



# Greater Bond

Evaluation Community Survey Report





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## **SECTION 1 - EXECUTIVE SUMMARY**

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Adopted by the Greater Bond Association in 2018, the Greater Bond Neighborhood First Plan received \$6.4 Million in funding from the Tallahassee Community Redevelopment Agency. To date, \$4,265,960 has been allocated towards the implementation of selected projects and 70% of the action items from the plan have been implemented, i.e., completed, initiated, initiated with action needed, or are ongoing.

Four years into the implementation of the Greater Bond Neighborhood First Plan, a survey was launched by the City's Neighborhood Affairs Division to gain insights from the community regarding its progress. The survey seeks to determine the community's acceptance and evaluation of implemented projects. The feedback gathered from this survey will further inform the implementation of the Greater Bond Neighborhood First Plan, identify key priorities for new projects and guide decisions for funding allocations.

The survey was launched on March 30, 2022, and closed on June 30, 2022. The Neighborhood Affairs Division used diverse approaches and multiple delivery methods to advance the survey and bolster participation among the Greater Bond community stakeholders. This included paper, digital, phone, and face-to-face survey outreach. The survey instrument consisted of twenty-eight (28) questions with a combination of closed-ended and multiple-choice questions. It also included open-ended questions to allow the respondent to provide an answer in their own words. Additionally, the survey included demographic, rating, and ranking questions.

A total of 301 surveys were completed. A quantitative and qualitative analysis of the data was conducted. This report provides an outcome of the raw data and is presented herein using charts and graphs to reflect the participants' responses and feedback on project implementation and future funding priorities.

Results from the survey data indicate a demographic makeup of primarily African American females between the ages of 30-49. Most of the respondents own their own home with renters trailing slightly behind. Most of the respondents have lived in the Bond community for nine or more years.

The most highly ranked priority, of the four priority areas, is Neighborhood Safety and Crime Prevention, followed by a high interest in Community Beautification. There is a mixed level of awareness concerning grant programs, and work that has been done thus far or is underway. Many of the residents have or do attend the farmers market with a high degree of awareness. Residents are pleased with the addition of lighting and park amenities but only about half of the respondents use the newly constructed Bond Linear Park to connect to the St. Marks Trail compared with those who don't. Most of the respondents appear to be aware of improvements being made and only a few expressed that they are displeased.

## **SECTION 2 - THE GREATER BOND NEIGHBORHOOD FIRST PLAN SURVEY REPORT**

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### **Background**

The Greater Bond Neighborhood First Plan was adopted by the Greater Bond Neighborhood Association on September 24, 2018. On December 13, 2018, the Tallahassee Community Redevelopment Agency voted unanimously to fund the plan with \$6.4 Million. Several projects from the Greater Bond Neighborhood First Plan have been implemented since its adoption. An allocation of \$4,265,960 was made to implement the selected projects, and 70% of the action items from the plan have been implemented, i.e., completed, initiated, initiated with action needed, or are ongoing.

The Greater Bond Neighborhood First Plan addresses the neighborhood's top priorities identified by the Community Action Team. These include,

- Community Beautification
- Land Use
- Economic Development and Resident Empowerment, and
- Neighborhood Safety and Crime Prevention.

The plan identifies strategies and action items to address residents' concerns within these four priority areas and its exclusive focus is to make the Greater Bond neighborhood a better place to live, work, and play.

Four years into the implementation of the Greater Bond Neighborhood First Plan, a survey was launched by Neighborhood Affairs to evaluate the plan, communicate the implementation status of each action item from the plan, and to determine the community's acceptance and evaluative perspectives about the implemented projects thus far. The survey was also used to ascertain community input regarding future funding priorities and allocations. This includes identifying the best use for remaining funds and achieve consensus on community priorities. The feedback gathered from this survey will serve as one data point that will be used to further inform the implementation of the Greater Bond Neighborhood First Plan, identify new projects, and shape funding decisions and key priorities.

The survey commenced on March 30, 2022, and closed on June 30, 2022. A total of 301 responses were received. The survey was designed to be completed in approximately 10 minutes. Participation in this survey was voluntary and participants could choose to not answer any survey question(s). Individual responses and personal information are kept confidential.

The survey includes three sections with questions related to:

- Respondents' evaluation of action items listed in the 2018 Greater Bond Neighborhood First Plan that have not been implemented,
- Respondents' level of satisfaction with improvements made in the Greater Bond Community, and,
- Respondents' background information and level of engagement



This report represents a detailed compilation and analysis of the survey data. It is presented in an easy-to-read format with charts and graphs, and narrative perspectives drawn from the data analysis.

### Methods of Community Survey Outreach

The Neighborhood Affairs Division developed a survey instrument that was used to gather community feedback concerning implementation of the Greater Bond Neighborhood First Plan. Neighborhood Affairs used diverse approaches to advance the survey and bolster participation. These approaches included using multiple delivery methods to increase engagement with paper, digital, phone, and face-to-face interviews to conduct survey outreach.

In its community outreach activities, Neighborhood Affairs partnered with Greater Bond stakeholders to disseminate the survey at business locations within the neighborhood. Neighborhood Affairs organized teams to conduct door-to-door canvassing and solicit participation from residents in the Greater Bond community. Pop-up sites were used to disseminate the survey, provide a space for participants to complete the survey, and or to submit completed surveys. These sites include:

- Food distributions
- Community centers
- Churches
- Businesses
- Neighborhood parks
- TLH Urban Farm
- Southside Farmers Market

Other approaches used include electronic completion and submission of the survey, and telephone completion of the survey. To encourage survey participation, some survey participants were provided a \$10 gift card to Wal-Mart for completing the survey. One hundred (100) gift cards were donated by the Tallahassee Lenders Consortium - a community housing partner.

### Data Analytics

Abelita, LLC, a consulting group based in Tallahassee, performed the data analysis for the survey. This process included data cleansing to identify and fix errors, duplicates, inconsistencies, and irrelevant data from the raw dataset. The data was organized, and a qualitative and quantitative analysis was conducted.

The report of findings is presented in a way to guide the reader into the overall survey objectives of community engagement beginning with understanding the demographic makeup of the survey participants. Others include:

- Priority Rankings - From the four priority areas, which are most important, using a ranking system.
- Past Projects - In review of what has been accomplished, how are they assessed by the stakeholder participants?
- Going Forward - What are the funding priority recommendations going forward?

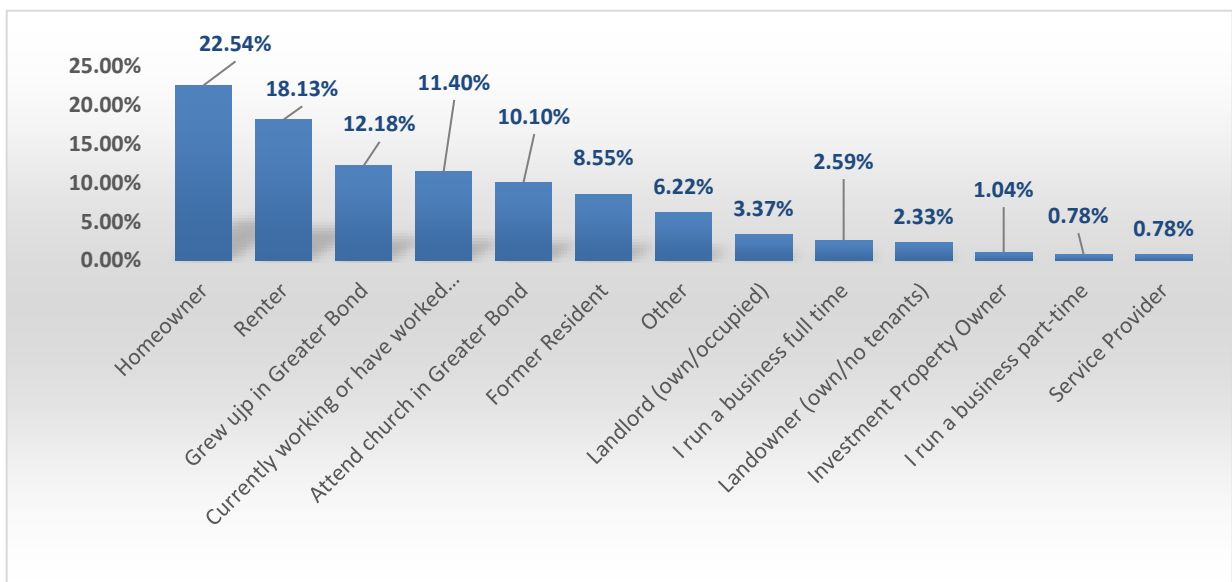
## SECTION 3 - PLAN EVALUATION SURVEY RESULTS

### Demographic Information

The survey included six questions to gather demographic information about the person (respondent) completing the survey. This section provides graphs depicting the responses of the participants.

**What is your association with the Greater Bond neighborhood? Please select all that apply.**

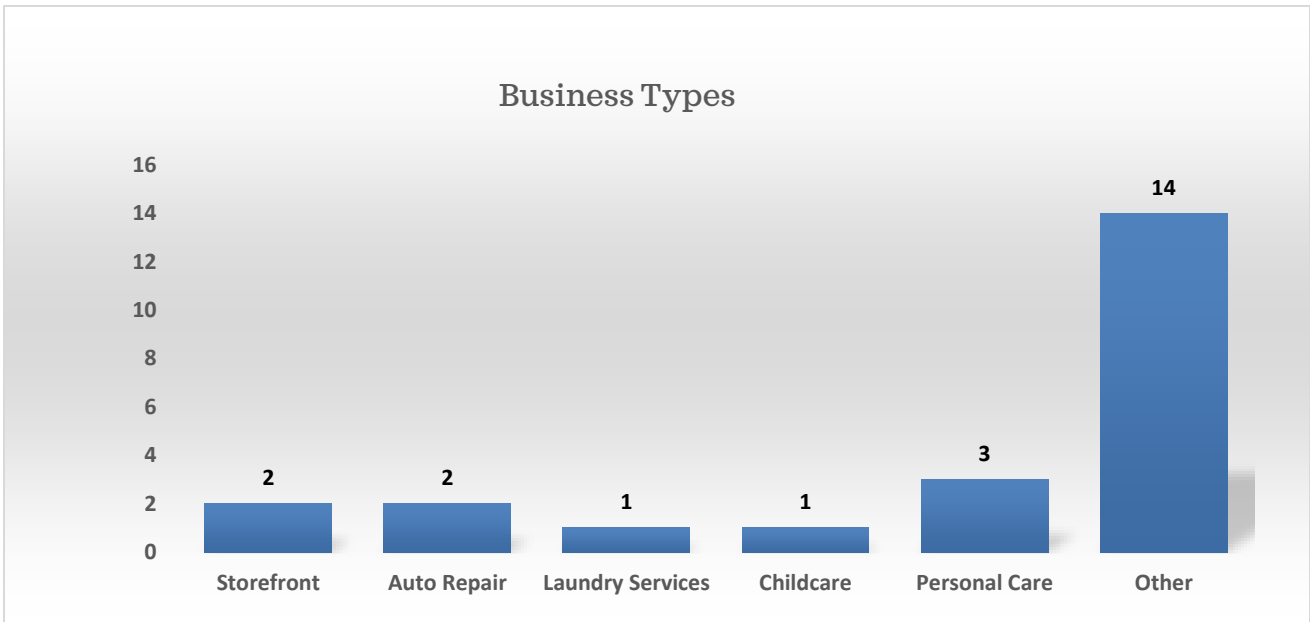
This question probes the respondent's association with the Greater Bond neighborhood, offering a range of options from which to choose. While there is diversity across the spectrum of respondents, the largest group representing 23% of the survey respondents are homeowners, followed by renters at 18%. Twelve percent (12%) grew up in the community. Less than 5% are landlords, landowners, or other, primarily those who run businesses in the community.



