

SOUTHSIDE AREA COMPREHENSIVE REPORT

Presented to: Mayor and City Commission

Presented by: Christopher Edwards

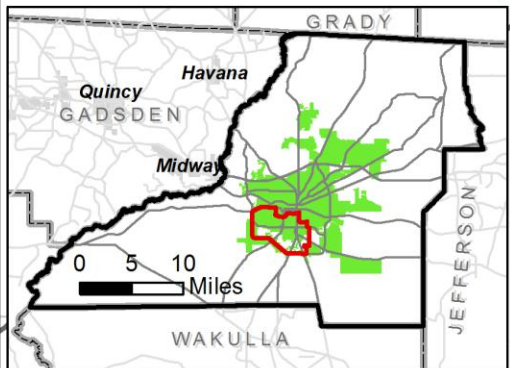
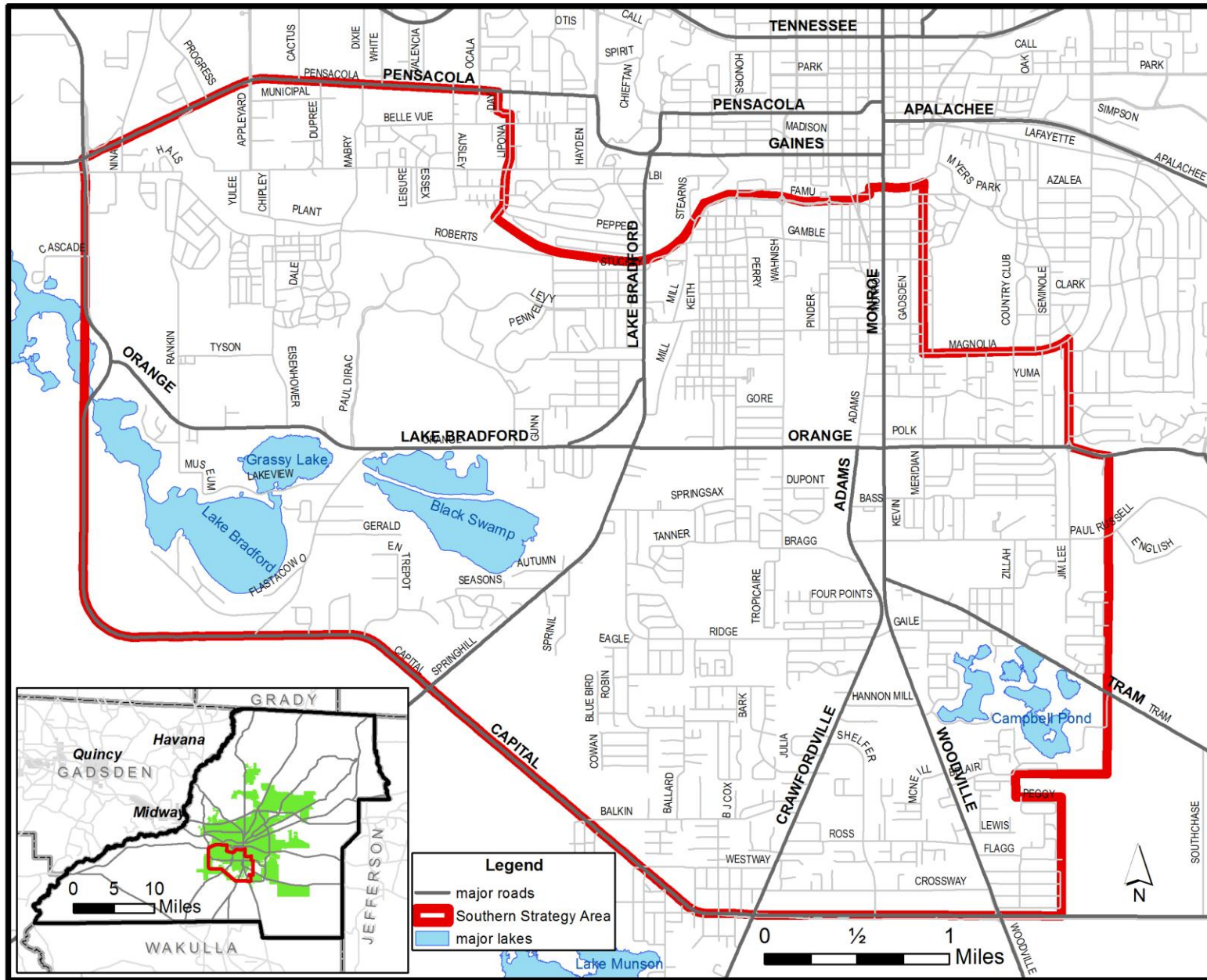
Wednesday, January 27, 2016



The Southside Defined

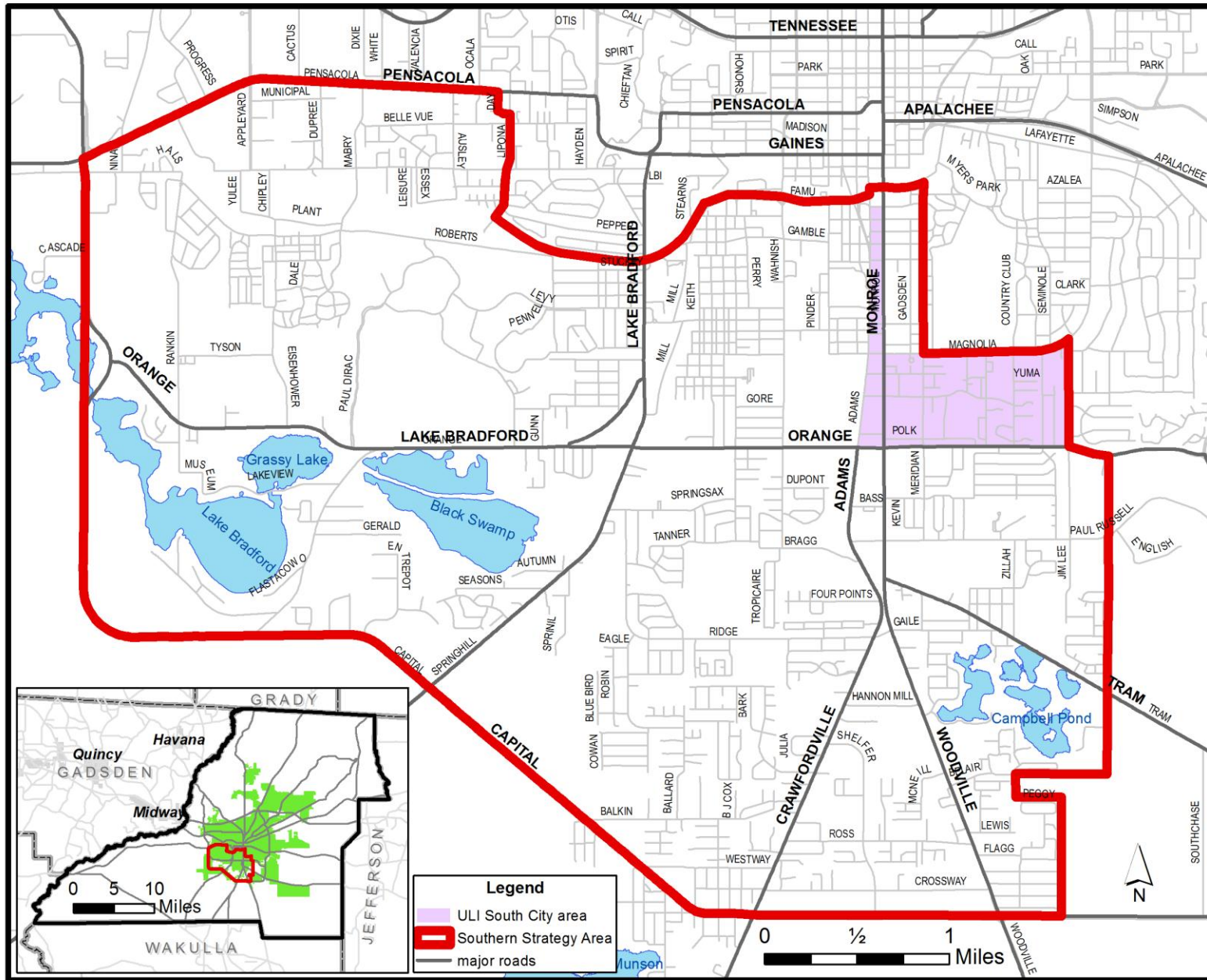
- According to the Tallahassee/Leon County Comprehensive Plan, the Southside is primarily one geographic area known as the “**Southern Strategy Area**” (SSA)
- Some of the neighborhoods within the Southside include: South City, Apalachee Ridge, Providence, Bond, Tuskegee, etc.
 - ▣ Includes special designation areas and master plans such as:
 - Urban Land Institute South City study area (ULI South City Report)
 - A portion of the Greater Frenchtown/Southside CRA,
 - A portion of the Promise Zone,
 - FAMU Campus Master Plan,
 - FSU Campus Master Plan (Southwest Campus),
 - A portion of the Multi-Modal Transportation District

