

2023



AFFORDABLE HOUSING DIRECTORY

Subsidized Housing for Senior Renters in Leon County, Florida

General Information & FAQ

This guide is intended to provide information on the subsidized properties within Leon County that are available to low-income elderly renters. This resource may be helpful to organizations that work directly with these populations and can be shared with individuals currently seeking an affordable place to live.

The terms “affordable,” “subsidized,” and “low-income” are sometimes used interchangeably but share the same meaning.

The term “project” is used by the Department of Housing and Urban Development (HUD) to refer to a multifamily housing development.

The information in this guide was compiled during March of 2023, and will become less accurate with time. Interested applicants are recommended to contact a property directly with any questions.

Common Questions

- [Where does funding for these properties come from?](#)

In Leon County, affordable housing projects are funded both by the federal government, through HUD, and by our state government, through the Sadowski Housing Trust Fund. Depending on how a project is funded, its community guidelines and eligibility requirements may differ. Understanding the difference between property types can be helpful when assisting applicants.

Federal Housing Programs:

- Section 202 – Supportive Housing for the Elderly Program
- Section 223, provides loan insurance to prevent mortgage default.
- Section 515 – Rural Rental Housing Loan Program

State Housing Programs:

- State Apartment Incentive Loan (SAIL) Program
- Low-Income Housing Tax Credit (LIHTC) Program
- Public Housing, overseen by the Tallahassee Housing Authority (THA).

- [Are rent payments required at these properties?](#)

Yes. Depending on the property type, an individual’s rent payment in subsidized housing will vary. Typically, a rent payment will be either:

- (1) income-based, and calculated at 30% of the household’s monthly adjusted income, or
- (2) the minimum rent payment for a property, as set by THA.

- [Who qualifies for these programs?](#)

In general, each of the properties included on this list accepts low-income elderly applicants. Depending on the project's funding source, applicant eligibility will vary. While the state-funded properties are more inconsistent from one another in this regard, eligibility at HUD's Section 202, 223, and 515 properties is based on the following:

- An applicant must be 62+ years of age (at least one member of the household).
 - For example, a couple aged 58 and 62 would meet the age requirement.
- An applicant's household must qualify as very-low income.
 - "Very-low income" is an income limit established by HUD, and refers to 50% of an area's median individual income.
 - In Tallahassee, these income limits are:
 - \$22,450 for a 1-person household
 - \$25,650 for a 2-person household
 - \$28,850 for a 3-person household

- [How does the application process work?](#)

Apart from the properties that are operated by THA, there is no centralized application or process for prospective renters to follow. It is recommended that interested applicants contact a property directly for current information on how to apply.

Additionally, some properties may close applications periodically due to high volume.

- [What is availability like at these properties?](#)

Typically, these properties operate at full-capacity and utilize waiting lists when they are able to take in new residents. As is the case around the country, the demand for affordable housing far exceeds its supply.

Tenant Rights in Subsidized Housing

As renters, individuals have rights under federal and state law that prohibit certain conduct by their landlord. These rights apply to applicants and renters in Florida's government owned and subsidized properties, just as they would to individuals renting from a private landlord.

- [On the Waiting List:](#)

In Leon County, waiting list policies at each property vary from one another. Landlords may adopt the policies that they believe are best for the operation of their property, but they may not implement policies that discriminate based on an applicant's race, national origin, religion, sex, disability status, or sexual orientation.

Landlords may implement policies that refuse applicants based on credit history and criminal background.

- [In Public Housing:](#)

Properties operated by housing authorities are subject to greater oversight and must follow HUD's Admissions and Continued Occupancy Policy (ACOP). Much of the ACOP imposes administrative and reporting requirements on housing authorities, but it also sets out explicit rights for renters in public housing projects.

For one, renters in public housing have the right to receive notice of any adverse decision that has been made against them, and they have the right to request an informal grievance hearing to dispute the matter.

- [In Section 202 Housing:](#)

HUD's Section 202 Supportive Housing for the Elderly Program provides an affordable housing option to low-income elderly renters. Residents in a Section 202 project must be able to live independently, but they are offered some assistance with tasks such as cooking, cleaning, and transportation.

Renters in a Section 202 project do not have the right to challenge an adverse decision through an informal grievance hearing, but they do have the right to be represented during a traditional eviction hearing.

- [Local Assistance for Renters:](#)

In Leon County, Legal Services of North Florida (LSNF) provides free legal assistance to qualified low-income individuals who are facing discrimination or unfair treatment from their landlord. To get in touch with LSNF, please visit <https://www.lsnf.org/contact/>.

Housing Directory

The following list encompasses the subsidized properties in Tallahassee that either give preference to, or are available only to, elderly renters. There are many options beyond this list that are open to elderly applicants, as well as all other age groups.

Because subsidized properties typically operate on a waitlist, elderly applicants may have the best opportunity by first contacting these properties that have a narrower applicant pool.

