



Greater Bond Residential Rehabilitation Grant Program Overview

Background

The Greater Bond Neighborhood First Plan was adopted by the Greater Bond Neighborhood Association on September 24, 2018. On December 13, 2018, the Tallahassee Community Redevelopment Agency voted unanimously to fund the plan to the tune of \$6.4 Million, with an initial funding of \$500,000 and a commitment of an additional \$5.9 million over the next three years. The initial \$500,000 funding has been allocated to the following projects:

- Development and Construction of a Linear Park
- Residential Housing Façade Program
- Enhancements at Speed-Spencer-Stephens Park
- Engagement Around Community Infrastructure

The Greater Bond Neighborhood First Plan addresses the neighborhood's top priorities and concerns: Community Beautification, Land Use, Economic Development and Resident Empowerment, and Neighborhood Safety & Crime Prevention. The plan identifies strategies and action items to address residents' concerns within these four priority areas and its exclusive focus is to make the Greater Bond Neighborhood a better place to live, work, and play. It is the culminative work of a yearlong collaborative process led by the neighborhood association's community action team, residents, various interested stakeholders and supported by the City of Tallahassee.

Program Funding & Administration

Funding for the Greater Bond Residential Rehabilitation Grant Program comes from the City of Tallahassee Community Redevelopment Agency (CRA). Approximately, \$425,000 has been allocated to fund the program, which opens on **Friday, June 28, 2024, and closes on Friday, July 26, 2024.**

- The program provides grant funding up to and not to exceed \$25,000 per housing unit. Previous recipients of the Greater Bond Residential Façade Improvement Grant Program are eligible for a maximum of \$10,000.00 for interior only eligible repairs/improvements under this program.

The grant funds and the agreed upon housing repairs are managed by a Program Administrator who is contracted by the City to administer the program. No funding is provided directly to the homeowner. While the program is funded by the CRA the City's Parks, Recreation and Neighborhood Affairs Department administers the program. The City, via its procurement process, will issue a Request for Qualification to recruit an administrator for the program.

Greater Bond Neighborhood First Plan

The Greater Bond Neighborhood First Plan includes several strategies and action items, that call for the establishment of housing rehabilitation programs. These strategies and action items include the following:

Strategy 4.1: Rehabilitation or removal, if necessary, of neighborhood structures that are dilapidated.

Action Item 4.1.3: Promote the use of City rehabilitation programs for owner-occupied houses (financial assistance with home rehabilitation).

Action Item 4.1.4: Coordinate with nonprofit organizations that assist with helping homeowners address dilapidated, substandard, and/or abandoned structures or lots (physical assistance with home rehabilitation).

Action Item 4.1.5: Promote financial/housing assistance programs offered by nonprofits (financial assistance with home in general).

Strategy 5.2: Increase access to homeownership and housing rehabilitation resources.

Action Item 5.2.1: Promote current homeownership programs and rehabilitation supports for owner- and renter-occupied homes.

Action Item 5.2.4: Create a new program that provides financial incentive for homeowners to improve their homes (ex: Residential Facade Improvement Program).

The Greater Bond Residential Rehabilitation Grant Program Frequently Asked Questions

What is the Greater Bond Residential Rehabilitation Grant Program?

The Greater Bond Residential Rehabilitation Grant Program seeks to preserve and improve the quality of the housing stock in the section of the Greater Bond neighborhood that is within boundaries of the Greater Frenchtown/ Southside Community Redevelopment Area (GFS District). The grant funds eligible repairs to the exterior and interior of certain residential structures with the intent of making the housing unit safe and secured while improving the aesthetics of the neighborhood.

What is a 5-year forgivable loan?

Individuals awarded a Greater Bond Residential Rehabilitation grant will receive their award in the form of a loan that is taken at 0% interest, with payments deferred, and forgivable monthly over a five-year lien period. In accepting the grant award, the homeowner agrees to repay the outstanding balance of the loan upon the occurrence of any instance of default (for example, if the owner sells the home before the end of the five (5) years, the homeowner would be responsible to repay the portion of the loan that has not yet been forgiven). Please note that no funds will be given directly to the homeowner. The funds awarded to a homeowner will be administered by a program contractor who will work with the homeowner to complete the repairs on his or her home.