Southern Strategy Area



- Legend**
- major roads
 - Southern Strategy Area
 - major lakes

Southern Strategy Area

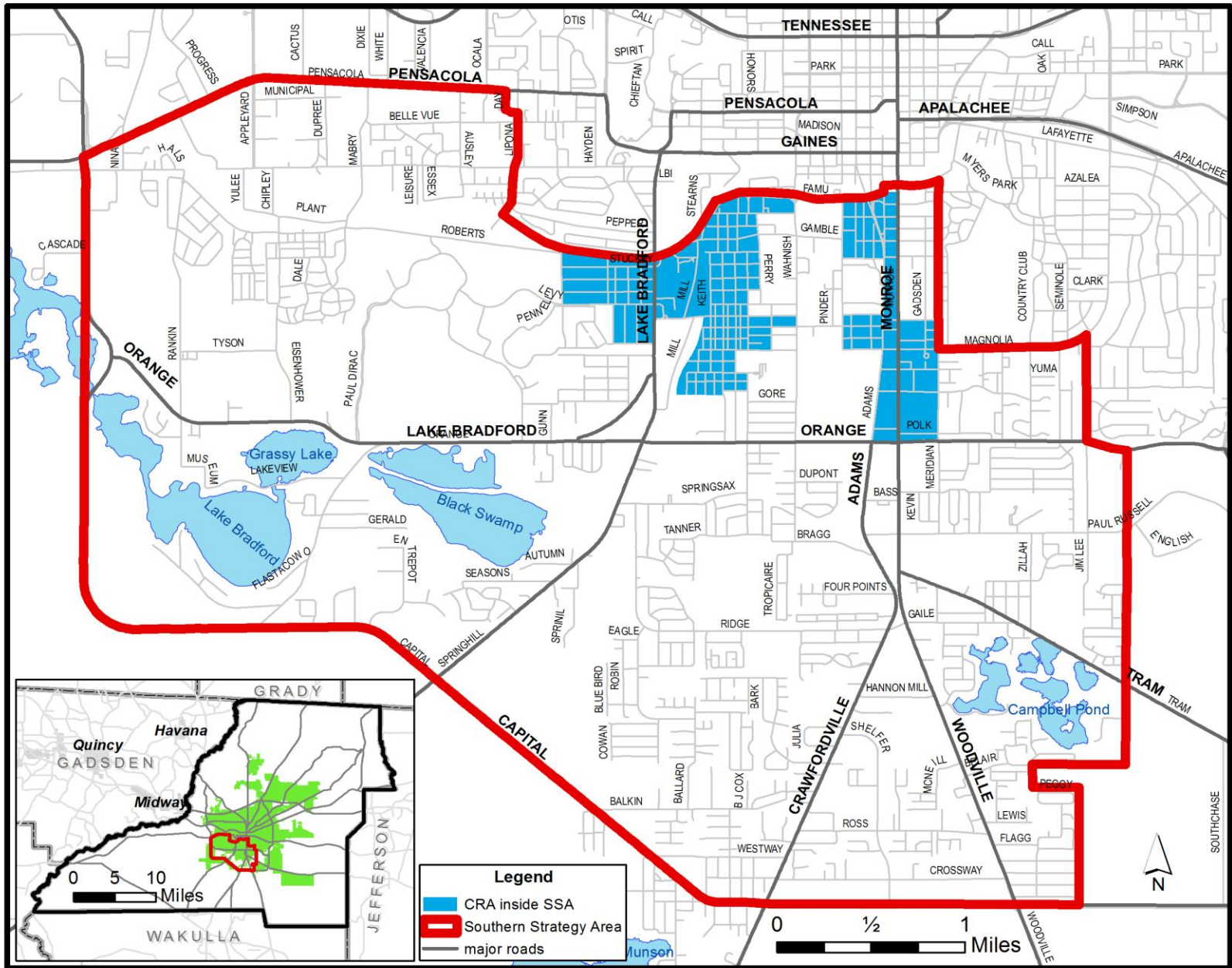


Legend

- ULI South City area
- Southern Strategy Area
- major roads

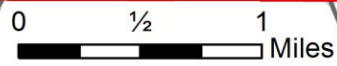


Southern Strategy Area

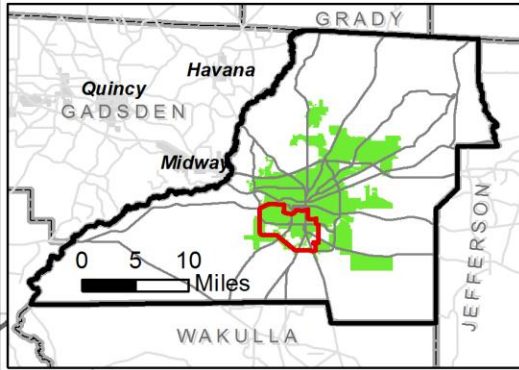
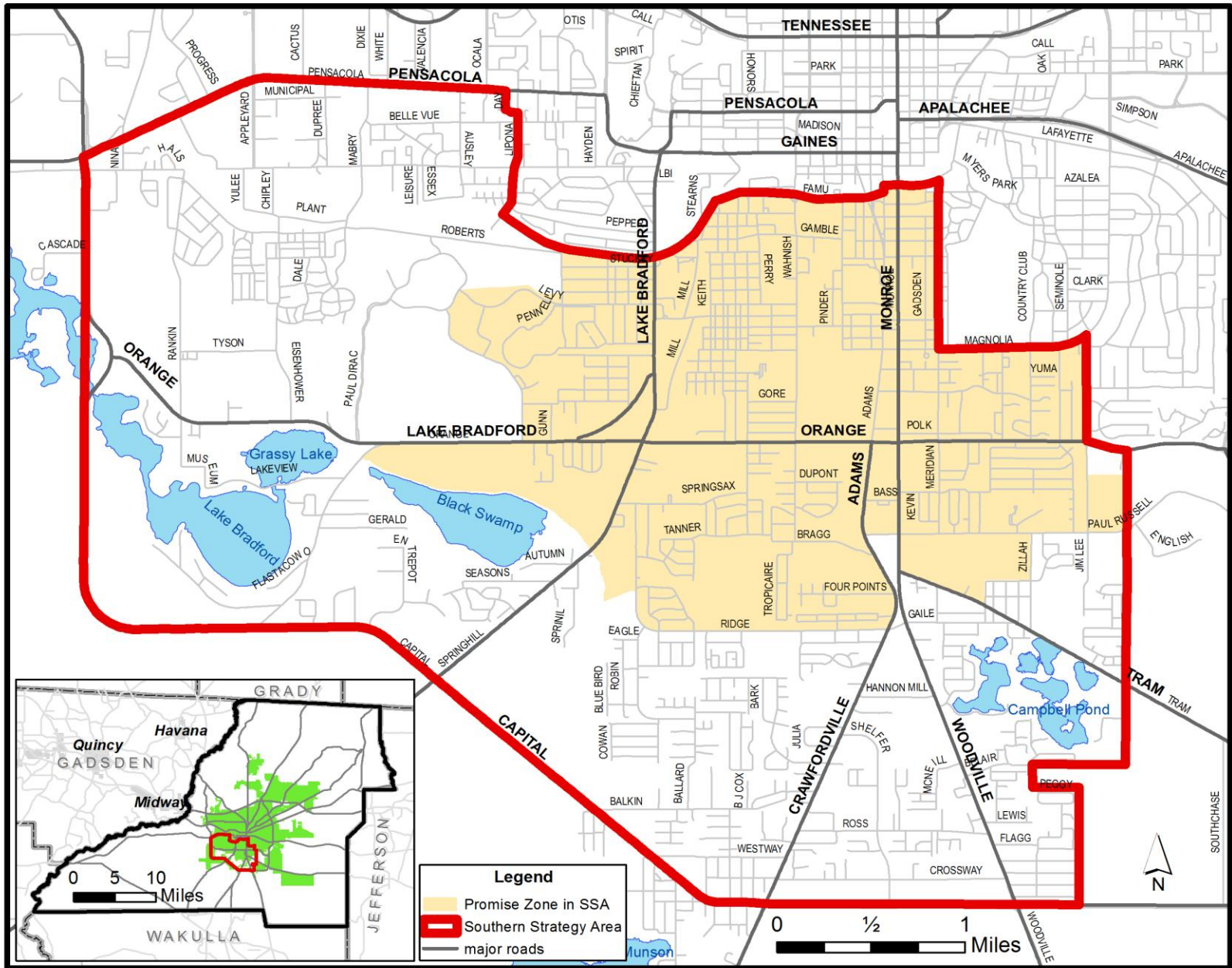


Legend

- CRA inside SSA
- Southern Strategy Area
- major roads

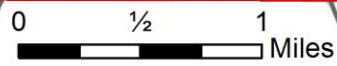


Southern Strategy Area

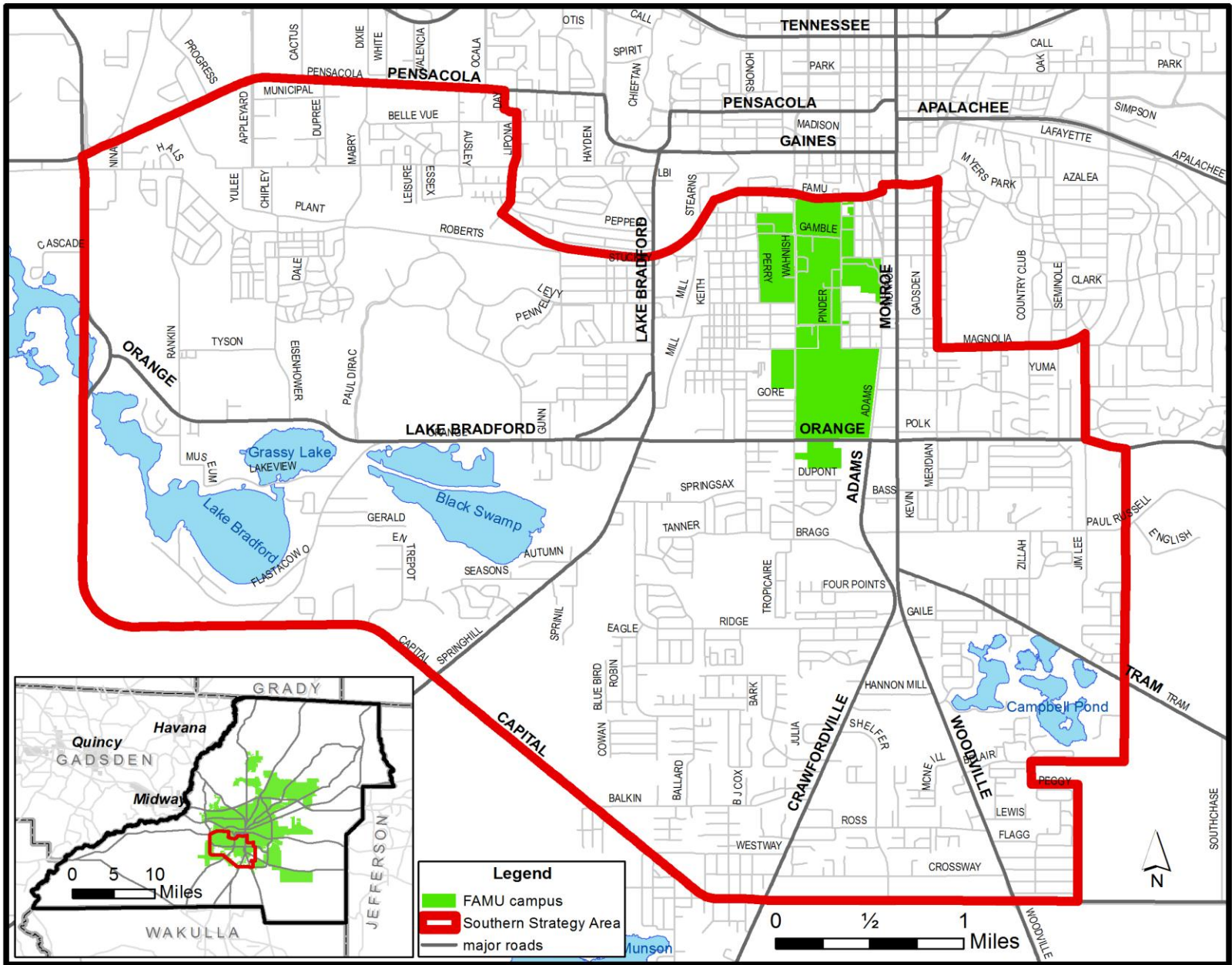


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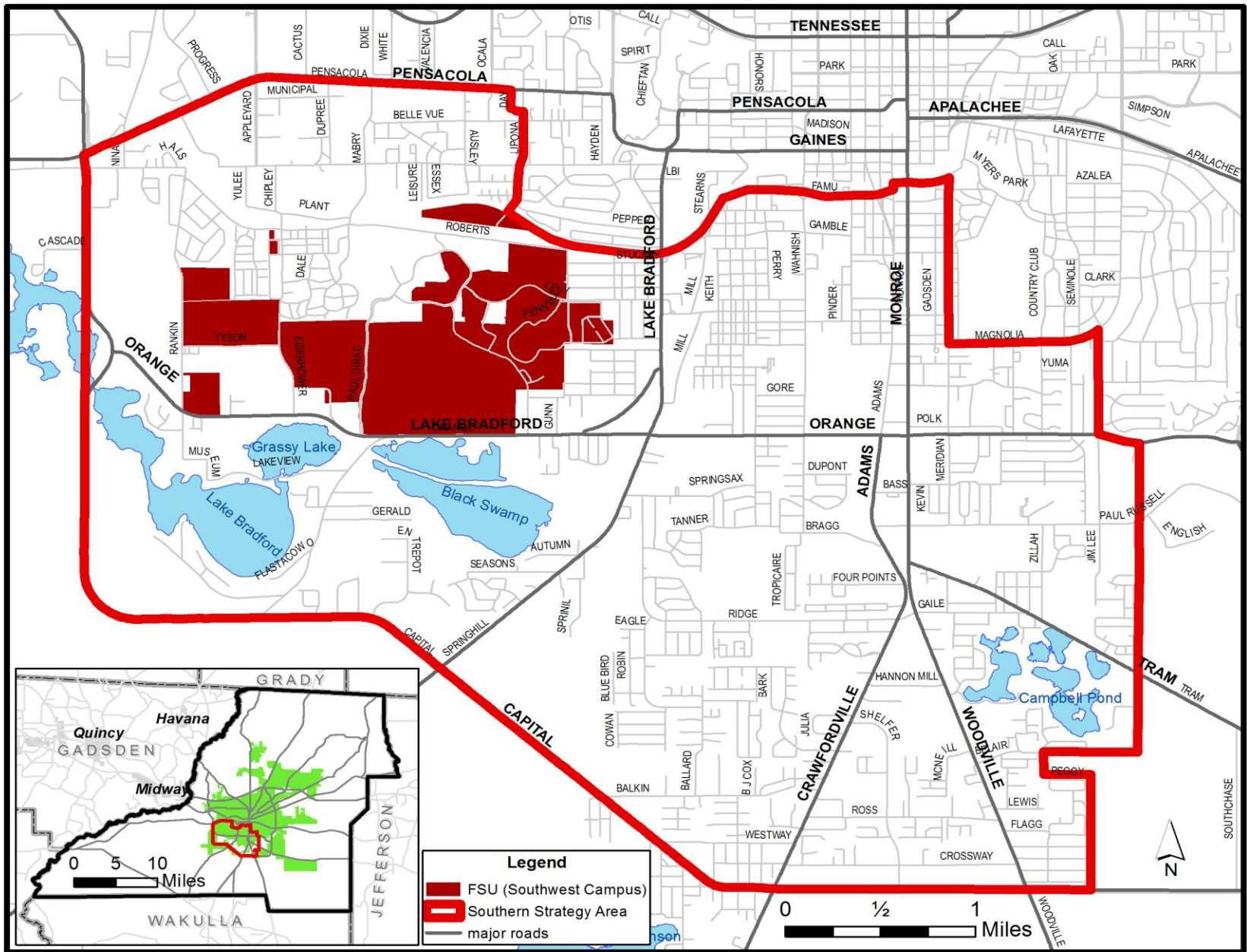
- Promise Zone in SSA
- Southern Strategy Area
- major roads



