



FRENCHTOWN NEIGHBORHOOD FIRST PLAN



CITY OF
TALLAHASSEE



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FRENCHTOWN FORWARD



**PRESERVE CHARACTER.
EMPOWER RESIDENTS.
TRANSFORM COMMUNITY.**

TABLE OF CONTENTS



4 Letter of Introduction

5 Neighborhood Profile

14 Neighborhood First Planning Process

21 Neighborhood First Plan

- **Housing**
- **Economic Development and Community Reinvestment**
- **Land Use and Transportation**
- **Placemaking and Neighborhood Image**
- **Neighborhood Safety and Crime Prevention**
- **Health and Resident Empowerment**

112 Appendices

Appendix A - Frenchtown Neighborhood First Investment Plan

Appendix B - Action Items for Immediate Implementation

Appendix C - Implementation Plans

Appendix D - Neighborhood Demographics



LETTER OF INTRODUCTION



Greetings:

A generation ago, most people in Tallahassee would say that Frenchtown was the Black Mecca of Tallahassee. The community had its own school (Old Lincoln), bars, restaurants, laundromats, nice houses, small houses, dentist offices, hair salons, barber shops, doctor's offices, law firms, etc. Frenchtown was the place where we were constrained to reside and do business because of Jim Crow laws. This restriction created a very strong community. The community was all we had and all we needed.

Today, you can still see the remnants of what Frenchtown was in its heyday. Desegregation led to many residents moving out of the community and the failure of some neighborhood businesses. The drug epidemic also hit Frenchtown and its people very hard. Yet, many businesses and families who have been in Frenchtown for generations still remain.

Frenchtown's proximity to Florida State University, downtown, and midtown Tallahassee has made the area susceptible to gentrification. When members of the community noticed more and more student housing creeping into Frenchtown, we knew it was time to get to work. When residents grew tired of seeing the homes of families they once knew get replaced with student housing or just sit abandoned and dilapidated, the community knew it was time to get to work. As a result, neighborhood residents and stakeholders started meeting and brainstorming about how to preserve Frenchtown's rich history and rebuild the community in such a way that generations to come will appreciate Frenchtown the same way the generations before have.

We invite the entire City to share this vision and join the efforts of the Frenchtown Community Action Team and the Frenchtown community to reclaim this valuable neighborhood. In the Frenchtown Neighborhood First Plan, we have made sure to focus funding on improving the "brick and mortar" in the community, as well as the initiatives and programs that empower residents to be self-sufficient, business owners, responsible property owners, and all-around good neighbors.

Honestly, we do not want Frenchtown to be what it used to be 50 years ago - we want it to be BETTER! This plan is only the start. Frenchtown has always been rich with culture, rich with energy, and rich with the strength of the people in the community. From Brevard Street to Tennessee Street, from Carolina Street to Georgia Street, from Copeland Street to Macomb Street, from Dent Street to Dover Street – this community will shine like never before, and as residents, we will be proud to say we are from Frenchtown!



The Frenchtown Community Action Team has worked with the City of Tallahassee, Frenchtown residents, business owners, and various community partners to develop this plan. There is much more room at the table to help keep this plan going, and we invite everyone who loves Frenchtown as much as we do to take a seat at the table.

On behalf of the Frenchtown community, we are pleased to present this plan to the Tallahassee Community Redevelopment Agency for funding consideration and the establishment of an active partnership for its implementation.

Sincerely,
Frenchtown Community Action Team
July 2020

Above: Frenchtown Community Action Team Co-Chairs
Beverly Williams, Darryl Scott and Mutaqee Akbar



NEIGHBORHOOD PROFILE

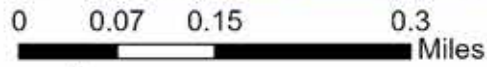
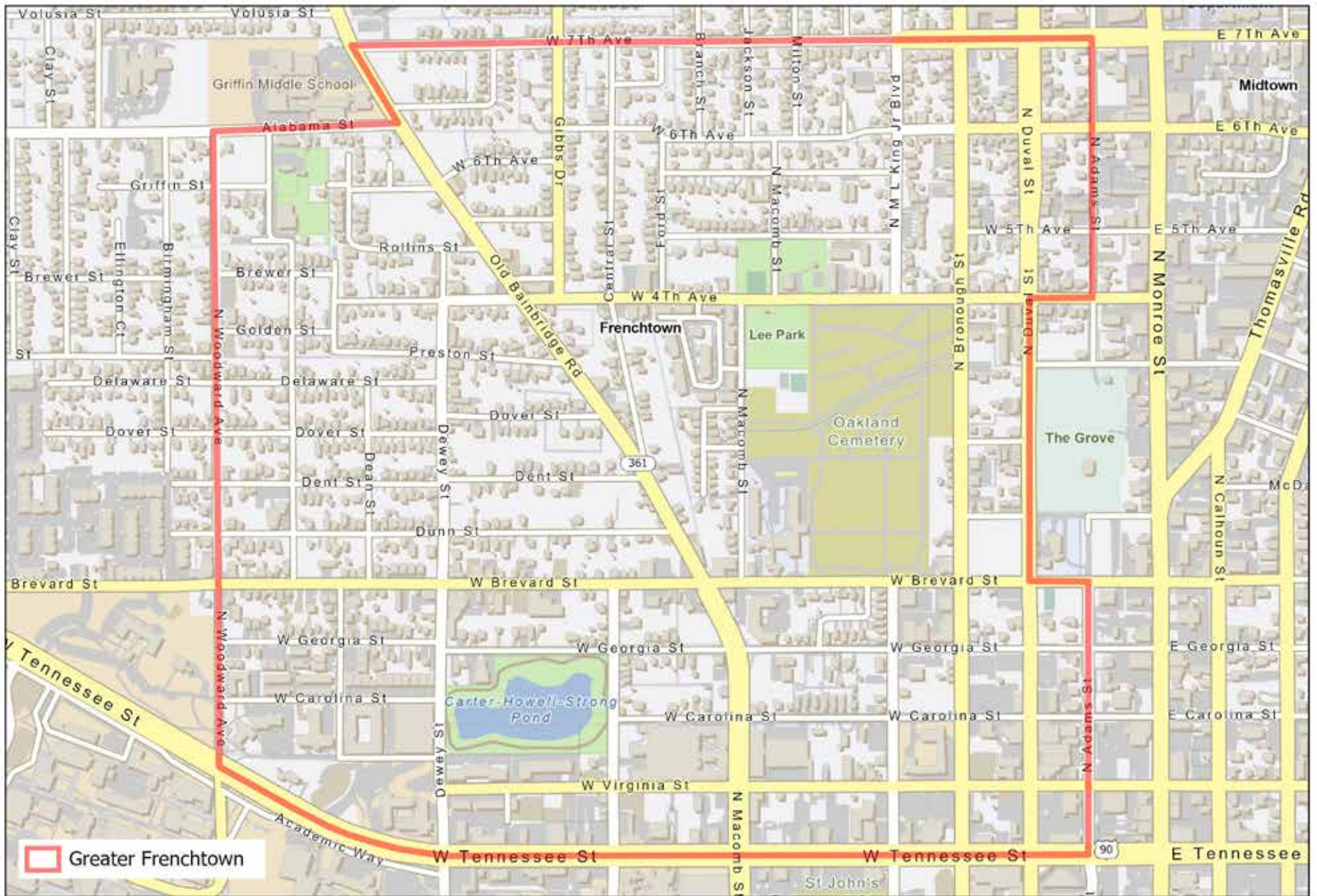




LOCATION AND BOUNDARY



The Frenchtown neighborhood is located northwest of downtown Tallahassee. It sits north of Florida State University, east of the Griffin Heights neighborhood and south of the Levy Park neighborhood. At the beginning of the Neighborhood First planning process, residents came to consensus on the neighborhood boundaries as Tennessee Street to the south, Woodward Avenue to the west, 7th Avenue to the north and Adams Street to the east. These boundaries are slightly different the boundaries used in other Frenchtown neighborhood planning processes. The differences noted in some of the community demographics and geographic attributes when compared to previous planning work can be attributed, in part, to these boundaries. Frenchtown is also within the Greater Frenchtown/Southside CRA District.



Frenchtown Neighborhood Boundaries

NOTE: This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any resulting therefrom.

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FRENCHTOWN POPULATION



MEDIAN HOUSEHOLD INCOME



51.3% AFRICAN AMERICAN

42.8% CAUCASIAN

1.9% ASIAN

2.3% IDENTIFY AS TWO OR MORE RACES

DEMOGRAPHICS



Frenchtown has many assets, first and foremost its people. As of 2019, Frenchtown’s total population was 5,716, including 2,053 households. This represents a growth of 25.33% from the 2000 total population of 4,130. Median age is 29.0 and 33% of the population is within the ages of 15-24. The median household income for the neighborhood is \$24,086 and average household income is \$39,645. The City of Tallahassee has a median household income of \$45,299 and an average household income of \$68,589.

The racial makeup of Frenchtown is 51.3 percent African American, 42.8 percent Caucasian, 1.9 percent Asian and 2.3 percent who identify as two or more races. Educational attainment in the community is diverse, as 22 percent of the population have a bachelor’s degree or higher while 15.5 percent have not obtained a high school diploma or equivalent. In comparison, in the City of Tallahassee 49.9 percent of the population have a bachelor’s degree or higher while 5.9 percent have not obtained a high school diploma or equivalent. In 2018, the unemployment rate was 23.7 percent, compared to the City of Tallahassee’s total 2018 unemployment rate of 10 percent. Of the 837 single family detached home properties in Frenchtown, 42.4% claimed the Homestead tax exemption in 2020, which serves a close proxy for the homeownership rate.

Source: ESRI estimates for 2019 based on 2010 Census

LAND USE AND ZONING

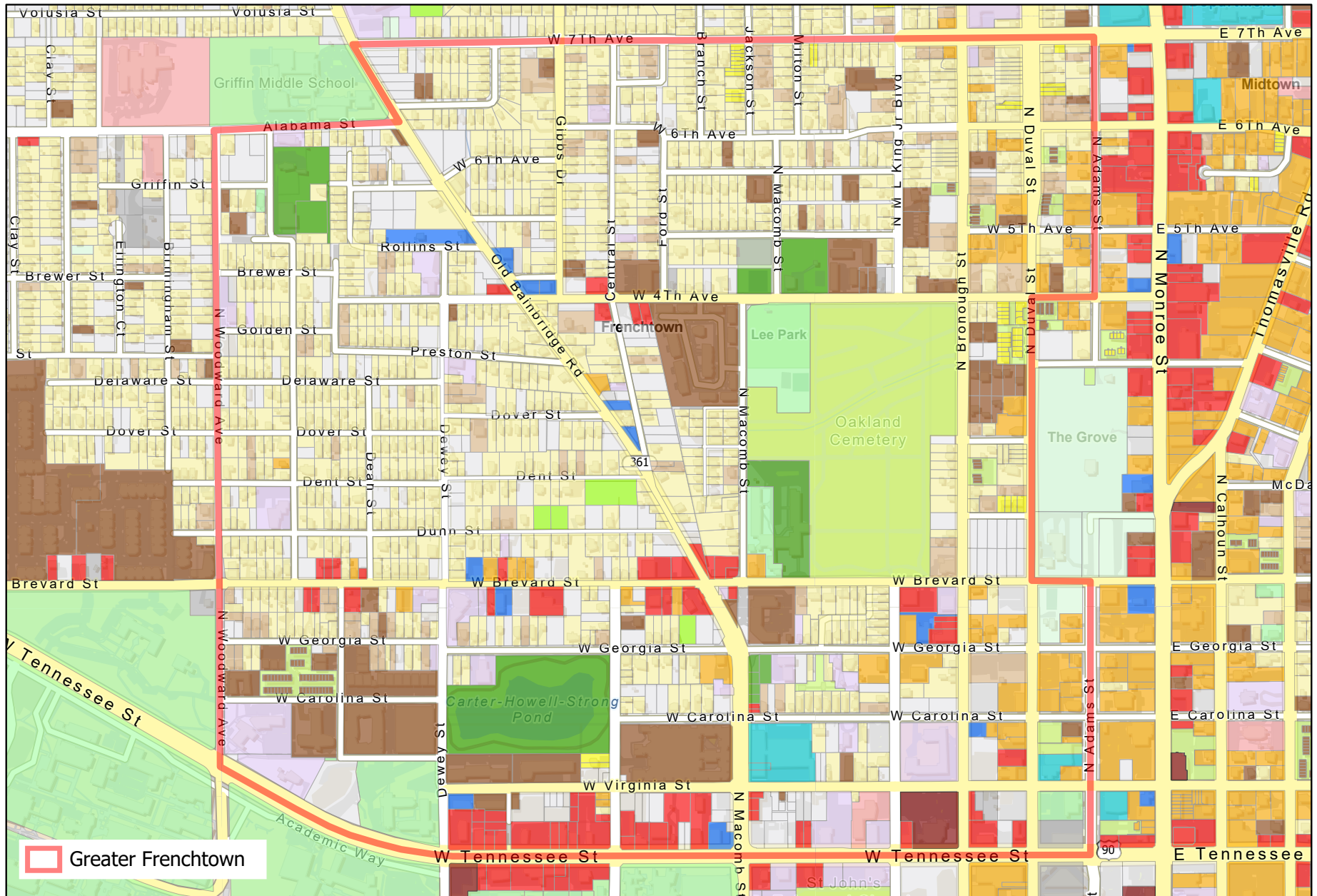


The adopted Future Land Use Map for Tallahassee-Leon County shows several future land use categories for Frenchtown: Central Urban (154.4 acres), Residential Preservation (205.9 acres), Government Operation (7.1 acres), Central Core (26.1 acres), Open Space (58.4 acres) and Educational Facilities (17.7 acres). These land use categories are implemented by the following zoning districts: Central Urban-18, Central Urban-26, Central Urban-45, Residential Preservation-2, Government Operation, Central Core, and Open Space. Land use, in general terms, describes what can be constructed on a piece of property based on the applicable land development regulations (i.e., Zoning and Future Land Use Map categories).

The areas in Frenchtown that are zoned for higher intensity mixed use are generally located between Tennessee Street and Brevard Street, along Old Bainbridge Road, and along 4th Avenue west of Old Bainbridge Road. Areas zoned for low density single-family residential development abut these higher density zones.

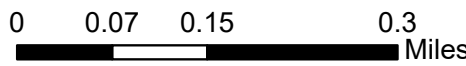
Historically, Frenchtown was developed with a mixture of housing and commercial uses. Even prior to the comprehensive plan approval of the 1990 land development code that changed the majority of the zoning in Frenchtown to Central Urban, the previous zonings in place allowed commercial and multifamily in the areas that became Central Urban.

In the early 1990's, homes on Copeland Street, Carolina Street, and Georgia Street were demolished to make way for what is now Carter Howell Strong Park, a regional stormwater pond that helps to address flooding in the area. The threats that the neighborhood is experiencing from the current land development regulations are twofold. First, the areas in Frenchtown that have high intensity zoning and Future Land Use categories are being allowed to develop in a scale (i.e., building massing and size) that neighborhood residents consider as being largely incompatible with the adjacent low-density residential areas. The issue is not the high density and intensity, but rather that the land development regulations do not regulate the massing and block structure of developments in a way that reflects the neighborhood's character and future vision. As a result, new high intensity developments are considered out of scale with the neighborhood. Second, the areas that are zoned exclusively residential have densities and lot size standards that make infill housing and redevelopment opportunities unattractive to investors or financially difficult to achieve, thus little redevelopment has occurred in these areas.



Greater Frenchtown

- | | | |
|------------------------------------|-------------------------------|---|
| Existing Land Use | Medical | Open Space Common Areas |
| Single Family Detached/Mobile Home | Retail | Open Space Resource Protection |
| Single Family Attached | Office | Open Space Recreation/Parks |
| Two-Family Dwelling | Warehouse | Religious/Non-profit |
| Multi-Family | Government Operation | Transportation/Communications/Utilities |
| Hotel/Motel | Schools/Colleges/Universities | Vacant |
| | Open Space Undesignated | |



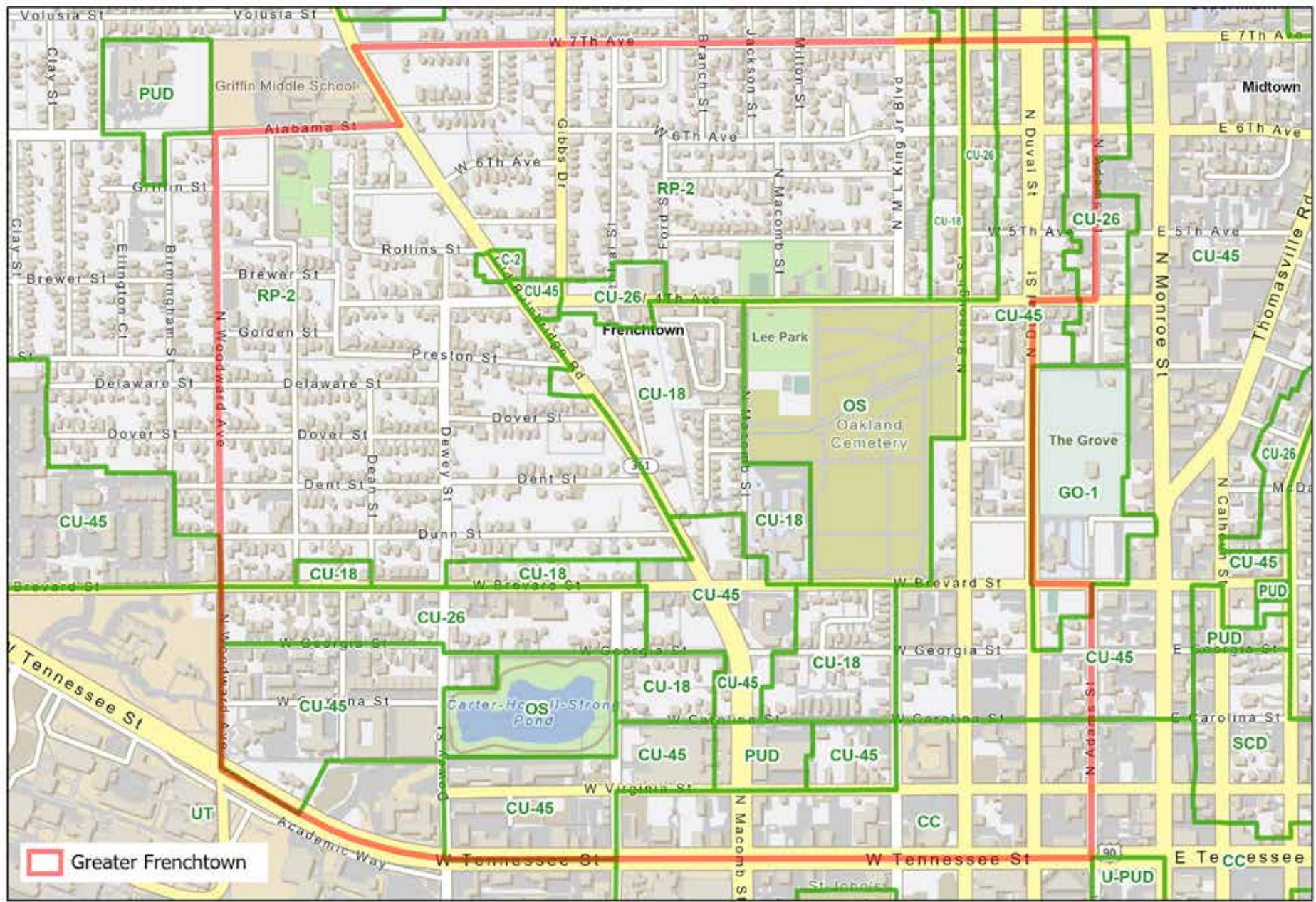
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Neighborhood Land Use Map

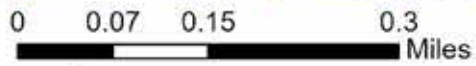


Zoning District Boundaries

- ZONED**
 Central Core
 Central Urban - 18
 Central Urban - 26
 Central Urban - 45

- Florida Downtown Tallahassee U-PUD
 Frenchtown Renaissance Center PUD
 General Commercial
 Georgia Street PUD
 Government Operational Office/Light Industrial
 Leon County Public IU New Mt. Zion AME Church PUD

- Meracle Hill PUD
 Office Residential
 Open Space
 Residential Preservation 2
 Special Character District
 University Transition



Scale: 1:8,400

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Neighborhood Zoning Map





NEIGHBORHOOD FIRST PLAN PLANNING PROCESS

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Neighborhood First Planning Process

RELATIONSHIP TO THE FRENCHTOWN PLACEMAKING PLAN



The Frenchtown Neighborhood First Plan is an action-oriented companion document to the Frenchtown Placemaking Plan. Please refer to the Placemaking Plan for additional neighborhood context, including neighborhood history and a summary of prior planning efforts. In addition to the new ideas gathered through the Neighborhood First planning process, this (Neighborhood First) plan includes still-relevant strategies identified in the Placemaking Plan, Front Porch Plan and community engagement conducted by the Tallahassee Urban League. A cross-plan analysis was performed at the beginning of the Neighborhood First planning process which formed the foundation for the work of the Frenchtown Community Action Team (CAT). To the extent that an issue was identified or addressed in one of the previous planning efforts, it was brought to the attention of the CAT to inform further discussion and strategy development.



INTRODUCTION



Neighborhood First is a resident-led strategic neighborhood planning process. It is designed to assist neighborhoods that are participating in the Neighborhood Public Safety Initiative (NPSI) with developing an action plan to address their community's priorities. NPSI, a citizen-based initiative of the local Public Safety Collective (Collective), seeks to address public safety by focusing on crime prevention and education, community beautification, and community empowerment and volunteerism. The Collective's current members include the Tallahassee Police Department, the Leon County Sheriff's Office, FSU Police Department, FAMU Police Department, TCC Police Department, the State Attorney's Office, the U.S. Attorney's Office, Capitol Police, Big Bend Crime Stoppers, and the Tallahassee Fire Department. The Neighborhood First planning structure calls for the creation of a Community Action Team (CAT), which provides leadership and guidance for the overall Neighborhood First planning process. The CAT is intended to be representative of the community, and team members typically include neighborhood residents (homeowners and renters), faith leaders, nonprofit partners and other stakeholders. The CAT is organized into Priority Area Teams (PATs) to carry out the work of the CAT, identify neighborhood concerns, as well as strategies and action items to address those priority areas' concerns.





COMMUNITY ENGAGEMENT



In August 2017, the Collective launched NPSI in the Griffin Heights and Frenchtown neighborhoods. A “Walk a Block” neighborhood assessment was conducted in October of that year to identify neighborhood assets, opportunities for community beautification and infrastructure in need of repair. Over 100 volunteers assisted with this event. A Neighborhood Blitz was then held in January 2018, mobilizing City departments to address identified beautification and infrastructure issues.

Also in 2017, the City Commission directed the Tallahassee-Leon County Planning Department to conduct a placemaking study for the Frenchtown community. The Frenchtown Placemaking Study was a direct response to community members concerned about student and affordable housing developments being built in the community. Residents met regularly with the Tallahassee-Leon County Planning Department to identify strategies for preserving and strengthening the neighborhood. The Frenchtown Placemaking Plan was adopted by the City Commission in fall 2018 and serves as a companion document to this plan. The Tallahassee Urban League had also solicited community input on neighborhood concerns during this time and that input is also incorporated in this plan.