### Business Types

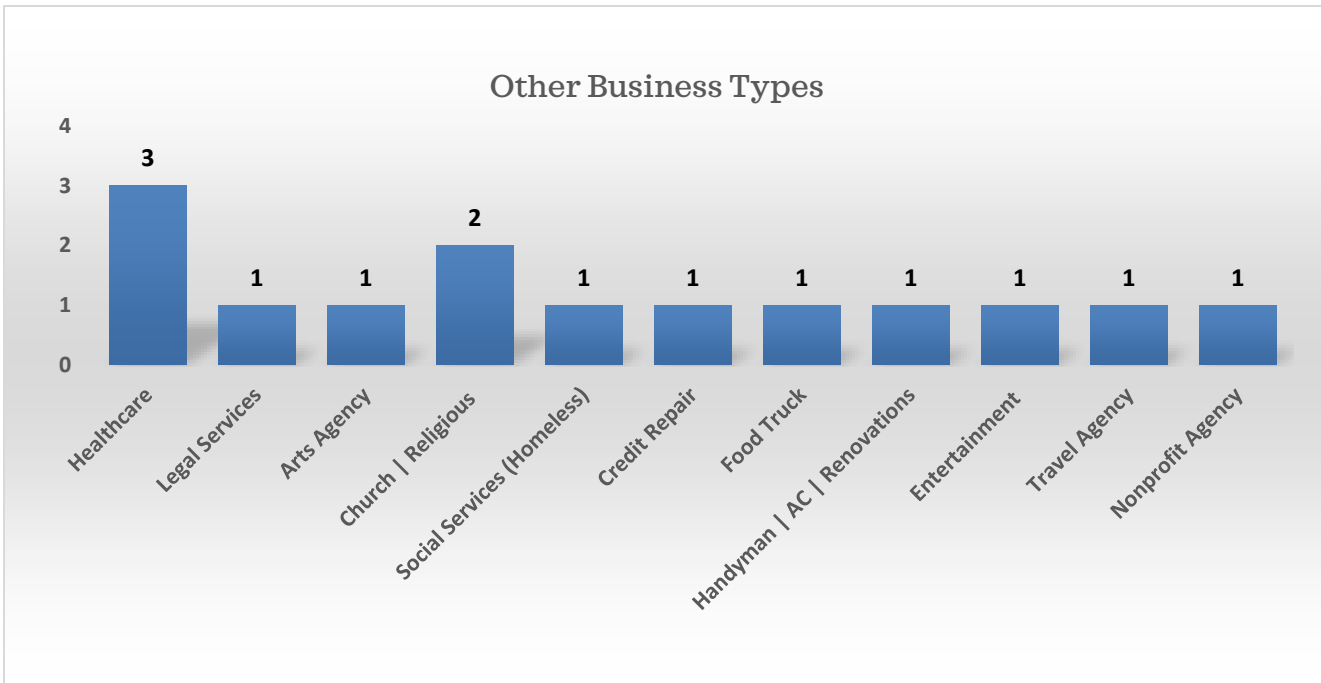
The survey provided options for participants to identify the types of businesses that they are associated with in the Greater Bond community including an option of "other." From among the options provided, the types of businesses that are most represented include 3 responses for personal care, followed by storefront and auto repair with 2 responses each.



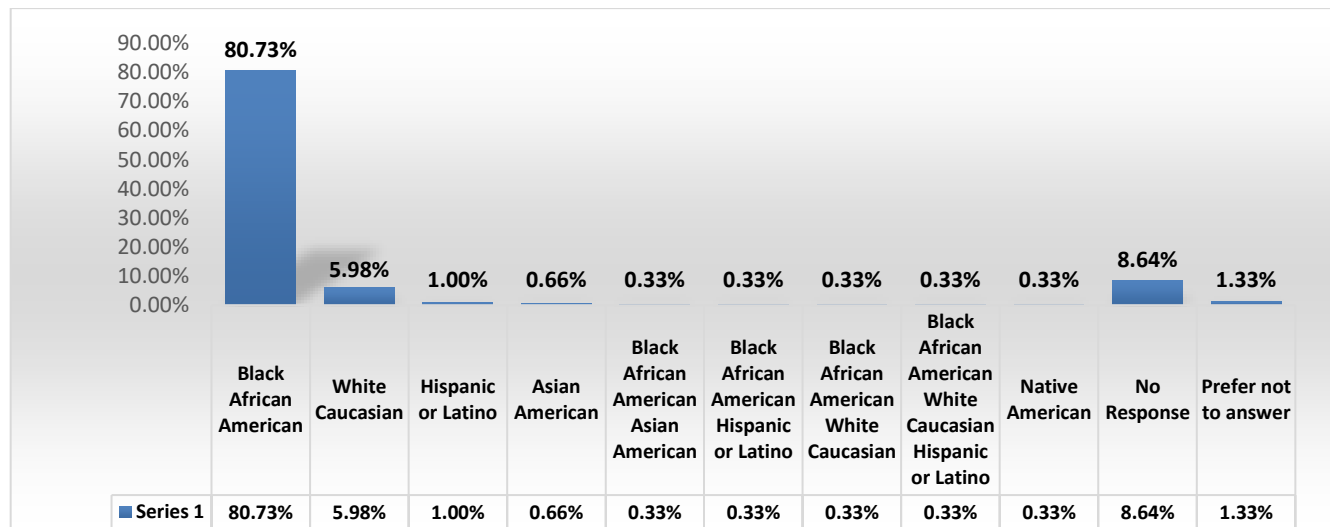


### Other Business Types

There were 14 participants who chose “other” as their response. The dominant groups in the “other” category include healthcare with 3 respondents, followed by church/religious organizations as seen in the charts below with 2 responses each. Overall, those businesses that are most represented are personal care and healthcare.

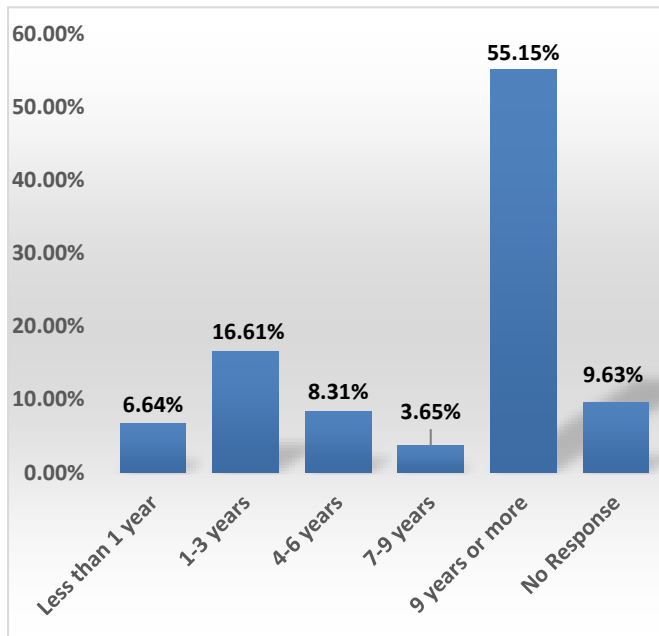


**Which of the following describes you? Please select all that apply.**



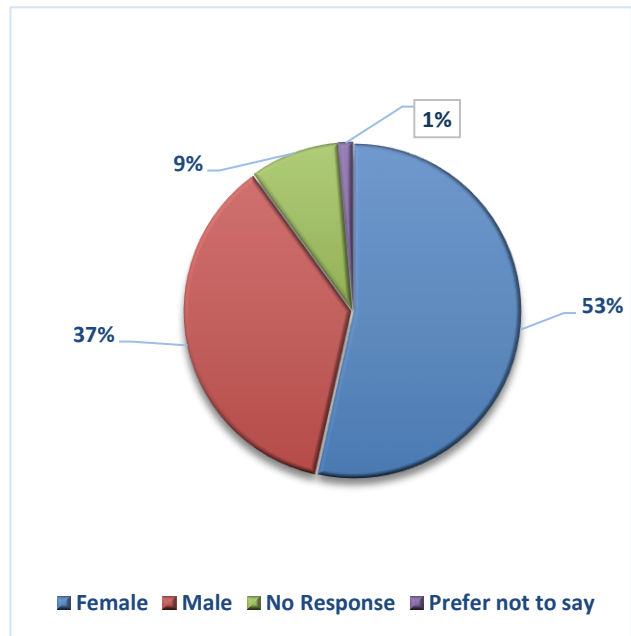
Over 80% of the survey respondents identifies as Black/African American and nearly 6% as White/Caucasian. Other populations represented in the Greater Bond community include 1% - Hispanic or Latino, 0.66% - Asian American, and 0.33% are Native American or chose more than one option. While 1.33% of the respondents preferred not to answer, over 8% declined to provide a response and less than 1% identified with more than one group.

**How long have you lived in or been associated with Greater Bond?**



55% of the respondents have lived in Greater Bond for 9 years or more followed by 17% having lived there for 1-3 years. Almost 10% declined to provide a response.

**How would you describe your gender?**



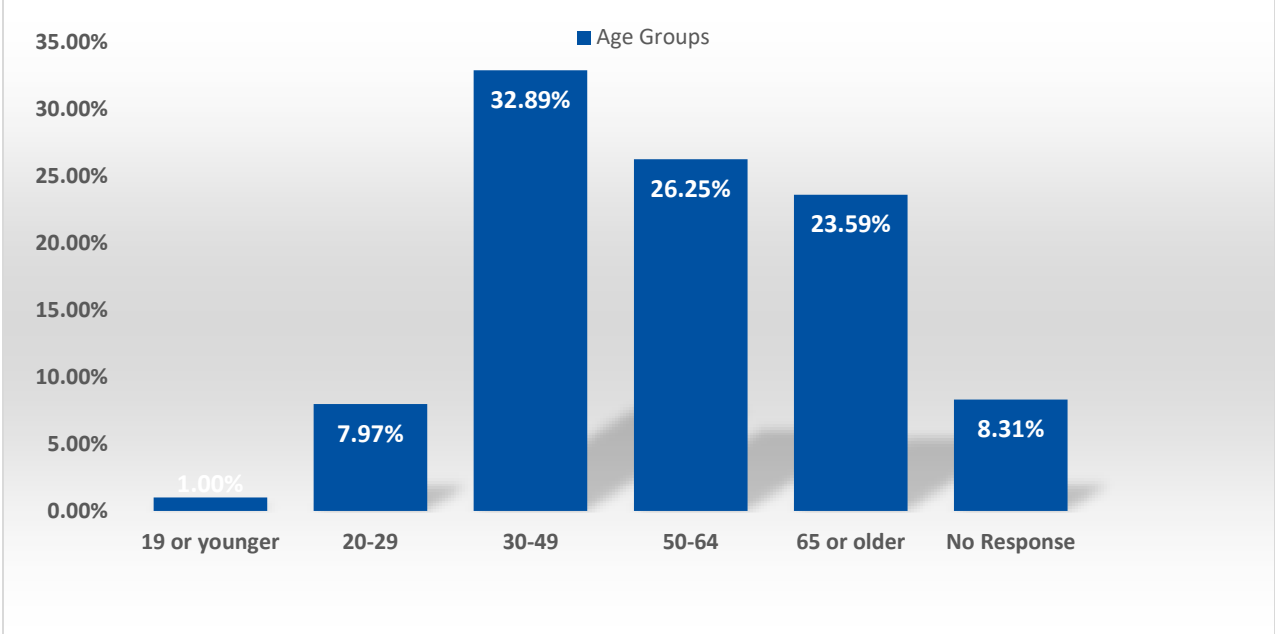
Of the survey respondents, 53% are female and 37% are male. 9% of the survey population did not provide a response and 1% preferred to not say.



# Respondent Demographic Information

## What is your age?

Approximately 33% of the Bond neighborhood residents are between the ages of 30-49 representing the largest group among the respondent population. The second largest group, represented by 26% of the survey population, are between 50 and 64 years old, while 24% are 65 or older.