Southern Strategy Area

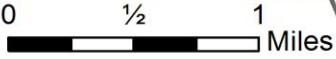


Southern Strategy Area

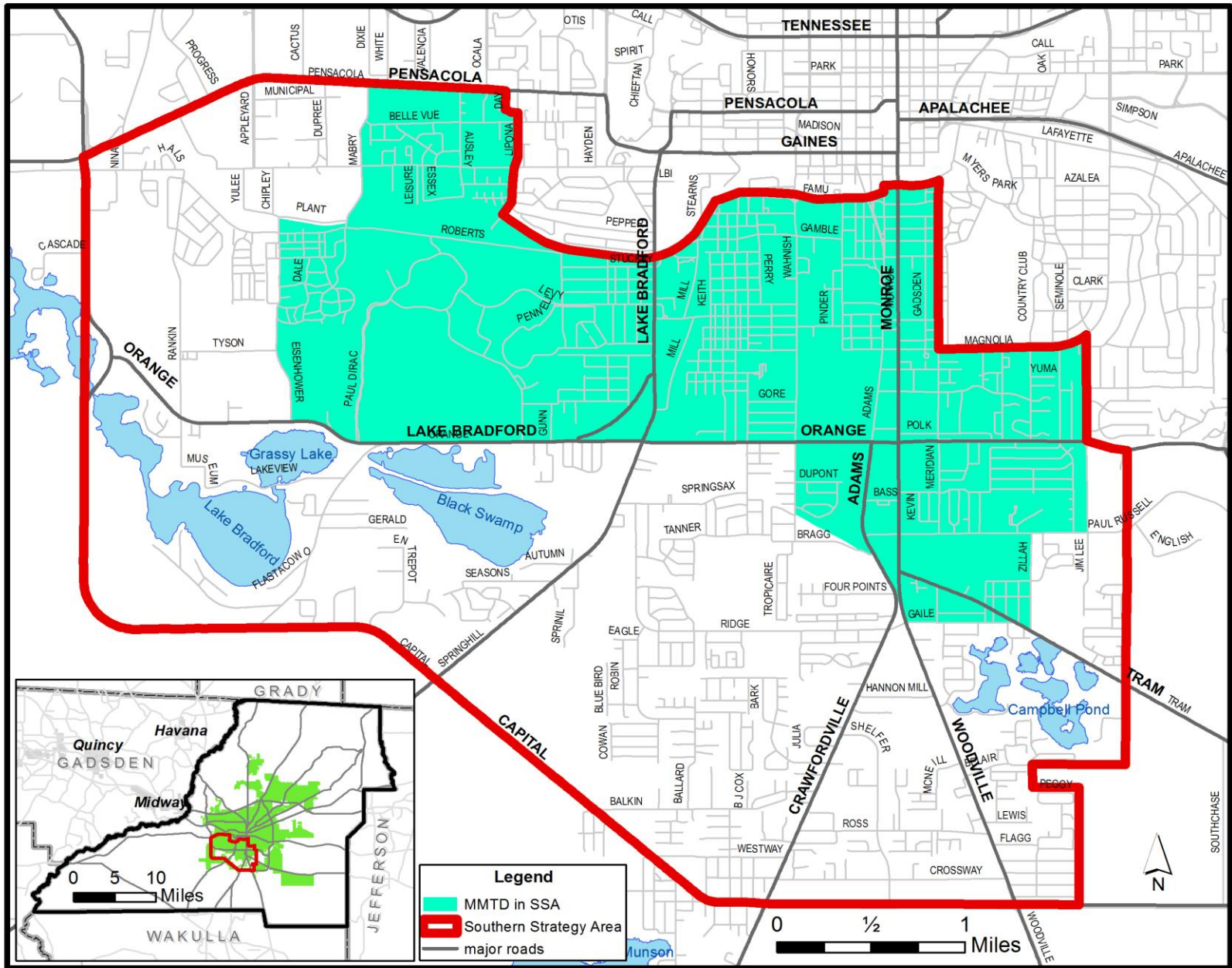


Legend

- FSU (Southwest Campus)
- Southern Strategy Area
- major roads

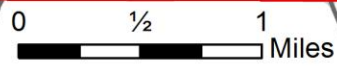


Southern Strategy Area

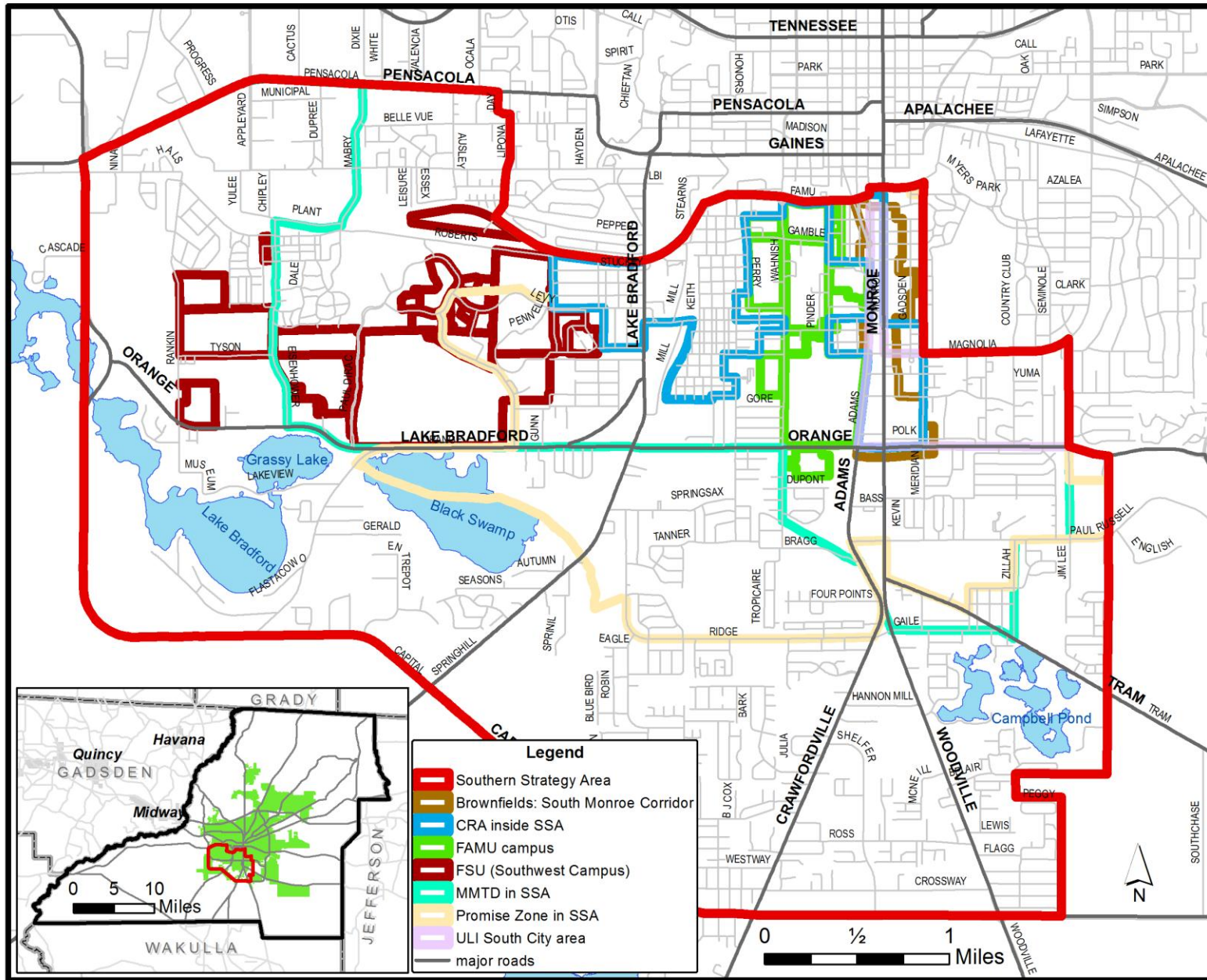


Legend

- MMT in SSA
- Southern Strategy Area
- major roads



Southern Strategy Area



SSA Primary Goals

- Promote quality land development to increase pop. growth
- Incentivize retention and expansion of business and employment opportunities.
- Attain an income mixed area to encourage economic growth.

SSA Demographics Summary

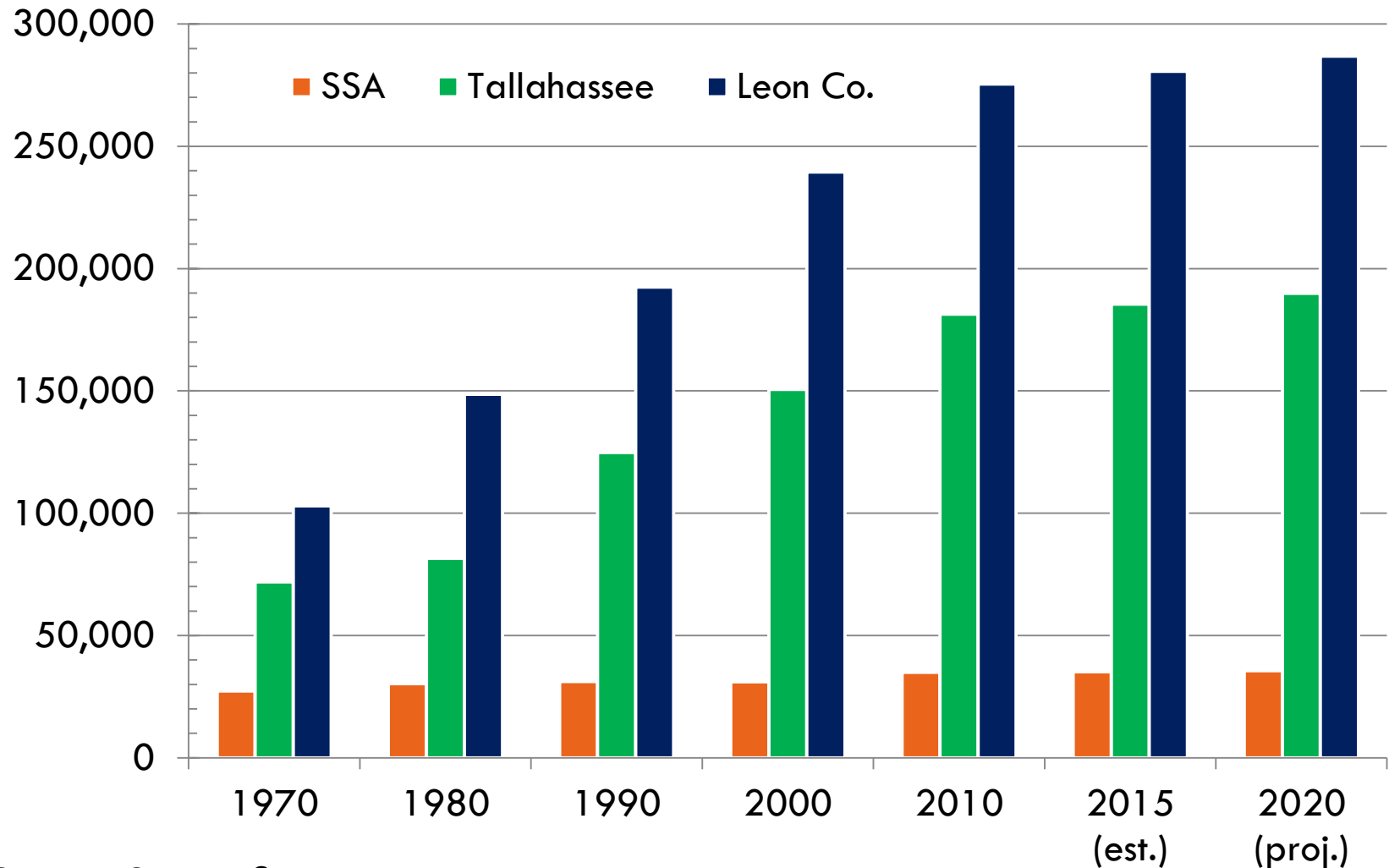
□ Population Summary

- 2000 Total Population 31,550
- 2010 Total Population 34,988
- 2015 Total Population 35,143
- 2020 Total Population 35,619
 - 2015-2020 Annual Rate 0.27% Projected Increase
 - *(2.37% Projected Increase City, 2.19% County)*

□ Businesses in the Area

- Total Businesses: 1,307 *(10,960 City, 13,879 total County)*
- Total Employees: 18,101 *(161,915 City, 179,171 total County)*

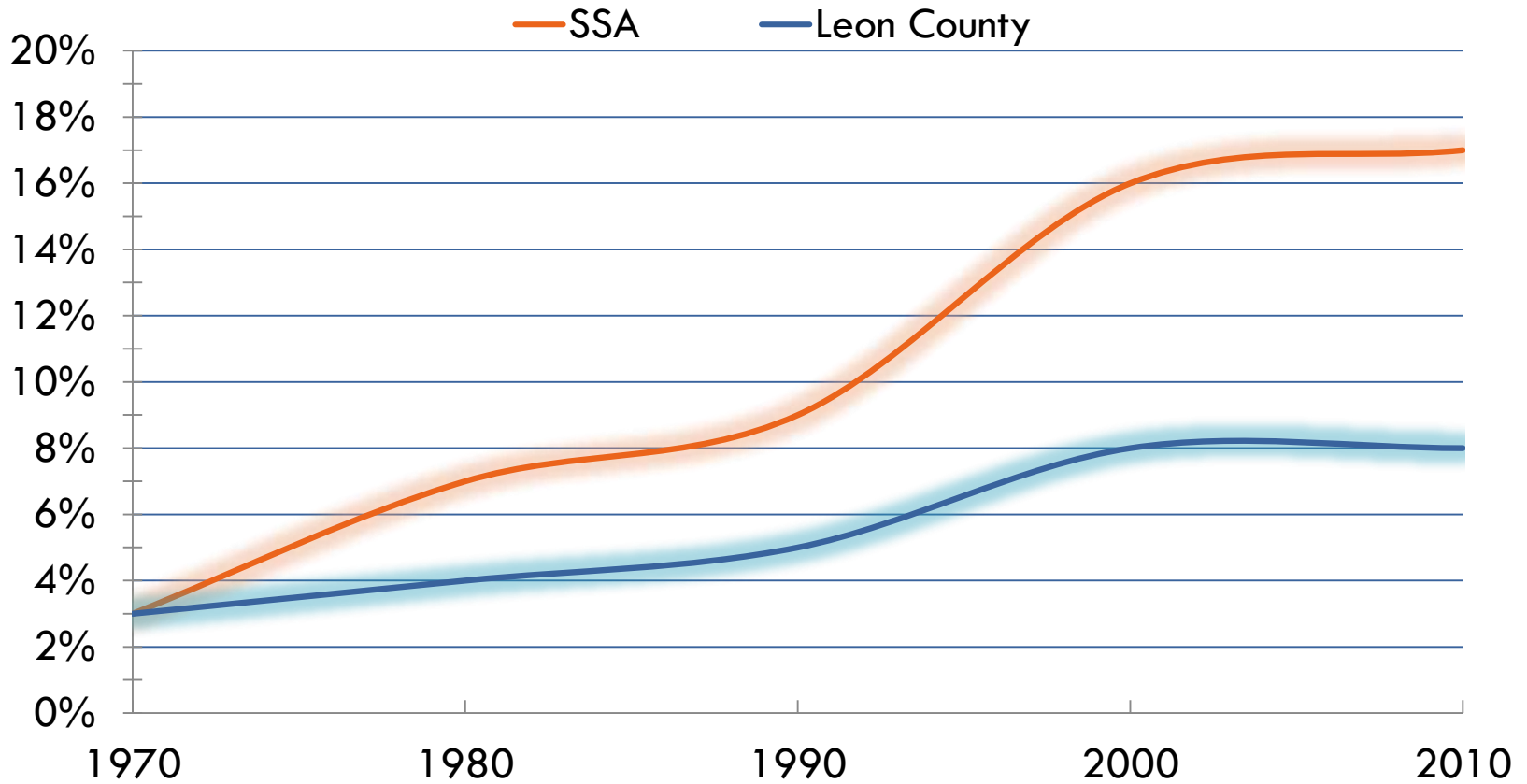
Southern Strategy Area population, 1970-2020



Source: Census & BEBR

Unemployment rate

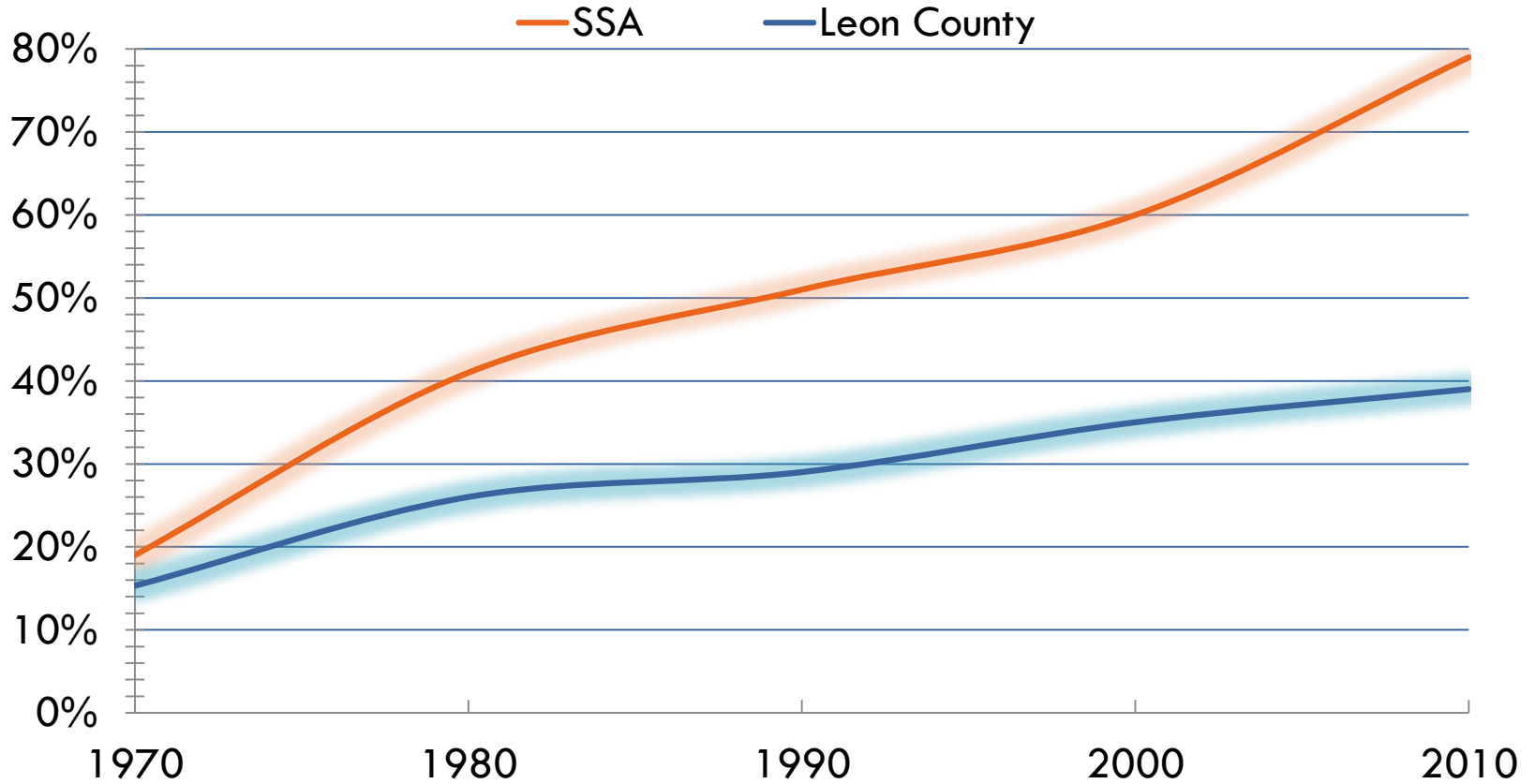
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Source: Census