In fall 2019, work began to launch a Neighborhood First planning process in the Frenchtown community, which would coalesce and further the work of other recent planning efforts that had taken place in the neighborhood, as well as advance new ideas to address



neighborhood priorities. To introduce Neighborhood First to the neighborhood, the City’s Neighborhood Affairs staff held several meetings with Frenchtown residents and stakeholders, which resulted in the neighborhood establishing the Frenchtown Community Action Team (CAT) to lead the planning process. The CAT formed three Priority Area Teams (PATs) to carry out the detailed planning work addressing the neighborhood’s six identified priority areas. Each PAT was assigned two priority areas. In partnership with the City and other stakeholders, the Frenchtown neighborhood kicked off its Neighborhood First planning process in January 2020 with a Community Open House meeting at the Lincoln Neighborhood Center. The meeting, attended by more than 80 people, gave residents an opportunity to provide input and ideas on the neighborhood’s priorities.

PLAN DEVELOPMENT

With the assistance of a neutral facilitator, Neighborhood Affairs staff guided the CAT and PATs through a process that helped them establish goals, identify neighborhood concerns and desired outcomes, and implement action items for each of the six identified priority areas. Multiple CAT and PAT meetings were held from January to March 2020. Due to the global COVID-19 pandemic, the City and its contracted facilitator shifted to working virtually with the lead members the CAT and PATs to complete the first draft of the plan.

The CAT felt it was very important to obtain additional community input on the draft plan so working with City staff, the CAT sought and obtained additional public input during January and February 2021. A variety of opportunities were scheduled for residents to learn about and give feedback on the plan in a COVID-safe manner. These included direct community outreach at the Frenchtown Farmers Market, surveying at food distribution events and in front of local businesses, and through one-on-one conversations. Four in-person and two virtual informational sessions were held. Outreach was also conducted via email, social media, and mailers.

During March and April 2021, City staff worked with the CAT to evaluate feedback received, amend the draft as needed based on the feedback, prioritize the plan's action items and projects, and develop implementation plans and an initial funding request for plan implementation. The updated draft plan and draft funding request was presented to the community at the Frenchtown Neighborhood Open House on May 8, 2021.

PLAN ADOPTION

The CAT adopted the draft plan on May 13, 2021. In the coming months, the Frenchtown Neighborhood First Plan and an initial funding request will be presented to the Frenchtown/Southside Community Redevelopment Agency (CRA) Citizen's Advisory Committee (CAC) and CRA Board for adoption and funding. The City's Neighborhood Affairs Division and the Frenchtown Community Action Team will seek funding from the City Commission and other community organizations for implementation of the plan.

PLAN IMPLEMENTATION

The CAT prioritized every plan action item into four categories: Low-hanging Fruit, Short-term, Intermediate, and Long-term. Action items that have been identified as ready for immediate implementation (aka "Low-hanging Fruit) and are also gathered in one document. Issue-focused implementation plans were derived from the overall Frenchtown Neighborhood First Plan. These plans group together action items from multiple priority areas that fall under a major subject area. The CAT will meet regularly to guide implementation and will periodically assess the plan for opportunities to add new ideas and reprioritize projects.



ACTION ITEMS

Actions items ready for immediate implementation are denoted in the plan with a red *fleur de lis* icon.





NEIGHBORHOOD FIRST PLAN





HOUSING



HOUSING



Goal:

Create pathways for residents to purchase homes, as well as **preserve and protect neighborhood housing** so that it remains affordable and serves as a personal and community asset.

Outcome:

Safe, affordable, and **energy-efficient homes** are available within the neighborhood.



Alignment with the City of Tallahassee 2024 Strategic Plan:

Objectives 2B, 2C and 7B

Alignment with the CRA Greater Frenchtown/Southside Redevelopment Plan:

Priority Area 2 (Sub-Area 3)

Neighborhood Concern H 1: Availability of resources for home repairs and preservation of the neighborhood's existing housing stock.

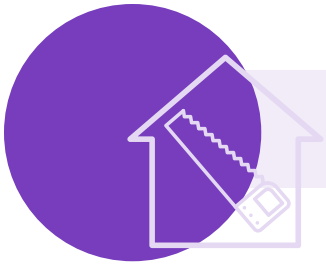
Longtime residents have seen the quality of the neighborhood's housing stock decline as structures have aged. **As of 2018, 30% of the structures in the neighborhood were built in 1910-1950; 41% were built in 1951-2000; and 9% were built in 2001-2016** (data was not available for 20% of the parcels, indicative of parcels with no structures). Some Frenchtown residents have limited resources to repair and maintain their homes and the resources available to make the needed repairs are also very limited. **With the neighborhood's median income at just over \$24,000/year, some residents are not in a financial position to prioritize home repairs or improvements.** As of March 2020, there were 36 active code enforcement cases within the neighborhood, including 19 citations for substandard buildings and six for dangerous buildings. Vacant lots, dilapidated homes and abandoned homes detract from the vibrancy of the neighborhood and contribute to negative perceptions. The residents would like to find ways to mobilize both financial and human resources to help all residents to live in safe and affordable homes.

Outcome: Resources are developed to provide educational and financial assistance for residents to repair and preserve their homes.

"D" Streets Block by Block Affordable Housing Demonstration Project

One approach the neighborhood would like to pursue is to focus housing initiatives/programs (new construction, rehabilitation, repairs, and landscaping) first in one section of the neighborhood. The "D Streets" of Dent, Dewey, Dover, Dunn, Dean, Dade and Delaware would be targeted first in order to demonstrate as much impact as possible in a defined area.





STRATEGY H 1.1: PROMOTE THE REPAIR AND REUSE OF EXISTING STRUCTURES

Action Item H 1.1.1: Promote local resources that are available to assist homeowners in making repairs to their homes through targeted community outreach efforts.

Potential Partners: Frenchtown Community Action Team, Tallahassee Urban League, Mount Olive CDC, City of Tallahassee (Housing and Community Resilience)

Action Item H 1.1.2: Develop and implement a comprehensive housing rehabilitation program that provides grants and loans for interior and exterior home repairs/improvements. Funding for interior repairs should be limited to owner-occupied homes. Consider including incentives/protections for tenants as a criterion for landlords to receive funding from this program.

Potential Partners: City of Tallahassee (CRA; Housing and Community Resilience; Parks, Recreation & Neighborhood Affairs), Frenchtown Community Action Team, Tallahassee Urban League, private and nonprofit developers

Action Item H 1.1.3: Solicit pro-bono services from architects, including landscape architects and designers, to offer residents design services, where needed, for housing rehab and facade improvements.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Housing and Community Resilience; Parks, Recreation & Neighborhood Affairs), Florida Association-American Institute of Architects, American Society of Landscape Architects – Florida chapter, local architects and landscape architects

Action Item H 1.1.4: Establish a tool library in the neighborhood to lend tools to residents to make home repairs.

Potential Partners: Frenchtown Community Action Team, local home repair stores, City of Tallahassee (CRA; Housing and Community Resilience; Parks, Recreation & Neighborhood Affairs)

Action Item H 1.1.5: Host special events, periodically, in the neighborhood to connect homeowners to volunteers who are willing to assist with minor home repairs and maintenance. (Ex: Operation Curb Appeal, Do Something Day)

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Housing and Community Resilience; Parks, Recreation & Neighborhood Affairs), A New Directions Inc., local home repair stores, churches, nonprofits

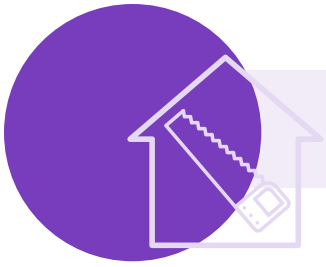
Action Item H 1.1.6: Develop and implement a program that connects homeowners with volunteers who can assist with landscaping and minor home repairs/maintenance on an ongoing basis. Program volunteers/participants could be offered ongoing training to develop their own skills.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Housing and Community Resilience; Parks, Recreation & Neighborhood Affairs), Frenchtown Community Action Team, A New Directions Inc., local home repair stores


Action Item H 1.1.7: Host home maintenance, landscaping and tree safety workshops in the neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), local home repair stores, local landscaping businesses, and tree specialists






STRATEGY H 1.2: PROMOTE VOLUNTARY COMPLIANCE WITH CITY CODES

 **Action Item H 1.2.1:** Educate residents through workshops and social media messaging on what qualifies as a code violation and ways to report them.

Potential Partners: City of Tallahassee (Housing and Community Resilience), Frenchtown Community Action Team

 **Action Item H 1.2.2:** Support and promote the City's code enforcement amnesty program that waives liens for property owners who address violations.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Housing and Community Resilience; Parks, Recreation & Neighborhood Affairs), local nonprofits



Neighborhood Concern H 2: Availability of resources for new single-family home construction

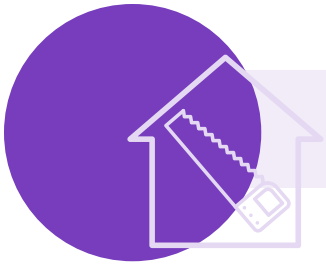


The construction of new single-family homes in the neighborhood is a key strategy to increasing owner-occupancy and providing homeownership opportunities for Frenchtown residents. Currently, there are **2,123 housing units in the Greater Frenchtown neighborhood**, and **single-family homes represent 39%** of that total. Forty-two percent (42%) of the housing units in the neighborhood are classified as multi-family, which is the largest percentage of housing units in the neighborhood. After multi-family and single-family units, duplexes and condos are the next most prevalent type of housing unit, at 9% and 5% of total units, respectively. **Not surprisingly, single family homes are the housing type with the largest percentage (42%) of owner-occupancy in the neighborhood.** Townhouses, which represent 2% of the neighborhood's housing units, have the second highest rate of owner occupancy at 21%.


(Source: Leon County Property Appraiser, 2020)

Outcome: The availability of funding for and the construction of new single-family homes in Frenchtown.

Housing Type	# of Units	% Homestead
Single Family	837	42.4%
Condo	103	10.7%
Duplex	184	9.8%
Duplex and SF detached combinations	36	2.7%
Triplex	57	0%
Quad	32	0%
Townhouse	44	20.5%
Multi-family	890	0%



STRATEGY H 2.1: DEVELOP VACANT LOTS AND ABANDONED HOMES WITH NEW HOUSING

 **Action Item H 2.1.1:** Maintain an inventory of all vacant lots and dilapidated homes within the neighborhood.

Potential Partners: City of Tallahassee (CRA; Housing and Community Resilience), Frenchtown Community Action Team, private and nonprofit developers

Action Item H 2.1.2: Work with the City's Department of Housing and Community Resilience to get dilapidated and hazardous homes demolished in a timely manner.

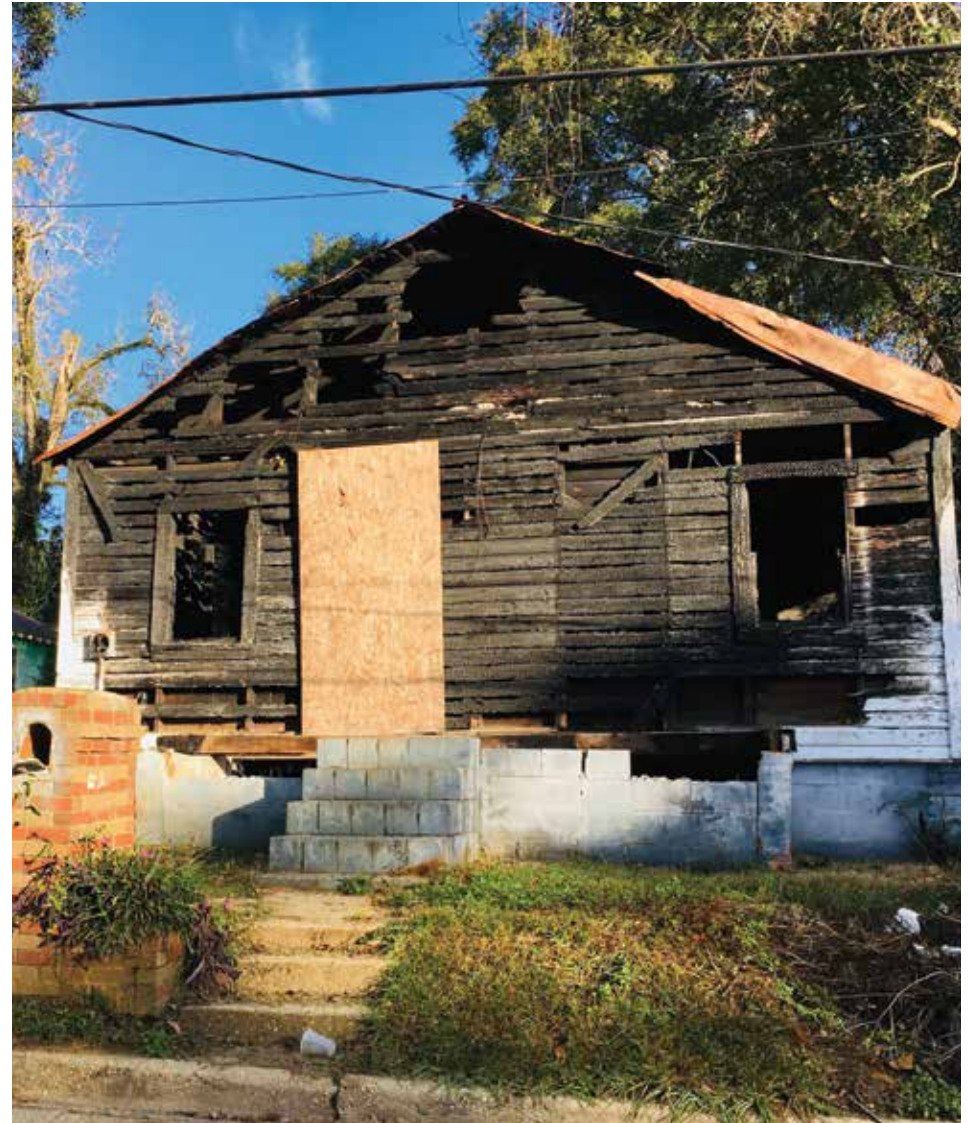
Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Housing and Community Resilience)

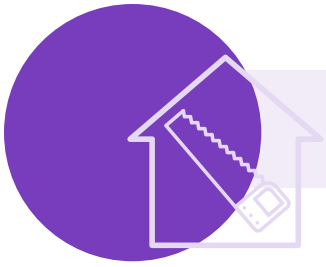
Action Item H 2.1.3: Assess, acquire, and develop vacant lots and abandoned homes with workforce and affordable housing. Focus these housing interventions first on Dent, Dewey, Dover, Dunn, Dean, Dade and Delaware Streets for increased impact.

Potential Partners: City of Tallahassee (CRA; Real Estate; Housing and Community Resilience), Frenchtown Community Action Team, private and nonprofit developers

Action Item H 2.1.4: Advocate that the City/Community Redevelopment Agency (CRA) develop and adopt a policy to purchase vacant and abandoned properties when the amount of city liens and of the cost of abatement exceeds the value of the land and all other resources are exhausted, including the Neighborhood First Plan.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA, Housing and Community Resilience)





STRATEGY H 2.2: CREATE A DEDICATED FUNDING SOURCE FOR THE DEVELOPMENT OF SINGLE-FAMILY HOMES

Action Item H 2.2.1: Work with the City to identify funding sources that can be dedicated for the sole purpose of building new single-family homes in the neighborhood. Develop a revolving loan fund specifically to finance new construction and major housing rehabilitation projects in Frenchtown. Projects funded through this program should be required to provide incentives for local residents to purchase these homes, ensure that the homes fit within the character of the neighborhood, and are high-quality and energy-efficient.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA, Housing and Community Resilience), Housing Trust Fund, private and nonprofit developers

Action Item H 2.2.2: Focus construction of new single-family homes first on Dent, Dewey, Dover, Dunn, Dean, Dade and Delaware Streets for increased impact.

Potential Partners: City of Tallahassee (CRA, Housing and Community Resilience), private and nonprofit developers, Frenchtown Community Action Team

Action Item H 2.2.3: Provide guidance to the Tallahassee Lenders' Consortium in the development and implementation of the Community Land Trust model in Frenchtown.

Potential Partners: Frenchtown Community Action Team, Tallahassee Lenders' Consortium, City of Tallahassee (Housing and Community Resilience)

Action Item H 2.2.4: Work with the City to promote incentives for developers to construct affordable housing.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Housing and Community Resilience), private and nonprofit developers



Neighborhood Concern H 3: Preservation of heirs' properties (inherited family homes)

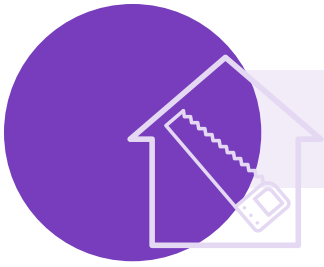
Heirs' property refers to land or homes owned by two or more people, usually people with a common ancestor who has died without leaving a will. Problems can arise with heirs' property when descendants cannot come to an agreement on how to split or care for the property or pay for taxes or other expenses. Even simply finding other heirs can be challenging.

Heirs' property disproportionately impacts lower-income African American communities. The practice became common during Reconstruction when African Americans were blocked from accessing the legal system and continued to the present as many black communities developed a distrust of the courts. **Nationally, seventy-six percent (76%) of African Americans do not have a will**; more than twice that for white Americans. Heirs' property is estimated to make up more than a third of Southern black-owned land — 3.5 million acres, worth more than \$28 billion (Presser, 2019).

Seven homes were sold through tax deed sales in Frenchtown in the last five years, although that is not necessarily indicative of all of the heirs' properties in the neighborhood. It is in the interest of the neighborhood and the community at large to help families secure clear title to their properties, encourage individuals to develop wills and assist these property owners to address maintenance and repair issues.

Outcome: Families that inherit homes in Frenchtown can access resources to obtain clear title and make needed repairs to their homes.





STRATEGY H 3.1: ASSIST FAMILIES THAT HAVE INHERITED HOMES IN THE NEIGHBORHOOD TO OBTAIN A CLEAR TITLE AND PRESERVE THE HOME

Action Item H 3.1.1: Work with community partners to provide affordable legal services to assist families to obtain a clear title to their inherited homes and to draft wills and/or legal instruments that pass their properties on to their heirs.

Potential Partners: Frenchtown Community Action Team, Legal Services of North Florida, Legal Aid Foundation

Action Items H 3.1.2: Develop a funding pool to assist heirs' properties owners with rehab and repair of their homes. Develop a list of homes that would be good candidates to refer to the program.

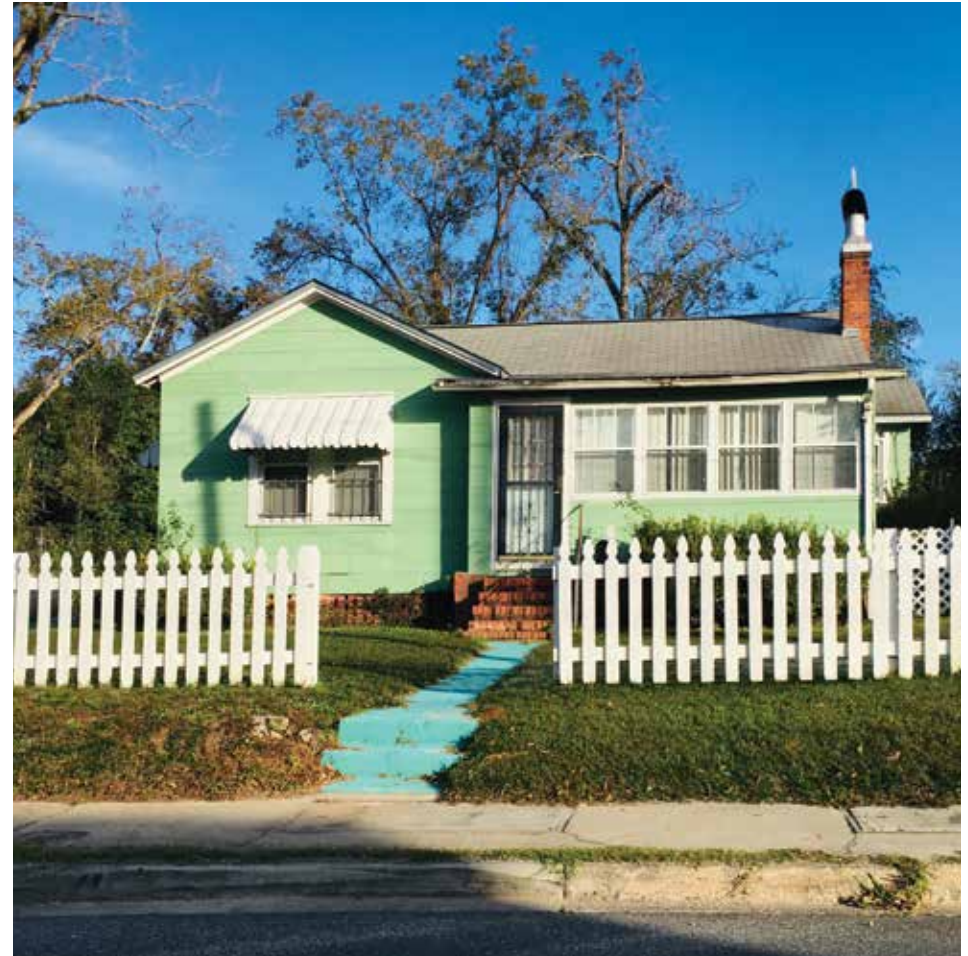
Potential Partners: Frenchtown Community Action Team, Legal Services of North Florida, City of Tallahassee (CRA; Housing and Community Resilience), local nonprofits

Action Item H 3.1.3: Develop and implement a program that assists neighborhood seniors with payment of back property taxes.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Housing and Community Resilience), Leon County Property Appraiser, Leon County Tax Collector

Action Item H 3.1.4: Advocate that the CRA establish a policy that allows the CRA to actively participate in tax deed sales for the purpose of acquiring properties for the creation of affordable housing.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA, Housing and Community Resilience)



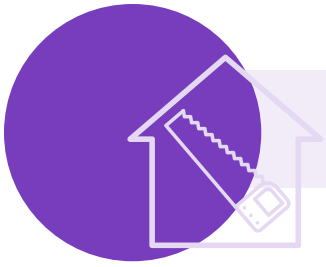
Neighborhood Concern H 4: Limited understanding of the potential that homeownership provides in building individual and community wealth



Homeownership is a key strategy for building wealth, yet it feels out of reach for many individuals. While renting can be the most feasible option for people at certain points in their lives, many never begin to feel that owning their own home is an option. Young people growing up in families who have always rented may not have an opportunity to learn how owning a home is both feasible and potentially life-changing for a family. **Owning a home allows an individual to increase wealth by building equity in the home and offers the opportunity for the home to be passed down to descendants.**

Increased homeownership can also create positive effects on a neighborhood including increased residential stability. Homeowners tend to stay longer with a median tenure of 11 years in their homes compared to a median tenure of 3 years for renters (Mallach, 2016). Homeowners are more likely to engage in activities that increase neighborhood social capital like volunteering or participating in neighborhood meetings. Social capital and social cohesion also have a significant relationship with property upkeep. Owner occupancy is also important for neighborhood stability. Research has shown that absentee owners are more likely than owner-occupants to allow their properties to go into mortgage foreclosure (Mallach, 2016).


Outcome: *Frenchtown residents receive messaging and education about the importance of homeownership and home maintenance on a regular basis.*




STRATEGY H 4.1: HOST REGULAR, FREQUENT WORKSHOPS TO EDUCATE FRENCHTOWN RESIDENTS ABOUT THE IMPORTANCE OF HOMEOWNERSHIP AND HOME MAINTENANCE

Action Item H 4.1.1: Incorporate age-appropriate financial education with concepts of homeownership included at neighborhood schools.

Potential Partners: Frenchtown Community Action Team, Junior Achievement Big Bend, Leon County Schools, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

 **Action Item H 4.1.2:** Host regular workshops about the importance of homeownership as a pathway to wealth in the neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), Tallahassee Lenders Consortium, financial institutions

 **Action Item H 4.1.3:** Find key community leaders (faith leaders, nonprofits, etc.) to deliver messages to neighborhood residents about the importance of homeownership.

