multi-family Rehabilitation	Tallahassee	0	0	0	0	0	0	0
Totals:		0	55	0	0	0	0	55

Form 4

Status of Incentive Strategies

Incentive Strategy:

1. Expedited permitting
2. Part I. environmental assessments for small projects
3. Technical assistance
4. Ongoing review process to consider fiscal impact
5. Water and sewer fee waiver
6. Density bonus for inclusionary housing
7. Regulation Reduction for Inclusionary housing
8. Density bonus for affordable housing
9. Regulation reduction for affordable housing
10. Allowance of Accessory Dwelling Units in residential districts

Adopting Ordinance or Resolution Number or identify local policy:

Expedited permitting, part I environmental assessments, technical assistance and ongoing review of fiscal impact are established policies and procedures directed by the City Commission. City Commission Policy 1104 was authorized by the City Commission to provide these incentives for projects that meet the definition of affordable housing. City Commission Policy 710 authorizes priority permitting, part I environmental assessments, and technical assistance. Policy 2.1.7 in the Housing Element of the City's Comprehensive Plan requires local government to perform a fiscal impact analysis of any proposed policies, programs, ordinances, regulations, or plan provisions that might have an impact on affordable housing development costs or housing preservation. The Water and Sewer fee exemption for affordable housing is a city ordinance found in Chapter 21, Article V. Section 21-152. The ordinance waives water and sewer systems charges, and residential tap fees. Support for the affordable housing initiatives and commitment to providing technical assistance can also be found in city ordinances Chapter 15, Article II. Section 15-31 through 15-36. The Inclusionary Housing Ordinance, authorizing density bonus and regulation reduction for eligible housing, was adopted as City Commission Policy 1103 and Land Development Code Chapter 9, Article VI. Section 9-240 through 9-250. Tallahassee Comprehensive Plan Land Use Element Policy 2.1.14 offers a density bonus and regulation reductions for housing that meets the definition of affordable in Planned Unit Developments. Finally, Land Development Code Chapter 10 Zoning, Article VII Supplementary Regulations, Section 10-412 allows attached and detached Accessory Dwelling Units in residential zoning districts.

Implementation Schedule (Date):

Policies 1104 and 710 were adopted by the City Commission in February of 1993 and were revised in May of 2000. Policy 710 is currently under revision. Policy 1104 providing incentives for affordable housing developers is also under review. The water and sewer fee exemption was adopted in June of 1989 and is currently under review for possible revisions. The Inclusionary Housing Ordinance was adopted in April 2005 and implemented in October 2005. Land Use Element Policy 2.1.14 was revised in July 2006 to give incentives for building affordable housing in Planned Unit Developments. The last amendment to Land Development Code 10-412 allowing Accessory Dwelling Units was adopted October 2001.

Has the plan or strategy been implemented? If no, describe the steps that will be taken to implement the plan:

All the incentives have been implemented.

Status of Strategy - (is the strategy functioning as intended, i.e. are the time frames being met, etc.):

Affordable housing developments are given priority in the permitting process. The permitting process for single or two-family affordable houses (the most common affordable housing development currently) takes approximately four days. The water and sewer fee exemption is utilized frequently. Environmental assessments are performed on affordable developments of twenty units or less. Developers who are proposing affordable housing units utilize technical assistance regularly. Only one development so far has been subject to the Inclusionary Housing Ordinance requirements. The developer has agreed to build the units, despite opposition in the development community, in part because of the incentives associated with the program. Since development has slowed in the housing industry, there have not been any Planned Unit Developments that have included affordable housing in their developments to take advantage of the offered incentives. Property owners have built several accessory dwelling units (ADUs) since the Land Development Regulations allowed them in residential areas. The City will promote the development of ADU's in the coming months and years.