Families with children under 18 headed by one parent

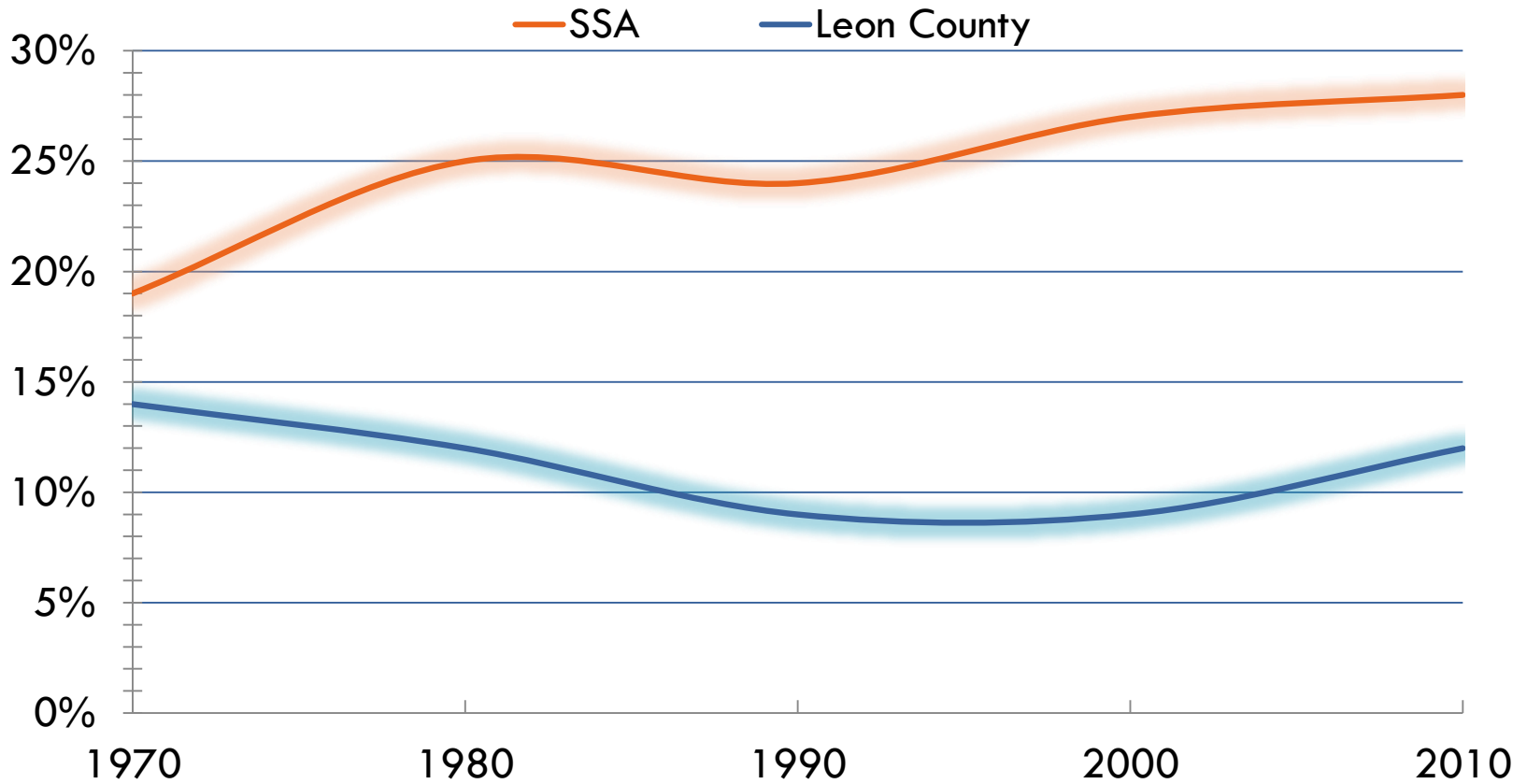
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Source: Census