Potential Partners: Frenchtown Community Action Team, local churches and nonprofits

[Cross Reference with Health & Resident Empowerment]



Neighborhood Concern H 5: Limited pathways to homeownership

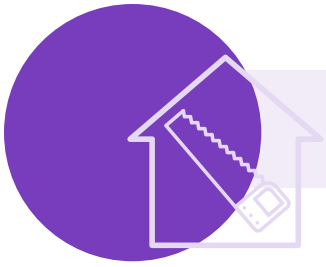
Overall, Frenchtown's owner occupancy rate is 17%; however, 42% of the single-family homes are owner occupied. While there are some resources in Tallahassee that prepare individuals for homeownership, **the neighborhood would like to see an increase in homeownership services targeted toward neighborhood residents.**

Frenchtown residents face multiple barriers on their pathway to homeownership. Poor credit or no credit history, lack of banking access, low wages, and lack of savings are just a few of the challenges that many families in the neighborhood encounter. **Transportation and childcare are often other challenges for residents trying to access homeownership programs outside of the neighborhood.**


Residents would like to see new resources and more targeted promotion of existing homeownership resources so that residents can purchase and maintain homes within Frenchtown. They would like to see these services offered in the neighborhood for easier access. Needed homeownership services include coaching, training and financial support that help to prepare residents to purchase and maintain homes in the neighborhood.

Outcome: *Frenchtown residents are connected to resources for homebuyer and home maintenance education, credit building and down-payment assistance.*






STRATEGY H 5.1: INCREASE SERVICES THAT PREPARE RESIDENTS FOR HOMEOWNERSHIP IN THE NEIGHBORHOOD

 **Action Item H 5.1.1:** Distribute information about existing homebuying assistance resources at various venues throughout the Frenchtown community (churches, non-profits, businesses, etc.).

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), Tallahassee Lenders Consortium, other nonprofits

 **Action Item H 5.1.2:** Conduct homeownership and credit building workshops in the neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), Tallahassee Lenders Consortium, financial institutions

Action Item H 5.1.3: Develop a homebuying program for Frenchtown residents that incorporates homebuyer and home maintenance education, credit counseling, down payment assistance, after-purchase coaching and an after-purchase emergency fund.


Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), Tallahassee Lenders Consortium, other nonprofits

Action Item H 5.1.4: Pilot a program modeled on the City of Gainesville's Legacy Grants/ "Welcome Back" program, which offers grants to people looking to move back to Frenchtown - the community in which they grew up - to buy a home.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Housing and Community Resilience), private and nonprofit developers

Action Item H 5.1.5: Develop and maintain a list of property owners that might be willing to sell to their tenants. Refer tenants to homebuying program.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs),

 **Action Item H 5.1.6:** Distribute information on existing services that help renters in the neighborhood to remain in safe, affordable, and stable housing. Provide information on available rental assistance programs, landlord/tenant mediation programs and legal services.

Potential Partners: Frenchtown Community Action Team, Legal Services of North Florida, Legal Aid Foundation of Tallahassee, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), Big Bend Continuum of Care, United Partners for Human Services.

References

- Flocks, J., Lynch, S. P., & Szabo, A. M. (2018). The Disproportionate Impact Of Heirs Property In Florida's Low-Income Communities Of Color. *Florida Bar Journal*.
- Mallach, A. (2016). Homeownership and the Stability of Middle Neighborhoods. *Community Development Innovation Review*.
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ECONOMIC DEVELOPMENT AND COMMUNITY REINVESTMENT

ECONOMIC DEVELOPMENT AND COMMUNITY REINVESTMENT



Goal:

Support economic growth through improved access to capital, training and other resources.

Outcome:

Frenchtown has a **thriving** economic base.



Alignment with the City of Tallahassee 2024 Strategic Plan:

Objectives 1A, 1B and 2A

Alignment with the CRA Greater Frenchtown/Southside Redevelopment Plan:

Priority Area 1 (Sub-Area 3)

Neighborhood Concern 1: Barriers to accessing capital for business development



Emerging and existing entrepreneurs must navigate multiple steps to qualify for existing resources for capital. Lack of a positive credit history or collateral can serve as major barriers for individuals looking to develop a business. Traditional funding sources such as banks or credit unions are often out of reach for historically underserved entrepreneurs, including lower-income individuals, women, people of color and veterans. Even nontraditional lenders often require collateral that many people do not have. Additionally, if burgeoning entrepreneurs are approved for loans, they often face unfavorable financing terms that further impact their bottom line. After the recession of 2008, lenders became even more conservative and access to capital became even more challenging.

At the national level, approximately 38% of the adult U.S. population have credit files rated as poor or do not have a credit agency rating, which means they cannot readily receive personal or business credit (Breule, 2015). The state of **Florida ranks 38th in the country in the percentage (48%) of residents that have prime (750 or above) credit** (Prosperity Now, 2018). Disparities exist for female business owners and business owners of color as well. **Male-owned businesses in Tallahassee are valued 5.7 times as high as businesses owned by women. White-owned business in Tallahassee are valued 5.1 times higher than businesses owned by people of color** (Prosperity Now, 2018).

Given the already challenging climate business owners face in developing new or existing businesses, there is a need for creativity in enhancing access to capital. The neighborhood would like to see investment in its own business leaders through innovative, targeted and individualized approaches.

Outcome: *Entrepreneurs have multiple pathways for accessing capital for business development.*



STRATEGY ED&CR 1.1: DEVELOP ALTERNATIVE SOURCES OF FUNDING FOR SMALL BUSINESS FINANCING.

Action Item ED&CR 1.1.1: Develop and implement a microenterprise program that offers training and financing to small business owners and emerging entrepreneurs in Frenchtown.

Potential Partners: Frenchtown Community Action Team, FAMU Small Business Development Center, Tallahassee-Leon County Office of Economic Vitality

Action Item ED&CR 1.1.2: Offer grants, loans and loan guarantees for new and existing small businesses and nonprofit corporations. Offer interest-free loans for neighborhood businesses and nonprofits to reduce debt.

Potential Partners: Frenchtown Community Action Team, FAMU Small Business Development Center, Tallahassee-Leon County Office of Economic Vitality

Action Item ED&CR 1.1.3: Develop and implement a locally owned cooperative investment fund.

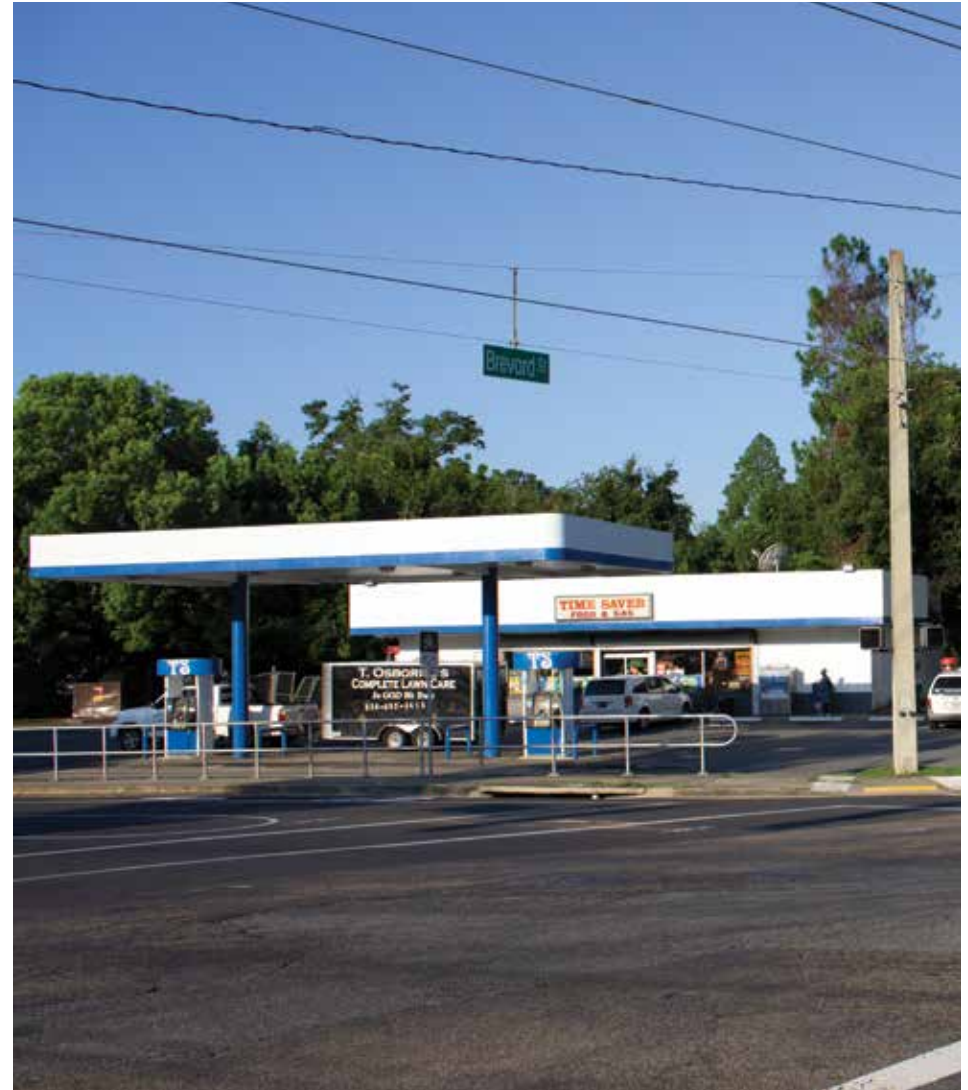
Potential Partners: Frenchtown Community Action Team, FAMU Small Business Development Center, Tallahassee-Leon County Office of Economic Vitality

Action Item ED&CR 1.1.4: Develop partnerships with Community Development Financial Institutions (CDFI's) to facilitate the expansion of business development in the Frenchtown; explore the creation of new CDFI's to serve Frenchtown.

Potential Partners: CDFIs, Frenchtown Community Action Team, Tallahassee-Leon County Office of Economic Vitality, FAMU Small Business Development Center

Action Item ED&CR 1.1.5: Establish an Opportunity Zone Fund.

Potential Partners: Frenchtown Community Action Team, Tallahassee-Leon County Office of Economic Vitality, FAMU Small Business Development Center, City of Tallahassee (CRA)





STRATEGY ED&CR 1.2: PREPARE ENTREPRENEURS FOR OPPORTUNITIES TO RECEIVE FINANCING THROUGH EDUCATION, COACHING AND CREDIT COUNSELING.

Action Item ED&CR 1.2.1: Collaborate with area financial institutions to help Frenchtown entrepreneurs establish sustainable banking relationships.

Potential Partners: Frenchtown Community Action Team; local, regional, and national banks and credit unions
[Cross reference Health & Resident Empowerment Section]

Action Item ED&CR 1.2.2: Provide ongoing coaching and training in the neighborhood to educate Frenchtown entrepreneurs about credit building and other steps needed to prepare them and their businesses for financing.

Potential Partners: Frenchtown Community Action Team, Tallahassee Lenders Consortium, FAMU Small Business Development Center, Tallahassee-Leon County Office of Economic Vitality



Neighborhood Concern 2: Fostering entrepreneurial activity in the neighborhood.



Frenchtown was once the primary commercial hub for many African Americans living in Tallahassee-Leon County. African American residents from all over the City would come to Frenchtown for shopping, restaurants and entertainment. Other local businesses engaged in segregated practices, thus limiting access to African Americans until well into the 1960's. As businesses began to desegregate throughout the City, Frenchtown's commercial activities began to decline.

Currently, there are an **estimated 138 businesses (ACS, 2018) operating within the neighborhood boundaries.** These businesses are primarily small businesses, and include restaurants, hair salons, law offices, auto mechanics, home-based businesses, etc. Frenchtown residents would like to see an increase in neighborhood-scale commercial development within their community to spur economic growth.

Locally, some business development resources do exist in the wider Tallahassee-Leon County community to assist emerging and existing small business owners. Frenchtown residents, however, are concerned about the availability of these resources because some residents need additional support and increased access to services to effectively develop businesses within the neighborhood. Also, potential entrepreneurs from the neighborhood may not be aware of what resources exist or where to start. Training, coaching and technical assistance offered within the neighborhood and specifically targeting Frenchtown residents will help provide easily accessible pathways for individuals to develop and grow their businesses. Navigating required business-related permits and licensing is another hurdle that the neighborhood would like to work with partners to address.

Outcome: Business development resources, including training, technical assistance, licenses and permits, are easily accessible to Frenchtown residents and business owners.



STRATEGY ED&CR 2.1: INCREASE ACCESS TO ENTREPRENEURSHIP TRAINING AND SMALL BUSINESS FINANCING. SUPPORT BUSINESS INCUBATION AND DEVELOPMENT.

Action Item ED&CR 2.1.1: Host workshops in the neighborhood to educate/inform residents about current and available small business development resources, grant writing and financial education.

Potential Partners: Frenchtown Community Action Team, FAMU Small Business Development Center, Tallahassee-Leon County Office of Economic Vitality, Tallahassee Lenders Consortium

Action Item ED&CR 2.1.2: Promote existing business development/assistance resources like the CRA Business Facility grant program and the FAMU Small Business Development Center to neighborhood businesses through targeted outreach and social media posts.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA), FAMU Small Business Development Center

Action Item ED&CR 2.1.3: Partner with Lively Technical College to host neighborhood showcases on training opportunities available at the College.

Potential Partners: Lively Technical College, Leon County School District, Frenchtown Community Action Team

Action Item ED&CR 2.1.4: Host events in the neighborhood to connect neighborhood entrepreneurs with each other, and to provide coaching and other resources.

Potential Partners: Frenchtown Community Action Team, FAMU Small Business Development Center, Tallahassee-Leon County Office of Economic Vitality

Action Item ED&CR 2.1.5: Build capacity to offer more resources and services at the Frenchtown Heritage Hub. Promote existing services through social media and news articles.

Potential Partners: Frenchtown Neighborhood Improvement Association, City of Tallahassee (CRA), Tallahassee-Leon County Office of Economic Vitality, Frenchtown Community Action Team

Action Item ED&CR 2.1.6: Develop a physical space within the neighborhood to house and offer business incubation and development services.

Potential Partners: Frenchtown Community Action Team, FAMU Small Business Development Center, Tallahassee-Leon County Office of Economic Vitality





STRATEGY ED&CR 2.2: REDUCE BARRIERS TO DEVELOPING BUSINESSES WITHIN FRENCHTOWN AND SUPPORT SMALL ENTERPRISES.

Action Item ED&CR 2.2.1: Develop and implement a program/service that assists aspiring Frenchtown entrepreneurs with identifying and acquiring the permits and licenses they need to operate their business. Ideally, the program/service will help these entrepreneurs acquire the licenses and permits they need at minimum cost and administrative effort.

Potential Partners: Frenchtown Community Action Team, Frenchtown Neighborhood Improvement Association, FAMU Small Business Development Center, Tallahassee-Leon County Office of Economic Vitality, City of Tallahassee (Growth Management; CRA)

Action Item ED&CR 2.2.2: Work with the City to establish suitable places within the neighborhood for temporary and permanent street enterprises, such as roadside stands and food trucks. Host monthly street vendor events.

Potential Partners: Frenchtown Community Action Team, The Standard, City of Tallahassee (Growth Management) Tallahassee-Leon County Planning Department, Frenchtown Neighborhood Improvement Association

Action Item ED&CR 2.2.3: Advocate to state regulatory bodies such as the Florida Department of Agriculture & Consumer Services, Florida Department of Health and the Florida Department of Business & Professional Regulation to enhance economic opportunity for local entrepreneurs by relaxing and/or simplifying state business requirements for small, short term enterprises. Invite these agencies to come and provide educational workshops in neighborhood.

Potential Partners: Frenchtown Community Action Team, Florida Department of Agriculture & Consumer Services, Florida Department of Health and the Florida Department of Business & Professional Regulation



Neighborhood Concern 3: Development occurring in the community often does not benefit the local residents.



Frenchtown has seen much change over the recent decades. Much of that change, however, is change that residents feel they had little to no input or does not benefit them. According to residents, developers have altered the landscape of the neighborhood, often doing little or nothing to ensure that their investments benefit existing residents in any way. Neighborhood residents want to shift this trend and believe there are opportunities to do so. There are multiple commercial buildings that are vacant in the neighborhood that can be repurposed for the benefit of the community. To that end, **the neighborhood desires to work with its governmental partners to create incentive programs to attract community-supporting businesses.**

Community Benefit Agreement (CBA) is a well-established tool that can help to shift the impact that development has had on Frenchtown. CBAs are project-specific agreements between a developer and a broad community coalition. The agreement outlines how a project will contribute to the community and memorializes the community's support for the project. CBAs are legally binding and enforceable by the signatories. CBAs provide a structure for meaningful, up-front communication between a developer and the community. The developer benefits from active community support of the project, and community members gain when the project responds to their needs (Partnership for Working Families, 2015). While Frenchtown residents would like to see an increase in neighborhood-scale commercial development, they want to ensure that new development creates opportunities for existing residents.

Outcome: *Future development incorporates benefits to the Frenchtown community.*



STRATEGY ED&CR 3.1: PROVIDE OPPORTUNITIES FOR NEIGHBORHOOD-SCALE COMMERCIAL DEVELOPMENT TO TAKE PLACE IN THE NEIGHBORHOOD SO THAT RESIDENTS HAVE MORE PLACES TO WORK, SHOP AND RECREATE IN THEIR OWN NEIGHBORHOOD.

Action Item ED&CR 3.1.1: Advocate with the City and County to create incentive programs to attract businesses to Frenchtown that will support the neighborhood and provide employment with family-sustaining wages.

Potential Partners: Frenchtown Community Action Team, Tallahassee-Leon County Office of Economic Vitality

Action Item ED&CR 3.1.2: Ensure that the traffic study outlined in Action Item LU&T 4.1.1 include considerations of the traffic infrastructure changes needed to support neighborhood-scale commercial development in the vicinity of the intersection of Macomb, Old Bainbridge and Brevard streets.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Growth Management; Underground Utilities and Public Infrastructure), Tallahassee-Leon County Planning Department, Tallahassee-Leon County Office of Economic Vitality

Action Item ED&CR 3.1.3: Form a taskforce/working group to provide community input on the traffic study contemplated in LU&T 4.1.1 and to evaluate options for any improvements proposed for the intersection of Macomb, Old Bainbridge and Brevard Streets.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Growth Management; Underground Utilities and Public Infrastructure), Tallahassee-Leon County Planning Department, Tallahassee-Leon County Office of Economic Vitality

[Cross reference with Land Use and Transportation, Placemaking and Neighborhood Image]

Action Item ED&CR 3.1.4: Request the CRA to acquire and rehabilitate vacant/abandoned commercial sites in the neighborhood for redevelopment opportunities, including the old Leon Theater on Tennessee Street.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Growth Management; Real Estate), Tallahassee-Leon County Planning Department, Tallahassee-Leon County Office of Economic Vitality

Action Item ED&CR 3.1.5: Repurpose the old SAIL High School site that is owned by the Leon County School District as a “Community Learning Center” to serve as an anchor for training, tutoring and other educational services for youth and adults. Explore ways to repurpose Lee Park. Request that the CRA include Lee Park and the old SAIL building in the Greater Frenchtown/Southside CRA district.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Real Estate; Parks, Recreation and Neighborhood Affairs), Leon County School District, Tallahassee-Leon County Planning Department

Action Item ED&CR 3.1.6: Support the opening and operation of childcare centers in the neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA), Tallahassee-Leon County Office of Economic Vitality, Early Learning Coalition of the Big Bend



Action Item ED&CR 3.1.7: Advocate for the siting of additional neighborhood-scale groceries within the neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA), Tallahassee Food Network, Tallahassee-Leon County Office of Economic Vitality

Action Item ED& CR 3.1.8: Organize a Frenchtown Business Association.

Potential Partners: Local businesses, Tallahassee-Leon County Office of Economic Vitality, Frenchtown Community Action Team



STRATEGY ED&CR 3.2: DEVELOP MECHANISMS TO ENSURE THAT NEW DEVELOPMENTS BENEFIT THE NEIGHBORHOOD.

Action Item ED&CR 3.2.1: Use Community Benefit Agreements to require developers of new development to ensure that there is a benefit to the community. Require contractors to hire local workers (youth and adult) for projects in the neighborhood as part of these agreements. The Frenchtown CAT would develop a policy and template for CBA's and how they would be implemented and would serve as the overseeing organization.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA, Growth Management) Tallahassee-Leon County Planning Department

Action Item ED&CR 3.2.2: Convert the first floor of the Renaissance Center into retail space as originally planned. This is consistent with recommendations of the Frenchtown Area Development Authority study (1985) and the CRA Redevelopment Plan.

Potential Partners: City of Tallahassee (CRA; Real Estate), Tallahassee-Leon County Planning Department, Tallahassee-Leon County Office of Economic Vitality, Frenchtown Community Action Team

Action Item ED& CR 3.2.3: Advocate for publicly funded construction projects over \$500,000 to include 30% participation for African American business.

Potential Partners: City of Tallahassee (CRA; Growth Management) Tallahassee-Leon County Planning Department, Frenchtown Community Action Team

Action Item ED&CR 3.2.4: Develop a partnership with FAMU Credit Union and request the opening of a branch in Frenchtown to expand its membership criteria to include residents, business owners and property owners in the GFS CRA District. Submit an agenda item to the CRA requesting that it establish a depository account of GFS District CRA funds in the FAMU Credit Union.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA), FAMU Credit Union

Action Item ED&CR 3.2.5: Evaluate establishing a Frenchtown Neighborhood Improvement Authority with the same authorities/benefits of the Downtown Improvement Authority.

Potential Partners: City of Tallahassee (CRA), Tallahassee-Leon County Office of Economic Vitality, Frenchtown Community Action Team



Neighborhood Concern 4: A decrease in the number of businesses in Frenchtown that are owned and operated by neighborhood residents.

Frenchtown's business community is a vital part of the fabric of the community. **Success of these businesses directly correlates to lifting Frenchtown's families out of poverty, providing jobs in their communities and creating healthy commerce that supports the neighborhood and the City at large.** Small business ownership is a key strategy for building individual, family and community wealth. When residents patronize the businesses of their neighbors they are investing directly in the health of their community. The neighborhood would like to see specific programs and benefits offered to emerging entrepreneurs and existing business owners who want to start a new business or grow an existing one. **Targeted investment and outreach to cultivate more "homegrown" businesses will be an important part of fostering a thriving community.**

Outcome: *There are unique pathways for Frenchtown residents to develop, own and operate businesses within their neighborhood.*





STRATEGY ED&CR 4.1: PROVIDE INCENTIVES FOR FRENCHTOWN RESIDENTS TO EXPAND THEIR EXISTING AND/OR DEVELOP NEW BUSINESSES WITHIN THE NEIGHBORHOOD.

Action Item ED&CR 4.1.1: Develop and implement a program that offers business development grants and loans to Frenchtown residents who have existing businesses or nonprofits in the community or want to start new a business or nonprofit within the neighborhood. Nonprofits must have a mission that benefits the neighborhood to receive assistance from this program.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA), FAMU Small Business Development Center, Tallahassee-Leon County Office of Economic Vitality

Action Item ED&CR 4.1.2: Provide grants for interior and exterior building improvements to business and nonprofit establishments within the neighborhood that are owned/operated by Frenchtown residents. Nonprofits must have a mission that benefits the neighborhood to receive a grant.

Potential Partners: City of Tallahassee (CRA), FAMU Small Business Development Center, Tallahassee-Leon County Office of Economic Vitality, Frenchtown Community Action Team

Action Item ED&CR 4.1.3: Create a Young Entrepreneurs Club for neighborhood youth.