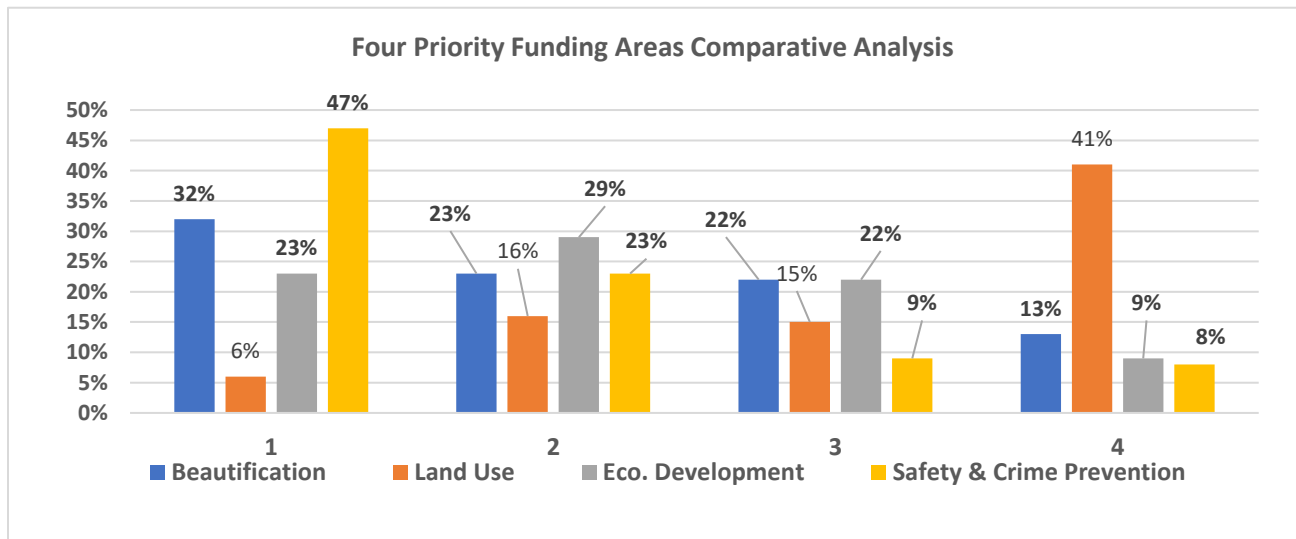


# Prioritization of Funding for Four Primary Areas

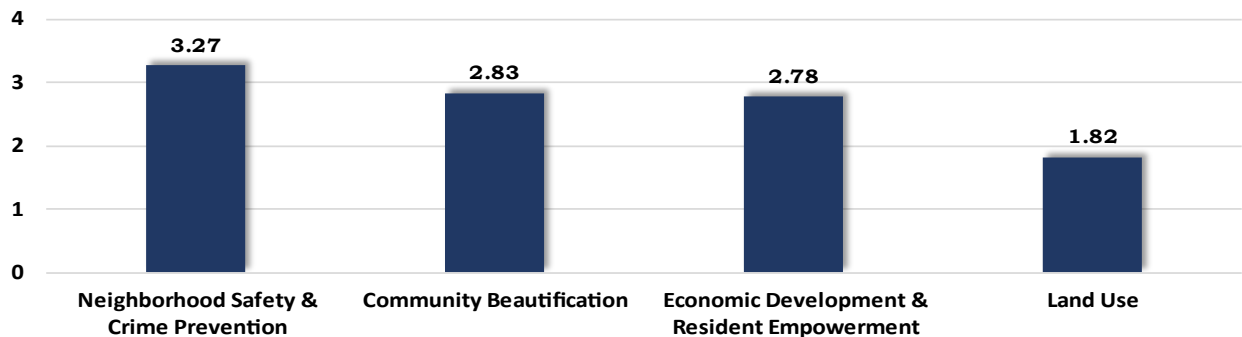
**What priority area would you like to see more funding committed to? Please rank the options listed below, based on your priority in terms of importance: 1-Very Important to 4-Least Important.**

1. Community Beautification
2. Land Use
3. Economic Development and Residential Empowerment
4. Neighborhood Safety and Crime Prevention

The bar graph below shows the comparative ranking of each of the four priority areas. Across all four priority areas, neighborhood safety and crime prevention rank highest with a response rate of 47%, as shown in category one followed by beautification with 32% of the responses. Land use shows the least interest with 41% of the survey respondents indicating a category four.



The following bar graph shows a weighted average of the four priority areas. In this context, the outcomes are proportionate to the number of responses to the question. Neighborhood Safety and Crime Prevention ranks highest at 3.27, followed by Community Beautification at 2.83, and Economic Development and Land Use at 2.78 and 1.82.



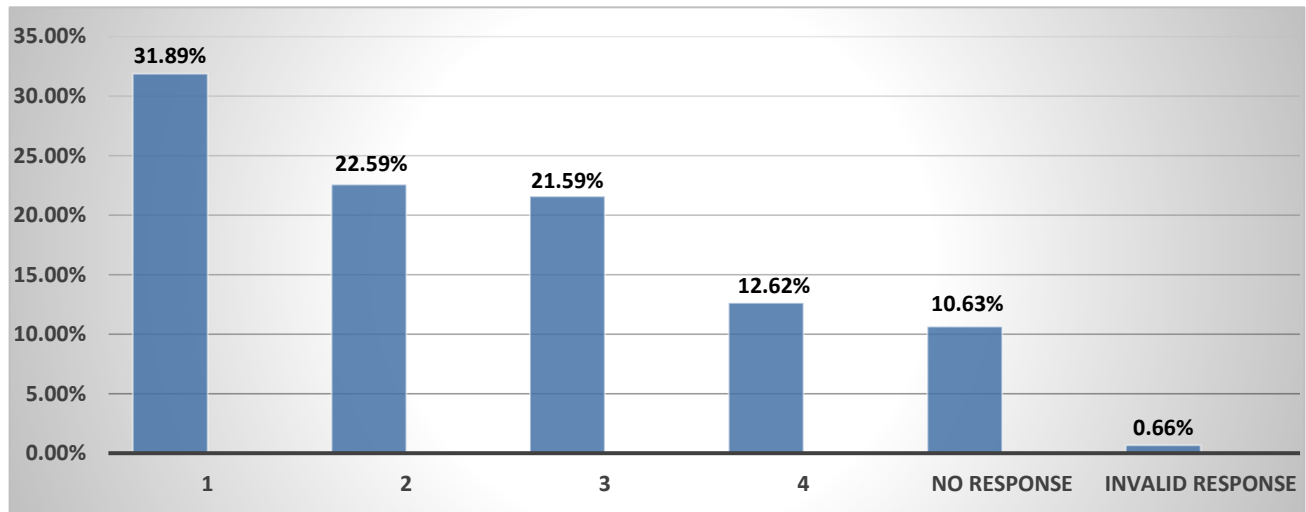


# The Four Priority Funding Areas

The breakdown of each of the four priority funding areas are as follow:

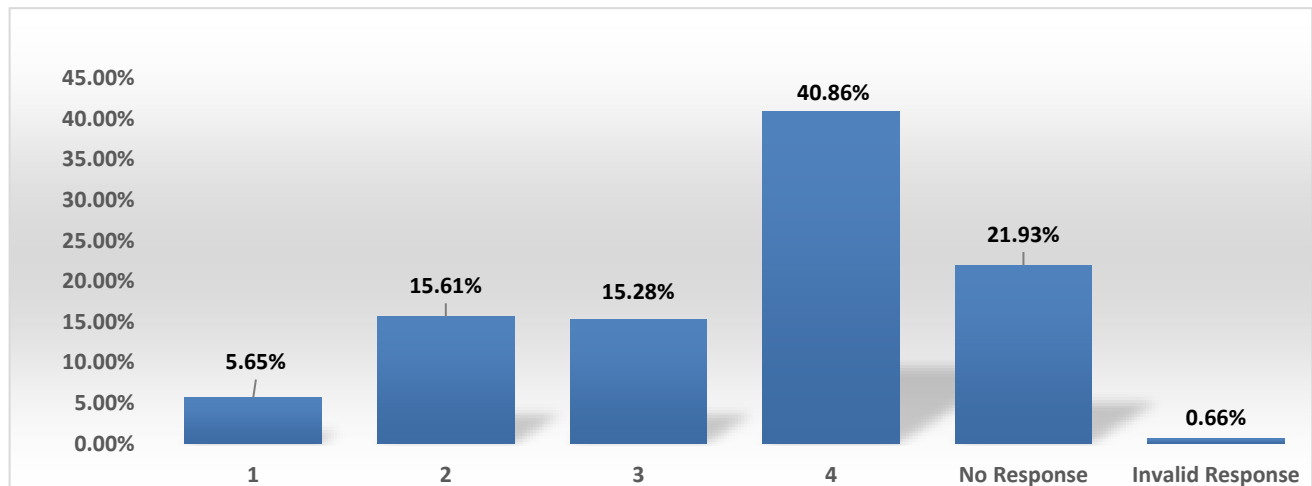
## Community Beautification

Approximately 32% of the respondents rated this as a high priority focus area. Community Beautification focuses on improving the overall appearance of the Greater Bond neighborhood through efforts that include redevelopment, rehabilitation, and landscaping to enhance the quality of life and sense of neighborhood.



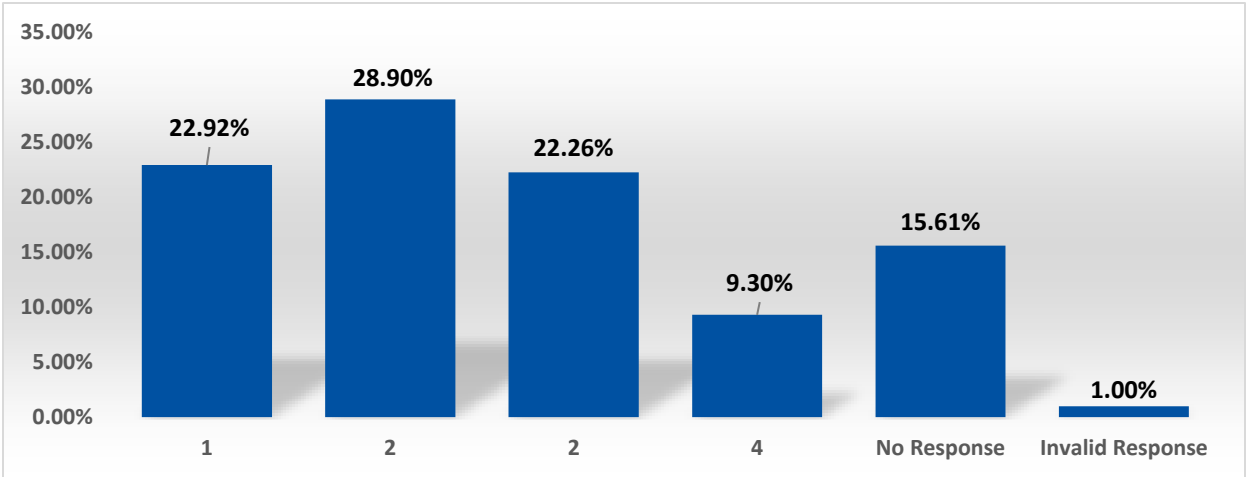
## Land Use

Over 40% of the respondents ranked Land Use as a “low” priority factor at category four. Under 6% ranked it a priority level one. Land use focuses on integrating residential, commercial, and industrial development through land use and zoning mechanisms that address the historic preservation, protect the natural environment, and enhance the livability of the Greater Bond neighborhood.



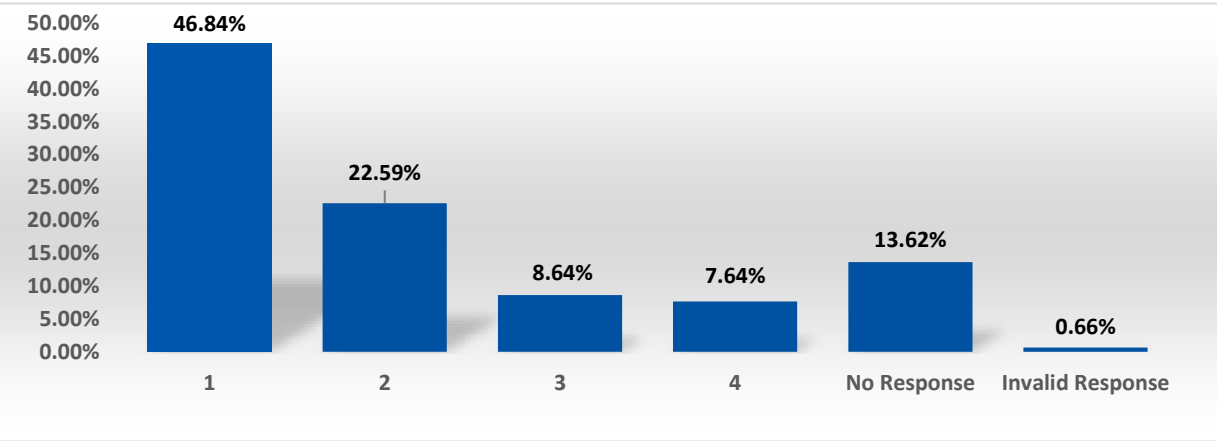
## Economic Development and Resident Empowerment

Among all priority areas, Economic Development and Resident Empowerment exhibited a strong response rate in categories one, two, and three. This priority area focuses on Helping Residents become financially secure and support the growth of neighborhood businesses through improved access to educational, employment and entrepreneurial opportunities.