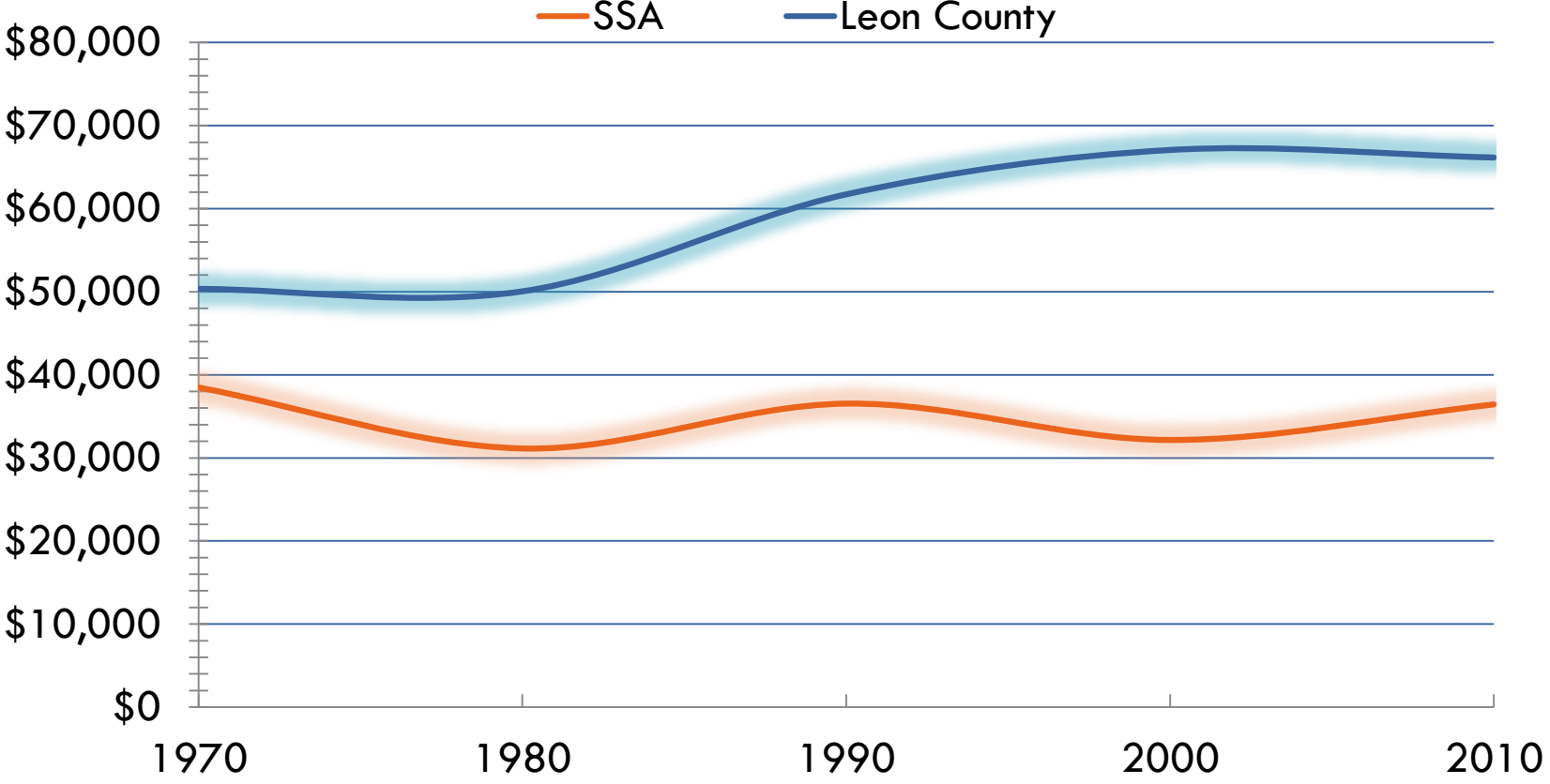
Families below poverty

17



Source: Census for 1970 to 2000; 2006-2010 ACS for 2010

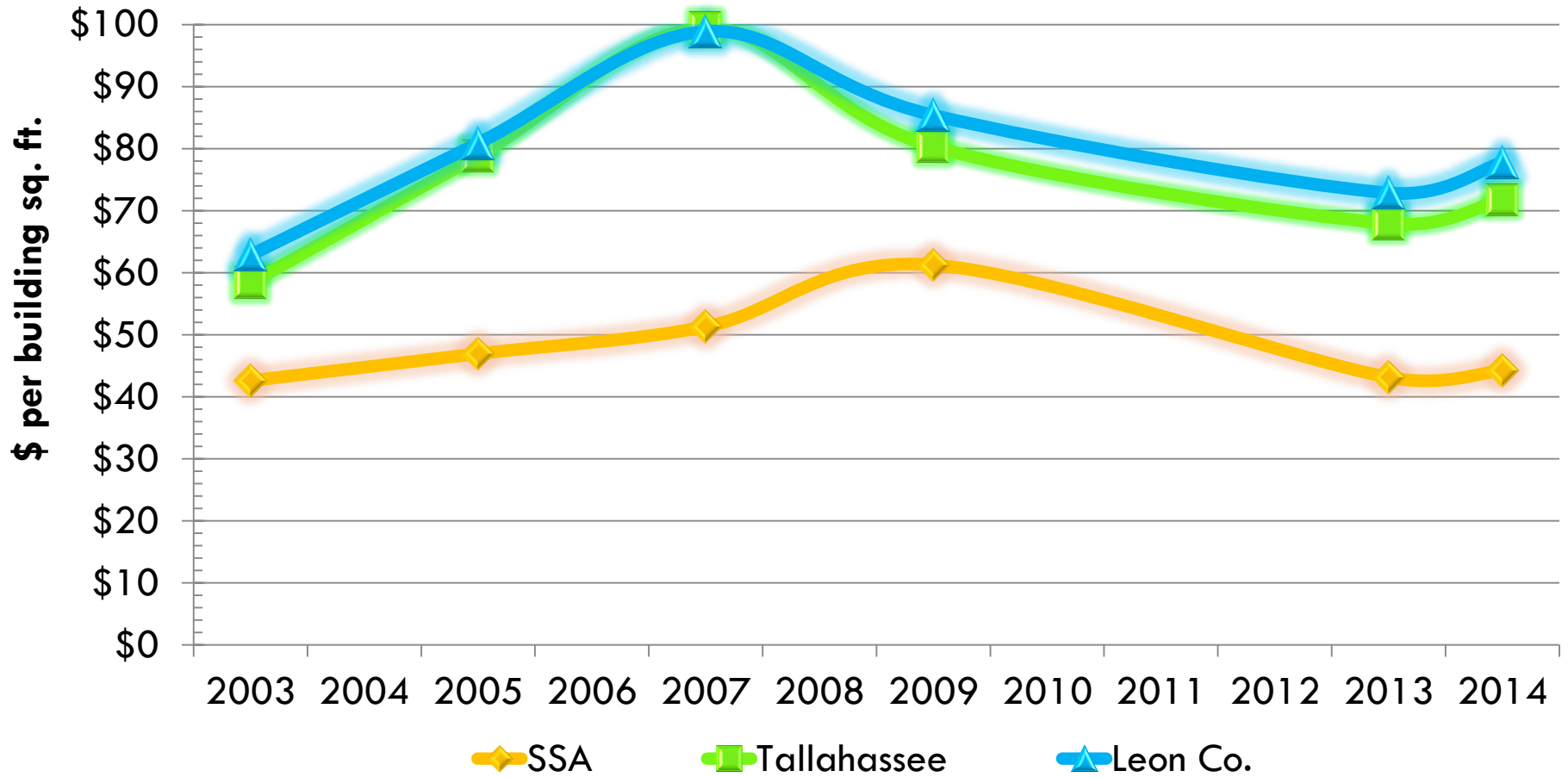
Median family income*



Source: Census

* In 2010 inflation-adjusted dollars

Developed residential* property values, 2003-2014




Source: TLCPD analysis of Leon County Property Appraiser data

*single-family detached, mobile home, townhome, condominium










Southern Strategy Area residential properties by decade built

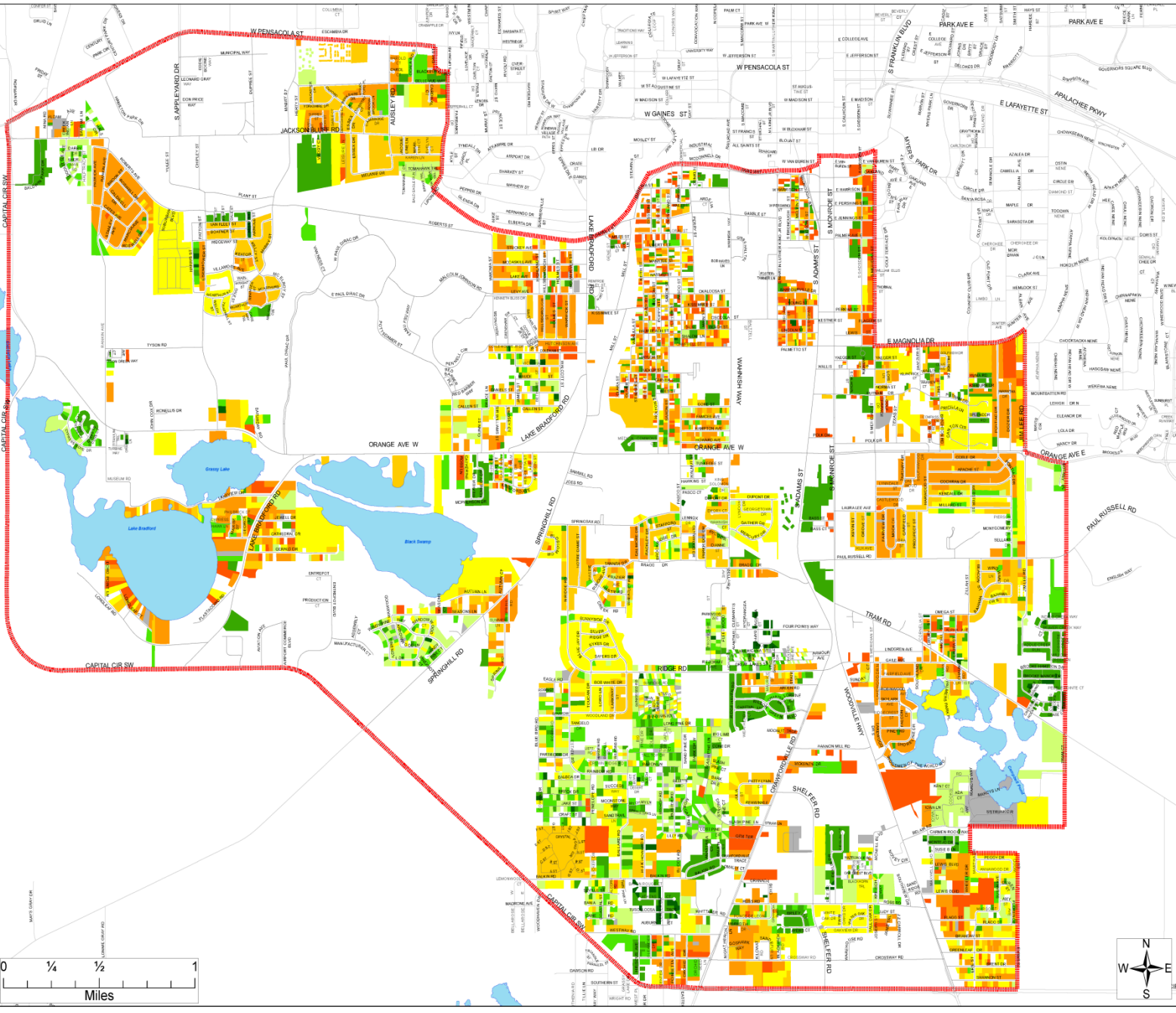
Legend

 Southern Strategy Area

residential parcels in SSA

decade built

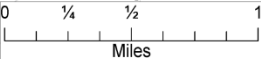
-  unknown
-  before 1950s
-  1950s
-  1960s
-  1970s
-  1980s
-  1990s
-  2000s
-  2010s



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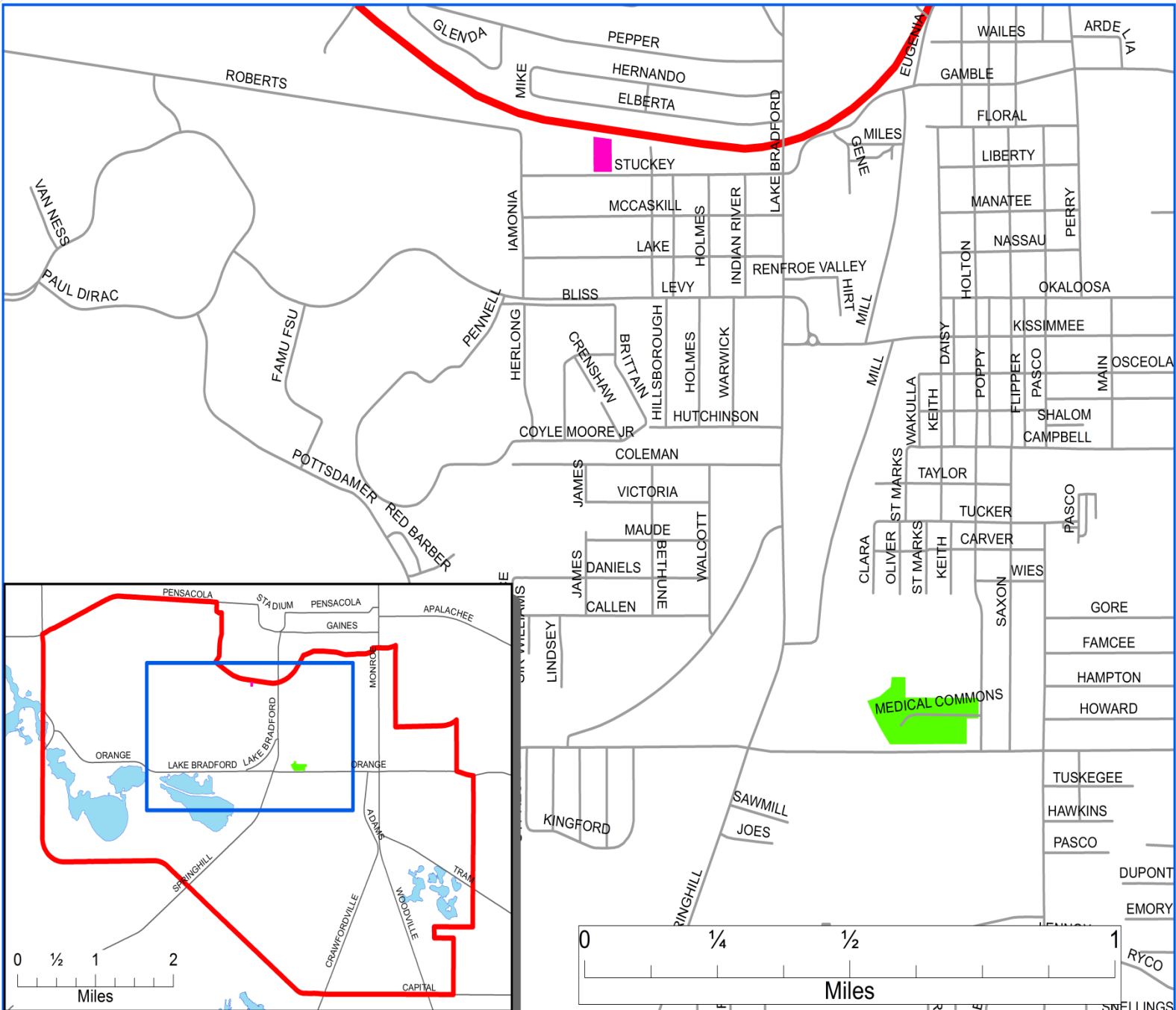
Dec. 2, '15
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Major Housing Development Projects

Legend

-  Home Front Project
-  Medical Commons
-  Southern Strategy Area



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SSA Trending Needs

March 2015 Southside Community Dialogue

- Jobs/Education
- Housing
- Neighborhood Services
- Public Infrastructure (sidewalks, roads, stormwater etc.)
- Health
- Public Safety

Public Safety

- **Historically and Presently**
- **Responsible Parties- TPD, Tallahassee Fire Dept., Emergency Management and Leon Sherriff's Office**
 - ▣ **Each have done extensive community engagement in Southside area such as:**
 - **TPD COPPS Program**
 - **TPD Gang Response Unit**
 - **Fire Department Fire Safety Prevention "Where's the Beep" Initiative**
 - **Neighborhood Watch**
 - **Read- A- Thons**
 - **Emergency Management Preparedness Workshops**
 - **Neighbors on the Block – Operation Safe Neighborhoods**
 - **Gun Violence Council**

Housing Efforts

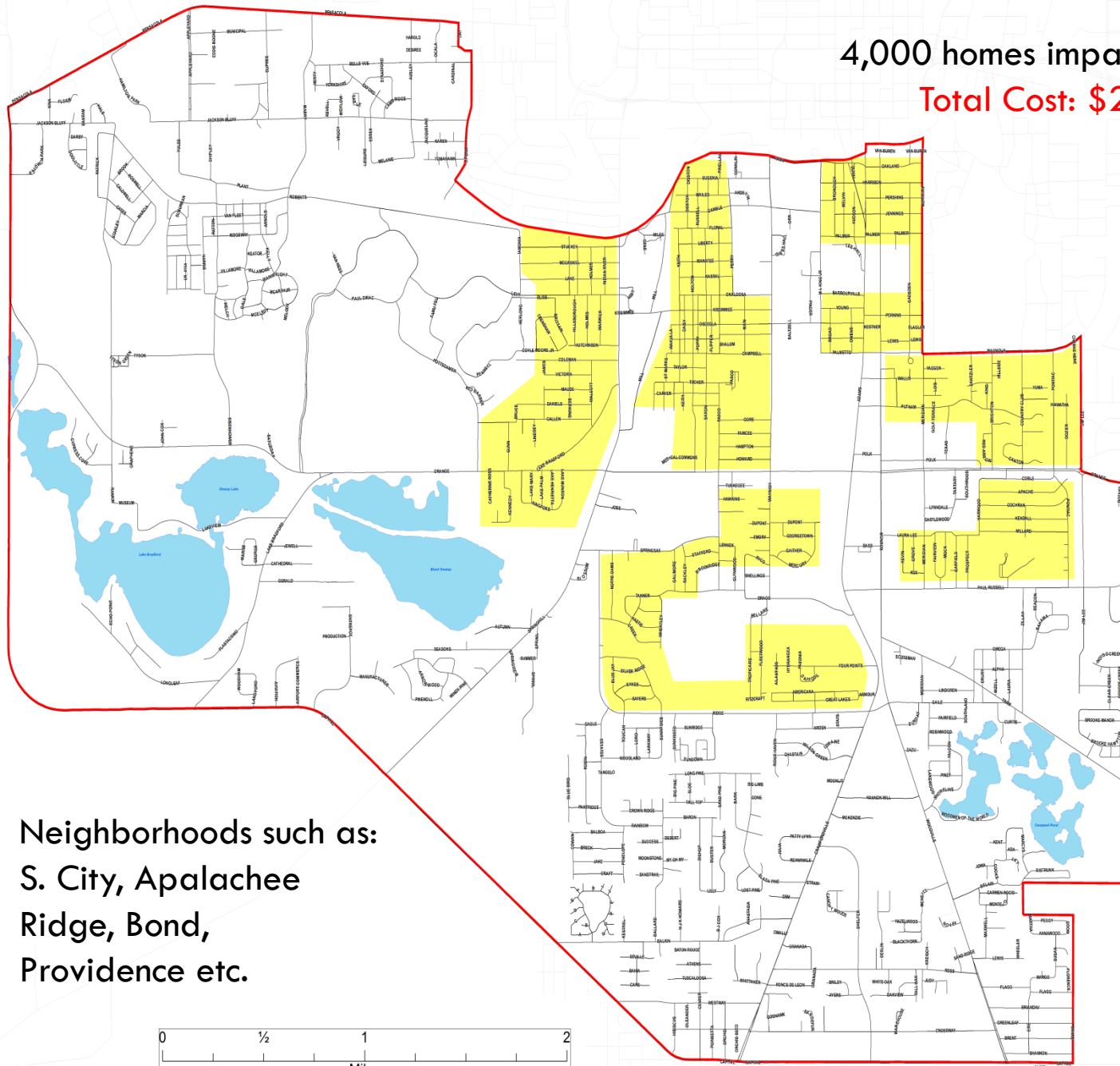
- Emergency Home Repair Program
- Housing Rehabilitation Program
- Neighborhood REACH
- Local Housing Assistance Program
- Public/ Private Partnerships
 - ▣ Bethel CDC
 - ▣ Tallahassee Lenders Consortium

Neighborhood REACH Program in Southern Strategy Area

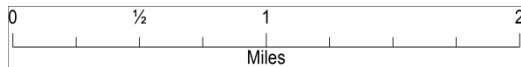
4,000 homes impacted
Total Cost: \$2.2M

Legend

- Southern Strategy Area
- Neighborhood REACH program



Neighborhoods such as:
 S. City, Apalachee
 Ridge, Bond,
 Providence etc.



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Jan 25, '16
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Neighborhood Services Efforts

- **Community Human Service Partnership (CHSP)**
 - ▣ P3 between the city, county, and United Way of the Big Bend to most efficiently distribute funding toward human services based entities to meet the needs of low and moderate-income persons and neighborhoods.
 - ▣ Funding for human services:
 - Healthcare services and substance abuse support;
 - Clothing, food, and household items;
 - Educational programs for children and youth in targeted neighborhoods

Neighborhood Services Efforts

CHSP funded organizations located in the SSA

- Senior Service Center “**Southside Outreach Program**”– serves low to mod.-income individuals age 55 and older.
 - ▣ Provides health programs and screenings
 - ▣ Program Accomplishments: FY 2013/14, 165 Seniors received services that included: low impact exercise, medication monitoring, health mgmt., diabetes support groups, etc.
 - ▣ 98% surveyed (112 of 114) confirmed increased knowledge relative to health status
 - ▣ 99% surveyed (82 of 83) confirmed that their health stat. was improved and 99% (76 of 79) reported a more pos. outlook on life.

Neighborhood Services Efforts

CHSP funded organizations located in the SSA

- Smith- Williams Service Center **“After School, Summer Enrichment, and Girls Mentoring Program”** – provides structured enrichment activities for children and youth (K-12)
 - ▣ Last year, **139** children and youth received services such as: homework assistance, cultural enrichment, social skill development, community involvement, reading initiatives, computer literacy, nutrition and health education and prevention interventions.
 - ▣ Program Accomplishments: **95%**, which represents 48 of the 50 After-School participants, were promoted to the next grade level.

Neighborhood Services Efforts

CHSP funded organizations located in the SSA

- Kids Incorporated “**Early Head Start**” fed. program designed to serve low-inc. families with children from birth to age, and low-inc. prenatal women.
- Program serves special needs children, children born to teenage mothers, families receiving public assistance, foster care, and to recently unemployed etc.
 - ▣ Program Accomplishments:
 - ▣ Last fiscal year, **132** Leon County children received early education intervention services. 24 women received prenatal support , and 100 % of these women delivered healthy babies.

Neighborhood Services Efforts

CHSP funded organizations located in the SSA

- America's Second Harvest "**Food Bank**" – designed to solicit, collect, store, and distribute grocery products to nonprofit agencies to feed the hungry.
- Agency uses different distributing methods such as: Brown Bags for seniors, Our Child Nutrition, After School Snack, Disaster Relief and Summer Food Service programs
 - ▣ Program Accomplishments: Approximately, 67, 480 Leon County residents received food support.
 - ▣ The amt. of food distributed totaled **3.1M** distributed, **increase of 926,000** meals over 2012/13.
 - ▣ **1.5M** pounds delivered additional 388,996 pounds of protein items distributed.