Potential Partners: Frenchtown Community Action Team, Tallahassee Urban League, FAMU Small Business Development Center, Tallahassee-Leon County Office of Economic Vitality,



Neighborhood Concern 5: The challenges residents face in building assets and wealth.



Savings and other assets can serve as a protective barrier against sudden income loss and provide the financial stability that families need to realize their dreams. Assets, which can include everything from cash in savings accounts, investments, real estate, and retirement accounts, can prevent a minor financial setback from turning into a major crisis. Yet, many families find themselves placing savings and asset development at the bottom of their priority list. **Twenty-one percent (21%) of Tallahassee's households live in "asset poverty,"** meaning they do not have enough net worth to subsist at the poverty level for three months should they lose their primary source of income. **Twenty-two percent (22%) of Tallahassee's households have zero or negative net worth.** Seven percent (7%) of households in Tallahassee have neither a checking nor savings account (Prosperity Now, 2018).

Low-income families and families of color are disproportionately affected by the challenges one can face in building wealth and developing assets. The wealth gap between America's richest and poorer families more than doubled *from 1989 to 2016* (Schaffer, 2020). Among lower and middle-income households, white families have four times as much wealth as African American families and three times as much as Hispanic families (Kocchar & Cilluffo, 2017). As income inequality and wealth disparities grow, it is imperative to provide supports for neighborhood families to build assets to increase both individual and community stability.

Outcome: Residents are connected to programs and services that help them develop financial assets such as positive credit, savings, vehicle and homeownership.



STRATEGY ED&CR 5.1: DEVELOP PROGRAMMING TO ASSIST RESIDENTS IN BUILDING FINANCIAL ASSETS.

Action Item ED&CR 5.1.1: Develop and launch a “Frenchtown Builds Credit” initiative to provide neighborhood-based credit building and financial coaching services to residents.

Potential Partners: Frenchtown Community Action Team, Tallahassee Lenders Consortium, United Way of the Big Bend, Tallahassee Urban League, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs)

Action Item ED&CR 5.1.2: Develop and implement a structured, matched savings program for residents to save for the purchase of a vehicle or home or education or small business expenses. Include ongoing financial education as a requirement to access matching funds. _

Potential Partners: Frenchtown Community Action Team, Tallahassee Lenders Consortium, United Way of the Big Bend, Tallahassee Urban League, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs)

Action Item ED&CR 5.1.3: Locate a Volunteer Income Tax Assistance (VITA) site within the neighborhood. Secure funds to offer incentives for residents to save part of their tax refund.

Potential Partners: Frenchtown Community Action Team, United Way of the Big Bend, Tallahassee Urban League, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), Tallahassee Lenders Consortium

Action Item ED&CR 5.1.4: Advocate for the development of a matched children’s savings account program in local schools paired with age-appropriate financial education. (Ex: San Francisco’s Kindergarten to College program)

Potential Partners: Frenchtown Community Action Team, Tallahassee Lenders Consortium, United Way of the Big Bend, Tallahassee Urban League, Leon County Schools, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs)

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LAND USE AND TRANSPORTATION



LAND USE AND TRANSPORTATION



Goal:

Establish land use and development patterns and policies that are aligned with the vision of the Frenchtown community and **discourages gentrification, retains existing residents and prevents displacement.**

Establish a safe transportation system that is sensitive to the cultural and environmental amenities of the community and **provides mobility for pedestrians, bicyclists, transit users, motorized vehicle users.**

Outcome:

Frenchtown benefits from land use and development policies and transportation infrastructure that **supports the preservation and livability of the neighborhood.**



Alignment with the City of Tallahassee 2024 Strategic Plan:
Objectives 1A, 2C, 4D, 4E and 7B

Alignment with the CRA Greater Frenchtown/Southside Redevelopment Plan:
Priority Areas 4 and 5 (Sub-Area 3)

Neighborhood Concern 1: Current land use and zoning regulations threaten the character of the neighborhood and reduce the quality of life for neighborhood residents.



Recent redevelopment activities within the Frenchtown Community has drawn attention to the existing zoning regulations and densities allowed by the land development code. **Residents have expressed concerns that the existing zoning allows development patterns that are out of character with the existing and future vision of the neighborhood.**

As an example, the community often speaks negatively of developments that have been constructed that use the footprint of an entire block. These developments are very large and have unbroken facades for long distances. **The community would like to see an incremental approach to new development** that uses existing lots rather than the combination lots in an entire block.

Outcome: *Land use categories and zoning regulations preserve the character of the neighborhood and protect quality of life.*





STRATEGY LU&T 1.1: IMPLEMENT LAND USE POLICIES AND RECOMMENDATIONS THAT PRESERVE THE CHARACTER OF THE NEIGHBORHOOD.

Action Item LU&T 1.1.1: Develop and present to the Tallahassee-Leon County Planning Department recommendations for land development regulations that require redevelopment activities in areas of the neighborhood designated as Central Urban to address the scale and character of the neighborhood.

Potential Partners: Frenchtown Community Action Team, Tallahassee-Leon County Planning Department, City of Tallahassee (Growth Management; Parks, Recreation and Neighborhood Affairs)

Action Item LU&T 1.1.2: Develop and present to the Tallahassee-Leon County Planning Department recommendations to address density/intensity and nonconforming land uses within the residential areas of the neighborhood.

Potential Partners: Frenchtown Community Action Team, Tallahassee-Leon County Planning Department, City of Tallahassee (Growth Management; Parks, Recreation and Neighborhood Affairs)

Action Item LU&T 1.1.3: Continue to work with the Tallahassee-Leon County Planning Department to determine the areas in the neighborhood where the Neighborhood Boundary land use category can be implemented.

Potential Partners: Frenchtown Community Action Team, Tallahassee-Leon County Planning Department, City of Tallahassee (Growth Management; Parks, Recreation and Neighborhood Affairs)

Action Item LU&T 1.1.4: Limit and/or prohibit the expansion of high intensity future land use categories and zoning districts into the low-density residential areas of the neighborhood and explore options to allow neighborhood-scale commercial uses at appropriate intersections within the neighborhood.

Potential Partners: Tallahassee-Leon County Planning Department, City of Tallahassee (Growth Management; Parks, Recreation and Neighborhood Affairs) Frenchtown Community Action Team

Action Item LU&T 1.1.5: Implement land development regulations that limit/restrict the development of lots in the Central Urban areas of the neighborhood in a manner not consistent with the character of the neighborhood and incompatible with existing adjacent low density uses. Potential land development tools include limitation on lot aggregation and the replatting of existing lots, the establishment of a maximum lot size and maximum building footprint.

Potential Partners: Tallahassee-Leon County Planning Department, City of Tallahassee (Growth Management, Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team

Action Item LU&T 1.1.6: Designate and preserve the Goodbread Neighborhood with an appropriate residential land use category and complementary implementing zoning districts.

Potential Partners: Tallahassee-Leon County Planning Department, City of Tallahassee (Growth Management; Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team

Action Item LU&T 1.1.7: Develop the City of Tallahassee-owned parcels at the intersection of Georgia and Macomb Streets in a manner consistent with the character of the neighborhood. (See Strategy 2.2)

Potential Partners: Tallahassee-Leon County Planning Department, City of Tallahassee (CRA; Growth Management; Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team



STRATEGY LU&T 1.2: CREATE OPPORTUNITIES FOR NEIGHBORHOOD-SCALE COMMERCIAL DEVELOPMENT IN DESIGNATED AREAS (MAIN STREET FRENCHTOWN).

Action Item LU&T 1.2.1: Promote and market Brevard Street (Bronough Street to Woodward Avenue), Macomb Street (Tennessee Street to Brevard Street), 4th Avenue (Old Bainbridge Road to Macomb Street) for neighborhood-scale mixed-use development.

Potential Partners: Tallahassee-Leon County Planning Department, City of Tallahassee (CRA; Growth Management; Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team

Action Item LU&T 1.2.2: Identify and target parcels appropriate for neighborhood-scale commercial developments.

Potential Partners: Tallahassee-Leon County Planning Department, City of Tallahassee (CRA; Growth Management; Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team

Action Item LU&T 1.2.3: Work with the Tallahassee-Leon County Planning Department to develop design concepts and guidelines for “Main Street Frenchtown.”

Potential Partners: Tallahassee-Leon County Planning Department, City of Tallahassee (CRA; Growth Management; Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team, local businesses



Neighborhood Concern LU&T 2: New development that is not in scale and compatible with existing development.



With new development occurring in the Frenchtown, **it is important to residents that new developments fit into the existing fabric of the neighborhood.** Frenchtown has changed significantly over the years. Macomb Street has seen the replacement of smaller commercial buildings with the Renaissance Center, houses replaced with Carter Howell Strong Pond, and larger multifamily developments like the Standard and Casanas Village have emerged. With these changes it is harder to see what Frenchtown once was, a thriving African American community with local businesses, schools, culture, and a unique identity. Frenchtown residents want to see more commercial uses, as was common in neighborhood's history; however, residents are concerned about how new commercial development fits into the community. A current opportunity to set the stage for the character the residents envision for the community is the development of the parcels owned by COT and CRA at the corner of Georgia Street and Macomb. This site is optimally located in the community and, as it is publicly owned, it offers a great opportunity to have the community set the vision they want to see in Frenchtown.

Outcome: *New development in Frenchtown is designed to honor the scale, character and history of the neighborhood.*



STRATEGY LU&T 2.1: DEVELOP DESIGN GUIDELINES FOR THE NEIGHBORHOOD AND ADVOCATE FOR THEM TO BE ADOPTED INTO THE CITY'S LAND DEVELOPMENT CODE.

Action Item LU&T 2.1.1: Establish a working group, inclusive of neighborhood residents and stakeholders, city staff and other design professionals, to identify and codify the existing/historic character of the Frenchtown Community and to develop design guidelines for said character.

Potential Partners: Frenchtown Community Action Team, Tallahassee-Leon County Planning Department, City of Tallahassee (CRA; Growth Management; John G. Riley Center and Museum; Parks, Recreation and Neighborhood Affairs), Tallahassee Trust for Historic Preservation

Action Item LU&T 2.1.2: Establish development regulations inclusive of guidelines for areas where Central Urban zoning abuts existing lower intensity and low-density residential uses. These regulations should offer options for new development to mitigate potential adverse impacts on existing uses.

Potential Partners: Tallahassee-Leon County Planning Department, City of Tallahassee (CRA; Growth Management; Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team



Action Item LU&T 2.1.3: Continue to collaborate with the City's Growth Management Department to establish development regulations for areas where Central Urban zoning abuts lower intensity uses and existing low density residential.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Growth Management; Parks, Recreation and Neighborhood Affairs), Tallahassee-Leon County Planning Department

Action Item LU&T 2.1.4: Collaborate with the City's Growth Management Department to have the Frenchtown Design Guidelines, as developed per Action Item LU&T 2.1.1, adopted into the City's land development code and apply them to all applicable new developments within the neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Growth Management; Parks, Recreation and Neighborhood Affairs), Tallahassee-Leon County Planning Department





STRATEGY LU&T 2.2: DEVELOP CRA/CITY-OWNED LOTS WITHIN THE BOUNDARIES OF THE FRENCHTOWN COMMUNITY CONSISTENT WITH THE RECOMMENDATIONS OF THIS PLAN.

Action Item LU&T 2.2.1: Implement a process to involve the Frenchtown Community Action Team, neighborhood stakeholders, and residents on the redevelopment and sale of any COT/CRA owned properties within the boundaries of the neighborhood.

Potential Partners: City of Tallahassee (CRA; Growth Management; Parks, Recreation and Neighborhood Affairs), Tallahassee-Leon County Planning Department, Frenchtown Community Action Team

Action Item LU&T 2.2.2: Solicit and incorporate neighborhood input on the redevelopment and sale of the COT/CRA owned lots at the northwest corner of Georgia Street and Macomb Street. Develop and implement development controls on these lots to ensure that these properties are developed in a manner that is compatible with the character of Frenchtown and is consistent with this plan. (Example: limits on density, height, and use, etc.)

Potential Partners: City of Tallahassee (CRA; Growth Management; Parks, Recreation and Neighborhood Affairs), Tallahassee-Leon County Planning Department, Frenchtown Community Action Team

Action Item LU&T 2.2.3: Make city-owned lots that are zoned residential preservation available for affordable housing.

Potential Partners: City of Tallahassee (CRA; Growth Management; Housing and Community Resilience; Real Estate; Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team



Neighborhood Concern LU&T 3: The displacement of residents who have historically lived and owned properties in Frenchtown.



Over the last 30 years, displacement of individuals and families that lived in Frenchtown was fostered by changes in the neighborhood's land use patterns, rezonings, redevelopment activities, and infrastructure projects. In the early 1990s, several homes on Copeland, Carolina, and Georgia streets were demolished and residents were displaced due to the construction of the Carter Howell Strong Park, a regional stormwater facility that was developed to address flooding in the area. Also, several businesses along Macomb Street were demolished and the area has been redeveloped with multi-family housing (student housing) and office uses. The western section of the neighborhood, close to Woodward Street and along Copeland, Georgia, Carolina and Brevard streets, has been redeveloped with duplexes, townhouses and multifamily uses. **These redevelopment activities have led to the demolition of existing housing, the displacement of existing residents and the influx of new residents.** Residents are concerned about these changes and their impact on residents that have lived historically in the neighborhood.

Outcome: *New development limits and/or mitigates the displacement of existing residents.*



STRATEGY LU&T 3.1: EVALUATE THE IMPACTS OF NEW PROJECTS THAT ARE RECEIVING PUBLIC FUNDING ON THE AVAILABILITY OF AFFORDABLE HOUSING AND ITS LIKELIHOOD TO DISPLACE EXISTING RESIDENTS.

Action Item LU&T 3.1.1: Request that the City of Tallahassee require new major publicly funded projects (in whole or partially) that are to be sited in Frenchtown to conduct an analysis of their potential impacts on affordable housing, as well as their potential to displace residents.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Growth Management; Housing and Community Resilience; Real Estate; Parks, Recreation and Neighborhood Affairs)

Action Item LU&T 3.1.2: Advocate for publicly funded projects (in whole or partially) that increase the supply and availability of affordable housing in the neighborhood.

Potential Partners: City of Tallahassee (CRA; Growth Management; Housing and Community Resilience; Real Estate; Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team



STRATEGY LU&T 3.2: USE FINANCIAL AND/OR REGULATORY INCENTIVES TO ADDRESS AND LIMIT THE DISPLACEMENT OF EXISTING RESIDENTS AND TO CREATE AFFORDABLE HOUSING UNITS.

Action Item LU&T 3.2.1: Request that the Tallahassee CRA requires applicants seeking financial incentives for proposed developments within the Frenchtown community to identify the development's impacts on neighborhood's existing housing stock and any potential for displacement of existing residents.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Growth Management; Housing and Community Resilience; Real Estate; Parks, Recreation and Neighborhood Affairs)

Action Item LU&T 3.2.2: Request that the City of Tallahassee consider the extent to which the proposed a development impacts affordable housing and/or displaces existing residents when approving regulatory incentives/relief for developments within the Frenchtown community.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Growth Management; Housing and Community Resilience; Real Estate; Parks, Recreation and Neighborhood Affairs)



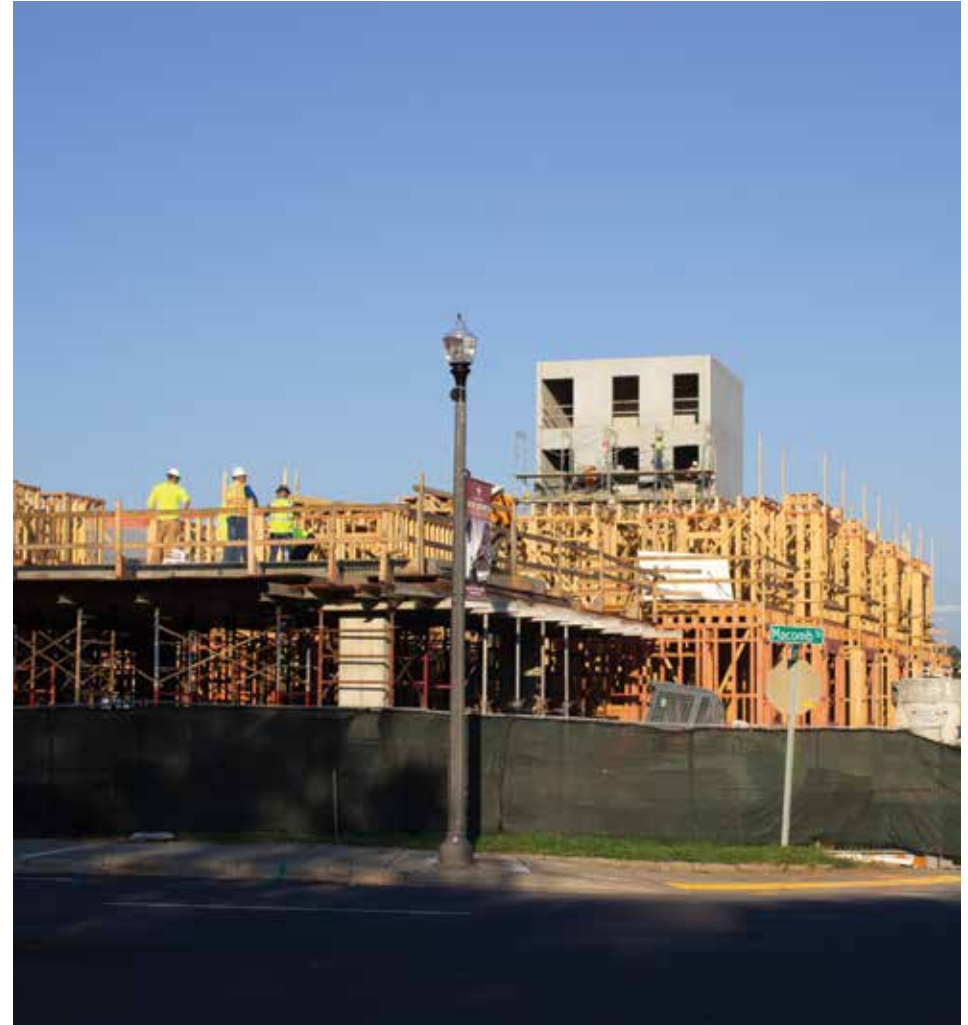
STRATEGY LU&T 3.3: USE SITE DESIGN PRINCIPLES TO MITIGATE THE IMPACTS OF NEW HIGH DENSITY/INTENSITY DEVELOPMENTS ON EXISTING LOW-DENSITY RESIDENTIAL USES AND RESIDENTS' QUALITY OF LIFE.

Action LU&T 3.3.1: Continue to engage with the City of Tallahassee's Growth Management Department in the development of design principles and practices to mitigate the impacts of new high density/intensity development on adjacent low-density development.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Growth Management; Parks, Recreation and Neighborhood Affairs)

Action Item LU&T 3.3.2: Provide the City's Growth Management Department with recommendations to address lighting, trash collection, mass and height of buildings, and parking, among other issues that affect the quality of life for residents who live in mixed-use areas.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Growth Management; Parks, Recreation and Neighborhood Affairs)



Neighborhood Concern LU&T 4: The volume of traffic and the frequency of speeding on the roads and side streets in Frenchtown.



Frenchtown is served by two major arterial roadways, Macomb Street/Old Bainbridge Road, running north and south through the neighborhood and a major collector, Brevard Street, running east and west that carries a large volume of traffic through the neighborhood. **The volume of traffic these roadways carry is very noticeable during peak travel times. During peak travel times, it is very difficult for residents to navigate their neighborhood safely.** Due to the increased traffic volume on these streets, side streets from these roadways have become the popular “cut through” pathways, for motorists going south/north and east/west. Residents have noted observing more traffic on the streets that start with D, Georgia Street and Virginia Street. In addition, the residents are seeing more vehicles travelling at speeds higher than the posted speed limit passing by their residences. Another traffic-related issue that residents have raised is accessing Macomb Street from Georgia Street. Given the volume and speed of traffic on Macomb Street, it is difficult for residents (pedestrians and/or motorists) to access Macomb Street. Overall, the community would like to see safer interactions between pedestrians and vehicles.

Outcome: Frenchtown benefits from traffic/pedestrian infrastructure that promotes safe speeds and reduced congestion.



STRATEGY LU&T 4.1: IDENTIFY OPPORTUNITIES TO IMPROVE STREET SAFETY AND REDUCE CONGESTION.

Action Item LU&T 4.1.1: Request the City, Leon County and Capital Regional Transportation Planning Agency to undertake a comprehensive traffic study of the Frenchtown neighborhood, including but not limited to pedestrian mobility and safety, the need for and the suitability of sidewalks throughout the neighborhood, traffic controls/calming, bike infrastructure, and other alternative forms of transportation. This study should be conducted in collaboration with the Frenchtown Community Action Team and other interested stakeholders. It should begin by January 2022. Coordinate this work with the efforts outlined in Action Items ED&CR 3.1.2 and ED&CR 3.1.3.

[Cross reference Neighborhood Safety and Crime Prevention]

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Underground Utilities and Public Infrastructure; Parks, Recreation and Neighborhood Affairs), Tallahassee-Leon County Planning Department, Leon County, Capital Regional Transportation Planning Agency

The neighborhood would like this traffic study to place special focus on improvements on Old Bainbridge Road (especially Brevard/Old Bainbridge intersection), Macomb Street, Dewey Street, Carolina Street, Georgia Street, Brevard Street (from Duval St. to Maccomb St.) and the intersection on Brevard Street where Maccomb Street dead ends into Casañas Village.

Action Item LU&T 4.1.2: Install crosswalks on Maccomb Street.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Underground Utilities and Public Infrastructure; Parks, Recreation and Neighborhood Affairs), Tallahassee-Leon County Planning Department, Leon County, Capital Regional Transportation Planning Agency





STRATEGY LU&T 4.2: IDENTIFY OPPORTUNITIES TO IMPROVE PUBLIC TRANSPORTATION THROUGHOUT THE FRENCHTOWN NEIGHBORHOOD.

Action Item LU&T 4.2.1: Assess and implement ways to increase the frequency of buses and provide support for fare purchase to address barriers to transportation to essential services.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (StarMetro; Parks, Recreation and Neighborhood Affairs)

Action Item LU&T 4.2.2: Work with StarMetro to provide enhanced and improved transit amenities throughout the neighborhood, and to assess the feasibility of adding a covered bus stop on Macomb Street at the existing bus stop or some other suitable location along that street.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (StarMetro; Parks, Recreation and Neighborhood Affairs)



Neighborhood Concern LU&T 5: Localized flooding.

Frenchtown, like many communities that were built before modern stormwater regulations, experiences localized flooding. **Topographically, the Frenchtown Watershed is bowl shaped with runoff flowing down the sides of the bowl to the bottom, which is now the Carter-Howell-Strong Park pond. Using this analogy, flooding occurs along the sides of the bowl and becomes more severe lower in the bowl with flood waters accumulating at the bottom.** With the general absence of stormwater ponds in Frenchtown to store and slow the flow of water, runoff builds creating flooding along the path and at the bottom of the basin.

Accordingly, the City has constructed many drainage improvements and acquired flood prone properties in Frenchtown to alleviate flooding and reduce flood damages, including the construction of a stormwater retention pond at what is now Carter-Howell-Strong Park, and the adoption of the Frenchtown Watershed Master Plan in 2006. The adopted plan was a balance with trade-offs influenced by the community and the Commission, but what was clear moving forward was that dislocation of residents and businesses was not to occur. The reality, which was discussed at the time, is that within an urbanized area, large parcels of unimproved property, which is needed for stormwater storage to alleviate flooding do not exist and without storage of flood water, some level of flooding would continue.

Some instances of flooding are “public” where it is the City’s responsibility to address (as highlighted above) while others are “private” meaning that the flooding is due to an issue within private property. The City does have resources to help residents address private flooding issues including grants and loans. The neighborhood would like to continue to work with the City to address and mitigate instances of flooding and ensure residents are aware of all the resources available to them for this issue.