What does the Greater Bond Residential Rehabilitation Grant Program seek to achieve for the Greater Bond neighborhood?

The Greater Bond Residential Rehabilitation Grant Program, based on strategies, action items and guidance provided by the Greater Bond Neighborhood First Plan, seeks to:

- 1) Preserve and strengthen Greater Bond’s existing housing stock.
- 2) Provide financial incentives to income eligible homeowners to make repairs to their homes.

Revitalizing the Greater Bond neighborhood through the preservation of the neighborhood’s existing housing stock is essential to the livelihood and continued vibrancy of the community. By funding needed housing repairs, the Greater Bond Residential Rehabilitation Grant Program will aid in keeping residents in their homes, ensure that neighborhood homes are free from health and safety hazards, and preserve the housing unit to allow current residents to age in place and/or provide future residents with decent and safe housing.

Who is eligible to receive funding for home repairs from the Greater Bond Residential Rehabilitation Grant Program?

- Resident homeowners (owner-occupied residences) who meet the following qualifications:
 - Home is in the Greater Bond neighborhood and within the boundaries of the Frenchtown/Southside Community Redevelopment District.
 - Total household income is 80% or less of the area’s median income (AMI). Applicants will have to provide income information for all adults residing in the home.

Household Size	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
AMI 80%	\$48,150	\$55,000	\$61,900	\$68,750	\$74,250	\$79,750	\$85,250	\$90,750

- For homes with multiple owners, all owners must sign the grant application.
- All property taxes and municipal debt are paid and/or be current with the City of Tallahassee and Leon County. This includes City of Tallahassee utilities, property taxes, code liens, etc.

What is the maximum funding I can receive from the Greater Bond Residential Rehabilitation Grant Program?

- The maximum funding available for eligible repairs/improvements is \$25,000.00.
- Previous recipients of the Greater Bond Residential Façade Improvement Grant Program are eligible for a maximum of \$10,000.00 for eligible interior only repairs/improvements under this program.

How will applications for the Greater Bond Residential Rehabilitation Grant Program be evaluated?

The Greater Bond Residential Rehabilitation Grant Program is a competitive grant program. The applications received will be reviewed, scored, ranked, and then selected for funding based on the scores received. The scoring criteria for the program are:

- **Home has been owner-occupied for:**
 - 10-15yrs. = 1 point**
 - 16 to 25yrs. = 2 points**
 - 25yrs. and up = 3 points**
- **Home is located on select streets identified for streetscaping – 1 point.**

(Robert & Trudie Perkins Way, Saxon Street, Holton Street, Osceola Street, Floral Street, Keith Street)
- **Home is 50 years old or more – 2 points.**

Will everyone who applies for a grant from the Greater Bond Residential Rehabilitation Grant Program get funded?

No, there is limited funding for this program. Funding for the Greater Bond Residential Rehabilitation Grant Program comes from the City of Tallahassee Community Redevelopment Agency (CRA). \$425,000 has been allocated to fund the program.

Completed applications received by the closing date for the program, will be reviewed and scored using the scoring criteria established for the program. Scored applications will be grouped by the scores received and starting with the highest scored applications, they will be randomly selected for funding.

What types of properties will the Greater Bond Residential Rehabilitation Grant Program fund?

A. Types of Eligible Residential Properties:

1. Single-family owner-occupied homes;
2. Owner-occupied homes where the total household income is 80% or less of the area median income. Applicants will have to provide income information for all adults residing in the home.

Note: Ineligible properties include non-residential properties, condominiums, associations, and co-ops. Commercial properties in the GFS District may be eligible for façade grant funds under the Business Facility Improvement Program.

What are some examples of the repairs that will be funded by the Program?

The specific repairs that will be made to each funded home will be determined jointly by the contractor and the homeowner/property owner. However, funded repairs will be prioritized to address code and safety compliance first; health/environmental health second; and energy efficiency third.