Neighborhood Services Efforts

CHSP funded organizations located in the SSA

- Big Bend Cares “**HIV/AIDS Client Care Program**” – provides direct client services, which include medical case mgmt., mental health and substance abuse counseling, housing assistance, preventative education to limited the spread of the disease, support groups, transportation, and the AIDS Insurance Continuation Program.
- Addresses other needs such as: food, transportation, and utility assistance.
 - ▣ Program Accomplishments: **964** clients have been serviced, and 90% of the clients live below 200% of the Federal Poverty Guidelines.

Neighborhood Services Efforts

CHSP funded organizations located in the SSA

- Boys and Girls Clubs of the Big Bend
- Clubs provide activities in five core areas, as follows:
 - ▣ Character and leadership development, focusing on community services;
 - ▣ Educational and career development, focusing on tutorial, homework assistance and computer training;
 - ▣ Health and life skills, focusing on drug abuse resistance, pregnancy prevention, health awareness and family support;
 - ▣ Arts and crafts, including dance, drama, choral and photography; and
 - ▣ Sports, fitness and recreation, including team sports, camping and nature studies
- ▣ Program accomplishments: In Leon County, **554** youths participated in this program.

Neighborhood Services Efforts

CHSP funded organizations located in the SSA

- Capital City Youth Services “**Someplace Else Program (SEP)**” – serves youth ages 10-17 who are abused, truant, having school problems, runaways, threatening to run away, homeless, located out of their homes, all youth in the shelter are considered homeless.
- Includes “**Transitional Living Program (TLP)**” to support housing for homeless runaway youth ages 12-18.
- Provides food, shelter, clothing, educational services, reunification support, and a host of therapeutic intervention.
- **Program Accomplishments:** In 2013/2014 the **SEP** program housed **526** youths. According to a US DJJ report, 89% of the youth served were not adjudicated or convicted. Also, 90% of the youth returned home or to another appropriate place.
- Since 2013, the **TLP** program has served **14** youth.

Neighborhood Services Efforts

CHSP funded organizations located in the SSA

- **Neighborhood Medical Center Services-** provides an array of health care services. Serves uninsured, low income adults and low-inc. adults.
 - ▣ **Program Accomplishments:** Last reporting period, the clinic served **9,779** residents, which is an increase of more than 2,000 people. Additionally, the clinic provided 24,448 patient encounters.
- 2-1-1 Big Bend “**Helpline 2-1-1**” operates 24 hrs./ day providing crisis intervention, suicide prevention, counseling etc.
 - ▣ **Program Accomplishments:** Last reporting period, 2-1-1 responded to **20,882** calls. 61% of the calls came from Leon Co. and 64% from Southside residents. In addition, the agency counseled more than 800 suicide related calls and assisted thousands with referrals for food, utility and rental assistance

Neighborhood Services Efforts

CHSP funded organizations located in the SSA

- African Caribbean Dance Theatre (ACDT) – provides classes consisting of choreographic instruction to youth and adults.
 - ▣ Program Accomplishments: Last reporting period, the program provided ongoing services to **45** participants.
- Emergency Care Help Organization (ECHO)- provides emergency service to people in crisis and poverty that restores individual and family self-sufficiency, which fosters feelings of self-worth, independence and productivity.
 - ▣ Program Accomplishments: Last reporting period, the Renaissance Comm. Ctr., served over **19,676** homeless residents. On an avg. day, over 29 individuals utilized the facility's shower, laundry service storage, computers and phone service.

Neighborhood Services Efforts

CHSP funded organizations located in the SSA

- Living Stone International (LSI)- “**LSI After School Tutoring and Mentoring Program**”- enhances the quality of high-risk or at-risk children’s education for a specific group of children called Children of Inmates.
 - ▣ Program Accomplishments: Last reporting period, the program served 17 children between the ages of 6 to 18 years old. Of those 17 children, 100% were promoted to the next grade level.

Neighborhood Services Efforts

Historical Expenditure Data Provided by CHSP Staff to Human Service Agencies located within the Southern Strategy Area:

CHSP Funding Breakdown for Agencies located in the Southern Strategy Area -ECD

FY 2011/12	CHSP Agency Funding	\$417,655
FY 2012/13	CHSP Agency Funding	\$404,251
FY 2013/14	CHSP Agency Funding	\$414,477
FY 2014/15	CHSP Agency Funding	\$451,135
FY 2015/16	CHSP Agency Funding	\$436,944
Total		\$2,124,462

Neighborhood Services Efforts

- **Community Neighborhood Renaissance Partnership (CNRP) Program**, which was an initiative developed in collaboration with neighborhood associations and community partners to id. projects and programs to benefit selected neighborhoods over a five year period (from 2001-2006)
 - CRNP Successes:
 - Apalachee Ridge Neighborhood Renaissance Plan included improvements relative to sidewalks, street lights, traffic calming etc. to streets such as: Pontiac Dr., Coble St., Harwood St. etc.
 - Providence neighborhood
 - \$ 21.9M in bond proceeds to improve (9) street segments, including \$10.7M for (5) streets in the neighborhood: McCaskill Ave., Lake Ave., Holmes St., Stuckey Ave. and Highland Rd.
 - Providence Neighborhood Community Ctr. was developed.

Neighborhood Services Efforts

- **Parks, Recreation, and Neighborhood Affairs (PRNA)** offers numerous facilities and programs in the SSA.
- **Community Centers**
 - ▣ Jack McLean, Jake Gaither, Walker-Ford, Smith-Williams
- **Palmer- Munroe Teen Center**
 - ▣ Programs range from cultural enrichment activities, health, wellness and exercise classes to arts and tech. programming.
 - ▣ Activities such as: youth and senior citizen groups, exercise classes for adults, spring break sports camps for youth, music and dance lesson, cooking classes for youth, teen and families, nutrition enrichment and education etc.

Neighborhood Services Efforts

CARES (Creating Awareness of Resources and Educational Services)

- Created in response primarily to **health** and wellness (i.e. high concentrations of infant mortality and low birth weight babies) and other social and economic conditions discovered in the South City neighborhood.
- Conducted from March 2014 through the fall of August 2015.
- Connected residents to various City and community-wide partner services such as: job training, health screenings, food and clothing donations, educational programs etc.
 - CARES Highlights: **Super Clean Sweep, Kids' Fun and Learning Day, Community Service Day, Health and Fitness Day, Earth Savers Program, iGrow South City Community Garden, Splash and Jam, TPD Crime Prevention Education and Engagement, and TFD Fire Safety Programs, ULI BHP South City Study.**

Community Redevelopment Efforts

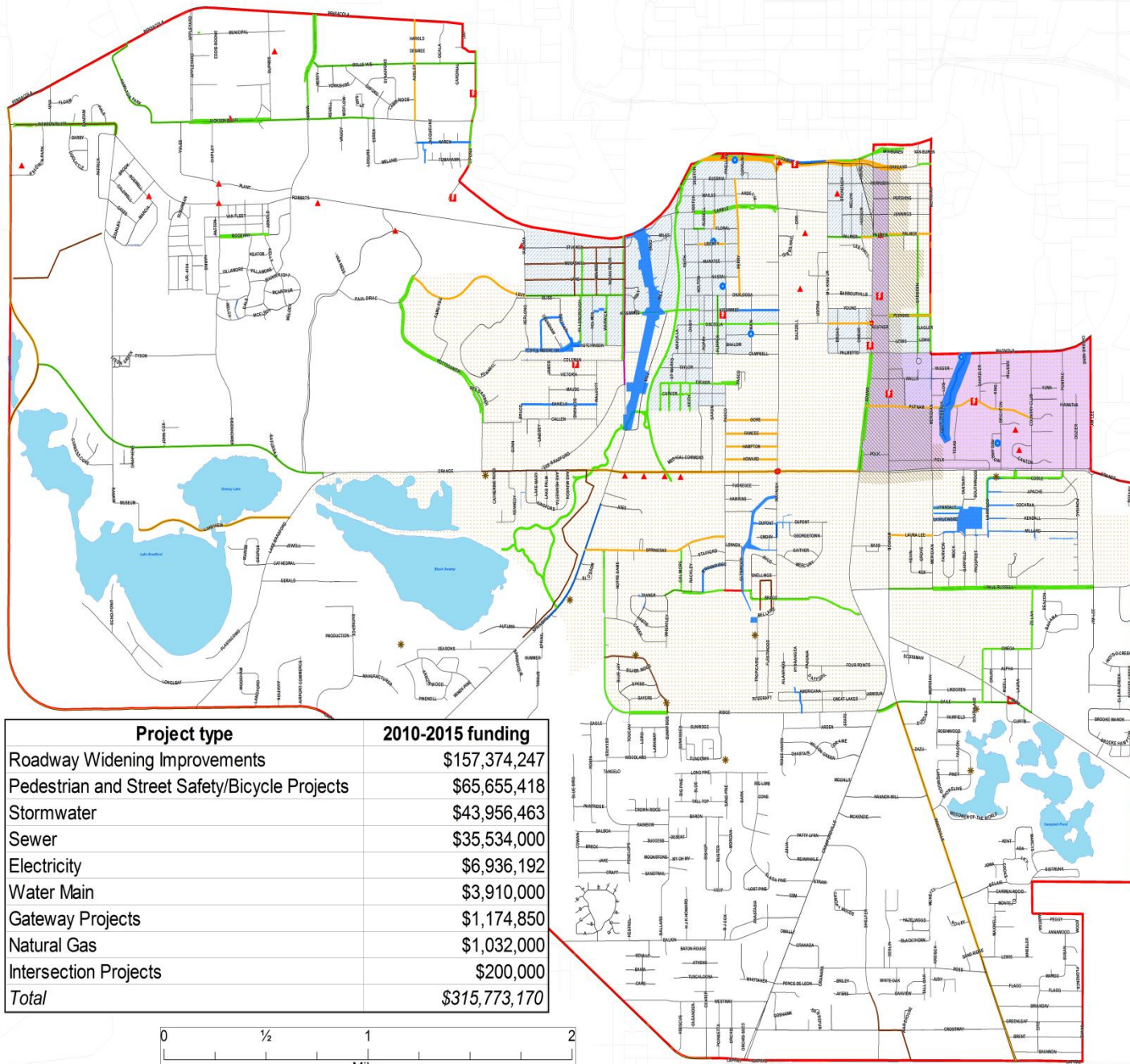
- Greater Frenchtown/Southside GFSCRA
- Historical Project Highlights: Providence Community Service Center, Hinson Commercial Building, Big Bend Cares, Inc., Early's Kitchen
- In Fall 2015, GFSCRA Board approved an Investment Plan (2016-2020) that includes (4) programs and (6) Projects.
 - ▣ Programs: Neighborhood Enhancement and Public Safety Program, Housing Rehabilitation, Event Grants, Business Facility Improvement Grant
 - ▣ Projects: Large Project Funding, Southside Farmers Market, Bus Shelters, South Monroe/Adams Corridor, FAMU Way to Magnolia Dr. Art District

Community Redevelopment Efforts

Investment Plan Programs and Projects

- \$2,580,000 for all the projects listed in the investment plan, including a single \$1,000,000 for large projects.
- Other redevelopment projects approved or pending for the Southside portion of the district include the following:
 - ▣ Southside and Towne South Shopping Center
Streetscape/Landscape Improvements: up to \$200,000
 - ▣ Big Bend Cares - Medical Facility and Services Expansion: \$1.5M
 - ▣ Piggly Wiggly Grocery Store (pending approval of the CRA Board for January 28th): \$205,000

Capital projects inside Southern Strategy Area, 2010-15



Legend

- Southern Strategy Area
- Promise Zone (partial)
- Greater Frenchtown/Southside CRA (partial)
- South City area (ULI)
- Brownfields: South Monroe Corridor

Project type

- Gateway Projects
- Intersection Projects
- Pedestrian and Street Safety/Bicycle Projects
- Roadway Widening/Improvements
- Sewer
- Stormwater

Other projects

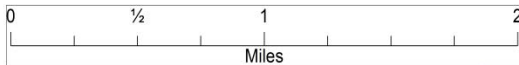
Underground utilities & electricity

- ★ Sewer
- Water Main
- ▲ Natural Gas
- ⊞ Electricity

Source: City CIP and departmental reports, County CIP, CRTPA TIP and Regional Mobility Plan, Blueprint CIP, FDOT Work Program (FY 2011 to FY 2016); assembled and displayed by TLCPD. Projects displayed are approximations.

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Project type	2010-2015 funding
Roadway Widening Improvements	\$157,374,247
Pedestrian and Street Safety/Bicycle Projects	\$65,655,418
Stormwater	\$43,956,463
Sewer	\$35,534,000
Electricity	\$6,936,192
Water Main	\$3,910,000
Gateway Projects	\$1,174,850
Natural Gas	\$1,032,000
Intersection Projects	\$200,000
Total	\$315,773,170