## Neighborhood Safety and Crime Prevention

Amongst the four priority areas defined by the Neighborhood First Plan, this priority area ranks highest with 46.84% of the respondents selecting it as a category one priority. It focuses on creating a safe environment for residents and visitors to live, work, learn, and play through social engagement and the revitalization of the Greater Bond neighborhood.



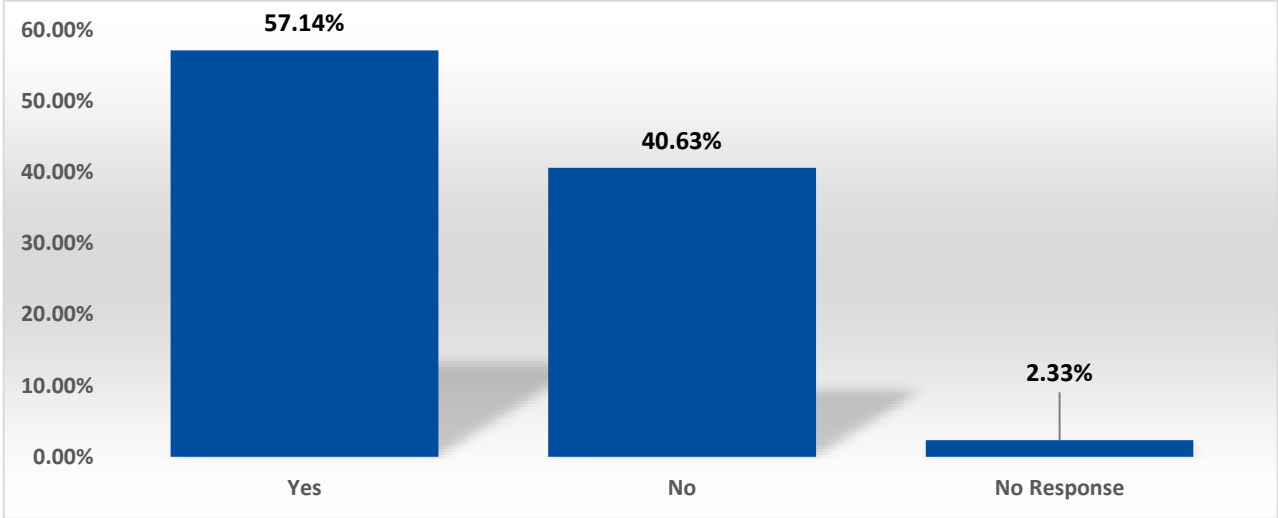
# Community's Response to Completed Projects



This section focuses on satisfaction with key projects that have been implemented from the plan within the Greater Bond community.

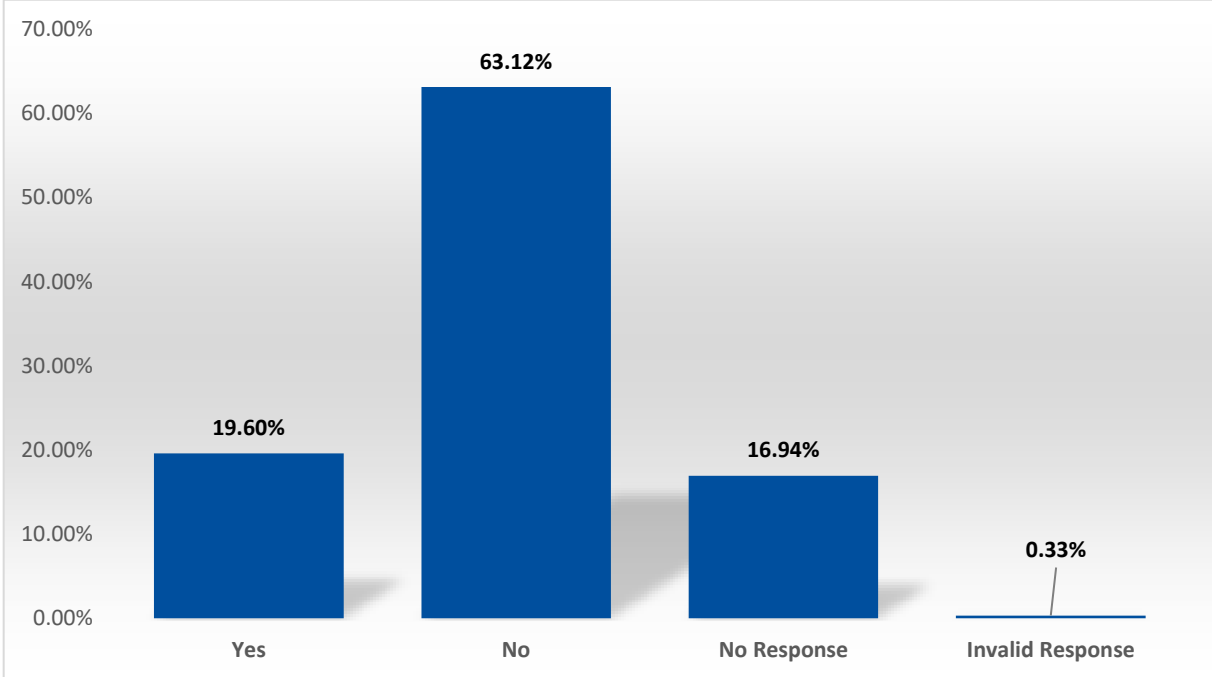
**Are you aware of the Greater Bond Residential Facade Improvement Grant Program that provided up to \$17,000 in eligible repairs to homes located within the boundaries of the Community Redevelopment District in the neighborhood?**

Fifty-seven percent (57%) of the survey respondents indicated an awareness of the residential facade improvement grant program, while 41% are not.



**Were you a recipient of a grant through the Greater Bond Residential Facade Improvement Grant Program?**

Sixty-three percent (63%) of the survey respondents were not recipients of the residential facade improvement grant and 19.6% were recipients.

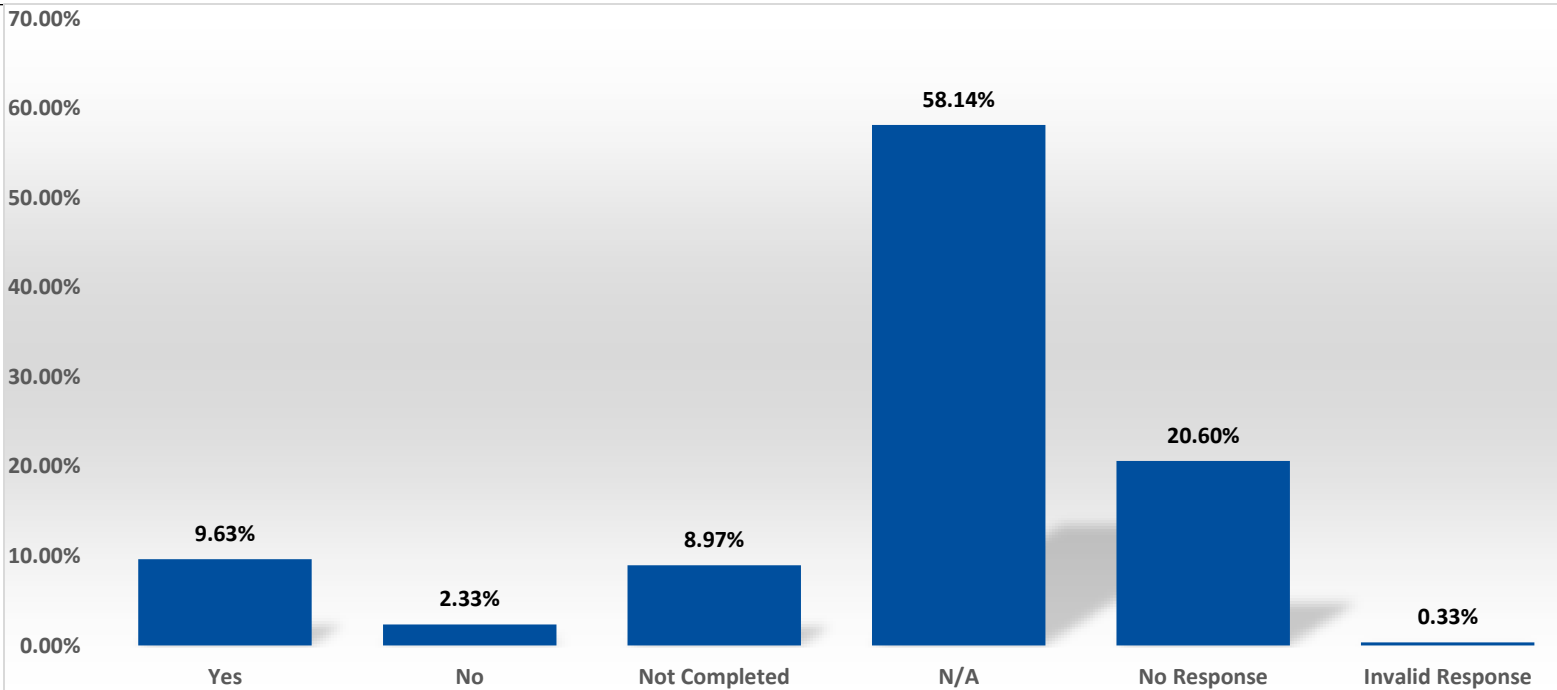




# Greater Bond Residential Facade Improvement Grant Program

If complete, are you pleased with the improvements to your home?

Almost 10% are pleased with the improvements made, and 2% are not. Of the respondents, 9% indicate that the work has not been completed.



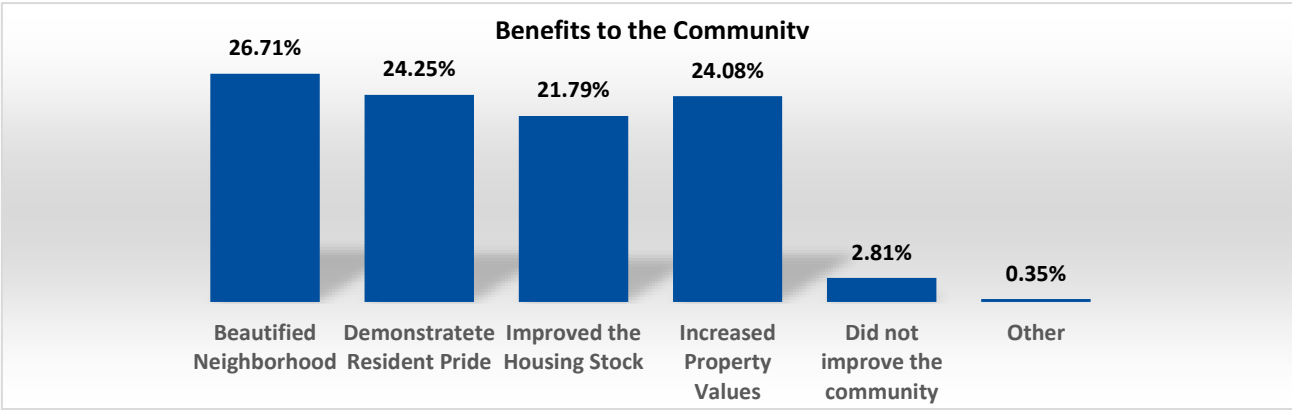
**How did the program benefit the community? Please select all that apply.**

Pertaining to the Greater Bond Residential Facade Improvement Grant Program, participants were asked how the program benefitted the community? Select all that apply.