- **Bethel Towers Apartments**

324 N Martin Luther King Jr. Blvd.
Tallahassee, FL 32301

Unit Type: 1 Bedroom
Assisted Unit Capacity: 59
Area: Central – Downtown
Property Type: Fed - Section 202
REAC Score: Pass, 80c* (2021)



Contact: E: betheltowers3@embarqmail.com
T: (850) 224-2486
H: 8 a.m. – 5 p.m. M-F

- **Brookestone Senior Residences**

1326 Idlewild Dr.
Tallahassee FL 32311

Unit Type: 1 & 2 Bedroom
Assisted Unit Capacity: 108
Area: Southeast
Property Type: State - SAIL



Contact: T: (850) 877-1190
H: 8 a.m. – 5 p.m. M-F

- **Casa Calderon Apartments**

800 W Virginia St.
Tallahassee, FL 32304

Unit Type: 1 Bedroom
Assisted Unit Capacity: 111
Area: Central – Downtown
Property Type: Fed – Section 223
REAC Score: Pass, 73b (2019)

Contact: T: (850) 222-4026
H: 8 a.m. – 4:30 p.m. M-F



- **Jamestown Woods**

3150 Windsong Dr
Tallahassee, FL 32308

Unit Type: 1 Bedroom
Assisted Unit Capacity: 150
Area: Northeast
Property Type: State - SAIL

Contact: T: (850) 386-3006
H: 9 a.m. – 6 p.m. M-F
10 a.m. – 4 p.m. S



- **Kenwood Place Apartments**

410 Junco Ct.
Tallahassee, FL 32304

Unit Type: 1 & 2 Bedroom
Assisted Unit Capacity: 112
Area: Northwest
Property Type: 9% LIHTC*

Contact: T: (850) 580-0151
H: 9 a.m. – 5 p.m. M-S
*55+ community, no rental assistance



- **Lake Ella Manor**
1433 N Adams St
Tallahassee, FL 32301

Unit Type: Studio & 1 Bedroom
Assisted Unit Capacity: 72
Area: Northeast
Property Type: Fed - Section 202
REAC Score: Pass, 84b* (2022)

Contact: E: info@rhf.org
T: (850) 224-1341
H: 8 a.m. – 5 p.m. M-F



- **Miccosukee Hills Apartments**
3201 Miccosukee Rd.
Tallahassee, FL 32308

Unit Type: 1 & 2 Bedroom
Assisted Unit Capacity: 106
Area: Northeast
Property Type: Fed – Section 515

Contact: T: (850) 878-5844
H: 9 a.m. – 5 p.m. M-F



- **Miracle Village**
1208 Birmingham St
Tallahassee, FL 32304

Unit Type: 1 Bedroom
Assisted Unit Capacity: 44
Area: Northwest
Property Type: Fed - Section 202
REAC Score: Pass, 83b (2017)

Contact: E: info@miraclevillageinc.org
T: (850) 222-0561
H: 8:30 a.m. – 3:30 p.m. M-F



- **Oakridge Townhomes**

274 Ross Rd.
Tallahassee, FL 32310

Unit Type: 2 Bedroom
Assisted Unit Capacity: 60
Area: Southeast
Property Type: Fed – Section 515

Contact: T: (850) 942-4777



- **Orange Avenue Apartments**

2710 Country Club Dr.
Tallahassee, FL 32312
[Currently undergoing redevelopment,
Units are planned to be released in phases]

Unit Type: 1-4 Bedroom (*planned*)
Assisted Unit Capacity: 290 (*planned*)
Area: Southeast
Property Type: Public Housing –
THA

- **Pinewood Place Apartment**

605 Steele Dr.
Tallahassee, FL 32312
(formerly under 634 Mark Dr.)

Unit Type: 2 Bedroom
Assisted Unit Capacity: 147
Area: Northwest
Property Type: Public Housing –
THA

Contact: T: (850) 385-9539
H: 8 a.m. – 3 p.m. M-F



- **Springfield Apartments**

1700 Joe Louis St.
Tallahassee, FL 32304

Unit Type: 1 – 5 Bedrooms
Assisted Unit Capacity: 190
Area: Northwest
Property Type: Public Housing –
THA

Contact: T: (850) 224-0558
H: 8 a.m. – 3 p.m. M-F



- **Westminster Gardens**

301 E Carolina St.
Tallahassee, FL 32301

Unit Type: Studio & 1 Bedroom
Assisted Unit Capacity: 100
Area: Central – Downtown
Property Type: Fed - Section 202
REAC Score: Pass, 85c (2018)

Contact: T: (850) 224-8021
H: 8 a.m. – 5 p.m. M-F



Additional Resources

- This directory was created by cross-referencing the following resources:
 - (1) UF's Shimberg Center for Housing Studies
<http://flhousingdata.shimberg.ufl.edu/assisted-housing-inventory/results?nid=3606>
 - (2) HUD's Physical Inspection Scores by State for Public Housing
https://www.hud.gov/program_offices/public_indian_housing/reac/products/pr_odpass/phscores

- For a more extensive guide to Florida's affordable housing please see:
The Florida Housing Coalition's Affordable Housing Resource Guide
<https://flhousing.org/wp-content/uploads/2022/05/AH-Resource-Guide-22.pdf>

- For more information on tenant rights in subsidized housing, please see:
 - (1) CLS's Subsidized Housing for Elderly and Disabled People
<https://www.clsmf.org/subsidized-housing-for-elderly-and-disabled-people-section-202/>
 - (2) CLS's Public Housing
<https://www.clsmf.org/public-housing/>

- Florida's State Apartment Incentive Loan (SAIL) Program:
<https://www.floridahousing.org/programs/developers-multifamily-programs/state-apartment-incentive-loan>

- HUD's Housing Choice Voucher Program Guidebook: (for rent calculation)
www.hud.gov/sites/dfiles/PIH/documents/HCV_Guidebook_Calculating_Rent_and_HAP_Payments.pdf

- HUD's Income Limits for the State of Florida:
<https://www.huduser.gov/portal/datasets/il/il14/fl.pdf>

- HUD's Section 202 Supportive Housing for the Elderly Program:
https://www.hud.gov/program_offices/housing/mfh/progdesc/eld202

- HUD's Section 515 Rural Rental Housing Loan Program:
https://www.hud.gov/sites/documents/19565_515_RURALRENTAL.PDF

- Sadowski Housing Coalition:
<https://sadowskicoalition.org/about/>

- Tallahassee Housing Authority:
<https://www.tallha.org/>