Examples of each prioritization may include, but are not limited to:

1. repair/replacement of roofs
2. repair and/or replacement of doors and windows
3. exterior painting
4. installation of landscaping and irrigation (not to exceed more than \$2,500)
5. replacement, upgrades, or construction of new porches
6. repair/replacement of gutters and down spouts
7. repair/replacement of exterior lighting (includes exterior security lighting), etc.
8. repair/installation of driveways
9. repair, replacement, or removal of fencing (chain-linked fences or opaque fences that totally screen in a yard are not eligible for funding)

10. pressure or soft washing
11. replacement or repair of shutters, railings, wood rot, columns, posts
12. eaves/soffits repair
13. repair/replacement of siding
14. minor interior repairs necessitated by a funded exterior repair.
15. roof repair or replacement
16. plumbing
17. structural issues
18. tree Removal (limited to safety concern)
19. HVAC/Heat/Air replacement or installation
20. energy efficiency (window and door replacement)
insulation
21. ADA accessibility repairs
22. electrical
23. sewage repair or connection
24. hot water heater
25. smoke detectors
26. flooring
27. dry wall
28. ceiling repair & improvements

When and how can I apply?

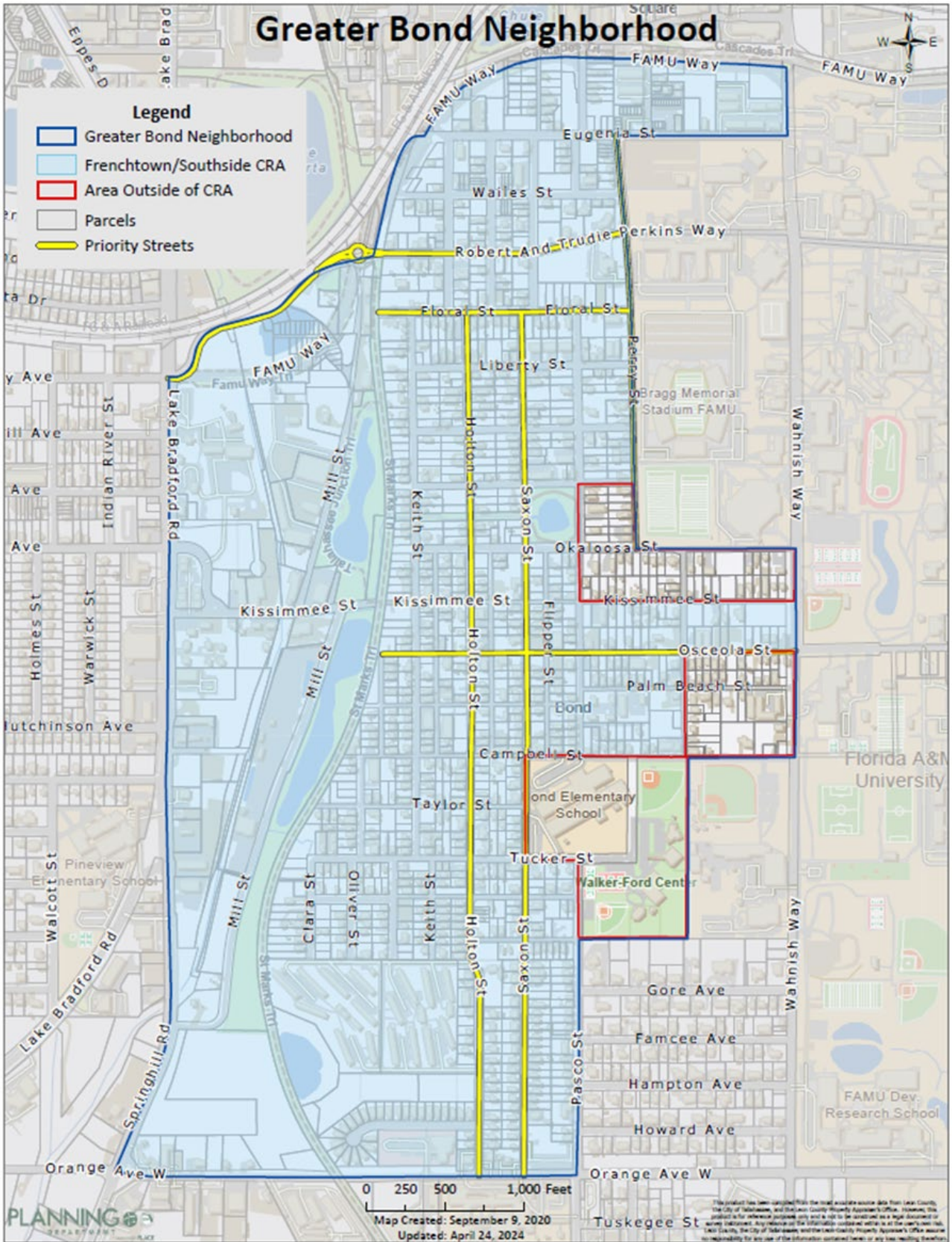
Interested and qualified applicants must apply through the City's [Neighborly Software portal](#), submitting an electronic application by the given deadline.