Collectively, over 90% of the survey participants indicated that the program provided benefits to the community through neighborhood beautification, demonstrating resident pride, improving the housing stock, and increasing property values.

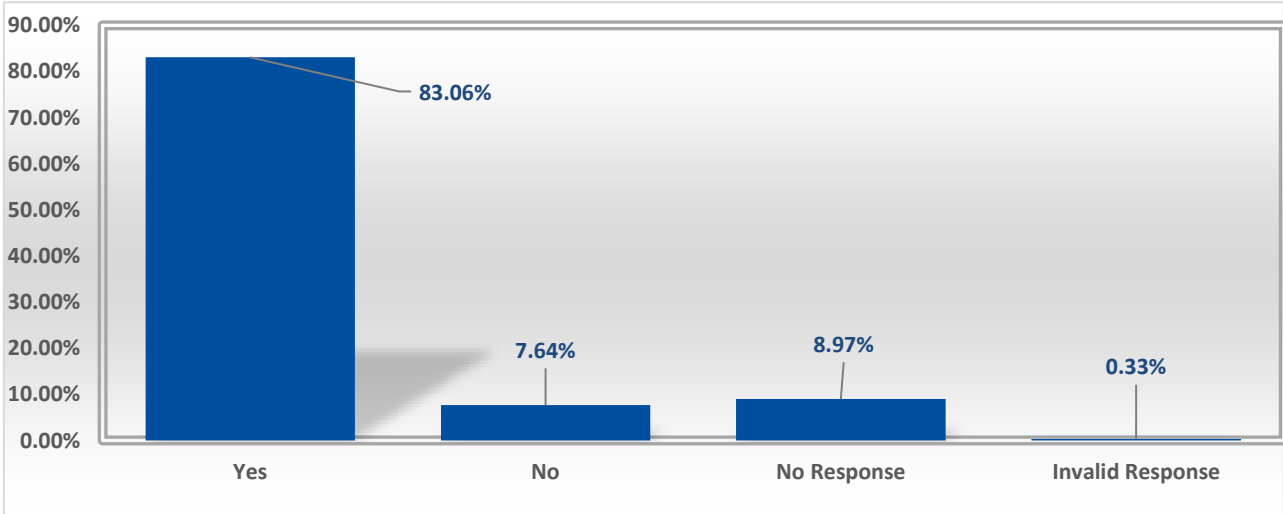
While neighborhood beautification garnered slightly more responses at 27%, others follow closely with little differentiation amongst the four areas of improvement. The range varied by a margin of approximately 5% with improving the housing stock on the low end at 22%.

Of the survey participants, 2.66% indicated that the program did not benefit the community, and one participant checked other but did not provide input.



**Do you think this program will cause others to improve their property?**

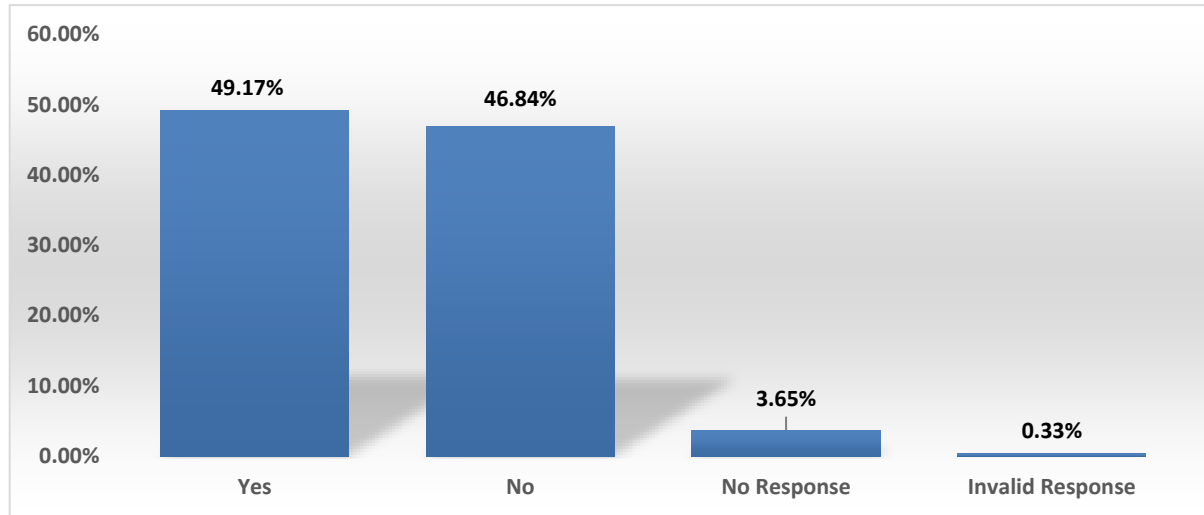
Most respondents, at 83%, think the program will cause others to improve their property.



# Greater Bond Linear Park (Located from Saxon St. going West to Keith St.)

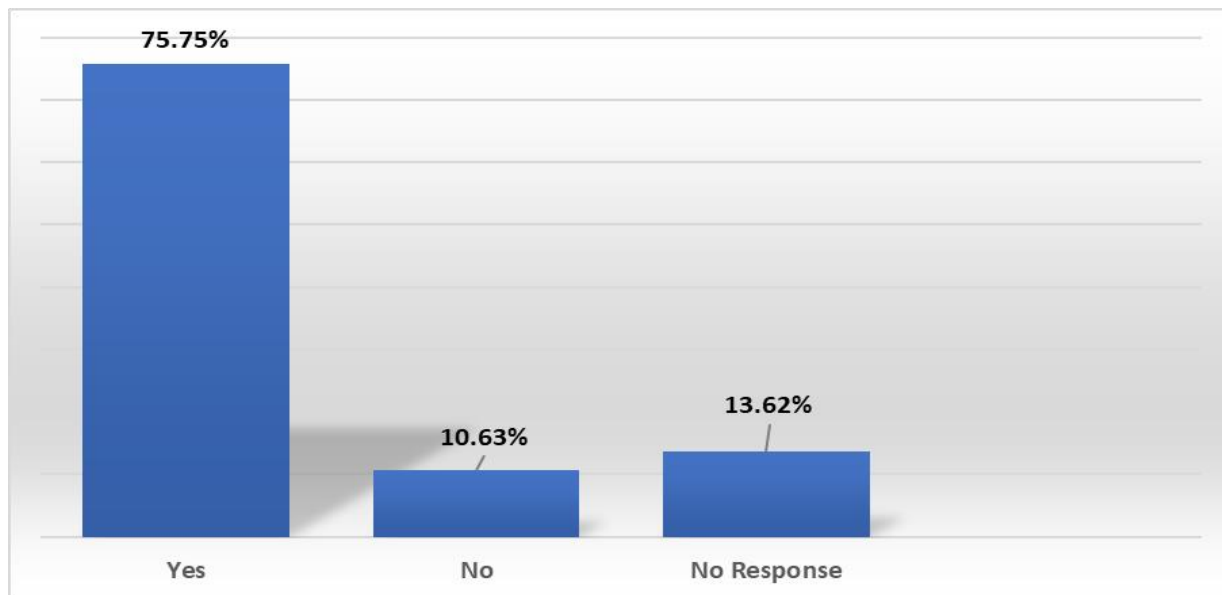
## Have you used the newly constructed linear park?

About an equal number of respondents have used the park at 49%, compared to those who have not at 47%.



## Are you pleased with the amenities in the linear park (i.e., benches, swings, water fountains, lighting)?

Over 75% of the survey respondents are pleased with the amenities in the linear park compared to 10.63% who are not.

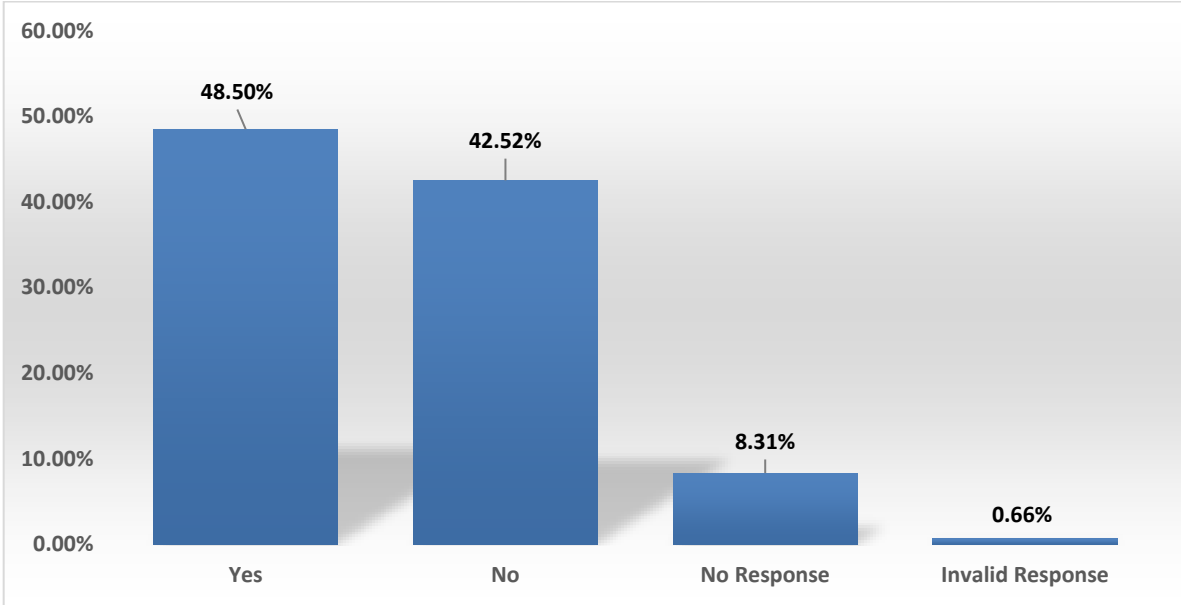


# Greater Bond Linear Park

(Located from Saxon St. going West to Keith St.)

## Do you use the linear park to connect to the St. Marks Trail?

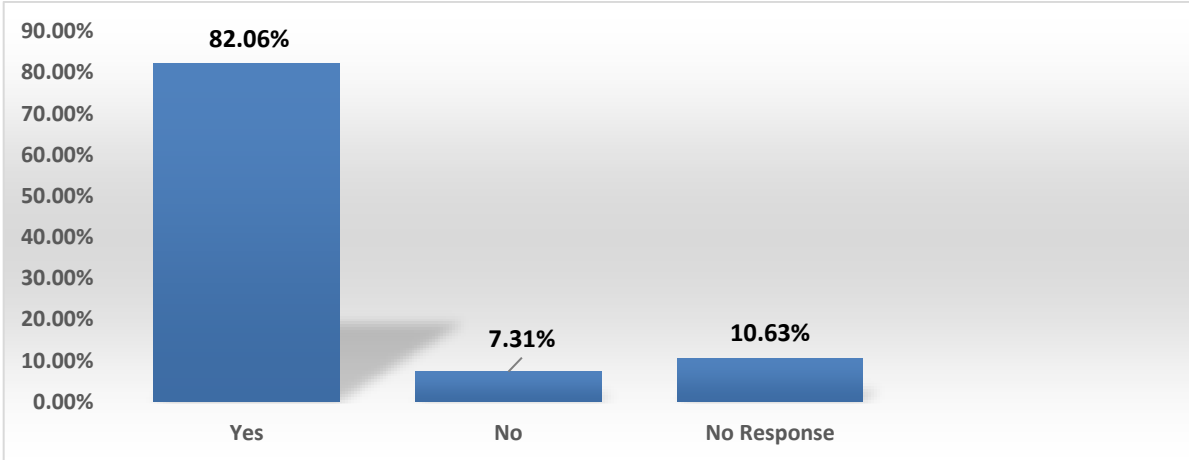
About an equal number of the respondents have used the St. Marks Trail compared to those who have not. 48.5% have, versus 42.5%, who have not.