STRATEGY LU&T 5.1: IDENTIFY OPPORTUNITIES AND IMPROVEMENTS TO ALLEVIATE LOCALIZED FLOODING WITHIN THE NEIGHBORHOOD.

Action Item LU&T 5.1.1: Coordinate with the City's Stormwater Division (UUPI) to evaluate and address issues relating to flooding/stormwater in the Frenchtown Community.

Potential Partners: City of Tallahassee (Underground Utilities and Public Infrastructure; Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team

 **Action Item LU&T 5.1.2:** Collaborate with the City's Stormwater Division to increase awareness, access and use of the resources that are available locally to help property owners address stormwater/flooding issues on their properties.

Potential Partners: City of Tallahassee (Underground Utilities and Public Infrastructure; Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team







PLACEMAKING AND NEIGHBORHOOD IMAGE



PLACEMAKING AND NEIGHBORHOOD IMAGE



Goal:

Enhance the sense of place in the neighborhood by transforming the community and changing the perceptions so that Frenchtown is seen as a historic and vibrant community where all people can enjoy a high quality of life.

Outcome:

Frenchtown is a vibrant and thriving community where residents and visitors alike can enjoy amenities, activities and events that support and celebrate the neighborhood.

Placemaking is a process that promotes the distinctive characteristics and elements of a place and aims to expand on the positive experiences of those who live or visit there. The process considers historical attributes of people and area, important current features and assets, and the future desires of a community. Placemaking aims to capitalize on these things to further the identity and viability of a place.



Alignment with the City of Tallahassee 2024 Strategic Plan:

Objectives 2D, 7A and 7B

Alignment with the CRA Greater Frenchtown/Southside Redevelopment Plan:

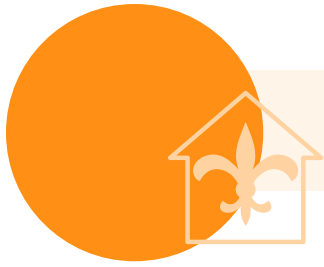
Priority Area 4 (Sub-Area 3)



Neighborhood Concern P&NI 1: Unfair negative perceptions about Frenchtown.

Frenchtown struggles with poor perceptions due to several social and economic factors that occurred years ago. During the 1960's and 70's Frenchtown experienced significant increases in crime and these perceptions have been hard for the community to overcome; however, **an interest in this neighborhood has been sparked to reinvigorate Frenchtown to once again be a vibrant, exciting place that all of Tallahassee will come and enjoy.**

Outcome: Frenchtown is known throughout the region as the vibrant and historic community that current residents know it to be.



STRATEGY P&NI 1.1: IMPLEMENT STRATEGIC AND CREATIVE PROJECTS THAT PROMOTE THE IDENTITY OF FRENCHTOWN, CELEBRATE ITS ASSETS AND SOLIDIFY ITS SENSE OF PLACE.

Action Item P&NI 1.1.1: Develop a guided/walking tour that highlights Frenchtown's community assets.

Potential Partners: Frenchtown Community Action Team, local businesses, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, ASH Gallery, Frenchtown Revitalization Council, City of Tallahassee (CRA; John G. Riley Center and Museum), Florida Folklife Program (FL Dept. of State), COCA



Action Item P&NI 1.1.2: Work with the John G. Riley Center and Museum to promote and expand the "Soul Voices" Frenchtown Heritage Trail.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; John G. Riley Center and Museum), local businesses, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, ASH Gallery, Frenchtown Revitalization Council, Florida Folklife Program (FL Dept. of State)

Action Item P&NI 1.1.3: Identify historic places and structures within the neighborhood with door markers.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; John G. Riley Center and Museum), local businesses, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, ASH Gallery, Frenchtown Revitalization Council, Tallahassee Trust for Historic Preservation

Action Item P&NI 1.1.4: Use the funding set aside for a project in the plaza space at The Standard to design, create, and install public art highlighting Frenchtown history.

Potential Partners: Frenchtown Community Action Team, Tallahassee-Leon County Planning Department, City of Tallahassee (CRA; John G. Riley Center and Museum; Parks, Recreation and Neighborhood Affairs), local businesses, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, ASH Gallery, Frenchtown Revitalization Council, COCA

Action Item P&NI 1.1.5: Organize and host pop-up community art shows within the neighborhood.

Potential Partners: Frenchtown Community Action Team, COCA, City of Tallahassee (CRA; Parks, Recreation and Neighborhood Affairs), local businesses, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, ASH Gallery, Frenchtown Revitalization Council, Riley House Museum, Tallahassee Urban League

Action Item P&NI 1.1.6: Write and publish positive opinion pieces about Frenchtown in local and regional newspapers and magazines.

Potential Partners: Frenchtown Community Action Team, local businesses, Carolina Oaks Homeowners Association, FT Neighborhood Improvement Association, ASH Gallery, Frenchtown Revitalization Council, Tallahassee Urban League, Nonprofits

STRATEGY P&NI 1.1: (cont.)

Action Item P&NI 1.1.7: Add signature sign toppers to neighborhood street signs.

Potential Partners: Frenchtown Community Action Team, Tallahassee-Leon County Planning Department, City of Tallahassee (Underground Utilities and Public Infrastructure; Parks, Recreation and Neighborhood Affairs)

Action Item P&NI 1.1.8: Install public art that portrays the character or history of the community.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (John G. Riley Center and Museum; Parks, Recreation and Neighborhood Affairs; Underground Utilities and Public Infrastructure), Tallahassee-Leon County Planning Department, COCA, local businesses, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, ASH Gallery, Frenchtown Revitalization Council, other nonprofits

Action Item P&NI 1.1.9: Fund Frenchtown artists to create public art that captures the historical essence of neighborhood.

Potential Partners: Frenchtown Community Action Team, COCA, local businesses, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, ASH Gallery, Frenchtown Revitalization Council, local artists, LeMoyné Arts, City of Tallahassee (John G. Riley Center and Museum)

Action Item P&NI 1.1.10: Offer a youth art education program for mural creation that includes graffiti as an artform.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (John G. Riley Center and Museum; Parks, Recreation and Neighborhood Affairs) COCA, local businesses, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, ASH Gallery, Frenchtown Revitalization Council, Riley House Museum, other nonprofits

Action Item P&NI 1.1.11: Host a “Buy A Brick” fundraising campaign to memorialize and celebrate residents and well-known people from Frenchtown. The campaign should offer patrons the opportunity to purchase personalized bricks which will be installed at Fred Lee Plaza on Georgia and Maccomb Streets.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), other nonprofits





STRATEGY P&NI 1.2: CREATE OPPORTUNITIES TO POSITIVELY PROMOTE THE NEIGHBORHOOD.

Action Item P&NI 1.2.1: Adopt and use the fleur-de-lis icon as the official logo for Frenchtown. Use the logo in all Frenchtown related events, flyers, etc.

Potential Partners: Frenchtown Community Action Team, local businesses

Action Item P&NI 1.2.2: Host gatherings for neighbors to tell and document stories about Frenchtown.

Potential Partners: Frenchtown Community Action Team, local businesses, COCA, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, ASH Gallery, Frenchtown Revitalization Council, City of Tallahassee (John G. Riley Center and Museum; Parks, Recreation and Neighborhood Affairs)

Action Item P&NI 1.2.3: Create scripts and/or articles from these stories to be used to promote Frenchtown's history.

Potential Partners: Frenchtown Community Action Team, local businesses, COCA, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, ASH Gallery, Frenchtown Revitalization Council, City of Tallahassee (John G. Riley Center and Museum; Parks, Recreation and Neighborhood Affairs)

Action Item P&NI 1.2.4: Host events where people from outside the Frenchtown Community are invited to learn about Frenchtown history. (Ex: festivals, plays, open mic, front porch conversations, storytelling, etc.)

Potential Partners: Frenchtown Community Action Team, local businesses, COCA, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, ASH Gallery, Frenchtown Revitalization Council, City of Tallahassee (John G. Riley Center and Museum; Parks, Recreation and Neighborhood Affairs)





STRATEGY P&NI 1.3: ENHANCE FRENCHTOWN GATEWAYS.

Action Item P&NI 1.3.1: Form a working group to work with the Tallahassee-Leon County Planning Department and the CRA to develop a gateway design concept for Macomb Street between Tennessee Street and Brevard Street.

[Reference Economic Development and Community Reinvestment]

Potential Partners: Tallahassee-Leon County Planning Department, City of Tallahassee (CRA; Underground Utilities and Public Infrastructure; Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team, local businesses, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, Frenchtown Revitalization Council

Action Item P&NI 1.3.2: Identify new and enhance existing locations in the community to install entry way signs.

Potential Partners: Frenchtown Community Action Team, Tallahassee-Leon County Planning Department, City of Tallahassee (CRA; Underground Utilities and Public Infrastructure; Parks, Recreation and Neighborhood Affairs), local businesses, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, Frenchtown Revitalization Council



STRATEGY P&NI 1.4: IMPLEMENT STRATEGIES TO ABATE LITTER AND ILLEGAL DUMPING THROUGHOUT THE COMMUNITY.

Action Item P&NI 1.4.1: Coordinate monthly neighborhood cleanup activities, including Neighborhood Sweeps that address the whole neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Community Beautification and Waste Management; Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), local businesses, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, Frenchtown Revitalization Council, Tallahassee Urban League, FSU, FAMU, Volunteer Leon, Keep Tallahassee Beautiful, Nonprofits



Action Item P&NI 1.4.2: Coordinate with Keep Tallahassee Beautiful to ensure that all Frenchtown streets are adopted.

Potential Partners: Frenchtown Community Action Team, Keep Tallahassee Beautiful, local businesses, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, Frenchtown Revitalization Council, Tallahassee Urban League, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Nonprofits



Action Item P&NI 1.4.3: Educate the community on how to use Digitally App to report litter and dumping.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), Carolina Oaks Homeowners Association; Frenchtown Neighborhood Improvement Association, Frenchtown Revitalization Council, Tallahassee Urban League, other nonprofits



Neighborhood Concern P&NI 2: Conserve/preserve the historic resources of Frenchtown.

In Frenchtown, there are many old buildings and houses. Some of these buildings/homes have rehabilitation potential while others have declined to the point it is no longer feasible to repair them. **It is important to Frenchtown residents that historic structures are identified and preserved.** Historic preservation while important to the neighborhood's identity, comes with some draw backs. The designation can create renovation and maintenance issues for homeowners that are already struggling to upkeep their residence. In some cases, renovations such as window replacement, roof repairs, door replacement, etc., may need to be approved by the Historic Preservation Review Board. If it is determined that the replacement must be accurate to the existing style this can increase the cost significantly, especially if custom replacements are needed. These are options that must be weighed before determining if a structure should be designated as "historic".

Outcome: Important historic structures are preserved without hindering neighborhood advancement.



STRATEGY P&NI 2.1: PROTECT AND REVITALIZE LOCALLY SIGNIFICANT AND HISTORIC RESOURCES.

Action Item P&NI 2.1.1: Convene a working group of residents and stakeholders to thoroughly investigate the establishment of a historic district and/or a conservation district, identify and preserve locally significant land/buildings within Frenchtown, and collect community input.

The working group would:

- Research and evaluate different tools available to protect the history and character of the neighborhood, including significant land/buildings.
- Collect and analyze community input.
- Develop a list of locally significant properties and work with the neighborhood and city/county partners to develop ideas for the properties on the list.
- Determine which properties are viable for strategic acquisition to accomplish the goals of the working group.

Potential Partners: Frenchtown Community Action Team, Tallahassee-Leon County Planning Department; City of Tallahassee (CRA; Parks, Recreation and Neighborhood Affairs), Tallahassee Trust for Historic Preservation, local businesses, Frenchtown Neighborhood Improvement Association, Frenchtown Revitalization Council, Tallahassee Urban League, Nonprofits

Action Item P&NI 2.1.2: Establish a committee to guide the renovation, preservation and use of the building at 507 W. Brevard. The Frenchtown Community Action Team (CAT) must be included in the discussions and all endeavors related to the future of the site.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Parks, Recreation and Neighborhood Affairs), Tallahassee-Leon County Planning Department, Tallahassee Trust for Historic Preservation, local businesses, Frenchtown Neighborhood Improvement Association; Frenchtown Revitalization Council, Tallahassee Urban League, other nonprofits

Action Item P&NI 2.1.3: Develop and implement grants and low interest loan programs to provide funding to repair and upkeep locally significant buildings and homes within the Frenchtown community.

Potential Partners: City of Tallahassee (CRA; Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team, Tallahassee Trust for Historic Preservation, local businesses, Frenchtown Neighborhood Improvement Association, Frenchtown Revitalization Council, Tallahassee Urban League, other nonprofits

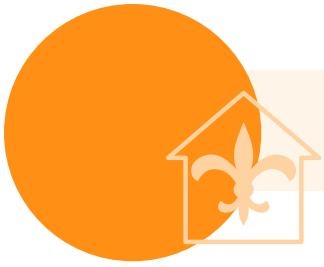


Neighborhood Concern P&NI 3: Underutilization of public spaces, open spaces, and residential and commercial lots within the Frenchtown community.



Public space is very important to the citizens of the Frenchtown community. Within the neighborhood boundaries, there are 92.67 acres of public land. The community benefits from public amenities such as Carter-Howell-Strong Park, Lincoln Neighborhood Center, Leverne Payne Community Center, Lawrence-Gregory Community Center, and Fred Lee Plaza. However, much of the public space is underutilized and lacks activities that activate and invite people to the space. In the community, you will find an old school building that is vacant and fenced, fenced off storm water facilities, and parks with limited amenities. Moving forward the community wants to ensure that public spaces, underutilized lots, storm water facilities, etc. are designed and improved in a way that creates community amenities and promotes communal gathering and recreation.

Outcome: *Parks and other public spaces are programmed with activities and are inviting and central to community life in Frenchtown.*



STRATEGY P&NI 3.1: ENHANCE AMENITIES AND HOST PROGRAMMING AND EVENTS AT CARTER-HOWELL-STRONG PARK.

Action Item P&NI 3.1.1: Form a committee to gather community input regarding enhancements and programming at Carter-Howell-Strong Park. The committee would be responsible for developing programming at the park and working with the City of Tallahassee Parks Recreation & Neighborhood Affairs Division to implement enhancements at the park.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Underground Utilities and Public Infrastructure)

Some ideas and issues related to Carter-Howell-Strong Park for the committee to address include water quality of the pond, trash pick-up and installation of additional trees and edible landscaping.





STRATEGY P&NI 3.2: ENHANCE OTHER PUBLIC SPACES AND VACANT LOTS WITHIN FRENCHTOWN FOR COMMUNITY BENEFIT.

Action Item P&NI 3.2.1: Identify vacant lots in the neighborhood and the existing ownership. Work with residents to develop ideas for improving vacant lots.

Potential Partners: City of Tallahassee (CRA; Parks, Recreation and Neighborhood Affairs), Tallahassee-Leon County Planning Department; Frenchtown Community Action Team

Action Item P&NI 3.2.2: Install senior amenities at neighborhood parks.

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team

Action Item P&NI 3.2.3: Add seating throughout the neighborhood. (Ex. Fred Lee Plaza)

Potential Partners: Tallahassee-Leon County Planning Department, City of Tallahassee (CRA; Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team, local businesses

Action Item P&NI 3.2.4: Assess vacant lots for additional garden space; assess needs of existing gardens.

Potential Partners: City of Tallahassee (CRA; Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team, Tallahassee Food Network

Action Item P&NI 3.2.5: Work with existing and future HOA/communities within the neighborhood to determine needed enhancement to community spaces.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Parks, Recreation and Neighborhood Affairs), Tallahassee-Leon County Planning Department, Frenchtown Neighborhood Improvement Association, Carolina Oaks Homeowners Association; Goodbread residents, Frenchtown Revitalization Council, Nonprofits

Action Item P&NI 3.2.6: Conduct a tree survey; protect and care for the neighborhood's trees.

Potential Partners: Tallahassee-Leon County Planning Department, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Frenchtown Community Action Team, local businesses

Action Item P&NI 3.2.7: Advocate that the City acquire Lee Park and the old SAIL High School building from Leon County School Board. Work with the City to determine the use that is most in line with neighborhood goals.

[Cross reference with Economic Development and Community Reinvestment]

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA, Parks, Recreation and Neighborhood Affairs, Real Estate), Leon County School District

Action Item P&NI 3.2.8: Establish a resident committee to revitalize the park on the hill north of the cemetery (old tennis court).

Potential Partners: Frenchtown Community Action Team, Tallahassee-Leon County Planning Department, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

Action Item P&NI 3.2.9: Fund improvements at the private playground in the Goodbread neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Parks, Recreation and Neighborhood Affairs), Goodbread residents



NEIGHBORHOOD SAFETY AND CRIME PREVENTION



NEIGHBORHOOD SAFETY AND CRIME PREVENTION



Goal:

Create a safe, socially productive and viable environment for residents through the revitalization of the Frenchtown community.

Outcome:

Residents are actively engaged in crime prevention efforts to foster a greater sense of safety.



Alignment with the City of Tallahassee 2024 Strategic Plan:

Objectives 4D, 5A, 5B, 5E and 7B

Alignment with the CRA Greater Frenchtown/Southside Redevelopment Plan:

Priority Area 3 (Sub-Area 3)

Neighborhood Concern NS&CP 1: Unsafe spaces that contribute to criminal activity.

Community pride and proper stewardship of neighborhood assets are essential to creating a better quality of life for residents and enhanced community engagement. Between 2014 and 2015, Frenchtown experienced a decrease in property crimes and other offenses. Since 2015, the number of reported occurrences has remained stable, but larceny/theft, burglary and trespass have been the top three property crimes in Frenchtown for the last five years. Crime Prevention Through Environmental Design (CPTED) is a multidisciplinary approach to addressing the reduction of crime through urban and environmental design, and the built environment. Based on feedback received from residents at community meetings, Tallahassee Police Department recently installed four surveillance cameras in the neighborhood. This is an example of a CPTED method of target-hardening – which means to strengthen the security of a building or an area in order to help prevent crime. Many of the residences in Frenchtown are surrounded by overgrown shrubbery, and several overgrown lots are located throughout the neighborhood. Additionally, many older homes are not target-hardened. Through CPTED’s practices and principles, residents can manage their properties and their surroundings in manner that deters crimes and protect themselves from criminal activities.

Outcome: Frenchtown residents are using Crime Prevention Through Environmental Design (CPTED) techniques, practices and methods to better protect (target harden) their homes, property and businesses from crime.





STRATEGY NS&CP 1.1: CONSTRUCT PHYSICAL IMPROVEMENTS IN A MANNER THAT HELPS TO PREVENT AND/OR REDUCE CRIMINAL ACTIVITIES.

Action Item NS&CP 1.1.1: Provide free or low-cost maintenance of trees and landscaping for residents who could otherwise not afford it to encourage target hardening of homes.

Potential Partners: Frenchtown Community Action Team, A New Directions Program, Inc., local lawn maintenance businesses, City of Tallahassee (Housing and Community Resilience)

Action Item NS&CP 1.1.2: Identify creative uses for vacant structures and lots within the neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs; Real Estate)

[Cross reference with Placemaking and Neighborhood Image]

Action Item NS&CP 1.1.3: Conduct or update the street lighting survey for the neighborhood and enhance/install, where warranted, additional street lighting fixtures. Prioritize Goodbread.

Potential Partners: City of Tallahassee (Electric Utility; Parks, Recreation and Neighborhood Affairs)

Action Item NS&CP 1.1.4: Maintain existing open/recreational spaces and vacant lots throughout the neighborhood in a CPTED compliant manner.

Potential Partners: City of Tallahassee (TPD; Housing and Community Resilience), Green Faith Alliance, LCSO, Frenchtown Community Action Team
[Cross Reference with Placemaking and Neighborhood Image, Economic Development and Community Reinvestment]

Action Item NS&CP 1.1.5: Promote maintenance of trees and landscaping to prevent crime through educational literature, social media, and partnerships with TPD.

Potential Partners: City of Tallahassee (TPD, Housing and Community Resilience), LCSO

[Cross Reference with Health and Resident Empowerment]



Neighborhood Concern 2: Negative perception of police presence and engagement.

Strong relationships of mutual trust between law enforcement and the communities they serve are crucial to maintain public safety and effective policing.

Police officials depend on the cooperation of the community to provide information about crime in their neighborhoods and to work with the police to come up with solutions. Similarly, community members' willingness to trust the police depends on whether they believe that police actions reflect community values and are within the limitations of procedural justice and legitimacy. Data provided by TPD reflect that proactive community policing totaled 1,788 police interactions in Frenchtown over the last five years. Residents would like to see law enforcement continue to strengthen its proactive and positive presence in the neighborhood. Currently, there is not an active/established neighborhood crime watch in Frenchtown. Through an active crime watch program, partnerships are established with local law enforcement, residents are educated about crime trends occurring in the neighborhood, and there is a collective effort to help reduce crime in their neighborhood. Resident education on crime prevention methods and crime-related data is critical to understanding the impact of crime on quality of life. Crime and the perception of crime have a significant impact on the livability of a neighborhood. Currently, the Tallahassee Online Police Statistics (TOPS) system is available for public use. Additionally, there are several public safety programs offered by local law enforcement agencies to educate citizens on neighborhood safety and crime prevention.

Outcome: Police and residents have opportunities to develop positive relationships and a sense of partnership, as well as establish programs that promote safety and a better understanding of crime-related data are available to residents.





STRATEGY NS&CP 2.1: EDUCATE RESIDENTS ABOUT NEIGHBORHOOD SAFETY AND CRIME PREVENTION.

Action Item NS&CP 2.1.1: Update residents about crimes occurring in Frenchtown at regular neighborhood meetings.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs), Public Safety Collective

Action Item NS&CP 2.1.2: Partner with businesses and non-profit organizations to host public safety workshops in the neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs), Public Safety Collective, area schools, area churches, businesses

Action Item NS&CP 2.1.3: Identify and encourage various residents to participate in the TPD Ride-A-Long program, TPD Citizen's Academy, TFD Citizen's Academy, and the Titans Program offered by A New Directions Program Inc.

Potential Partners: City of Tallahassee (TPD, TFD), Leon County Sheriff's Office, community service agencies, A New Directions Program Inc., Frenchtown Community Action Team

Action Item NS&CP 2.1.4: Provide training to at-risk youth and parents about the criminal justice system, civic education, civil rights, etc.

Potential Partners: Legal Services of North Florida, A New Directions Program Inc., Florida Justice Program, Frenchtown Community Action Team, Frenchtown Revitalization Council






STRATEGY NS&CP 2.2: INCREASE OPPORTUNITIES FOR YOUTH TO POSITIVELY ENGAGE AND CONNECT WITH LAW ENFORCEMENT.

Action Item NS&CP 2.2.1: Develop and implement a Neighborhood Safety & Crime Prevention mentor and volunteer program to work with middle and high school students with interest in a law enforcement career. Collaborate with area schools to see if children participating in the program could receive school credit.

Potential Partners: Leon County School Board, City of Tallahassee (TPD), LCSO, Public Safety Collective, Frenchtown Community Action Team

Action Item NS&CP 2.2.2: Distribute information and recruit participants  for TPD's youth programs (Explorers, RAD kids, Youth Citizen's Police Academy, McGruff the Crime Dog) at area schools, neighborhood meetings, and events. Involve parents and caregivers. Connect participants to other mentors.

Potential Partners: Leon County School Board, City of Tallahassee (TPD), Public Safety Collective, Frenchtown Community Action Team

Action Item NS&CP 2.2.3: Develop scholarships to support neighborhood youth to train for public safety careers.

Potential Partners: Leon County School Board, City of Tallahassee (TPD, TFD), LCSO, Public Safety Collective, Frenchtown Community Action Team

Action Item NS&CP 2.2.4: Establish sports leagues/events that partner youth with law enforcement personnel.