How much funding is available for the program?

\$425,000 has been approved for the Greater Bond Residential Rehabilitation Grant Program.

What are the neighborhood boundaries of the Greater Bond neighborhood?

All awarded homes to be rehabbed must be located within the Greater Bond neighborhood and within the Greater Frenchtown/Southside CRA district as outlined in the map below.



If I am awarded a grant from the Greater Bond Residential Rehabilitation Grant Program, what can I expect?

You can expect the City's contracted Program Administrator to contact you to discuss your needed home repairs and from there, through a competitive procurement process, select a contractor that will undertake the repairs to your home. The contractor will conduct a walk through of the home to determine the necessary, and eligible, work to be completed. The contractor will work with you on a timeline and the funding from the program will go directly from the City to the Program Administrator for the work completed.

How will funds be disbursed?

The City will disburse your grant funds directly to the Program Administrator. The Program Administrator, in turn, will pay all contractors/tradesmen hired to complete the repairs to your home.

How and who decides what repairs will be completed?

A home inspection will be conducted by the contractor along with the homeowner to determine what repairs are eligible and most needed on the home. Code repairs addressing health and safety issues are the highest prioritization for repairs to be funded, followed by energy efficiency and environmental health concerns. The homeowner and contractor will agree on what repairs will be made. A copy of the executed contract will be submitted to the City from the contractor.

Can a vacant home be eligible for the Greater Bond Residential Rehabilitation Grant Program?

No. All homes must be occupied, whether owner-occupied or renter occupied.

Can I receive multiple awards in the same year?

No. Each awardee is only eligible for one funding award per funding cycle.

What are the eligible housing types?

All housing types that are eligible to be homesteaded are considered eligible housing units. This typically includes single family homes, duplexes, etc. that have the option to be homesteaded. If the home doesn't have homestead declared yet, they may submit a utility bill showing they are the owner and residing in the home.

If an awardee passes away, what is the protocol?

If an awardee passes away and construction has not started yet on the home, the applicant and home will be withdrawn from the program. If a successor wants to be reconsidered for the program, they will have to resubmit an application to be scored with their information (name, income, etc.). If an awardee passes away while construction has already started, the home's enrollment in the program will be evaluated on a case-by-case basis to determine next steps.

Can a corporation apply for a grant under this program if the corporation owns a home in Greater Bond?

Yes. If an applicant is applying for a grant for a home that is owned by a corporation, the primary applicant must complete the "Corporation Form" under the required documents section of the application. This form allows the applicant to list the primary contact for the application and shows that the applicant has the authorization to apply on behalf of the corporation's board.

Can I receive assistance in completing my application?

Yes. There will be an application assistance workshop held on **Thursday, July 11, 2024**, from 5:30pm to 7:30pm at the Smith-Williams Service Center located at 2295 Pasco Street.

You can also reach out to Mr. John Doherty in the Neighborhood Affairs Division at 850-901-5208 or Neighborhoods@talgov.com to schedule one on one technical assistance in completing an application.