# Speed-Spencer Stephens Park Enhancements

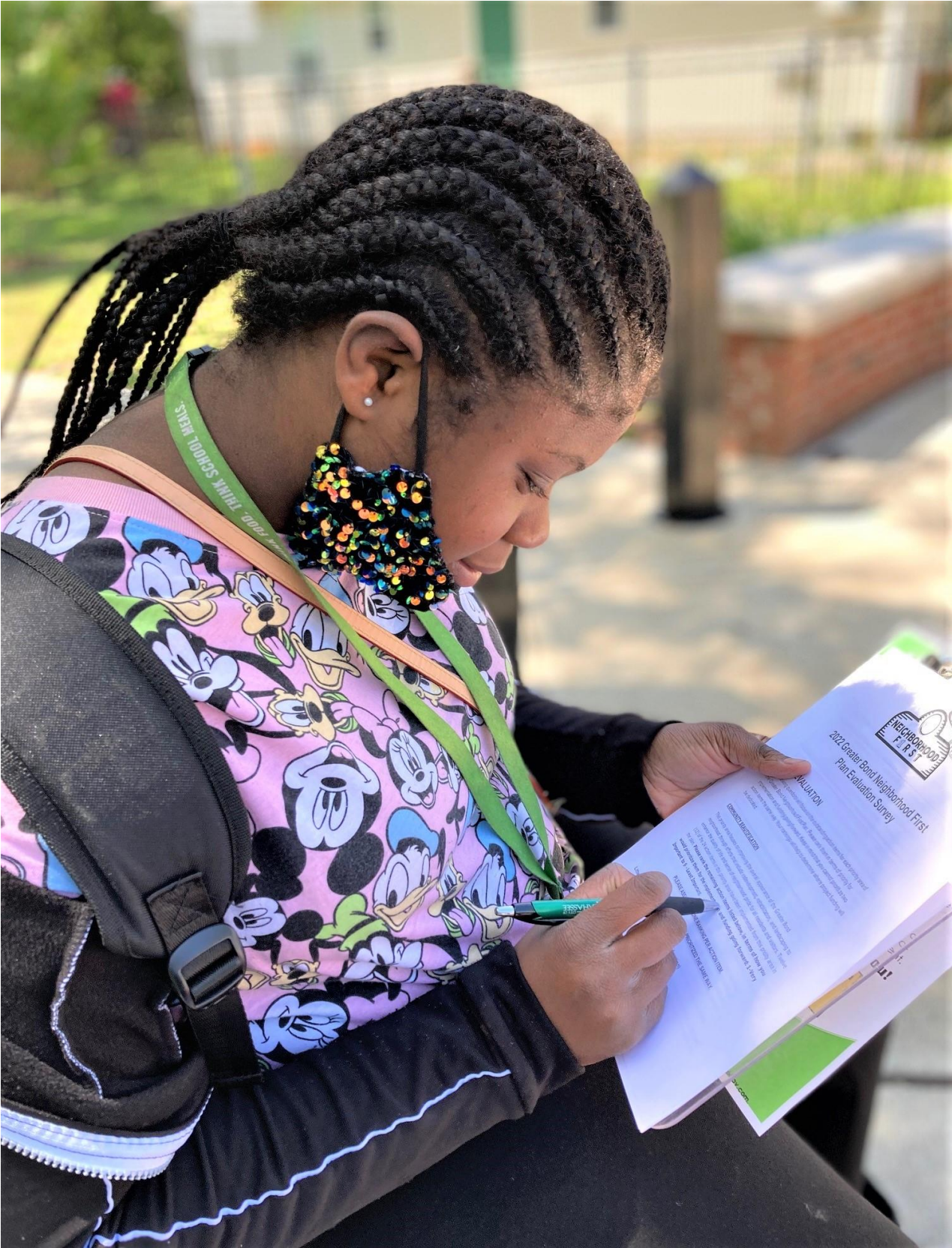
## Are you pleased with the new amenities in the park (i.e., benches, lighting)?

Survey results show that 82% are pleased with the park enhancements, compared to 7.3% who are not.



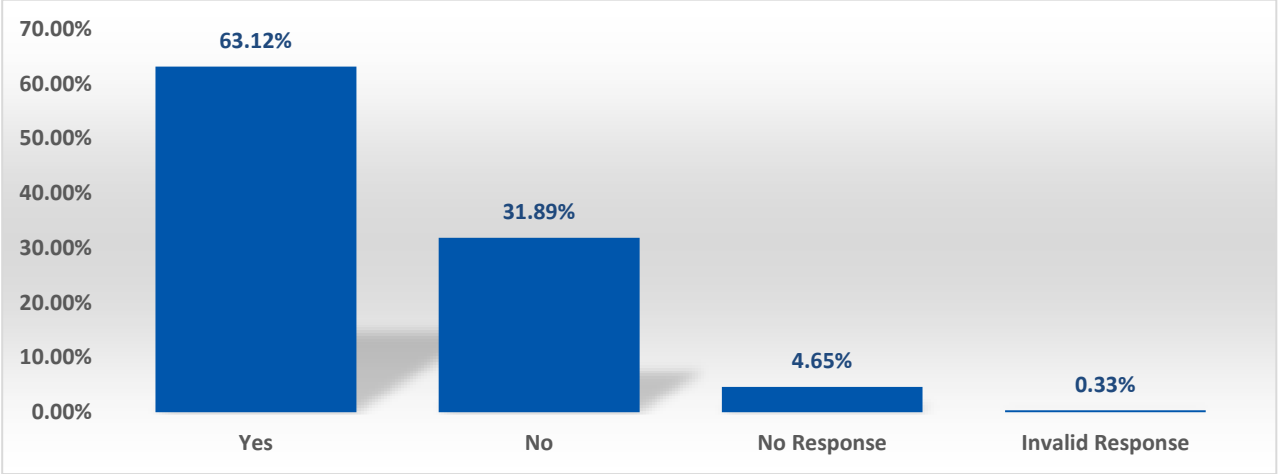


# Community Engagement on Neighborhood Infrastructure Projects



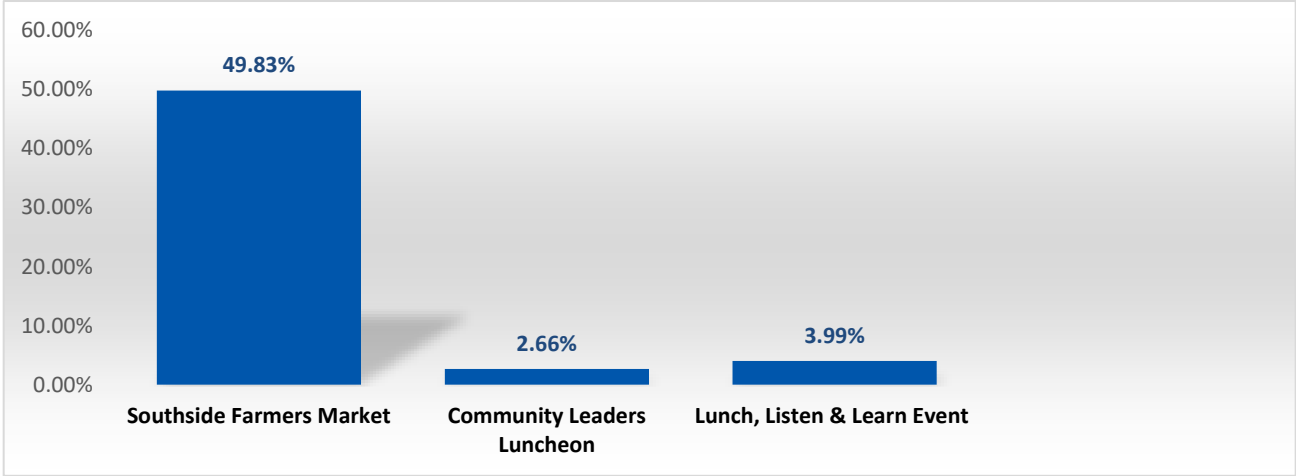
# Were you aware of the community engagement activities on neighborhood infrastructure projects?

63% of the respondents were aware of the engagement activities while 32% were not.



## If yes, what activity(es) did you participate in?

- o Southside Farmers Market
- o Lunch, Listen and Learn Event
- o Community Leaders Luncheon.



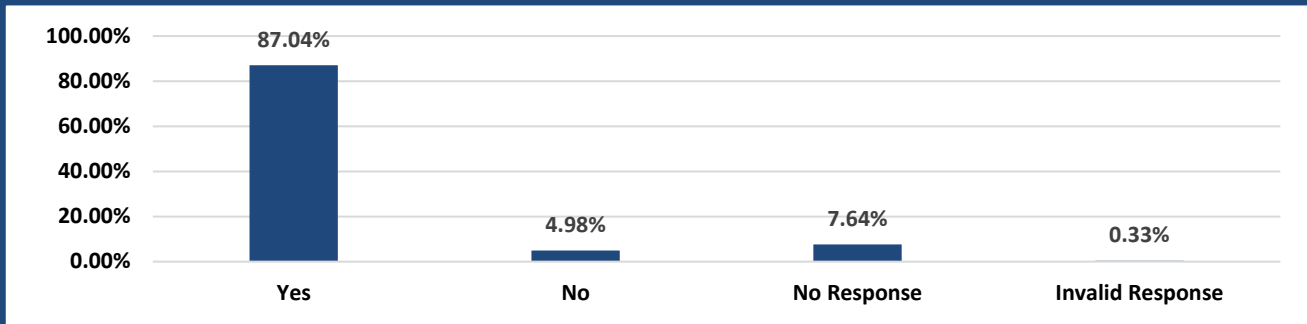
This graph shows the percentage of the respondent population that participated in events related to the community engagement activities on neighborhood infrastructure projects.

By a large margin, 49.8% of the population participated in the Southside Farmers Market. There was a significantly lower level of participation at the community leader’s luncheon, and the lunch, listen, and learn event. This can be attributed to the population in Greater Bond that were targeted for these events – community leaders and youth. The survey data also provides insights on individuals who participated in more than one event. The variance was miniscule.

# Community Engagement on Neighborhood Infrastructure Projects

Should there be more community engagement on neighborhood improvement projects?

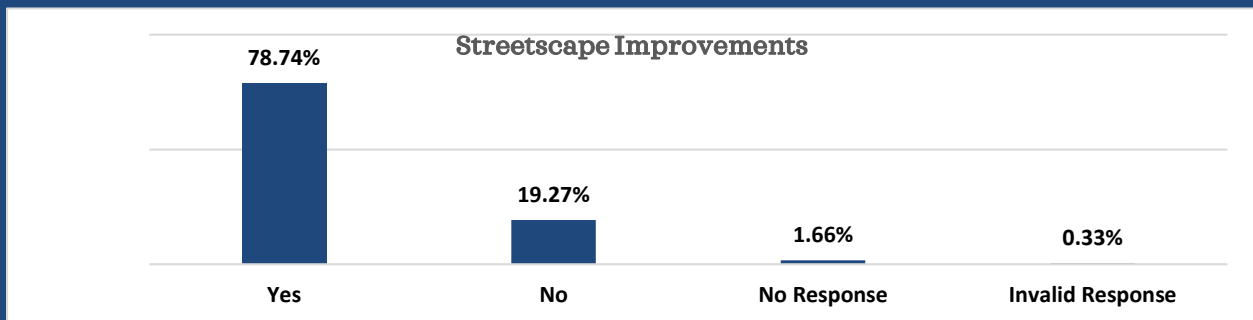
Eighty-seven percent (87%) indicated that there should be more community engagement on neighborhood projects.



## Streetscape Improvements

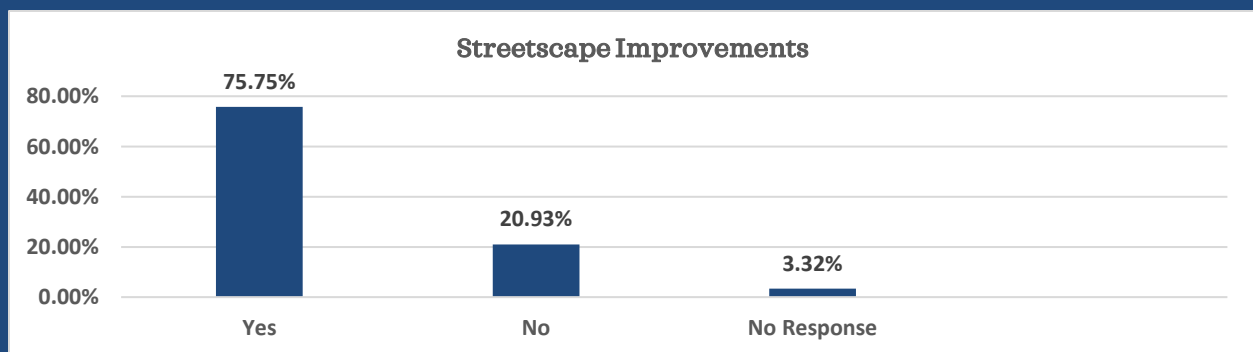
Are you aware of the street improvements that are underway on Robert and Trudie Perkins Way (formerly Gamble St.)?