Support Services

The City funds a program at the Tallahassee Lenders' Consortium that offers Homebuyer education, financial counseling and credit counseling. The organization also offers foreclosure counseling for residents already in homes. The City of Tallahassee's Office of the City Attorney offers a landlord and tenant mediation program to provide supportive services and conflict resolution to tenants. The Tallahassee Urban League offers home maintenance training for residents who receive assistance in their homeowner rehabilitation program. Also in the homeowner rehabilitation program, houses receiving significant rehabilitation are tested for lead-based paint and the hazardous paint is removed if it is found. The Housing Division offers temporary relocation services for residents displaced due to major repairs on their homes. Permanent relocation services are also offered for income eligible families displaced by code enforcement action or natural disasters such as fires, floods, or hurricanes. The City's Utilities Department makes low interest loans to people who want to improve the energy efficiency of their homes by upgrading their appliances.

The Economic and Community Development Department funds and supports public services through the Human Services Division. The services provided are childcare services, accessibility services for the disabled, emergency services for disasters, crisis counseling, health care services, senior and elderly services, youth after-school services, and basic needs programs. All the human services programs support healthy families and community stability. The Continuum of care is 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. The Housing and Community Redevelopment Division supports public participation for the residents of affordable housing. Residents may participate in work groups that include them in the planning process for housing needs. Among these work groups are the Tallahassee Housing Authority Family Self-Sufficiency Steering Committee, the Mayor's Task Force to End Chronic Homelessness, the United Way Human Services Partners Group, the Homeless Coalition Network, the Renaissance Neighborhood Partnership, the Whole Child Network, Front Porch Florida Initiative, and Elder Ready Community Workgroup.

Other Accomplishments

N/A

Availability for Public Inspection and Comments

The SHIP Annual Report was available to the public in the Department of Economic and Community Development, which is located in the Renaissance Building, a centrally located neighborhood center where residents frequently visit to pay their utility bill. When the Consolidated Annual Performance Evaluation Report (CAPER) was published and released to the public, the SHIP Annual Report was also advertised for public notice. A public hearing was held to comment on the CAPER, and comments on the SHIP Annual Report were also heard at that time. Seven to ten days notice were given for the public hearing. The availability of the report was advertised in the local newspaper, and posted on the City's bulletin board in City Hall.

Default and Foreclosure

Mortgage Foreclosures

- A. Very low income households in foreclosure: 3
- B. Low income households in foreclosure: 1
- C. Moderate households in foreclosure: 0

Mortgage Defaults

- A. Very low income households in default: 0
- B. Low income households in default: 2
- C. Moderate households in default: 0

Welfare to Work Programs

SHIP funds do not fund any organizations that employ Welfare to Work participants.

Strategies and Production Costs

Strategy	Average Cost
Purchase Assistance	\$5,660.38
Owner-occupied Rehabilitation	\$11,559.08
Disaster Relief	\$1,214.58
Multi-family Rehabilitation	\$11,270.83

Expended Funds

Total Unit Count: 168

Total Expended Amount: \$1,504,584.00

REDACTED TO PROTECT
PRIVATE CITIZEN INFORMATION

Administrative Expenditures

All Administrative funds (\$160,476.70) are expended by the City of Tallahassee and are not distributed to sub recipients.

Sub Recipients and Consultants

Name	Business Type	Strategy Covered	Responsibility
Tallahassee Lenders' Consortium	501c3	Purchase Assistance	Program Management
Ability First	501c3	Owner-occupied Rehabilitation	Program Management
Bethel CDC	501c3	Owner-occupied Rehabilitation	Program Management
Tallahassee Urban League	501c3	Owner-occupied Rehabilitation	Program Management
Home Rehabilitation & Development (HRD)	501c3	Owner-occupied Rehabilitation	Program Management
American Red Cross Capital Area Chapter	501c3	Disaster Relief	Program Management

Program Income

Program Income Funds	
Loan Repayment:	\$90,235.00
Refinance:	\$.00
Foreclosure:	\$.00
Sale of Property:	\$.00
Interest Earned:	\$110,568.81
Other ():	\$.00
Total:	\$200,803.81

Explanation of Recaptured funds

Description	Amount
N/A	
Total:	\$.00

Tallahassee 2007 Closeout

Title: SHIP Annual Report

Report Status: Submitted

Tallahassee FY 2008/2009

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
2	Purchase Assistance	\$22,518.00	1				
3	Owner-occupied Rehabilitation	\$259,527.29	30	\$782,971.70	89		
10	Acquisition-New Construction	\$86,391.17	5	\$13,608.83	2		
5	Disaster Relief	\$4,775.00	4				
Homeownership Totals:		\$373,211.46	40	\$796,580.53	91		

