

The City of Tallahassee has adopted several initiatives to support developers who commit to building and preserving affordable housing for low and moderate income residents. From financing to occupancy, we're here to help make your project a success!



**Planning & Financing**

**Technical Assistance/ Capacity Building**

Free staff consultation and assistance in navigating the City's development process, local partnerships, and funding opportunities.

**Land Donation**

Certain publicly-owned vacant lots or Community Land Trust assets are reserved for certified affordable housing projects.

**Local Market Analysis and Needs Assessment**

Comprehensive reports are regularly produced and shared on the City's Housing Dashboard.

**Neighborhood Engagement & Commission Approvals**

Staff guidance in planning outreach and presentation materials to enhance the project and achieve community goals.

**Certification & Financial Commitments**

Certified affordable housing projects will be best positioned for securing local Tax Increment (CRA) and other county and state financing opportunities for State Tax Incentives.



**Pre-Development**

**Construction Loans**  
0% and low interest loans for new construction and major rehabs by community-based non-profits and small-scale private developers.

**Sales Marketing Assistance**

Coordination with local partners.

**Water & Sewer Connection Fee Waiver**

\$7,500 per unit up to \$150,000.

**Expedited Permitting**

Priority scheduling and quick application reviews.



**Construction**

**Site Planning**

Free site evaluation, preliminary environmental assessment, and conceptual design consultation.



**Occupancy/ Operations**

**Down Payment Assistance**

Up to \$13,000 for buyers earning 80% AMI or less.

**Rent Assistance**

Emergency financial help for tenants in crisis through community service providers.

**Landlord Risk Mitigation**

Financial assurances and support services for small-scale landlords.

**Accessory Dwelling Unit**  
One ADU allowed per single-family project if reserved for affordable rental.

**Project Design Flexibility**

Reduced Land Use regulations and potential waivers.

**Density Bonus**

Up to 25% for units sold or rented to households at or below 80% AMI

**Complementary Natural Area & Environmental Review**

HUD mandated (part 58) reviews for small infill projects.

**Free sample designs**

Single-family units and "missing middle" housing.