Potential Partners: Frenchtown Community Action Team, Public Safety Collective, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs), LCSO, Public Safety Collective, sporting goods retailers, after-school program providers, local churches





STRATEGY NS&CP 2.3: ESTABLISH PARTNERSHIPS WITH LOCAL LAW ENFORCEMENT AGENCIES.

Action Item NS&CP 2.3.1: Establish a Neighborhood Crime Watch, including the identification of a block captain for each block (especially “hot spot” areas) within the neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (TPD), Public Safety Collective, LCSO, Big Bend Crime Stoppers, Tallahassee Urban League

Action Item NS&CP 2.3.2: Send neighborhood representatives to the Public Safety Collective meetings to provide updates on Neighborhood Safety and Crime Prevention efforts.

Potential Partners: Frenchtown Community Action Team, Public Safety Collective

Action Item NS&CP 2.3.3: Host an implicit bias workshop and empathy building trainings with residents and assigned Community Oriented Policing and Problem Solving (COPPS) squad. Provide similar training to public defenders, prosecutors, and law enforcement partners.

Potential Partners: Public Safety Collective, City of Tallahassee (TPD), LCSO, Big Bend Crime Stoppers, Frenchtown Community Action Team

Action Item NS&CP 2.3.4: Meet with members of the Public Safety Collective to discuss procedures and methods for legal processing of at-risk youth and offenders.

Potential Partners: Frenchtown Community Action Team, Public Safety Collective, City of Tallahassee (TPD), LCSO

Action Item NS&CP 2.3.5: Develop and implement criminal justice programs that provide an alternate pathway for young people and adults facing criminal offenses, including preventative programs.

Potential Partners: Frenchtown Community Action Team, Public Safety Collective, City of Tallahassee (TPD), LCSO, Big Bend Crime Stoppers, A New Directions Program Inc., Children’s Home Society, Capital City Youth Services

Action Item NS&CP 2.3.6: Develop and implement a restorative justice program that includes training, elder circles and alternatives to prevent/curb incarceration and detention.

Potential Partners: Public Safety Collective, City of Tallahassee (TPD), LCSO, Big Bend Crime Stoppers, A New Directions Program Inc., NAACP, Big Bend Re-entry Coalition, Frenchtown Community Action Team







STRATEGY NS&CP 2.4: WORK WITH MEMBERS OF THE PUBLIC SAFETY COLLECTIVE TO PROMOTE AND ENHANCE COMMUNITY-POLICING EFFORTS.

Action Item NS&CP 2.4.1: Collaborate with TPD to identify additional locations for the installation of surveillance cameras in Frenchtown.


Potential Partners: Frenchtown Community Action Team, City of Tallahassee (TPD), Tallahassee Urban League

 **Action Item NS&CP 2.4.2:** Host activities that provide opportunity for law enforcement and residents to positively interact. (ex: Operation Safe Neighborhoods, Clippers with Cops, etc.)

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (TPD), LCSO

 **Action Item NS&CP 2.4.3:** Distribute information (brochures, fliers, emails, etc.) about TPD's Residential Surveys at various businesses, churches, non-profits, and community centers within the neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (TPD)

 **Action Item NS&CP 2.4.4:** Lobby TPD for increased neighborhood patrolling, including bicycle patrols.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (TPD), LCSO

Action Item NS&CP 2.4.5: Work with TPD to increase officer recruitment in and from the neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (TPD), LCSO, Tallahassee Urban League

Action Item NS&CP 2.4.6: Work with the City to create an Officer in Residence program for the Frenchtown neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (TPD)

Action Item NS&CP 2.4.7: Work with convenience store owners in Frenchtown to mitigate the criminal nuisance environment that these establishments can foster.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (TPD), local convenience store owners/operators



STRATEGY NS&CP 2.5: ENGAGE AND EDUCATE NEIGHBORHOOD RESIDENTS AND STAKEHOLDERS (CHURCHES, SCHOOLS, BUSINESS OWNERS, LANDLORDS) ON CRIME REPORTING, FIRE PREVENTION, AND PERSONAL SAFETY TECHNIQUES.

Action Item NS&CP 2.5.1: Install Neighborhood Watch signage at key locations in the neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (TPD), Tallahassee Urban League

Action Item NS&CP 2.5.2: Host a Public Safety Fair in the neighborhood.

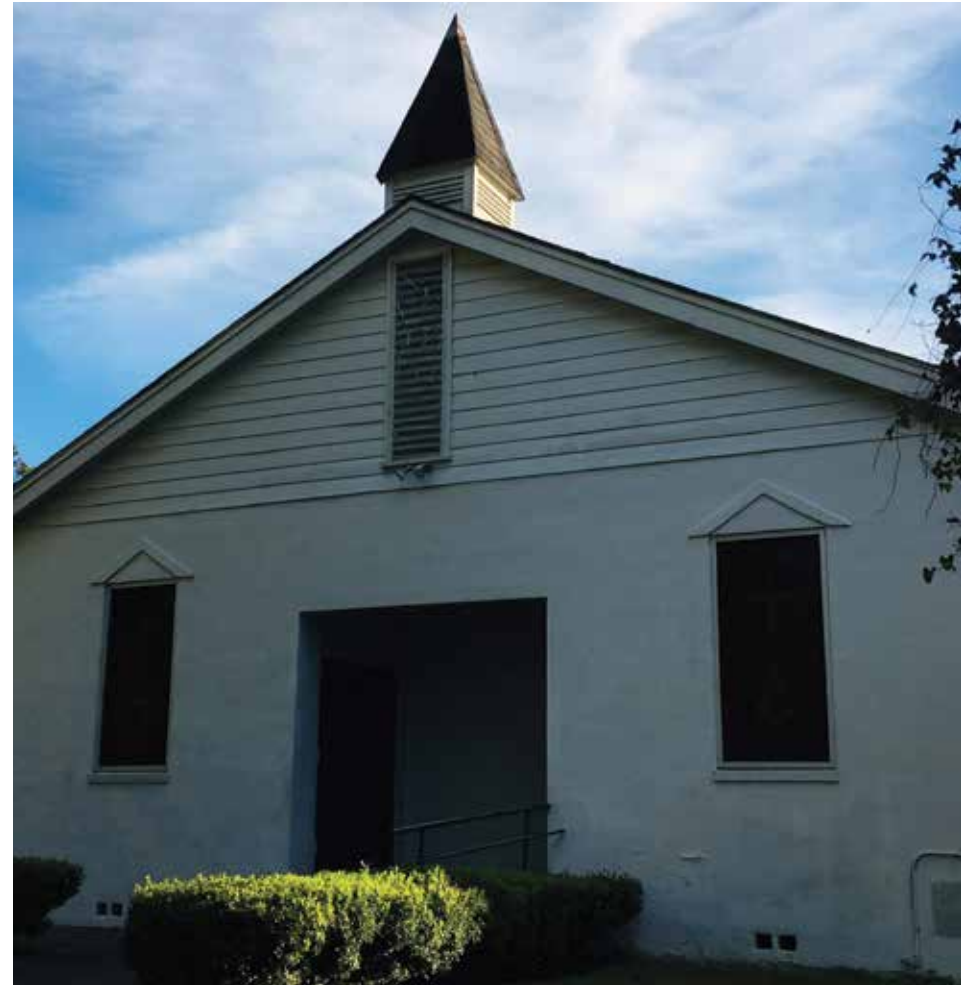
Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs; TPD; TFD; Housing and Community Resilience), LCSO, Big Bend Crime Stoppers, local businesses, Tallahassee Urban League, Frenchtown Neighborhood Improvement Association, non-profits

Action Item NS&CP 2.5.3: Host safety and security trainings for houses of worship and religious meetings.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (TPD; TFD), LCSO, Big Bend Crime Stoppers, local churches

Action Item NS&CP 2.5.4: Establish a Neighborhood Response Team to assist with resident education on natural and hazardous disasters.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee, (Parks, Recreation and Neighborhood Affairs), Leon County EMS





HEALTH AND RESIDENT EMPOWERMENT



HEALTH AND RESIDENT EMPOWERMENT



Goal:

Empower residents with the tools they need to live a healthier lifestyle and improve their access to resources that promote their financial, educational, employment, and emotional wellbeing.

Outcome:

Residents of Frenchtown have access to resources and are knowledgeable about ways that can **enhance their overall quality of life.**



Alignment with the City of Tallahassee 2024 Strategic Plan:
Objectives 2A, 2D and 6B

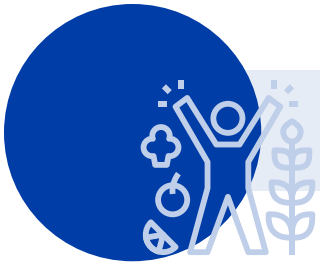
Alignment with the CRA Greater Frenchtown/Southside Redevelopment Plan:
Priority Areas 2 and 4 (Sub-Area 3)



Neighborhood Concern H&RE 1: Access to healthy food.

Access to fresh, healthy, affordable food is a major concern for many traditionally underserved neighborhoods in Tallahassee. On average, Frenchtown residents spend an estimated \$1,940 on food at home and \$1,316 on food away from home annually. With median household income for Frenchtown residents at \$16,860, approximately 20 percent of a household's income is spent on food, yet there are limited options for healthy, affordable food within close proximity to the neighborhood. The closest large grocery store to Frenchtown is the Lake Ella Publix on Monroe Street, which is approximately one mile from Frenchtown. Many Frenchtown residents are transportation-challenged and walk to obtain various necessities and services. One emerging asset for food access is the 4th Avenue Market, located on Fourth Avenue between Central Street and N. Macomb Street, which has recently begun to offer more fresh food. Other food retail options in the neighborhood are the Dollar General and Family Dollar stores, neither of which sells items like meat and produce. A weekly farmers market operated by the Frenchtown Heritage Hub and the iGrow Farm on Dent Street provide limited/periodic access to fresh produce. Project Annie, Inc. and the Watson Temple Food Pantry also help to address food insecurity issues.

Outcome: Frenchtown residents have easy access to fresh, healthy, affordable food.



STRATEGY H&RE 1.1: PROMOTE AND ENHANCE PROGRAMS AND RESOURCES THAT FACILITATE RESIDENTS GAINING EASY ACCESS TO FRESH, HEALTHY, AFFORDABLE FOOD.

Action Item H&RE 1.1.1: Use existing or new community gardens to offer gardening education and nutrition programs.

Potential Partners: Tallahassee Food Network, Florida Department of Agriculture, FAMU Extension, UF/IFAS Extension Office, Frenchtown Community Action Team, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), Tallahassee Green Faith Alliance

Action Item H&RE 1.1.2: Enhance and develop the space at the iGrow Farm on Dent Street in order to build capacity to sell produce and offer more programming.

Potential Partners: Tallahassee Food Network, Florida Department of Agriculture, FAMU Extension, UF/IFAS Extension Office, Frenchtown Community Action Team, City of Tallahassee (CRA; Housing and Community Resilience), Tallahassee Green Faith Alliance

Action Item H&RE 1.1.3: Expand Frenchtown Farmers Market to provide greater access to fresh, local, seasonal, and organic produce; and connect local farmers and cottage food vendors to a low-barrier sales platform.

Potential Partners: Frenchtown Neighborhood Improvement Association

Action Item H&RE 1.1.4: Develop and offer incentives to attract fresh food markets and businesses to locate in Frenchtown.

Potential Partners: Tallahassee-Leon County Office of Economic Vitality, City of Tallahassee (CRA), Frenchtown Neighborhood Improvement Association, Frenchtown Community Action Team
[Cross Reference with Economic Development and Community Reinvestment]



Action Item H&RE 1.1.5: Collaborate with the Tallahassee Food Network and Frenchtown Heritage Hub to promote the City's community gardening program to Frenchtown residents.

Potential Partners: Tallahassee Food Network, Frenchtown Neighborhood Improvement Association, Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

Action Item H&RE 1.1.6: Work with community members to establish and support food pantries, feeding programs, and pop-up food distributions, including mobile produce trucks.

Potential Partners: Tallahassee Food Network (Hucksters Mobile Market), Second Harvest of the Big Bend, Tallahassee Urban League, Frenchtown Neighborhood Improvement Association, Project Annie, Inc., Frenchtown Community Action Team

Action Item H&RE 1.1.7: Develop and implement a culinary training program at the Frenchtown Heritage Hub.

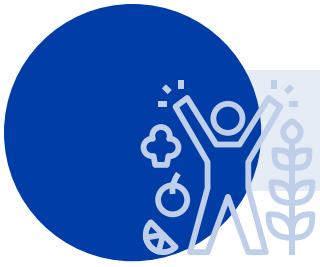
Potential Partners: Frenchtown Neighborhood Improvement Association, Lively Technical College, Keiser University, Kitchenable, Publix Aprons, Frenchtown Community Action Team, A New Direction Program Inc.

Neighborhood Concern H&RE 2: Environmental issues affecting Frenchtown.

Environmental health is a branch of public health that focuses on the effects of the natural and built environment on human health. **Just as conditions in our homes have implications for our health, the neighborhoods where we live can have major effects on our health and opportunities to be healthy.** Depending on where we live, our health may be adversely affected by adverse neighborhood characteristics. These can include poor air and water quality, litter, illegal dumping, hazardous substances (i.e. asbestos and lead-based paint in older homes), flooding, potential contamination from commercial uses, substandard housing, and lack of access to nutritious foods and safe places to exercise or play. Some residents of Frenchtown have expressed concern with a number of their neighbors who have suffered from strokes recently; many of whom had a perfect bill of health. They are wondering whether there is something in their surroundings that may have contributed to their illnesses.

Outcome: *Frenchtown is a neighborhood with clean air and water and safe infrastructure.*





STRATEGY H&RE 2.1: CONDUCT AN ENVIRONMENTAL HEALTH ASSESSMENT.

Action Item H&RE 2.1.1: In collaboration with local public health entities, use the Protocol for Assessing Community Excellence in Environmental Health (PACE EH) to conduct an environmental health assessment of the Frenchtown neighborhood.

Potential Partners: Frenchtown Community Action Team, Tallahassee Food Network, Rethink Energy, Leon County Health Department, Green Faith Alliance, City of Tallahassee (Housing and Community Resilience), Neighborhood Medical Center, Bond Community Health Center

Action Item H&RE 2.1.2: Share findings of the assessment with residents, the County and City, and develop a plan of action to address findings.

Potential Partners: Frenchtown Community Action Team, Tallahassee Food Network, Leon County Health Department, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)





Neighborhood Concern H&RE 3: Access to healthcare and wellness activities.

The percentage of residents in Frenchtown with no health insurance is as follows: 1.2% in ages 19 and under, 8.7% in ages 19-34, 14.9% in ages 35-64 .1% in age 65 and up. The percentage of adult residents exercising two or more times a week at home is 25.3%, with 11.7% exercising two or more times a week at an exercise club.

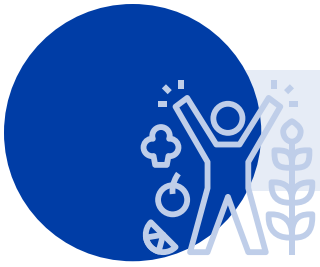
Several facilities that offer healthcare and wellness services are located in or nearby the Frenchtown neighborhood. A Life Recovery Center Inc., located on Georgia Street in the neighborhood, provides substance abuse treatment services in residential and outpatient settings. These services include but are not limited to behavioral therapy, substance abuse counseling, individual and group counseling and relapse prevention. The Neighborhood Medical Center at the Lincoln Neighborhood Center and the Leon County Health Department provide residents with access to some health care services within the neighborhood. The Lincoln Neighborhood Center, Lawrence-Gregory Community Center, Robinson Trueblood Pool and the Leverne Payne Community Center are all neighborhood facilities run by the City of Tallahassee that offer a variety of exercise and wellness programming.

Transportation is a challenge for some residents, making regular trips to health care providers difficult. Providing easy access to healthcare services and wellness activities to residents in the community would be a valuable resource. Healthcare costs (real and perceived) and trust may be other factors preventing residents from accessing preventative care and the neighborhood would like to work with providers to address these barriers.

Population Age	% without Health Insurance
Under 19	1.2%
19-34	8.7%
35-64	14.9%
65+	0.1%

Source: American Community Survey (ACS) 5-year Data


Outcome: Frenchtown residents can easily access healthcare services and other wellness activities.



STRATEGY H&RE 3.1: CONNECT RESIDENTS TO EXISTING HEALTH AND WELLNESS SERVICES, INCLUDING, WHERE POSSIBLE, OFFERING THOSE SERVICES IN THE COMMUNITY.

Action Item H&RE 3.1.1: Develop and implement a neighborhood ambassador program to provide trained neighborhood residents to serve as liaisons between residents and healthcare providers to help residents receive/access the healthcare benefits that are available to them.


Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), 2-1-1 Big Bend, Tallahassee Housing Authority, Kids Incorporated, Chambers of Commerce, Early Learning Coalition, TMH, Care Pointe, other health providers

 **Action Item H&RE 3.1.2:** Develop a database of the healthcare and wellness services providers that are in the neighborhood and surrounding areas and share the database with Frenchtown residents.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), 2-1-1 Big Bend

Action Item H&RE 3.1.3: Work with existing healthcare and wellness services providers to expand current services and wellness activities within the neighborhood.


Potential Partners: Frenchtown Community Action Team, Care Point Health & Wellness, Tallahassee Memorial Hospital, Neighborhood Medical Center

 **Action Item H&RE 3.1.4:** Partner with Neighborhood Medical Center at the Lincoln Center to promote and connect residents to the services that it offers.

Potential Partners: Frenchtown Community Action Team, Neighborhood Medical Center

Action Item H&RE 3.1.5: Partner with local healthcare providers to promote the use of telehealth by Frenchtown residents.

Potential Partners: Frenchtown Community Action Team, Care Pointe, Tallahassee Memorial Hospital, Neighborhood Medical Center

 **Action Item H&RE 3.1.6:** Promote 2-1-1 Big Bend as a clearinghouse of available healthcare and wellness resources.

Potential Partners: 2-1-1 Big Bend, Frenchtown Community Action Team

Action Item H&RE 3.1.7: Create additional recreation/wellness facilities and resources and enhance existing facilities and resources.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Leon County Health Department, recreation/wellness providers

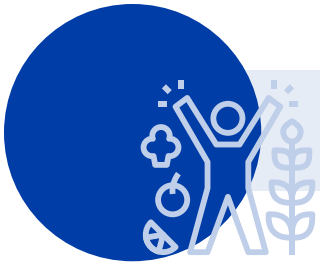


Neighborhood Concern H&RE 4: Social connections and opportunities for intergenerational interactions.

With over 5,000 residents living in the Frenchtown neighborhood, a sense of connectivity between neighbors is essential to the success of any program or plan being implemented. The effects of isolation and loneliness can have severe impacts on the health of seniors. One study found that **lonely seniors have a 59% higher risk of physical and mental health decline, and a 45% greater risk of death.** The Lincoln Neighborhood Center and Leverne-Payne Community Center offer a variety of programs and classes that assist in providing opportunity for residents to connect and engage with one another, but the neighborhood would like to create additional opportunities for intergenerational interaction.

Outcome: Residents have ample opportunities to connect and engage with each other.





STRATEGY H&RE 4.1: DEVELOP AND PROMOTE NEIGHBORHOOD ACTIVITIES AND PROGRAMS THAT OFFER OPPORTUNITIES FOR RESIDENTS TO CONNECT WITH ONE ANOTHER.

Action Item H&RE 4.1.1: Host workdays for neighborhood residents at the community gardens.

Potential Partners: Tallahassee Food Network, Frenchtown Community Action Team, Florida Department of Agriculture, FAMU Extension, UF/IFAS Extension Office

Action Item H&RE 4.1.2: Organize and host recurring and creative community gatherings and events (i.e., potlucks, movie nights, community cookouts, neighborhood cleanups, etc.).

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

Action Item H&RE 4.1.3: Host large community events in Frenchtown (i.e., block parties, Longest Table, Get-Downs centered around FAMU football games). Partner with local businesses to sponsor.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA, Parks, Recreation and Neighborhood Affairs), local businesses
[Cross Reference with Economic Development and Community Reinvestment]

Action Item H&RE 4.1.4: Lobby FAMU to bring its Homecoming parade back to Frenchtown to reconnect the university to the neighborhood.

Potential Partners: Frenchtown Community Action Team, Frenchtown businesses, FAMU
[Cross Reference with Economic Development and Community Reinvestment]

Action Item H&RE 4.1.5: Develop a database with contact information for neighborhood residents who will help to host and promote events within the neighborhood. Develop and maintain social media pages for the neighborhood.

Potential Partners: Frenchtown Community Action Team

Action Item H&RE 4.1.6: Develop and implement programs that connect youth with seniors (Adopt-a-Grand Friend). Establish a youth volunteer program that provides assistance to neighborhood seniors.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Leon County School Board, Lively Technical College

Action Item H&RE 4.1.7: Develop and implement a neighborhood skill share program.

Potential Partners: Frenchtown Community Action Team, Leon County School Board, Lively Technical College, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

Action Item H&RE 4.1.8: Continue to offer and support Art Walk Events.

Potential Partners: Carolina Oaks Homeowners Association COCA, Frenchtown Community Action Team, City of Tallahassee (CRA; Parks, Recreation and Neighborhood Affairs)
[Cross Reference with Placemaking and Neighborhood Image]

Action Item H&RE 4.1.9: Set up listening booths in the community to document stories. Develop a story-telling project to turn neighborhood stories into plays that are presented in the community.

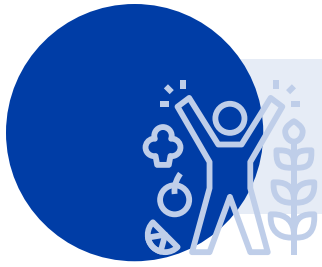
Potential Partners: Frenchtown Community Action Team, COCA, City of Tallahassee (CRA; Parks, Recreation and Neighborhood Affairs;), Tallahassee-Leon County Office of Economic Vitality, Tallahassee-Leon County Planning Department, FAMU, FSU, Black Archives
[Cross Reference with Placemaking and Neighborhood Image]

Neighborhood Concern H&RE 5: Access to educational, vocational and employment opportunities for adults and youth.

Frenchtown residents have expressed a desire to improve the educational, training and employment services that are available to youth and adults. Of the 5,000 Frenchtown residents, 17% have no high school diploma, 26% have only a high school diploma, 38% have some college and 18% have a bachelor's degree or higher. **The unemployment rate in Frenchtown is just under 24%, compared to 7% for Tallahassee.** Of those employed in the Frenchtown area, 52% are white-collar workers, 13% are blue-collar workers and 35% are in the service industry. **There are 138 businesses in Frenchtown, employing 1,411 employees** (ACS, 2018). Residents in the Frenchtown neighborhood seeking employment or wishing to continue their education have expressed a lack of resources to help with continuing education, job training and employment opportunities.

Outcome: Frenchtown residents are knowledgeable of available training and employment opportunities and have access to these services.





STRATEGY H&RE 5.1: PROMOTE AND ENHANCE PROGRAMS AND TRAININGS FOR YOUTH AND ADULTS TO GAIN ACCESS TO EDUCATIONAL, VOCATIONAL AND EMPLOYMENT OPPORTUNITIES.

Action Item H&RE 5.1.1: Promote and advertise existing vocational and job training programs and resources through marketing and events in Frenchtown that target disconnected youth.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (TEMPO), Frenchtown Neighborhood Improvement Association, Tallahassee Urban League, A New Directions Program, Inc., CareerSource

Action Item H&RE 5.1.2: Develop and implement a neighborhood-based reading and STEAM mentoring program for youth.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Leon County School Board, Leon County Public Library

Action Item H&RE 5.1.3: Use the Lincoln Center as a resource for computer and technology training. Explore the possibility of using the old SAIL School as site for programming and training classes.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Parks, Recreation and Neighborhood Affairs), Leon County School Board, training providers
[Cross Reference with Economic Development and Community Reinvestment]

Action Item H&RE 5.1.4: Identify and assess existing early childhood programming/resources in the neighborhood to determine need/gaps.