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
12	Special Needs Housing			\$250,000.00	9		
Rental Totals:				\$250,000.00	9		

Subtotals: \$373,211.46 40 \$1,046,580.53 100

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative	\$172,245.50		
Homeownership Counseling	\$160,473.00	\$38,927.00	
Admin From Program Income			
Admin From Disaster Funds			

Totals: \$705,929.96 40 \$1,085,507.53 100 \$0.00

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

Source of Funds	Amount
State Annual Distribution	\$1,722,455.00
Program Income (Interest)	\$43,281.58
Program Income (Payments)	\$25,147.00
Recaptured Funds	
Disaster Funds	
Other Funds	

Carryover funds from previous year	\$553.91
Total:	\$1,791,437.49

* Carry Forward to Next Year: \$0.00

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
Special Needs Housing	\$185.00				

Recap of Funding Sources for Units Produced

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended	\$373,211.46	53.71%
Public Moneys Expended	\$95,613.00	13.76%
Private Funds Expended	\$224,045.00	32.24%
Owner Contribution	\$2,047.58	.29%
Total Value of All Units	\$694,917.04	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$1,419,791.99	\$1,722,455.00	82.43%	65%
Construction / Rehabilitation	\$1,397,273.99	\$1,722,455.00	81.12%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	SHIP Funds Encumbered	SHIP Funds Unencumbered	Total of SHIP Funds	Total Available Funds % *
Extremely Low	\$95,299.61	\$376,563.72	\$0.00	\$471,863.33	26.34%
Very Low	\$84,340.33	\$136,944.51	\$0.00	\$221,284.84	12.35%
Low	\$193,571.52	\$533,072.30	\$0.00	\$726,643.82	40.56%
Moderate	\$0.00	\$0.00	\$0.00	\$0.00	.00%
Totals:	\$373,211.46	\$1,046,580.53	\$0.00	\$1,419,791.99	79.25%

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

Description	Special Target Group	Expended Funds	Total # of Expended Units
N/A			

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	\$52,576.38	5	\$42,723.23	6	\$95,299.61	11
Very Low	\$35,188.81	6	\$49,151.52	9	\$84,340.33	15
Low	\$55,201.39	3	\$138,370.13	11	\$193,571.52	14
Moderate	\$0.00	0	\$0.00	0	\$0.00	0
Totals:	\$142,966.58	14	\$230,244.88	26	\$373,211.46	40

Form 3

Number of Households/Units Produced

Description	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Total
Purchase Assistance	Tallahassee	0	1	0	0	1
Owner-occupied Rehabilitation	Tallahassee	11	11	8	0	30
Acquisition-New Construction	Tallahassee	0	0	5	0	5
Disaster Relief	Tallahassee	0	3	1	0	4
Totals:		11	15	14	0	40

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
Purchase Assistance	Tallahassee	0	1	0	0	1
Owner-occupied Rehabilitation	Tallahassee	0	1	7	22	30
Acquisition-New Construction	Tallahassee	0	1	4	0	5
Disaster Relief	Tallahassee	0	0	2	2	4
Totals:		0	3	13	24	40

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2-4 People	5+ People	Total
Purchase Assistance	Tallahassee	0	1	0	1
Owner-occupied Rehabilitation	Tallahassee	14	14	2	30

Acquisition-New Construction	Tallahassee	3	2	0	5
Disaster Relief	Tallahassee	3	1	0	4
Totals:		20	18	2	40

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
Purchase Assistance	Tallahassee	0	1	0	0	0	0	1
Owner-occupied Rehabilitation	Tallahassee	10	20	0	0	0	0	30
Acquisition-New Construction	Tallahassee	0	4	1	0	0	0	5
Disaster Relief	Tallahassee	0	4	0	0	0	0	4
Totals:		10	29	1	0	0	0	40