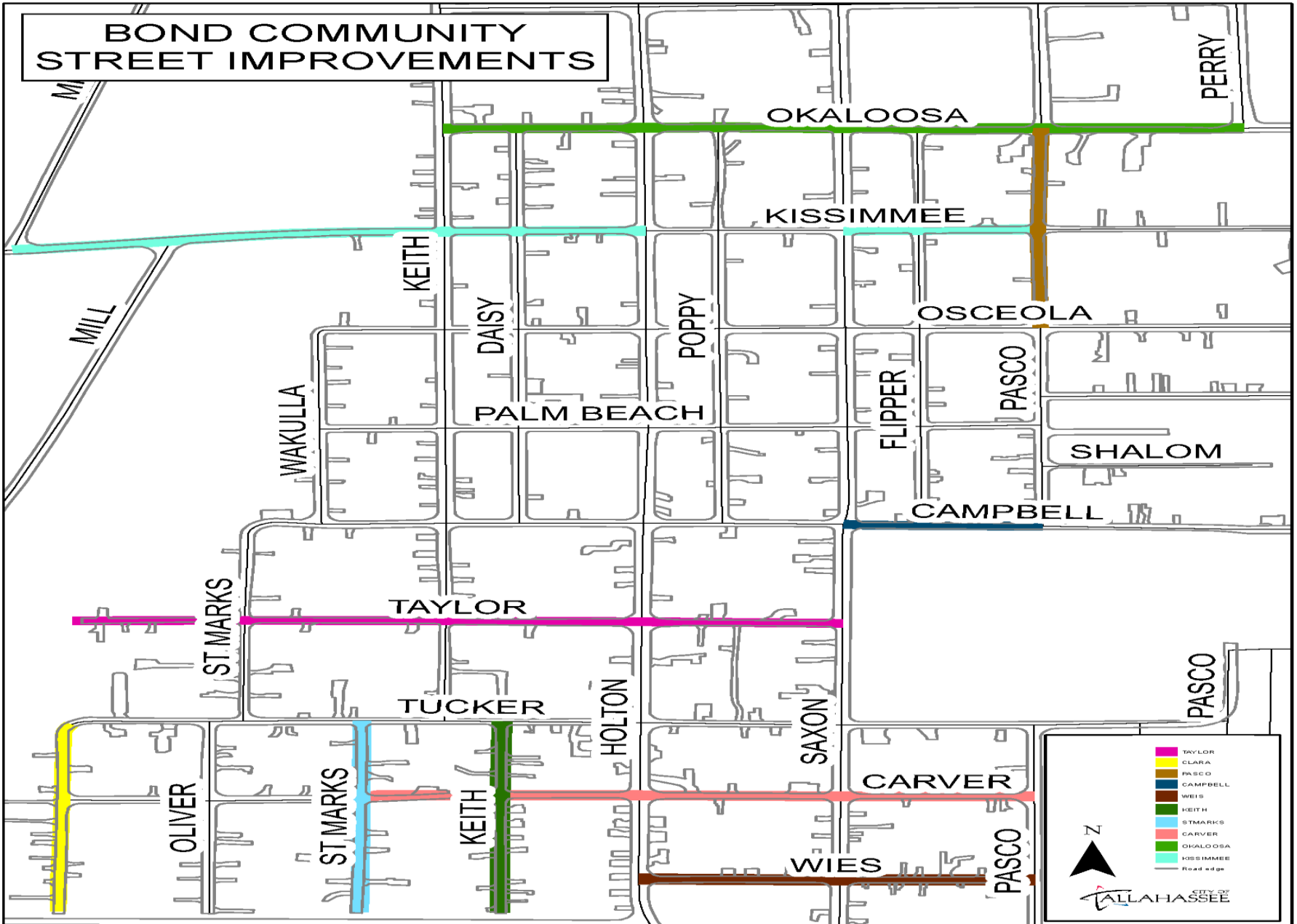


Public Infrastructure













- ❑ Southside Flood Relief Project
- ❑ Neighborhood Infrastructure Capital Improvement Program
- ❑ Greater Frenchtown/Southside CRA Investment Plan Projects and Programs
- ❑ Palmer Avenue Sense of Place Project
- ❑ FAMU Way
- ❑ Capital Cascades Trail Bridge
- ❑ Southside Connectivity Project
- ❑ 2020 Sales Tax Projects

BOND COMMUNITY STREET IMPROVEMENTS



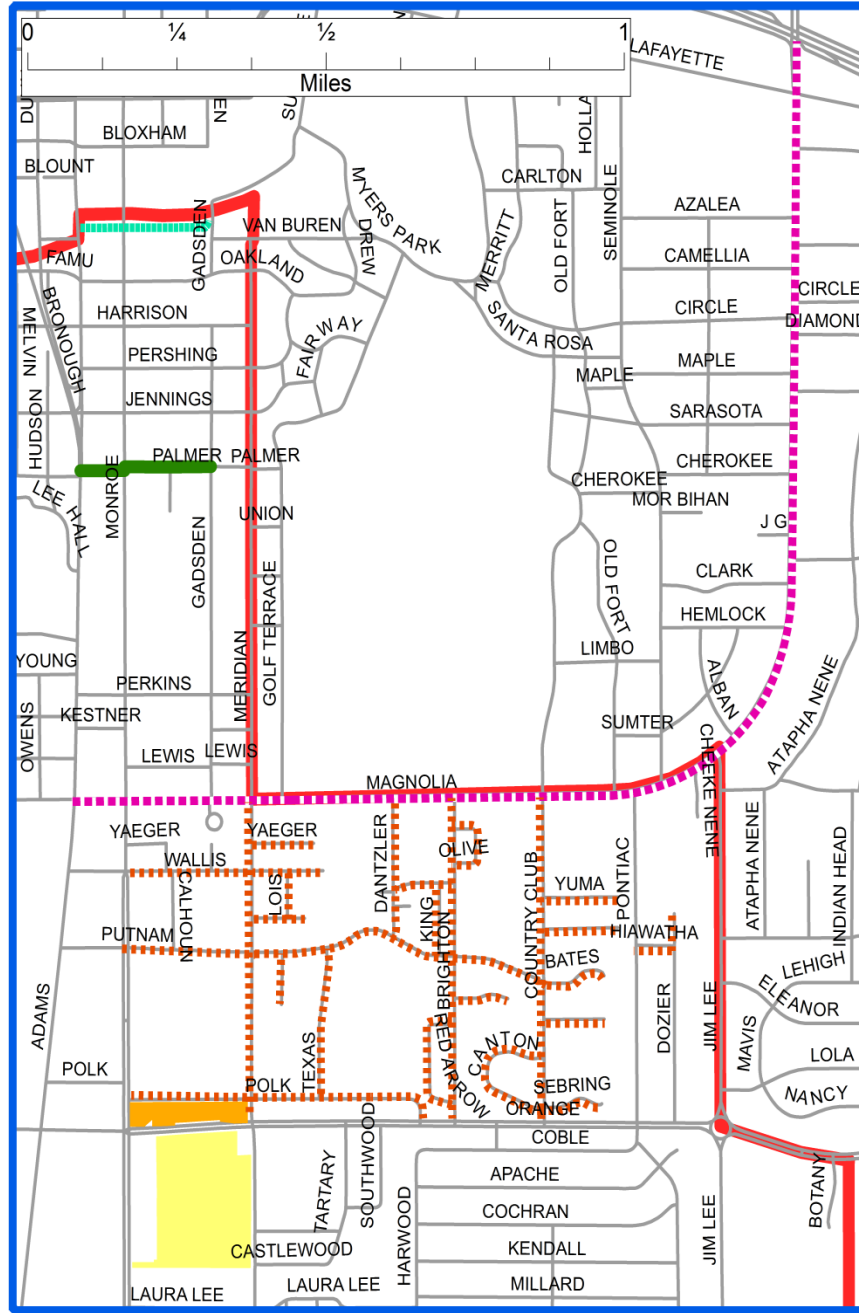
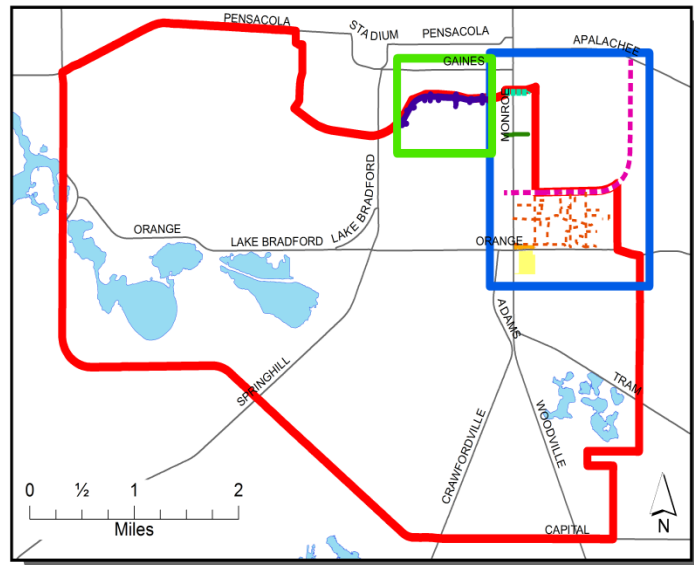
Public Infrastructure

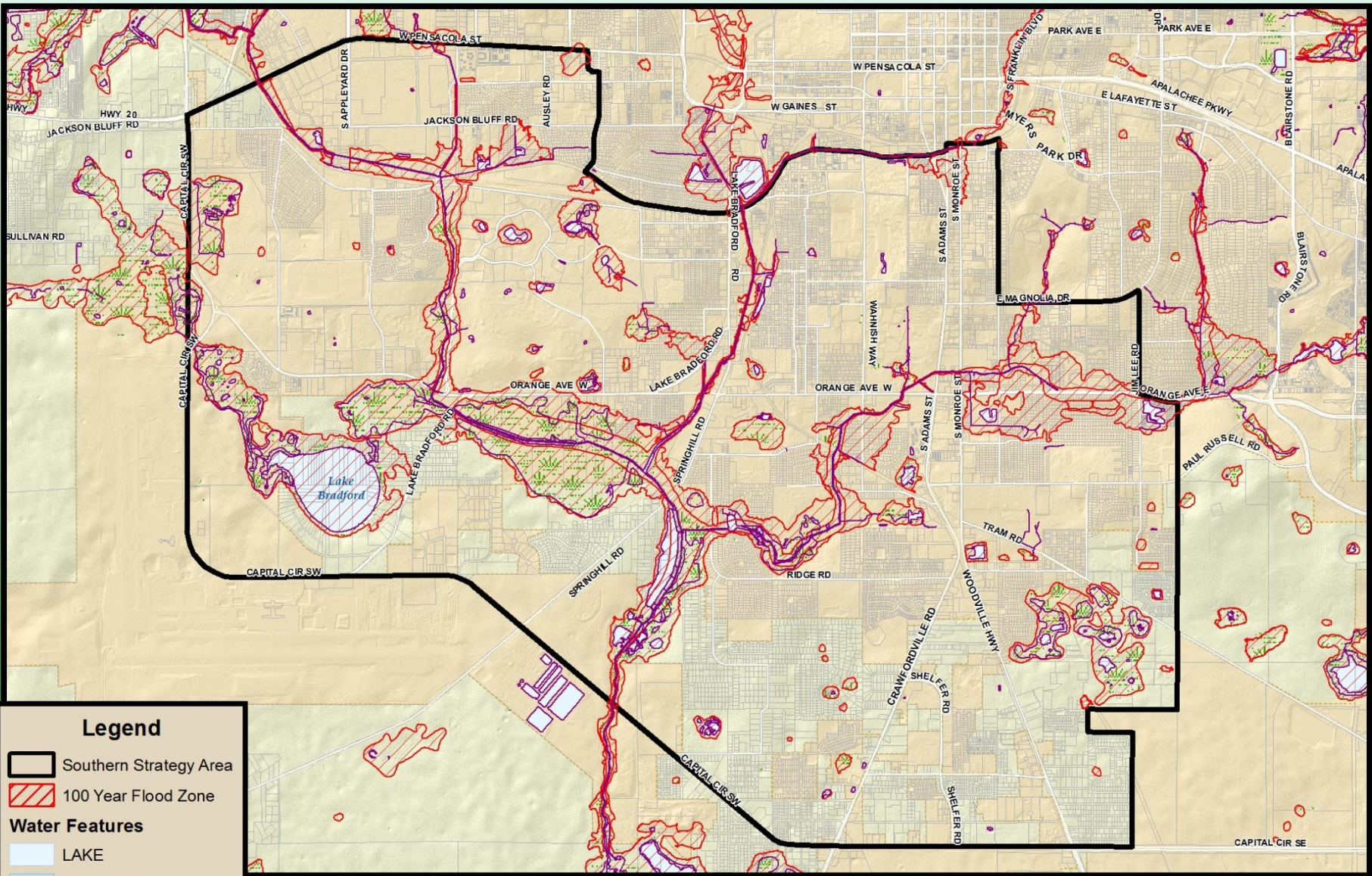
-  Southern Strategy Area
-  FAMU Way area
-  FAMU Way project
-  Southside Connectivity area
-  Capital Cascades Connector Bridge
-  Palmer Avenue project
-  Magnolia Multi-Use Trail
-  Proposed Sidewalks
-  Southside Multi-Modal Center
-  Southside Beautification

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Jan 26, '16
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





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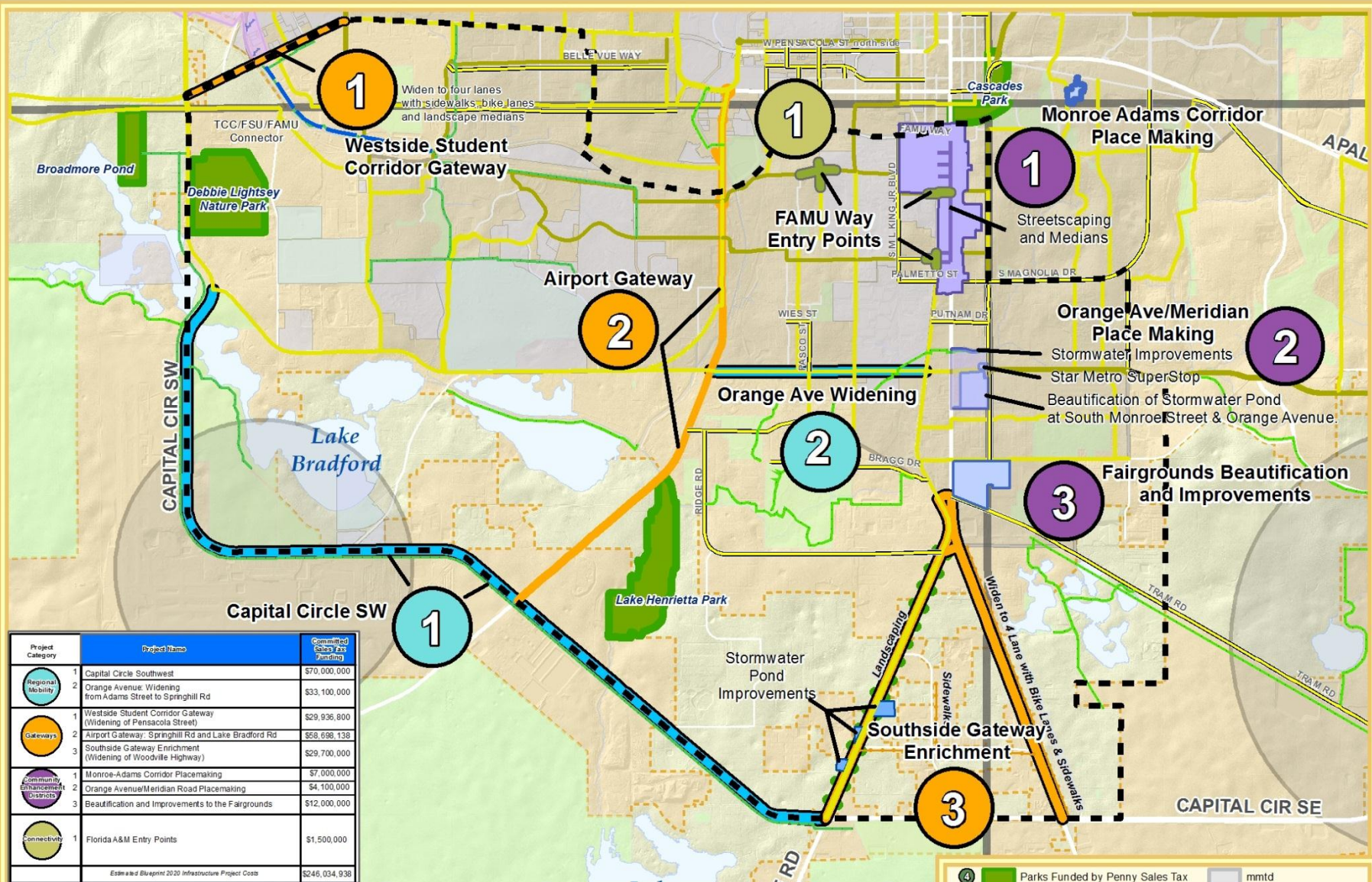
-  Southern Strategy Area
-  100 Year Flood Zone