Potential Partners: Frenchtown Community Action Team, Early Learning Coalition of the Big Bend, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Leon County School Board

Action Item H&RE 5.1.5: Work with partners to increase early childhood programming/services available in the neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Leon County School Board, Early Learning Coalition of the Big Bend

Action Item H&RE 5.1.6: Organize and support a Frenchtown youth advisory group.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), youth leadership training providers

Action Item H&RE 5.1.7: Increase summer and afterschool programming and mentoring opportunities for youth in the neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Community Services; Parks, Recreation and Neighborhood Affairs)

Action Item H&RE 5.1.8: Create opportunities for youth to receive arts and music education in the neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), COCA, LeMoyne Arts

Action Item H&RE 5.1.9: Host neighborhood events that showcase the skills and talents of neighborhood youth.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), COCA, Carolina Oaks Homeowners Association

STRATEGY H&RE 5.1: (cont.)

STRATEGY H&RE 5.1: (cont.)

Action Item H&RE 5.1.10: Partner with area schools and universities to host events targeted to youth that highlight educational/vocational training and career opportunities.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Community Services; Parks, Recreation and Neighborhood Affairs), Leon County School Board, FSU, FAMU, TCC, Lively Technical College, Career Source

Action Item H&RE 5.1.11: Provide resume writing, interview preparation and job coaching assistance in the neighborhood on a regular basis.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Community Services; Parks, Recreation and Neighborhood Affairs), Career Source

Action Item H&RE 5.1.12: Host job fairs and employment support services at locations within Frenchtown; link residents to employment services outside of the neighborhood.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Community Services; Parks, Recreation and Neighborhood Affairs), Career Source

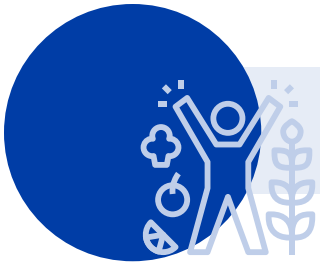


Neighborhood Concern H&RE 6: The challenges residents who have been incarcerated face.

There are millions of formerly incarcerated individuals in the United States. On an annual basis, nearly 1,000 former inmates are released into Leon, Gadsden, Jefferson and Wakulla counties. Unfortunately, within three years, an estimated 25% of these individuals will commit another crime and be rearrested and sentenced to a county jail or a state or federal prison. **Formerly incarcerated residents face a number of barriers to employment and housing, making reentry into the community even more challenging.** Residents of Frenchtown know that some of their neighbors are in this situation and would like to be proactive about providing referrals to supportive services.

Outcome: Formerly incarcerated Frenchtown residents are knowledgeable of how access supportive services that assist in connecting them to housing and employment.





STRATEGY H&RE 6.1: CONNECT FORMERLY INCARCERATED RESIDENTS WITH THE SERVICES AND RESOURCES NEEDED TO MAKE THEIR REENTRY SUCCESSFUL.

Action Item H&RE 6.1.1: Identify and connect formerly incarcerated residents to resources that assist people with housing and employment opportunities.

Potential Partners: Frenchtown Community Action Team, Tallahassee Urban League, Big Bend Re-Entry Coalition, HELP Inc., City of Tallahassee (Community Services), A New Directions Inc.

Action Item H&RE 6.1.2: Establish partnerships with agencies to assist previously incarcerated people with employment opportunities.

Potential Partners: Frenchtown Community Action Team, Career Source, Big Bend Re-Entry Coalition, HELP, City of Tallahassee (Community Services)

Action Item H&RE 6.1.3: Advocate for an Office on Returning Citizens in the Mayor's Office.

Potential Partners: Frenchtown Community Action Team, Big Bend AFTER Re-Entry Coalition, Legal Services of North Florida



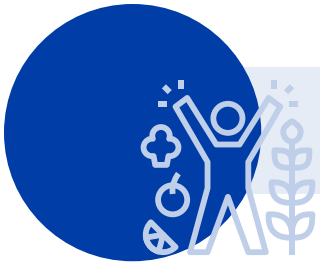


Neighborhood Concern H&RE 7: Availability of supportive services to prevent homelessness.

Many factors can lead to housing instability for individuals and families, many of which this plan is attempting to address. **Health, mental health, financial and personal safety issues can all lead to housing insecurity.** Though it is the goal that many of the social supports put in place through this plan will decrease housing instability, the neighborhood also wants to be intentional about connecting residents to services that can prevent homelessness.

A number of resources exist for residents who are experiencing housing instability and the neighborhood would like ensure people know where to get help. Frenchtown was the location of The Shelter, a homeless-serving organization before it closed in 2017 and merged into what is now The Kearney Center. The Kearney provides 24-hour comprehensive emergency services to individuals experiencing or on-the-verge of experiencing homelessness. Grace Mission, located in the neighborhood at the corner of Brevard and Bronough streets, provides comprehensive services to individuals experiencing homelessness. Some of the services provided by Grace Mission include: providing meals, showers, supplies for school-age children, quarterly medical clinics, flu shots, providing medications and clothing, referrals to counseling and assistance with obtaining photo IDs and birth certificates. Another resource is the Big Bend Continuum of Care which develops and implements strategies to help end homelessness and coordinates the community's policies, strategies, and activities toward ending homelessness.

Outcome: *Frenchtown residents have secure housing and access to resources to assist when challenges arise.*



STRATEGY H&RE 7.1: CONNECT UNSHELTERED RESIDENTS TO SERVICES AND RESOURCES THAT ASSIST WITH HOUSING ISSUES.

Action Item H&RE 7.1.1: Develop a resource referral list to provide to those in the community who are homeless or are in danger of becoming homeless.

Potential Partners: Frenchtown Community Action Team, Big Bend Continuum of Care, Big Bend Homeless Coalition, The Kearney Center, Tallahassee Housing Authority, City of Tallahassee (Housing and Community Resilience)

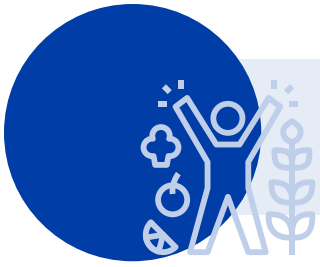


Neighborhood Concern H&RE 8: Empowerment of neighborhood residents and groups to advocate for the neighborhood more effectively.



Frenchtown has struggled with establishing a unified community organization to represent the neighborhood and to address its problems. In 1990, a group of concerned residents decided to establish the Frenchtown Neighborhood Improvement Association (FNIA) to address conditions in the community. Over the course of several years and a few leadership changes, the FNIA successfully led revitalization efforts in Frenchtown. In 1999, the Greater Frenchtown Revitalization Council worked to establish the neighborhood as a Front Porch Florida Community. Currently, there are multiple groups doing work in the Frenchtown Area. Although each of these groups are doing great things for the community, there seems to be little communication between groups as to what the other is doing. To maximize the benefits each of these groups bring to the community, it would be beneficial to have one organization that coordinates with all others on a regular basis. Residents have stated that there is a need for a strong and effective neighborhood organization to help them get organized and become advocates for their neighborhood. **A strong neighborhood organization can provide support to community members wanting to be active advocates in their neighborhood and will help to foster a stronger sense of community within the neighborhood.** Along with a governing neighborhood organization, creating and promoting programs and events that allow community members to be actively involved in their local government will allow residents to have a stronger voice in what is taking place in their community.

Outcome: Residents are organized and have easy access to the training and support they need to advocate for the neighborhood.



STRATEGY H&RE 8.1: ESTABLISH A BROAD-BASED NEIGHBORHOOD ORGANIZATION TO LEAD AND OVERSEE IMPLEMENTATION OF THE NEIGHBORHOOD PLAN AND SERVE AS THE NEIGHBORHOOD ASSOCIATION.

Action Item H&RE 8.1.1: Support the transition of the Frenchtown Community Action Team (CAT) into creating/leading a broad-based neighborhood organization.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

Action Item H&RE 8.1.2: Develop an organization structure and by-laws for the broad-based neighborhood organization referenced in Action Item H&RE 8.1.1.

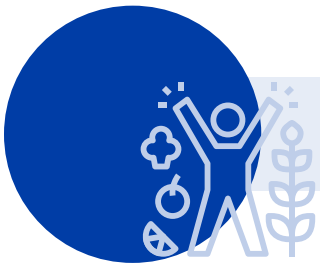
Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

Action Item H&RE 8.1.3: Create a community outreach team for neighborhood engagement, information sharing and volunteer recruitment. Develop annual goals for the team.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

Action Item H&RE 8.1.4: Develop a meeting schedule and communications plan for the neighborhood organization.

Potential Partners: Frenchtown Community Action Team



STRATEGY H&RE 8.2: PROVIDE DEVELOPMENTAL OPPORTUNITIES/TRAINING FOR RESIDENTS TO BECOME ADVOCATES FOR THEIR NEIGHBORHOOD.

Action Item H&RE 8.2.1: Offer training for residents to develop leadership skills and understand how to get involved in the civic life of their community.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Florida People's Advocacy Center

Action Item H&RE 8.2.2: Host voter registration events and candidate forums in the neighborhood.

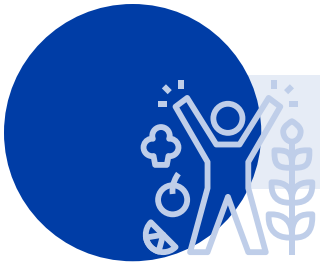
Potential Partners: Frenchtown Community Action Team, Leon County Supervisor of Elections, Tallahassee League of Women Voters, NAACP, Florida People's Advocacy Center

Action Item H&RE 8.2.3: Attend and represent the neighborhood at city and county commission and school board meetings.


Potential Partners: Frenchtown Community Action Team

Action Item H&RE 8.2.4: Establish a youth empowerment program that promotes leadership and civic engagement opportunities.


Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Community Services; Parks, Recreation and Neighborhood Affairs), Florida People's Advocacy Center, youth leadership providers



H&RE STRATEGY 8.3: CONNECT RESIDENTS WITH THEIR LOCAL ELECTED OFFICIALS.

 **Action Item H&RE 8.3.1:** Provide opportunities for elected officials to engage with residents at community events.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

 **Action Item H&RE 8.3.2:** Request that the City host its commission meetings in Frenchtown on a regular basis.

Potential Partners: Frenchtown Community Action Team, City of Tallahassee Commission, Leon County Commission





APPENDIX A

FRENCHTOWN
INVESTMENT
PLAN



HOUSING	
Repair and rehabilitation of existing homes (Action Item H 1.1.2)	\$900,000
Construction of new single-family homes, down payment assistance (Action Items H 2.1.3, H 2.2.1)	\$500,000
Officer in Residence Program (Action Item NS&CP 2.4.6)	\$60,000
NEIGHBORHOOD SAFETY AND CRIME PREVENTION	
Alternative pathway & restorative justice programming (Action Items NS&CP 2.3.5, NS&CP 2.3.6)	\$200,000
Program w/law enforcement to develop safe neighborhood spaces (CPTED) (Strategy NS&CP 1.1)	\$60,000
HEALTH AND RESIDENT EMPOWERMENT	
Creation of health/mental health services to address gaps in service (Action Item H&RE 3.1.3)	\$225,000
Creation of recreational, wellness, employment and/or training services to address gaps in service (Action Item H&RE 3.1.7, H&RE Strategy 5.1)	\$225,000
Community/resident engagement fund	\$300,000
LAND USE AND TRANSPORTATION	
Feasibility study that addresses neighborhood-wide traffic/pedestrian/bike mobility concerns, the functioning of the Macomb Street, West Brevard Street and Old Bainbridge Road intersection, land use scale and intensities along West Brevard Street, and infrastructure/placemaking improvements to support neighborhood scale commercial. (Action Item LU&T 4.1.1)	\$250,000
ECONOMIC DEVELOPMENT AND COMMUNITY REINVESTMENT	
Microenterprise program (grants, loans, business planning, etc.) (Action Item ED&CR 1.1.1)	\$500,000
Work with the CRA to acquire and rehab commercial sites for community benefit (Action Item ED&CR 3.1.4)	\$450,000
Establish an Opportunity Zone Fund (Action Item ED&CR 1.1.5)	\$50,000

PLACEMAKING AND NEIGHBORHOOD IMAGE	
Frenchtown Gateway projects (Action Items LU&T 4.1.2, P&NI 1.17, 1.3.1, 1.3.2)	\$191,838
Additional historical markers, continue heritage trail (Action Item P&NI 1.1.2)	\$210,000
Improvements to Carter Howell Strong Park (Action Item P&NI 3.1.1)	\$400,000
Development of 507. W. Brevard (old Ashmore's Bldg.) for community benefit (Action Item P&NI 1.1.2)	\$1,000,000
Historical piece at Plaza of Standard (Action Item P&NI 1.1.4)	\$50,000

SOURCES AND TOTALS	
Gateway Funds (previously allocated)	\$136,838
City Funds for 507 W. Brevard	\$1,000,000
Plaza project at Standard (previously allocated)	\$50,000
CRA funds 2020-2022	\$4,385,000
TOTAL	\$5,571,838

APPENDIX B

ACTION ITEMS FOR IMMEDIATE IMPLEMENTATION



These action items have been identified as those ready for immediate implementation (aka “low-hanging fruit”) which are defined as projects, events, and/or activities for which no extensive planning is needed, funding is already available, there is a ready partner, no permit is needed, can be done with a few people, and will show an impact on the community.



IMPLEMENTATION TASK	RESOURCES	STATUS
<p>PRIORITY AREA: Housing <i>Potential Partners:</i> Frenchtown Community Action Team, Tallahassee Urban League, Mount Olive CDC, Tallahassee Lenders’ Consortium, City of Tallahassee (Housing and Community Resilience; Parks, Recreation & Neighborhood Affairs) Florida Association-American Institute of Architects, American Society of Landscape Architects – Florida chapter, local architects and landscape architects, local home repair stores, local landscaping businesses, tree specialists, local nonprofits and churches, private and nonprofit developers, financial institutions, Legal Services of North Florida, Legal Aid Foundation of Tallahassee, Big Bend Continuum of Care, United Partners for Human Services.</p>		
<p>Action Item H 1.1.1: Promote local resources that are available to assist homeowners in making repairs to their homes through targeted community outreach efforts.</p>		
<p>Action Item H 1.1.3: Solicit pro-bono services from architects, including landscape architects and designers, to offer residents design services, where needed, for housing rehab and facade improvements.</p>		
<p>Action Item H 1.1.7: Host home maintenance, landscaping and tree safety workshops in the neighborhood.</p>		
<p>Action Item H 1.2.1: Educate residents through workshops and social media messaging on what qualifies as a code violation and ways to report them.</p>		
<p>Action Item H 1.2.2: Support and promote the City’s code enforcement amnesty program that waives liens for property owners who address violations.</p>		
<p>Action Item H 2.1.1: Maintain an inventory of all vacant lots and dilapidated homes within the neighborhood.</p>		
<p>Action Item H 2.2.2: Focus construction of new single-family homes first on Dent, Dewey, Dover, Dunn, Dean, Dade and Delaware Streets for increased impact.</p>		
<p>Action Item H 2.2.3: Provide guidance to the Tallahassee Lenders’ Consortium in the development and implementation of the Community Land Trust model in Frenchtown.</p>		
<p>Action Item H 2.2.4: Work with the City to promote incentives for developers to construct affordable housing.</p>		
<p>Action Item H 4.1.2: Host regular workshops about the importance of homeownership as a pathway to wealth in the neighborhood.</p>		
<p>Action Item H 4.1.3: Find key community leaders (faith leaders, nonprofits, etc.) to deliver messages to neighborhood residents about the importance of homeownership.</p>		
<p>Action Item H 5.1.1: Distribute information about existing homebuying assistance resources at various venues throughout the Frenchtown community (churches, non-profits, businesses, etc.).</p>		

IMPLEMENTATION TASK	RESOURCES	STATUS
Action Item H 5.1.2: Conduct homeownership and credit building workshops in the neighborhood.		
Action Item H 5.1.6: Distribute information on existing services that help renters in the neighborhood to remain in safe, affordable, and stable housing. Provide information on available rental assistance programs, landlord/tenant mediation programs and legal services.		
<p>PRIORITY AREA: ECONOMIC DEVELOPMENT AND COMMUNITY REINVESTMENT <i>Potential Partners: Frenchtown Community Action Team, FAMU Small Business Development Center, Tallahassee-Leon County Office of Economic Vitality, Tallahassee Lenders Consortium, Frenchtown Neighborhood Improvement Association, City of Tallahassee (CRA), Tallahassee Food Network</i></p>		
Action Item ED&CR 2.1.1: Host workshops in the neighborhood to educate/inform residents about current and available small business development resources, grant writing and financial education.		
Action Item ED&CR 2.1.2: Promote existing business development/assistance resources like the CRA Business Facility grant program and the FAMU Small Business Development Center to neighborhood businesses through targeted outreach and social media posts.		
Action Item ED&CR 2.1.5: Enhance and promote the resources/services of the Frenchtown Heritage Hub.		
Action Item ED&CR 3.1.7: Advocate for the siting of additional neighborhood-scale groceries within the neighborhood.		
<p>PRIORITY AREA: LAND USE AND TRANSPORTATION <i>Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Growth Management; Housing and Community Resilience; Real Estate; Parks, Recreation and Neighborhood Affairs; Underground Utilities and Public Infrastructure), Tallahassee-Leon County Planning Department</i></p>		
Action Item LU&T 2.1.3: Continue to collaborate with the City's Growth Management Department to establish development regulations for areas where Central Urban zoning abuts lower intensity uses and existing low density residential.		
Action Item LU&T 2.2.1: Implement a process to involve the Frenchtown Community Action Team, neighborhood stakeholders, and residents on the redevelopment and sale of COT/CRA owned properties within the boundaries of the neighborhood as defined in this plan.		

IMPLEMENTATION TASK	RESOURCES	STATUS
<p>Action Item LU&T 2.2.2: Solicit and incorporate neighborhood input on the redevelopment and sale of the COT/CRA owned lots at the northwest corner of Georgia Street and Macomb Street. Develop and implement development controls on these lots to ensure that these properties are developed in a manner that is compatible with the character of Frenchtown and is consistent with this plan. (Example: limits on density, height, and use, etc.)</p>		
<p>Action Item LU&T 3.1.1: Request that the City of Tallahassee require new major publicly funded projects (in whole or partially) that are to be sited in Frenchtown to conduct an analysis of their potential impacts on affordable housing, as well as their potential to displace residents.</p>		
<p>Action Item LU&T 3.2.1: Request that the Tallahassee CRA requires applicants seeking financial incentives for proposed developments within the Frenchtown community to identify the developments’ impacts on neighborhood’s existing housing stock and any potential for displacement of existing residents.</p>		
<p>Action Item LU&T 3.2.2: Request that the City of Tallahassee consider the extent to which the proposed a development impacts affordable housing and/or displace existing residents when approving regulatory incentives/relief for developments within the Frenchtown community.</p>		
<p>Action LU&T 3.3.1: Continue to engage with the City of Tallahassee’s Growth Management Department in the development of design principles and practices to mitigate the impacts of new high density/intensity development on adjacent low-density development.</p>		
<p>Action Item LU&T 5.1.2: Collaborate with the City’s Stormwater Division to increase awareness, access and use of the resources that are available locally to help property owners address stormwater/flooding issues on their properties.</p>		
<p>PRIORITY AREA: PLACEMAKING AND NEIGHBORHOOD IMAGE <i>Potential Partners:</i> Frenchtown Community Action Team, City of Tallahassee (CRA; John G. Riley Center and Museum; Parks, Recreation and Neighborhood Affairs), local businesses, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, ASH Gallery, Frenchtown Revitalization Council, Florida Folklife Program (FL Dept. of State), Keep Tallahassee Beautiful, Tallahassee Urban League, nonprofits</p>		
<p>Action Item P&NI 1.1.2: Work with the John G. Riley Center and Museum to promote and expand the “Soul Voices” Frenchtown Heritage Trail.</p>		
<p>Action Item P&NI 1.2.1: Adopt and use the fleur-de-lis icon as the official logo for Frenchtown. Use the logo in all Frenchtown related events, flyers, etc.</p>		

IMPLEMENTATION TASK	RESOURCES	STATUS
Action Item P&NI 1.4.2: Coordinate with Keep Tallahassee Beautiful to ensure that all Frenchtown streets are adopted.		
Action Item P&NI 1.4.3: Educate the community on how to use Digitally App to report litter and dumping.		
<p>PRIORITY AREA: NEIGHBORHOOD SAFETY AND CRIME PREVENTION <i>Potential Partners:</i> Frenchtown Community Action Team, City of Tallahassee (TFD; TPD; Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), Public Safety Collective, LCSO, local schools, area churches and businesses, community service agencies, A New Directions Program Inc., Leon County School Board, Big Bend Crime Stoppers, Tallahassee Urban League</p>		
Action Item NS&CP 2.1.1: Update residents about crimes occurring in Frenchtown at regular neighborhood meetings.		
Action Item NS&CP 2.1.2: Partner with businesses and non-profit organizations to host public safety workshops in the neighborhood.		
Action Item NS&CP 2.1.3: Identify and encourage various residents to participate in the TPD Ride-A-Long program, TPD Citizen’s Academy, TFD Citizen’s Academy, and the Titans Program offered by A New Directions Program Inc.		
Action Item NS&CP 2.2.2: Distribute information and recruit participants for TPD’s youth programs (Explorers, RAD kids, Youth Citizen’s Police Academy, McGruff the Crime Dog) at area schools, neighborhood meetings and events. Involve parents and caregivers. Connect participants to other mentors.		
Action Item NS&CP 2.3.1: Establish a Neighborhood Crime Watch, including the identification of a block captain for each block (especially “hot spot” areas) within the neighborhood.		
Action Item NS&CP 2.3.2: Send neighborhood representatives to the Public Safety Collective meetings to provide updates on Neighborhood Safety and Crime Prevention efforts.		
Action Item NS&CP 2.4.2: Host activities that provide opportunity for law enforcement and residents to positively interact. (ex: Operation Safe Neighborhoods, Clippers with Cops, etc.)		
Action Item NS&CP 2.4.3: Distribute information (brochures, fliers, emails, etc.) about TPD’s Residential Surveys at various businesses, churches, non-profits, and community centers within the neighborhood.		

IMPLEMENTATION TASK	RESOURCES	STATUS
<p>Action Item NS&CP 2.4.4: Lobby TPD for increased neighborhood patrolling, including bicycle patrols.</p>		
<p>PRIORITY AREA: HEALTH AND RESIDENT EMPOWERMENT <i>Potential Partners:</i> Frenchtown Community Action Team, Tallahassee Food Network, Frenchtown Neighborhood Improvement Association, Frenchtown Community Action Team, City of Tallahassee (Parks, Recreation and Neighborhood Affairs; TEMPO), 2-1-1 Big Bend, Care Pointe, Tallahassee Memorial Hospital, Neighborhood Medical Center, Tallahassee Urban League, A New Directions Program, Inc., CareerSource, City of Tallahassee Commission, Leon County Commission</p>		
<p>Action Item H&RE 1.1.5: Collaborate with the Tallahassee Food Network and the Frenchtown Heritage Hub to promote the City’s community gardening program to Frenchtown residents.</p>		
<p>Action Item H&RE 3.1.2: Develop a database of the healthcare and wellness services providers that are in the neighborhood and surrounding areas and share the database with Frenchtown residents.</p>		
<p>Action Item H&RE 3.1.4: Partner with Neighborhood Medical Center at the Lincoln Center to promote and connect residents to the services that it offers.</p>		
<p>Action Item H&RE 3.1.6: Promote 2-1-1 Big Bend as a clearinghouse of available healthcare and wellness resources.</p>		
<p>Action Item H&RE 5.1.1: Promote and advertise existing vocational and job training programs and resources through marketing and events in Frenchtown that target disconnected youth.</p>		
<p>Action Item H&RE 8.1.1: Support the transition of the Frenchtown Community Action Team (CAT) into creating/leading a broad-based neighborhood organization.</p>		
<p>Action Item H&RE 8.2.3: Attend and represent the neighborhood at city and county commission and school board meetings.</p>		
<p>Action Item H&RE 8.3.1: Provide opportunities for elected officials to engage with residents at community events.</p>		
<p>Action Item H&RE 8.3.2: Request that the City host its commission meetings in Frenchtown on a regular basis.</p>		



APPENDIX C

IMPLEMENTATION PLANS



The following Implementation Plans collect action items that address topical areas throughout multiple Priority Area sections in one easy-to-reference location. These are not meant to replace the Priority Area sections, but rather to serve as a kind of index for larger focus areas that are addressed in multiple areas of the plan.