Special Needs (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Devel. Disabled	Home-less	Elderly	Special Needs	Special Needs	Total
Purchase Assistance	Tallahassee	0	0	0	0	0	0	0
Owner-occupied Rehabilitation	Tallahassee	0	25	0	22	0	0	47
Acquisition-New Construction	Tallahassee	0	0	0	0	0	0	0
Disaster Relief	Tallahassee	0	0	0	2	0	0	2
Totals:		0	25	0	24	0	0	49

Form 4

Incentive Strategy:

Adopting Ordinance or Resolution Number or identify local policy:

Implementation Schedule (Date):

Has the plan or strategy been implemented? If no, describe the steps that will be taken to implement the plan:

Status of Strategy - (is the strategy functioning as intended, i.e. are the time frames being met, etc.):

Expended Funds

\$373,211.00

Title: SHIP Annual Report

Report Status: Submitted

Tallahassee FY 2009/2010

Form 1

SHIP Distribution Summary

Homeownership

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
24	FLHOP	\$224,066.00	30				
2	Purchase Assistance			\$5,000.20	1		
3	Owner-occupied Rehabilitation					\$40,142.65	2
Homeownership Totals:		\$224,066.00	30	\$5,000.20	1	\$40,142.65	2

Rentals

Code	Strategy	Expended Amount	Units	Encumbered Amount	Units	Unencumbered Amount	Units
Rental Totals:							
Subtotals:		\$224,066.00	30	\$5,000.20	1	\$40,142.65	2

Additional Use of Funds

Use	Expended	Encumbered	Unencumbered
Administrative	\$25,451.80		
Homeownership Counseling			
Admin From Program Income			
Admin From Disaster Funds			

Totals:	\$249,517.80	30	\$5,000.20	1	\$40,142.65	2
----------------	---------------------	-----------	-------------------	----------	--------------------	----------

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

Source of Funds	Amount
State Annual Distribution	\$30,452.00
Program Income (Interest)	\$30,762.65
Program Income (Payments)	\$9,380.00
Recaptured Funds	
Disaster Funds	\$0.00
FLHOP Disbursement	\$224,066.00
Other Funds	
Carryover funds from previous year	\$0.00
Total:	\$294,660.65

* Carry Forward to Next Year: \$0.00

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
N/A					

Recap of Funding Sources for Units Produced

Source of Funds Produced through June 30th for Units	Amount of Funds Expended to Date	% of Total Value
SHIP Funds Expended	\$224,066.00	15.06%
Public Moneys Expended	\$74,360.04	5.00%
Private Funds Expended	\$1,164,163.00	78.22%
Owner Contribution	\$25,714.65	1.73%
Total Value of All Units	\$1,488,303.69	100.00%

SHIP Program Compliance Summary - Home Ownership/Construction/Rehab

Compliance Category	SHIP Funds	Trust Funds	% of Trust Fund	FL Statute Minimum %
Homeownership	\$45,142.85	\$30,452.00	148.24%	65%
Construction / Rehabilitation	\$40,142.65	\$30,452.00	131.82%	75%

Program Compliance - Income Set-Asides

Income Category	SHIP Funds Expended	SHIP Funds Encumbered	SHIP Funds Unencumbered	Total of SHIP Funds	Total Available Funds % *
Extremely Low	\$.00	\$.00	\$.00	\$.00	.00%
Very Low	\$29,000.00	\$.00	\$40,142.65	\$69,142.65	97.94%
Low	\$195,066.00	\$5,000.20	\$.00	\$200,066.20	283.40%
Moderate	\$.00	\$.00	\$.00	\$.00	.00%
Over 120%-140%	\$.00	\$.00	\$.00	\$.00	.00%
Over 140%	\$.00	\$.00	\$.00	\$.00	.00%
Totals:	\$224,066.00	\$5,000.20	\$40,142.65	\$269,208.85	381.34%

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

Description	Special Target Group	Expended Funds	Total # of Expended Units
N/A			

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	\$.00	0	\$.00	0	\$.00	0
Very Low	\$29,000.00	4	\$.00	0	\$29,000.00	4
Low	\$195,066.00	26	\$.00	0	\$195,066.00	26
Moderate	\$.00	0	\$.00	0	\$.00	0
Over 120%-140%	\$.00	0	\$.00	0	\$.00	0
Over 140%	\$.00	0	\$.00	0	\$.00	0
Totals:	\$224,066.00	30	\$.00	0	\$224,066.00	30