Water Features

-  LAKE
-  STREAM
-  SWAMP

**Southern Strategy Area
100 Year Flood Zone**





Project Category	Project Name	Committed Sales Tax Funding
Regional Mobility	1 Capital Circle Southwest	\$70,000,000
	2 Orange Avenue Widening from Adams Street to Springhill Rd	\$33,100,000
Corridors	1 Westside Student Corridor Gateway (Widening of Pensacola Street)	\$29,936,800
	2 Airport Gateway: Springhill Rd and Lake Bradford Rd	\$58,698,138
	3 Southside Gateway Enrichment (Widening of Woodville Highway)	\$29,700,000
Community Enhancement Districts	1 Monroe-Adams Corridor Placemaking	\$7,000,000
	2 Orange Avenue/Meridian Road Placemaking	\$4,100,000
	3 Beautification and Improvements to the Fairgrounds	\$12,000,000
Connectivity	1 Florida A&M Entry Points	\$1,500,000
Estimated Blueprint 2020 Infrastructure Project Costs		\$246,034,938

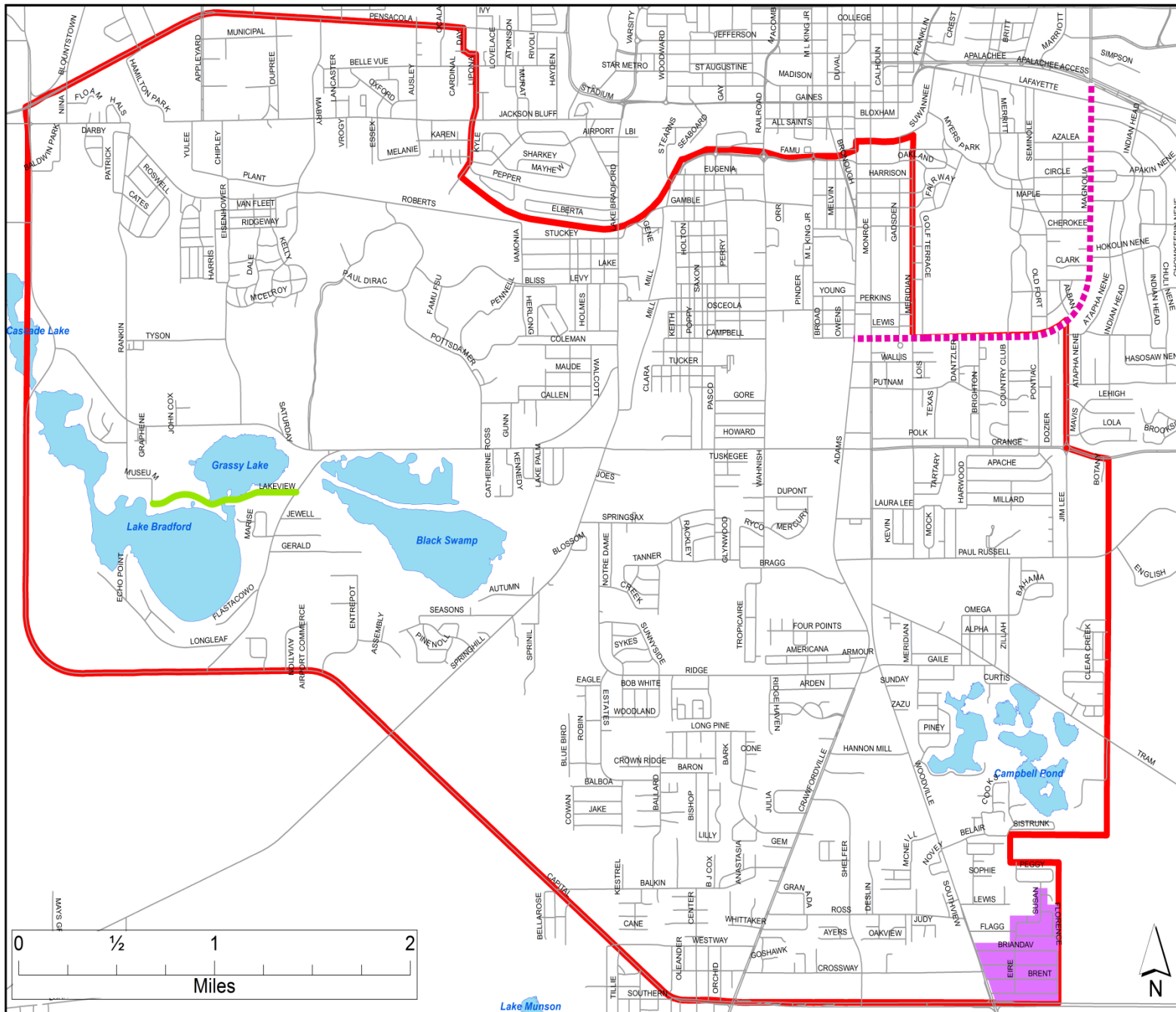
Penny Sales Tax Projects within Southern Strategy Area

■ Parks Funded by Penny Sales Tax mmt mmt
 Sidewalks Southern Strategy Area
— Greenways
Bike Routes
 Primary
 Secondary
0 0.2 0.4 0.8 Miles

Public Infrastructure (Leon County's List)

- Lakeview Bridge Improvement
 - ▣ raises the roadway so that it remains passable during the 25 year storm event.
 - ▣ Improves connectivity and flow between Lake Bradford and Grassy Lake with the upsizing of roadway culverts and replaces a failed retaining wall along the channel bank.
- Magnolia Multi-use Trail
- Woodside Heights Neighborhood Sewer Project
 - ▣ Construction of gravity sewer line
 - ▣ Up to 200 homes to be connected

Public Infrastructure (County)



- ▭ Southern Strategy Area
- Lakeview Bridge Improvement
- - - Magnolia Multi-Use Trail
- Woodside Heights
- Neighborhood Sewer Project

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Economic Development Efforts

Jobs/Education

□ **Tallahassee Future Leaders Academy**

- Launched in summer 2015
- Mayor and City Commission program (in partnership with Professional Opportunities Programs for Students (POPS) and Career Source Capital Region) to provide a substantive 6 week summer jobs experience that provided professional development opportunities, skills training, and impact measurement for 100 City youths ages 15-20.

□ **Leon Works Expo**

- Launched in October 2015
- A Leon County initiative, in partnership with the City and other community public and private sector organizations, to promote career opportunities for skilled jobs not requiring a 4 year degree.
- October 2015 expo event targeted more than 300 junior and senior high school students and adult residents.

Economic Development Efforts

Jobs/Education

- **Goodwill Industries, Inc. Prosperity Center**
- Provides the following: job placement assistance, access to training and education programs for self-sufficiency, personalized financial planning services including budgeting, debt reduction, savings and investments, and helps identify housing assistance programs, etc.

Business Development Efforts

- 3 major commercial uses: Office, Retail, and Warehouse
- Tallahassee Housing Authority (THA) and the Small Business Development Center at FAMU partnered to offer a **Small Business Development Training Program**.
 - ▣ Provided a (9) week business development curriculum aimed at provided THA residents that want to start a new business.
- Enterprise Zone
 - ▣ Program that offered various local subsidies and state sales tax refunds and corporate income tax credits to businesses located within the zone.
 - ▣ In 2015, the State Legislature voted to close the program effective December 2015.

ULI South City Report

Building Health Places Initiative (10) Principles

- Building Healthy Places (10) Principles
 - ▣ Put people first
 - ▣ Recognize the Economic Value
 - ▣ Empower Champions for Health
 - ▣ Energize Shared Spaces
 - ▣ Make Healthy Choices Easy
 - ▣ Ensure Equitable Access
 - ▣ Mix it Up
 - ▣ Embrace unique character
 - ▣ Promote Access to Healthy Food
 - ▣ Make It Active

ULI South City Report

ULI Building Healthy Places Initiative (10) Principles

- Progress on Report Recommendations:
 - ▣ Empower Champions for Health
 - Southside Community Task Force
 - Led by Comm. Richardson leading initiative
 - ▣ Ensure Equitable Access (Community School- Lift our Kids)
 - Led by Commissioner Ziffer and Commissioner Maddox
 - ▣ Put People First (City Electric's LED Lighting Installation)
 - ▣ Promote Access to Healthy Food
 - iGrow South City Community Garden
 - Mayor and City Commission
 - Piggly Wiggly Grocery Store
 - ▣ Energize Shared Spaces
 - Magnolia Multi- Use Trail

ULI South City Report

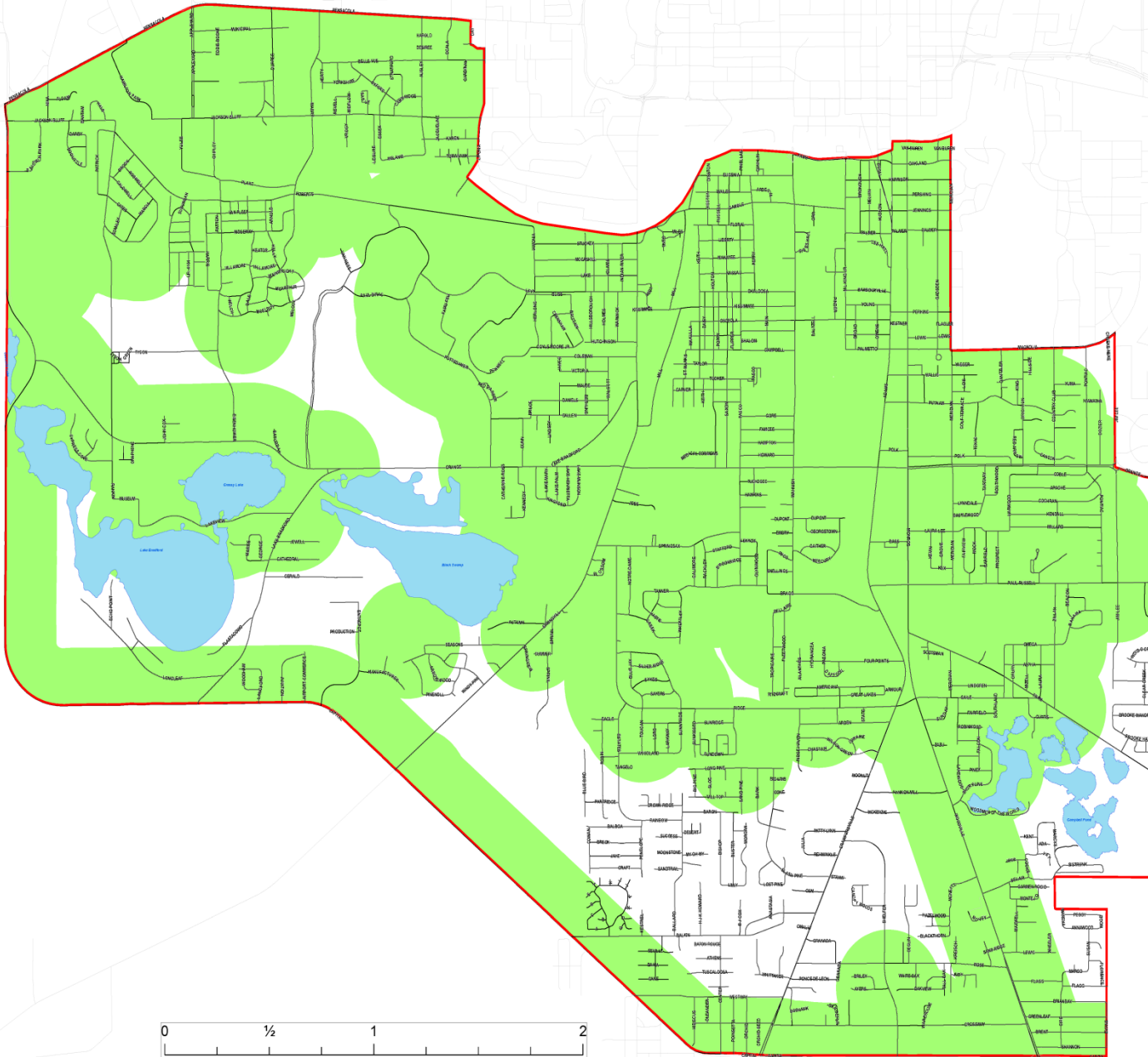
ULI Building Healthy Places Initiative (10) Principles



- Progress on Report Recommendations:
 - ▣ Recognize the Economic Value
 - Greater Frenchtown/ Southside CRA Investment Plan Projects and Programs
 - ▣ Mix it Up
 - Investment Plan public art funding
 - ▣ Empower Champions for Health
 - Whole Child Leon's Community Health Assessment in South City

Recap of Major Southside Initiatives

- Mayor and City Commission
 - ULI TAP South City report recommendations
 - Promise Zone
 - Operation Safe Neighborhoods and Neighbors on the Block
 - Mobile Farmer's Market
 - Revitalization of Southside Neighborhood Associations (Neighborhood Leadership Academy)
 - Tallahassee Future Leaders Academy
- South City Community Health Assessment Survey Results
- Family Self Sufficiency Programs

Southern Strategy Area within ¼ mile of capital projects, 2010-15



-  Southern Strategy Area
-  SSA within ¼ mile of capital project(s)

Source: City CIP and departmental reports, County CIP, CRTPA TIP and Regional Mobility Plan, Blueprint CIP, FDOT Work Program (FY 2011 to FY 2016); assembled and displayed by TLCPD. Projects displayed are approximations.

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SSA Strategies and Policies

- SSA Strategies and policies include the following areas:
 - Housing Development
 - Maintain supply of affordable housing
 - Improve quality and existing housing stock
 - Develop and implement programs to establish incentives for construction, redevelopment, and rehabilitation of housing
 - Community Redevelopment and Infrastructure
 - Assess public facilities and housing structural conditions as well as key socioeconomic indicators
 - Prioritize infrastructure improvements such as roadways, utilities, parks etc.
 - Identify impediment regulations blocking growth to the area and incentivize private investment and development.
 - Economic Development
 - Identify key economic assets which provide employment
 - Leverage available resources and develop incentives for small business creation, retention, and expansion
 - Focus job training opportunities that are inclusive of lower income and unemployed residents.

Southside Comprehensive Report



Inquiries and Comments???