78.74% are aware of the street improvements compared to 19.5% who are not.



Are you aware of the street improvements that are underway on Saxon St.?

Over 75% of the respondents are aware of the street improvements underway on Saxon Street while 21% are not.







## **Community Beautification**

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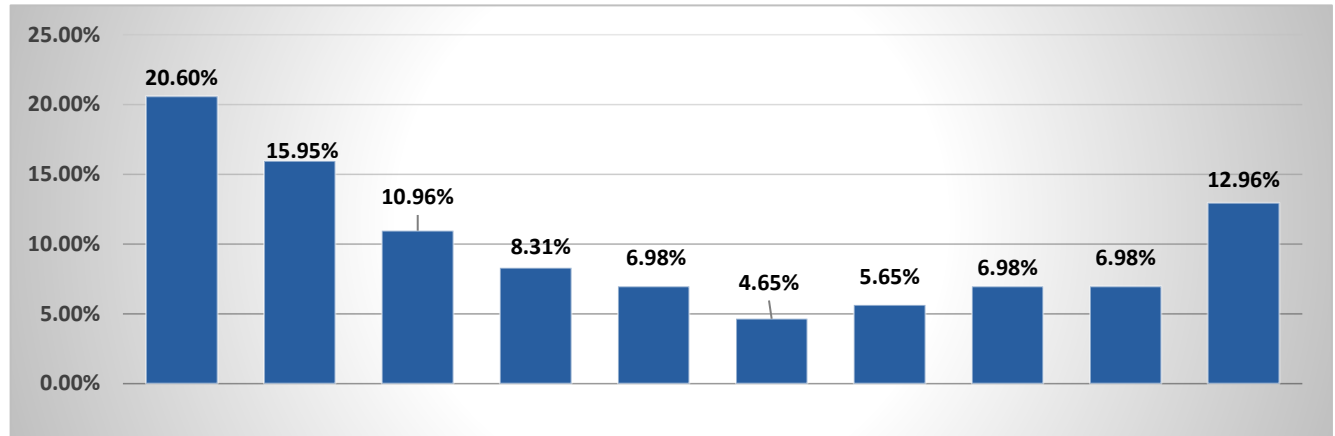
**This priority area focuses on improving the overall appearance of the Greater Bond neighborhood through efforts that include redevelopment, rehabilitation, and landscaping to enhance the quality of life and sense of neighborhood. Twelve (12) of the 24 action items in this priority area have been implemented from this priority area in the plan.**

**Participants are asked to rank the remaining action items listed below, in terms of how prioritizing them for implementation and funding going forward: 1-Very Important to 9-Lease Important.**

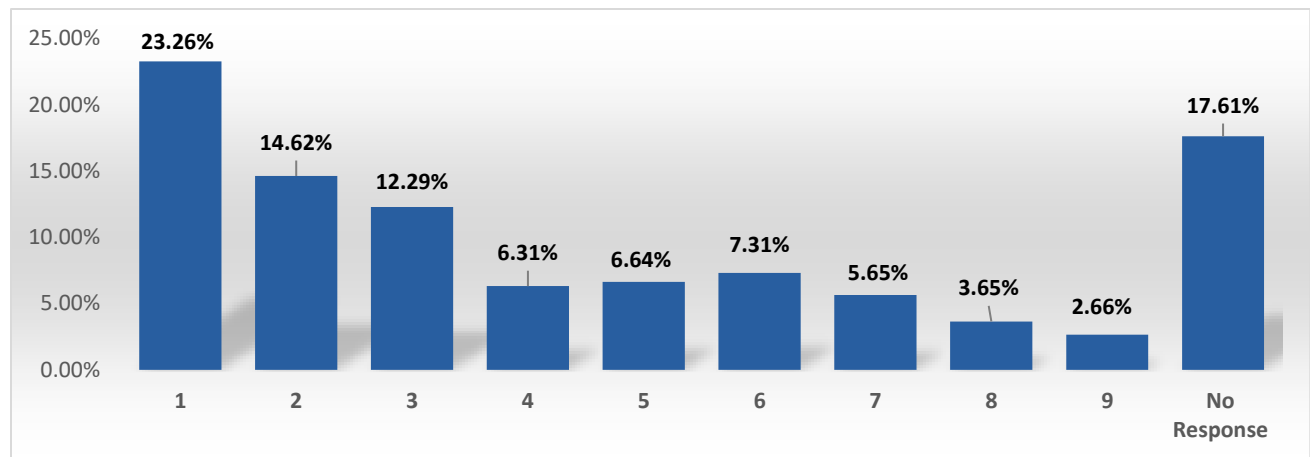
- **Litter Campaign Program (would include youth education)**
- **Illegal Dumping**
- **Litter Free Zone**
- **Trash/recycling receptacles in public spaces and at businesses in the neighborhood**
- **Coordinate with the City of Tallahassee on its street sweeping schedule so that the neighborhood association can encourage residents to move their vehicles off street when the streets are scheduled to be cleaned**
- **A “cleanup clause” for landlords to include in new tenant contracts. A cleanup clause would require tenants to keep rented properties clean**
- **A campaign to connect residents with resources that assist with yard and home beautification and enhancement**
- **A neighborhood tool-lending program**
- **A planter project for local businesses and organizations**
- **Are there any additional/new projects related to this priority area that you would like to see implemented and funding committed to? If not, please answer N/A.**



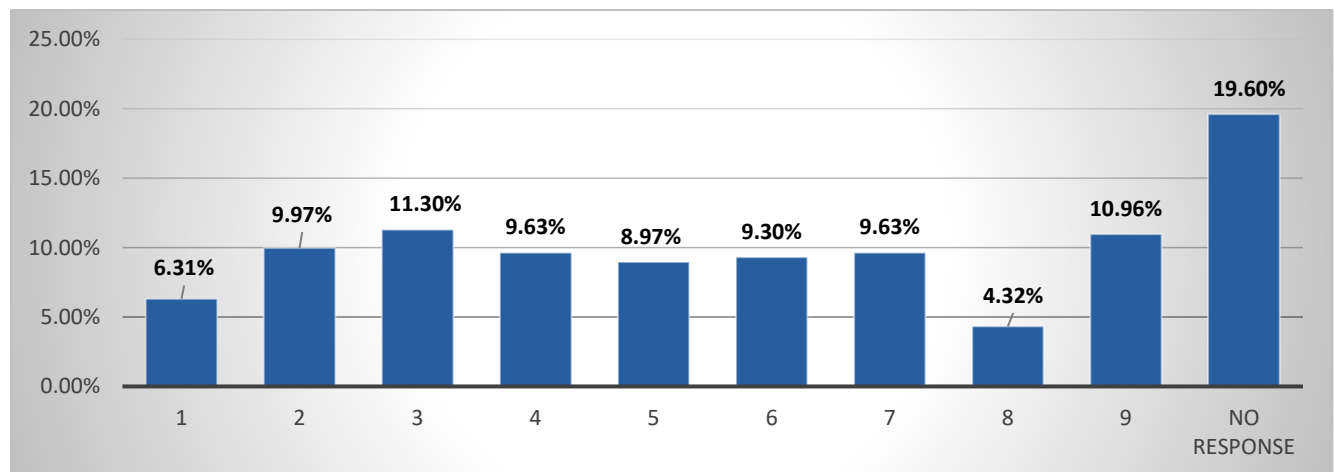
## Litter Campaign Program (Includes youth education)



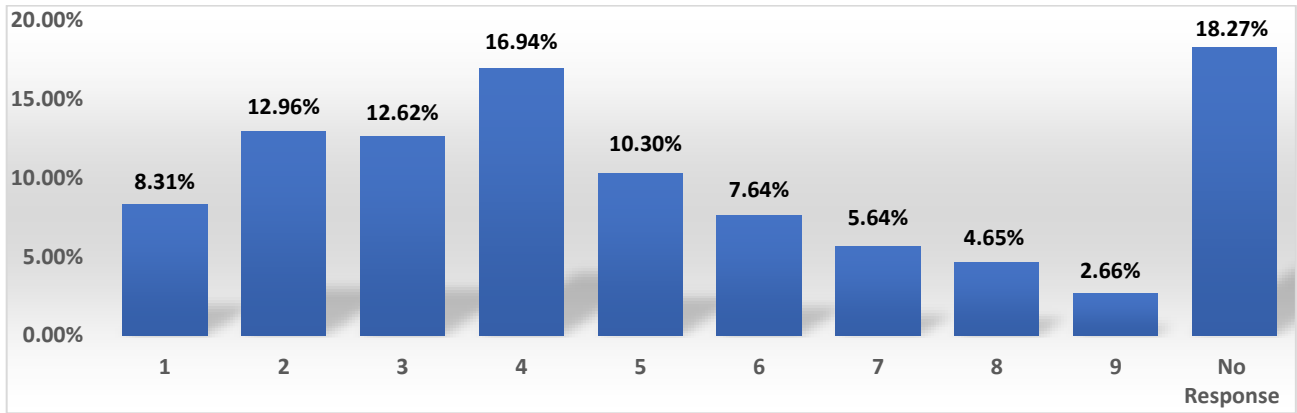
## Illegal Dumping



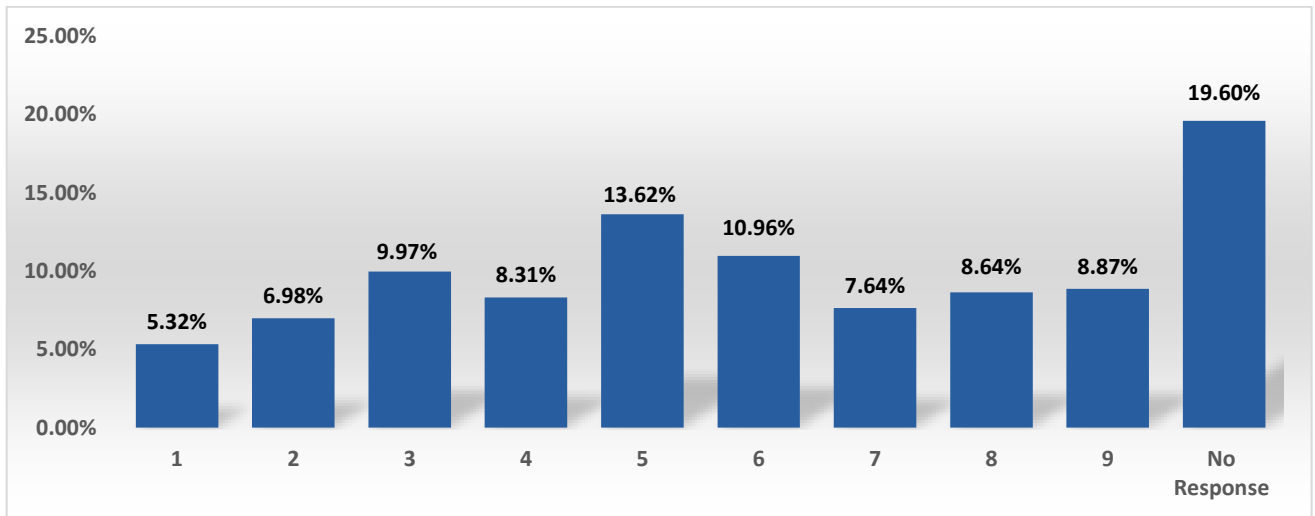
## Litter Free Zones



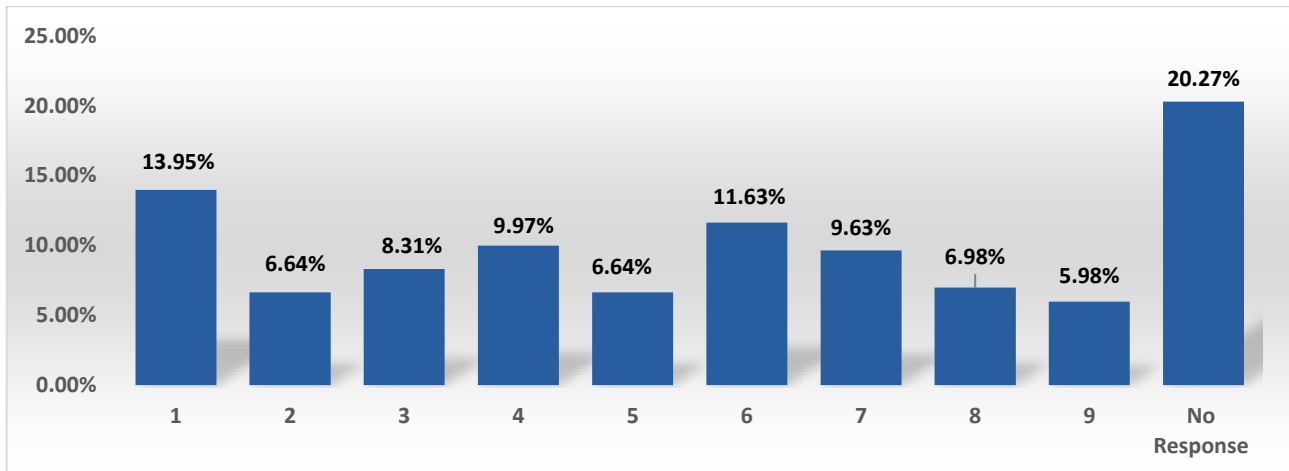
**More Trash Recycling Receptacles in the neighborhood**