Form 3

Number of Households/Units Produced

Description	List Unincorporated and Each Municipality	ELI	VLI	Low	Mod	Over 120%-140%	Over 140%	Total
FLHOP	Tallahassee	0	4	26	0	0	0	30
Totals:		0	4	26	0	0	0	30

Characteristics/Age (Head of Household)

Description	List Unincorporated and Each Municipality	0 - 25	26 - 40	41 - 61	62+	Total
FLHOP	Tallahassee	3	23	4	0	30
Totals:		3	23	4	0	30

Family Size

Description	List Unincorporated and Each Municipality	1 Person	2-4 People	5+ People	Total
FLHOP	Tallahassee	15	14	1	30
Totals:		15	14	1	30

Race (Head of Household)

Description	List Unincorporated and Each Municipality	White	Black	Hispanic	Asian	Amer-Indian	Other	Total
FLHOP	Tallahassee	10	18	1	0	0	1	30
Totals:		10	18	1	0	0	1	30

Special Needs (Any Member of Household)

Description	List Unincorporated and Each Municipality	Farm Worker	Devel. Disabled	Home-less	Elderly	Special Needs	Special Needs	Total
FLHOP	Tallahassee	0	0	0	0	0	0	0
Totals:		0	0	0	0	0	0	0

Form 4

Incentive Strategy:

Adopting Ordinance or Resolution Number or identify local policy:

Implementation Schedule (Date):

Has the plan or strategy been implemented? If no, describe the steps that will be taken to implement the plan:

Status of Strategy - (is the strategy functioning as intended, i.e. are the time frames being met, etc.):

CERTIFICATION
For Implementation of
Regulatory Reform Activities
Required by S.H.I.P.

On behalf of the City of Tallahassee, I hereby certify that the following information
(NAME OF LOCAL GOVERNMENT)
is true and accurate as of the date of submission:

- 1) Permits as defined in s.163.3164(7) and (8)* for affordable housing projects are expedited to a greater degree than other projects; and
- 2) 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 for **FY 09-10 is estimated to be \$ 0.
- 4) The cumulative cost per rehabilitated housing per housing unit, from these actions for **FY 09-10 is estimated to be \$ 0.

[Signature] Date 9/7/10
Witness

[Signature] Date 9/7/10
Chief Elected Official

John R. Marks, III, Mayor
(Type) Name and Title

[Signature] Date 9/2/10
Witness

[Signature] Date 9-2-10
City Administrator/Manager

Anita Favors Thompson, City Manager
(Type) Name and Title

Or
[Signature] Date 9/7/10
Attest (Seal)

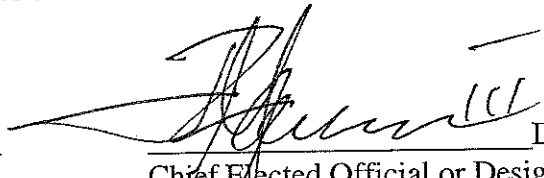


* 163.3164(7) of the Florida Statutes: "Development order" means any order granting, denying, or granting with conditions an application for a development permit. 163.3164(8) of the Florida Statutes: "Development permit" includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of land.

CERTIFICATION

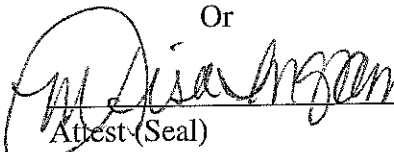
On behalf of City of Tallahassee, I hereby certify that the information presented
(NAME OF LOCAL GOVERNMENT)
herein is true and accurate as of the date of submission.

Date
Witness


Date 9/7/10
Chief Elected Official or Designee

Date
Witness

John R. Marks, III, Mayor
(Type) Name and Title

Or

Date 9/7/10
Attest (Seal)



GENERAL INFORMATION

Name of Person to call regarding the **Annual Report** Form:
Ellen Mevi-Galloway

Telephone Number: (850) 891-6540

SHIP AR/07