HOUSING IMPLEMENTATION PLAN

ACTION ITEM	STARTING TIMEFRAME	RESOURCES	STATUS
<p>ACCESS TO HOMEOWNERSHIP (Strategies H 3.1, H 4.1, H 5.1, ED&CR 5.1) <i>Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), Leon County Property Appraiser, Leon County Tax Collector, Junior Achievement Big Bend, Leon County Schools, Tallahassee Lenders Consortium, financial institutions, local churches and nonprofits, private and nonprofit developers, United Way of the Big Bend, Tallahassee Urban League, City of Tallahassee</i></p>			
Develop and implement a program that assists neighborhood seniors with payment of back property taxes. (H 3.1.3)	Intermediate		
Incorporate age-appropriate financial education with concepts of home-ownership included at neighborhood schools. (H 4.1.1)	Intermediate		
Host regular workshops about homeownership and credit building in the neighborhood. (H 4.1.2, H 5.1.2)	Low-Hanging Fruit		
Find key community leaders (faith leaders, nonprofits, etc.) to deliver messages to neighborhood residents about the importance of home-ownership. (H 4.1.3)	Low-Hanging Fruit		
Distribute information about existing homebuying assistance resources at various venues throughout the Frenchtown community (churches, non-profits, businesses, etc.). (H 5.1.1)	Low-Hanging Fruit		
Develop a homebuying program for Frenchtown residents that incorporates homebuyer and home maintenance education, credit counseling, down payment assistance, after-purchase coaching and an after-purchase emergency fund. (H 5.1.3)	Short-term		
Pilot a program modeled on the City of Gainesville’s Legacy Grants/ “Welcome Back” program, which offers grants to people looking to move back to Frenchtown - the community in which they grew up - to buy a home. (H 5.1.4)	Intermediate		
Develop and maintain a list of property owners that might be willing to sell to their tenants. Refer tenants to homebuying program. (H 5.1.5)	Intermediate		

HOUSING IMPLEMENTATION PLAN

ACTION ITEM	STARTING TIMEFRAME	RESOURCES	STATUS
Develop and launch a “Frenchtown Builds Credit” initiative to provide neighborhood-based credit building and financial coaching services to residents. (ED&CR 5.1.1)	Intermediate		
Develop and implement a structured, matched savings program for residents to save for the purchase of a vehicle or home or education or small business expenses. Include ongoing financial education as a requirement to access matching funds. (ED&CR 5.1.2)	Intermediate		
<p>HOUSING REHABILITATION (Strategies H 1.1, H 1.2, H 3.1, P&NI 2.1) <i>Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA, Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), Tallahassee Urban League, Mount Olive CDC, A New Directions, Inc., private and nonprofit developers, Florida Association-American Institute of Architects, American Society of Landscape Architects – Florida chapter, local architects and landscape architects, local home repair stores, churches, nonprofits, local landscaping businesses, tree specialists, Legal Services of North Florida, Legal Aid Foundation, Tallahassee Trust for Historic Preservation, local businesses, Frenchtown Neighborhood Improvement Association, Frenchtown Revitalization Council</i></p>			
Promote local resources that are available to assist homeowners in making repairs to their homes through targeted community outreach efforts. (Action Item H 1.1.1)	Low-Hanging Fruit		
Develop and implement a comprehensive housing rehabilitation program that provides grants and loans for interior and exterior home repairs/improvements. Funding for interior repairs should be limited to owner-occupied homes. Consider including incentives/protections for tenants as a criterion for landlords to receive funding from this program. (Action Item H 1.1.2)	Short-term		
Solicit pro-bono services from architects, including landscape architects and designers, to offer residents design services, where needed, for housing rehab and facade improvements. (Action Item H 1.1.3)	Low-Hanging Fruit		
Establish a tool library in the neighborhood to lend tools to residents to make home repairs. (Action Item H 1.1.4)	Intermediate		
Host special events, periodically, in the neighborhood to connect homeowners to volunteers who are willing to assist with minor home repairs and maintenance. (Ex: Operation Curb Appeal, Do Something Day) (Action Item H 1.1.5)	Short-term		

HOUSING IMPLEMENTATION PLAN

ACTION ITEM	STARTING TIMEFRAME	RESOURCES	STATUS
Develop and implement a program that connects homeowners with volunteers who can assist with landscaping and minor home repairs/ maintenance on an ongoing basis. (Action Item H 1.1.6)	Short-term		
Host home maintenance, landscaping and tree safety workshops in the neighborhood. Educate on code compliance. (Action Items H 1.1.7, H 1.2.1)	Low-Hanging Fruit		
Support and promote the City's code enforcement amnesty program that waives liens for property owners who address violations. (Action Item H 1.2.2)	Low-Hanging Fruit		
Work with community partners to provide affordable legal services to assist families to obtain a clear title to their inherited homes and to draft wills and/or legal instruments that pass their properties on to their heirs. (Action Item H 3.1.1)	Short-term		
Develop a funding pool to assist heirs' properties owners with rehab and repair of their homes. Develop a list of homes that would be good candidates to refer to the program. (Action Item H 3.1.2)	Intermediate		
Develop and implement grants and low interest loan programs to provide funding to repair and upkeep locally significant buildings and homes within the Frenchtown community. (Action Item P&NI 2.1.3)	Intermediate		
NEW CONSTRUCTION (Strategies H 2.1, H 2.2, H 3.1, LU&T 2.2, LU&T 3.1) Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Growth Management; Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs; Real Estate), private and nonprofit developers, Tallahassee Lenders' Consortium			
Maintain an inventory of all vacant lots and dilapidated homes within the neighborhood. (Action Item H 2.1.1)	Low-Hanging Fruit		
Work with the City's Department of Housing and Community Resilience to get dilapidated and hazardous homes demolished in a timely manner. (Action Item H 2.1.2)	Short-term		
Assess, acquire, and develop vacant lots and abandoned homes with workforce and affordable housing. Focus these housing interventions first on Dent, Dewey, Dover, Dunn, Dean, Dade and Delaware Streets for increased impact. (Action Item H 2.1.3, H 2.2.2)	Short-term		

HOUSING IMPLEMENTATION PLAN

ACTION ITEM	STARTING TIMEFRAME	RESOURCES	STATUS
Advocate that the City/Community Redevelopment Agency (CRA) develop and adopt of a policy to purchase vacant and abandoned properties when the amount of city liens and of the cost of abatement exceeds the value of the land and all other resources are exhausted, including the Neighborhood First Plan. (Action Item H 2.1.4)	Intermediate		
Work with the City to identify funding sources that can be dedicated for the sole purpose of building new single-family homes in the neighborhood. (Action Item H 2.2.1)	Short-term		
Provide guidance to the Tallahassee Lenders' Consortium in the development and implementation of the Community Land Trust model in Frenchtown. (Action Item H 2.2.3)	Low-Hanging Fruit		
Work with the City to promote incentives for developers to construct affordable housing. (Action Item H 2.2.4)	Low-Hanging Fruit		
Advocate that the CRA establish a policy that allows the CRA to actively participate in tax deed sales for the purpose of acquiring properties for the creation of affordable housing. (Action Item H 3.1.4)	Intermediate		
Make city-owned lots that are zoned residential preservation available for affordable housing. (Action Item LU&T 2.2.3)	Short-term		
Advocate for publicly funded projects (in whole or partially) that increase the supply and availability of affordable housing in the neighborhood. (Action Item LU&T 3.1.2)	Short-term		

HEALTH, WELLNESS AND TRAINING IMPLEMENTATION PLAN

ACTION ITEM	STARTING TIMEFRAME	RESOURCES	STATUS
<p>ACCESS TO HEALTHY FOOD (Strategies ED&CR 3.1, H&RE 1.1) Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), Tallahassee Food Network, Frenchtown Neighborhood Improvement Association, Tallahassee-Leon County Office of Economic Vitality, Florida Department of Agriculture, FAMU Extension, UF/IFAS Extension Office, Tallahassee Green Faith Alliance, Second Harvest of the Big Bend, Tallahassee Urban League, Project Annie, Inc., Lively Technical College, Keiser University, Kitchenable, Publix Aprons</p>			
Advocate for the siting of additional neighborhood-scale groceries within the neighborhood. (Action Item ED&CR 3.1.7)	Low-hanging Fruit		
Use existing or new community gardens to offer gardening education and nutrition programs. (Action Item H&RE 1.1.1)	Short-term		
Enhance and develop the space at the iGrow Farm on Dent Street in order to build capacity to sell produce and offer more programming. (Action Item H&RE 1.1.2)	Short-term		
Expand Frenchtown Farmers Market to provide greater access to fresh, local, seasonal, and organic produce; and connect local farmers and cottage food vendors to a low-barrier sales platform. (Action Item H&RE 1.1.3)	Short-term		
Develop and offer incentives to attract fresh food markets and businesses to locate in Frenchtown. (Action Item H&RE 1.1.4)	Intermediate		
Collaborate with the Tallahassee Food Network and Frenchtown Heritage Hub to promote the City’s community gardening program to Frenchtown residents. (Action Item H&RE 1.1.5)	Low-hanging Fruit		
Work with community members to establish and support food pantries, feeding programs, and pop-up food distributions, including mobile produce trucks. (Action Item H&RE 1.1.6)	Short-term		
Develop and implement a culinary training program at the Frenchtown Heritage Hub. (Action Item H&RE 1.1.7)	Intermediate		

HEALTH, WELLNESS AND TRAINING IMPLEMENTATION PLAN

ACTION ITEM	STARTING TIMEFRAME	RESOURCES	STATUS
<p>ACCESS TO HEALTH & WELLNESS SERVICES (Strategies H&RE 2.1, H&RE 3.1) Potential Partners: Frenchtown Community Action Team, Tallahassee Food Network, Rethink Energy, Leon County Health Department, Green Faith Alliance, City of Tallahassee (Housing and Community Resilience; Parks, Recreation and Neighborhood Affairs), Neighborhood Medical Center, Bond Community Health Center, 2-1-1 Big Bend, Tallahassee Housing Authority, Kids Incorporated, Chambers of Commerce, Early Learning Coalition, Tallahassee Memorial Healthcare, Care Pointe Health & Wellness, other health and wellness providers</p>			
<p>In collaboration with local public health entities, use the Protocol for Assessing Community Excellence in Environmental Health (PACE EH) to conduct an environmental health assessment of the Frenchtown neighborhood. (Action Item H&RE 2.1.1)</p>	<p>Short-term</p>		
<p>Develop and implement a neighborhood ambassador program to provide trained neighborhood residents to serve as liaisons between residents and healthcare providers to help residents receive/access the healthcare benefits that are available to them. (Action Item H&RE 3.1.1)</p>	<p>Short-term</p>		
<p>Action Item H&RE 3.1.2: Develop a database of the healthcare and wellness services providers that are in the neighborhood and surrounding areas and share the database with Frenchtown residents. (Action Item H&RE 3.1.2)</p>	<p>Low-hanging Fruit</p>		
<p>Work with existing healthcare and wellness services providers to expand current services and wellness activities within the neighborhood. (Action Item H&RE 3.1.3)</p>	<p>Intermediate</p>		
<p>Partner with Neighborhood Medical Center at the Lincoln Center to promote and connect residents to the services that it offers. (Action Item H&RE 3.1.4)</p>	<p>Low-hanging Fruit</p>		
<p>Partner with local healthcare providers to promote the use of telehealth by Frenchtown residents. (Action Item H&RE 3.1.5)</p>	<p>Short-term</p>		
<p>Promote 2-1-1 Big Bend as a clearinghouse of available healthcare and wellness resources. (Action Item H&RE 3.1.6)</p>	<p>Low-hanging Fruit</p>		
<p>Create additional recreation/wellness facilities and resources and enhance existing facilities and resources. (Action Item H&RE 3.1.7)</p>	<p>Intermediate</p>		

HEALTH, WELLNESS AND TRAINING IMPLEMENTATION PLAN

ACTION ITEM	STARTING TIMEFRAME	RESOURCES	STATUS
<p>ACCESS TO TRAINING & EMPLOYMENT SERVICES (Strategies ED&CR 2.1, ED&CR 3.1, ED&CR 4.1, NS&CP 2.1, NS&CP 2.5, H&RE 5.1, H&RE 8.2) Potential Partners: Frenchtown Community Action Team, Frenchtown Neighborhood Improvement Association, FAMU Small Business Development Center, Tallahassee-Leon County Office of Economic Vitality, City of Tallahassee (CRA; Growth Management; Real Estate; Parks, Recreation and Neighborhood Affairs, TEMPO, TFP, TPD), Tallahassee Lenders Consortium, Lively Technical College, Leon County School District, FSU, FAMU, Tallahassee Urban League, CareerSource, Public Safety Collective, Leon County Sheriff’s Office, community service agencies, A New Directions Program Inc., Legal Services of North Florida, Big Bend Crime Stoppers, Florida People’s Advocacy Center, Leon County Public Library, COCA, LeMoyné Arts, area schools, area churches, local businesses, other training and youth leadership providers</p>			
Host workshops in the neighborhood to educate/inform residents about current and available small business development resources, grant writing and financial education. (Action Item ED&CR 2.1.1)	Low-hanging Fruit		
Promote existing business development/assistance resources like the CRA Business Facility grant program and the FAMU Small Business Development Center to neighborhood businesses through targeted outreach and social media posts. (Action Item ED&CR 2.1.2)	Low-hanging Fruit		
Partner with Lively Technical College to host neighborhood showcases on training opportunities available at the College. (Action Item ED&CR 2.1.3)	Short-term		
Host events in the neighborhood to connect neighborhood entrepreneurs with each other, and to provide coaching and other resources. (Action Item ED&CR 2.1.4)	Short-term		
Repurpose the old SAIL High School site that is owned by the Leon County School District as a “Community Learning Center” to serve as an anchor for training, tutoring and other educational services for youth and adults. (Action Item ED&CR 3.1.5)	Short-term		
Create a Young Entrepreneurs Club for neighborhood youth. (Action Item ED&CR 4.1.3)	Short-term		
Partner with businesses and non-profit organizations to host public safety workshops in the neighborhood. (Action Item NS&CP 2.1.2)	Low-hanging Fruit		
Identify and encourage residents to participate in the TPD Ride-A-Long program, TPD Citizen’s Academy, TFD Citizen’s Academy, and the Titans Program offered by A New Directions Program Inc. (Action Item NS&CP 2.1.3)	Low-hanging Fruit		

HEALTH, WELLNESS AND TRAINING IMPLEMENTATION PLAN

ACTION ITEM	STARTING TIMEFRAME	RESOURCES	STATUS
Provide training to at-risk youth and parents about the criminal justice system, civic education, civil rights, etc. (Action Item NS&CP 2.1.4)	Intermediate		
Host safety and security trainings for houses of worship and religious meetings. (Action Item NS&CP 2.5.3)	Intermediate		
Promote and advertise existing vocational and job training programs and resources through marketing and events in Frenchtown that target disconnected youth. (Action Item H&RE 5.1.1)	Low-hanging Fruit		
Action Item H&RE 5.1.2: Develop and implement a neighborhood-based reading and STEAM mentoring program for youth. (Action Item H&RE 5.1.2)	Intermediate		
Use the Lincoln Center as a resource for computer and technology training. Explore the possibility of using the old SAIL School as site for programming and training classes. (Action Item H&RE 5.1.3)	Intermediate		
Create opportunities for youth to receive arts and music education in the neighborhood. (Action Item H&RE 5.1.8)	Intermediate		
Partner with area schools and universities to host events targeted to youth that highlight educational/vocational training and career opportunities. (Action Item H&RE 5.1.10)	Short-term		
Provide resume writing, interview preparation and job coaching assistance in the neighborhood on a regular basis. (Action Item H&RE 5.1.11)	Short-term		
Host job fairs and employment support services at locations within Frenchtown; link residents to employment services outside of the neighborhood. (Action Item H&RE 5.1.12)	Short-term		
Offer training for residents to develop leadership skills and understand how to get involved in the civic life of their community. (Action Item H&RE 8.2.1)	Short-term		
Establish a youth empowerment program that promotes leadership and civic engagement opportunities. (Action Item H&RE 8.2.4)	Short-term		

NEIGHBORHOOD SAFETY INFRASTRUCTURE IMPLEMENTATION PLAN

ACTION ITEM	STARTING TIMEFRAME	RESOURCES	STATUS
<p>NEIGHBORHOOD SAFETY INFRASTRUCTURE (Strategies ED&CR 3.1, LU&T 4.1, LU&T 4.2, P&NI 1.3, P&NI 3.2, NS&CP 1.1) Potential Partners: Frenchtown Community Action Team, City of Tallahassee (CRA; Growth Management; Electric Utility; Parks, Recreation & Neighborhood Affairs; Housing and Community Resilience; StarMetro; TPD; Real Estate; Underground Utilities and Public Infrastructure) Tallahassee-Leon County Planning Department, Leon County, Capital Regional Transportation Planning Agency, Tallahassee-Leon County Office of Economic Vitality, Leon County Sheriff's Office, A New Directions Program Inc., local lawn maintenance businesses, Green Faith Alliance, local businesses, Carolina Oaks Homeowners Association, Frenchtown Neighborhood Improvement Association, Frenchtown Revitalization Council</p>			
<p>Request the City, Leon County and Capital Regional Transportation Planning Agency to undertake a comprehensive traffic study of the Frenchtown neighborhood, including but not limited to pedestrian mobility and safety, the need for and the suitability of sidewalks throughout the neighborhood, traffic controls/calming, bike infrastructure, and other alternative forms of transportation. (Action Item LU&T 4.1.1)</p>	Short-term		
<p>Ensure that the traffic study outlined in Action Item LU&T 4.1.1 include considerations of the traffic infrastructure changes needed to support neighborhood-scale commercial development in the vicinity of the intersection of Macomb, Old Bainbridge and Brevard streets. (Action Item ED&CR 3.1.2)</p>	Short-term		
<p>Form a taskforce/working group to provide community input on the traffic study contemplated in LU&T 4.1.1 and to evaluate options for any improvements proposed for the intersection of Macomb, Old Bainbridge and Brevard Streets. (Action Item ED&CR 3.1.3)</p>	Short-term		
<p>Install crosswalks on Macomb Street. (Action Item LU&T 4.1.2)</p>	Intermediate		
<p>Work with StarMetro to provide enhanced and improved transit amenities throughout the neighborhood, and to assess the feasibility of adding a covered bus stop on Macomb Street at the existing bus stop or some other suitable location along that street. (Action Item LU&T 4.2.2)</p>	Intermediate		
<p>Form a working group to work with the Tallahassee-Leon County Planning Department and the CRA to develop a gateway design concept for Macomb Street between Tennessee Street and Brevard Street. (Action Item P&NI 1.3.1)</p>	Short-term		

NEIGHBORHOOD SAFETY INFRASTRUCTURE IMPLEMENTATION PLAN

ACTION ITEM	STARTING TIMEFRAME	RESOURCES	STATUS
Identify vacant lots in the neighborhood and the existing ownership. Work with residents to develop ideas for improving vacant lots. (Action Item P&NI 3.2.1)	Short-term		
Provide free or low-cost maintenance of trees and landscaping for residents who could otherwise not afford it to encourage target hardening of homes. (Action Item NS&CP 1.1.1)	Intermediate		
Identify creative uses for vacant structures and lots within the neighborhood. (Action Item NS&CP 1.1.2)	Short-term		
Conduct or update the street lighting survey for the neighborhood and enhance/install, where warranted, additional street lighting fixtures. Prioritize Goodbread. (Action Item NS&CP 1.1.3)	Short-term		
Maintain existing open/recreational spaces and vacant lots throughout the neighborhood in a CPTED compliant manner. (Action Item NS&CP 1.1.4)	Short-term		
Promote maintenance of trees and landscaping to prevent crime through educational literature, social media, and partnerships with TPD. (Action Item NS&CP 1.1.5)	Low-hanging Fruit		



APPENDIX D

NEIGHBORHOOD  D
DEMOGRAPHICS


POPULATION SUMMARY	FT	COT
2000 Total Population	4,130	155,978
2010 Total Population	5,645	181,444
2019 Total Population	5,716	192,861
2019 Group Quarters	1,588	13,553
2024 Total Population	5,836	200,671
2019-2024 Annual Rate	0.42%	0.80%
2019 Total Daytime Population	5,234	248,380
Workers	1,827	152,256
Residents	3,407	96,124
HOUSEHOLD SUMMARY	FT	COT
2000 Households	1,826	65,326
2000 Average Household Size	2.02	2.19
2010 Households	1,992	74,846
2010 Average Household Size	1.99	2.23
2019 Households	2,053	78,687
2019 Average Household Size	2.01	2.28
2024 Households	2,108	81,650
2024 Average Household Size	2.02	2.29
2019-2024 Annual Rate	0.53%	0.74%
2010 Families	612	34,921
2010 Average Family Size	3.09	2.88
2019 Families	613	36,203
2019 Average Family Size	3.14	2.95
2024 Families	623	37,363
2024 Average Family Size	3.15	2.96
2019-2024 Annual Rate	0.32%	0.63%

HOUSING UNIT SUMMARY	FT	COT
2000 Housing Units	2,071	70,575
Owner Occupied Housing Units	23.6%	41.7%
Renter Occupied Housing Units	64.6%	50.8%
Vacant Housing Units	11.8%	7.4%
2010 Housing Units	2,331	84,285
Owner Occupied Housing Units	20.3%	37.5%
Renter Occupied Housing Units	65.2%	51.3%
Vacant Housing Units	14.5%	11.2%
2019 Housing Units	2,393	88,738
Owner Occupied Housing Units	19.6%	36.6%
Renter Occupied Housing Units	66.2%	52.0%
Vacant Housing Units	14.2%	11.3%
2024 Housing Units	2,457	92,008
Owner Occupied Housing Units	20.4%	37.5%
Renter Occupied Housing Units	65.4%	51.2%
Vacant Housing Units	14.2%	11.3%
MEDIAN HOUSEHOLD INCOME	FT	COT
2019	\$24,086	\$45,299
2024	\$27,433	\$52,229
MEDIAN HOME VALUE	FT	COT
2019	\$121,602	\$225,413
2024	\$148,196	\$246,437
PER CAPITA INCOME	FT	COT
2019	\$15,427	\$28,208
2024	\$18,374	\$32,331
MEDIAN AGE	FT	COT
2010	27.6	26.6
2019	29.0	28.2
2024	29.8	28.7

FT: Frenchtown
COT: City of Tallahassee

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



W TENNESSEE ST

W VIRGINIA ST

W VIRGINIA ST

W CAROLINA ST

N MACOMBE ST

N COPELAND ST

HERE

GEORGIA ST

436

417

W GEORGIA ST

BREVARD ST

N MACOMBE ST

OLD BRIDGE RD

W BREVARD ST

WELCOME TO

FRENCHTOWN

DUNN

513



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