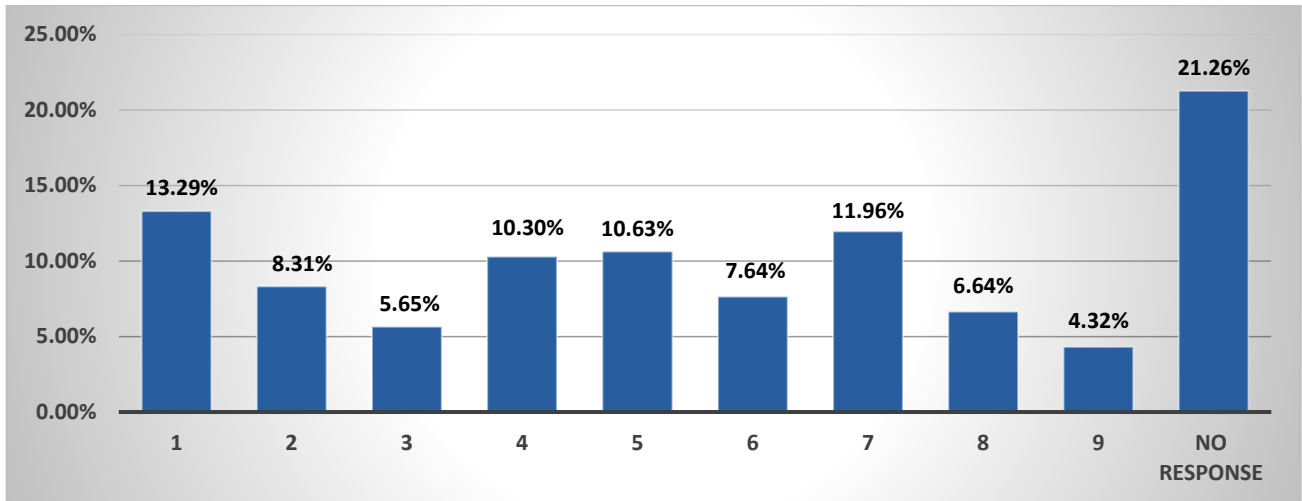
**Coordinate with City of Tallahassee on its street-sweeping schedule.**



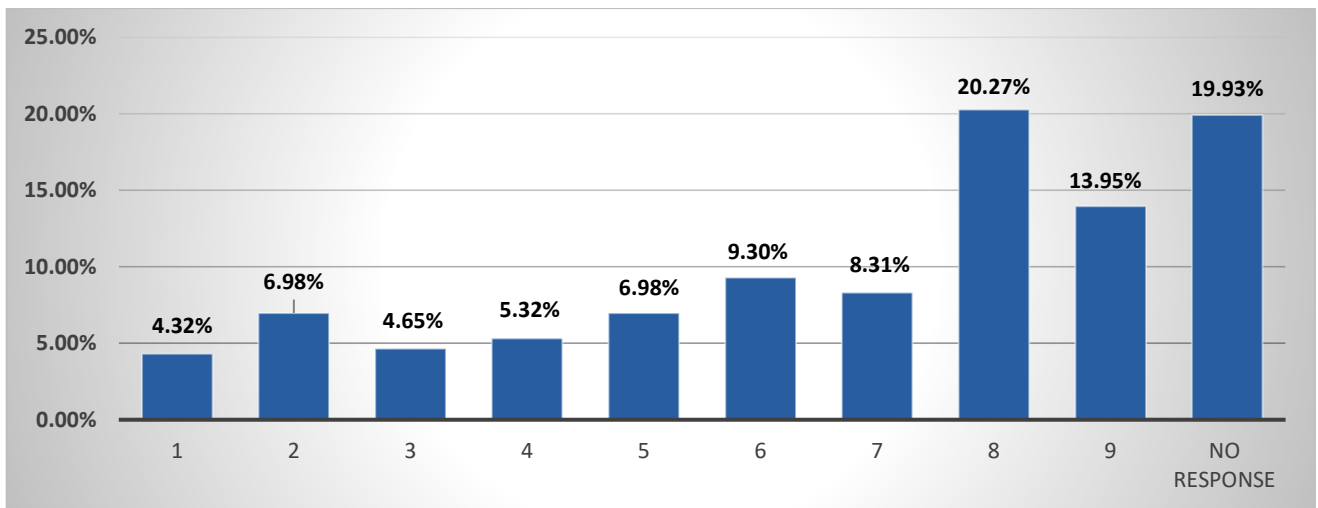
**A “cleanup clause” for landlords to include in new tenant contracts. A cleanup clause would require tenants to keep rented properties clean.**



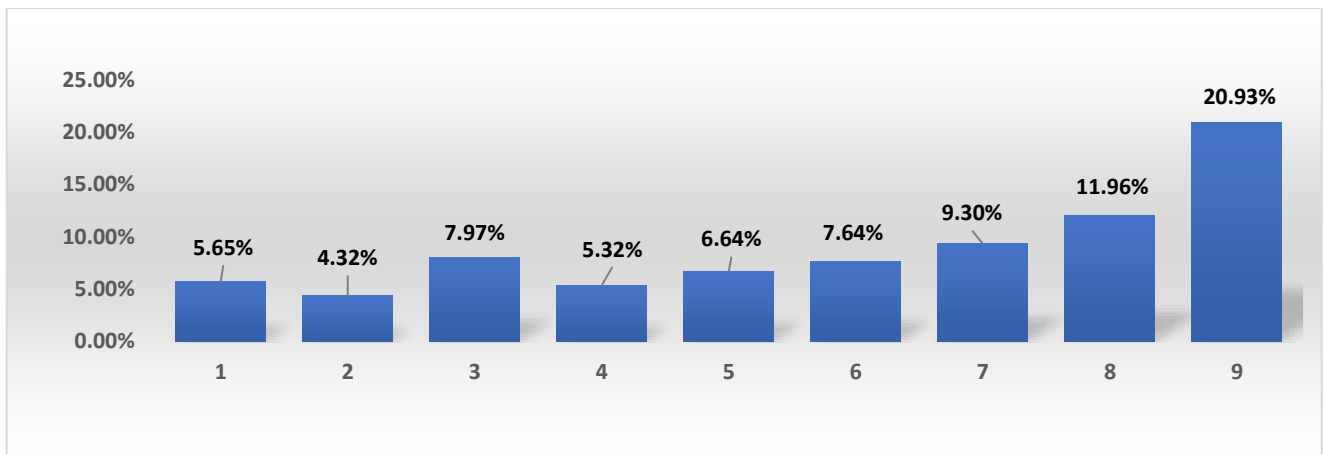
**A campaign to connect residents with resources that assist with yard and home beautification enhancement program.**

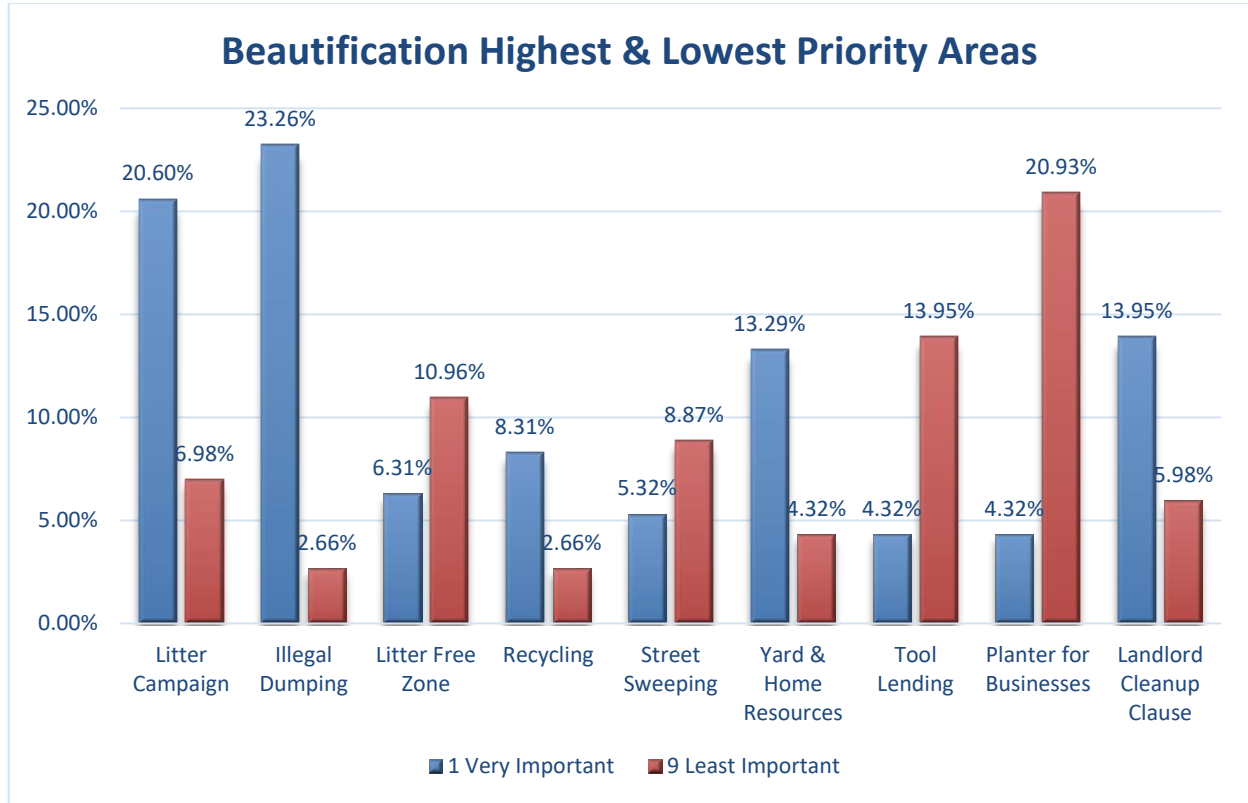


**A neighborhood tool-lending program.**



**A planter project for local businesses and organizations**





Of the nine (9) priority areas pertaining to Community Beautification, this slide represents a composite look at the highest and lowest priority rankings. Illegal dumping is a high priority for most with 23.26% of the respondents choosing it as a priority level one, followed closely by a litter campaign program that would include youth education in the community at 20.6%. A “cleanup clause” for landlords to include in the new tenant contracts that would require tenants to keep rented properties clean is the third highest priority with 14% of the responses.

A planter project for local businesses and organizations is of the lowest priority among the respondent population with 21% ranking it a priority level 9. This is followed by a tool lending program with 14% of the respondent population identifying it among the least important.





# Land Use



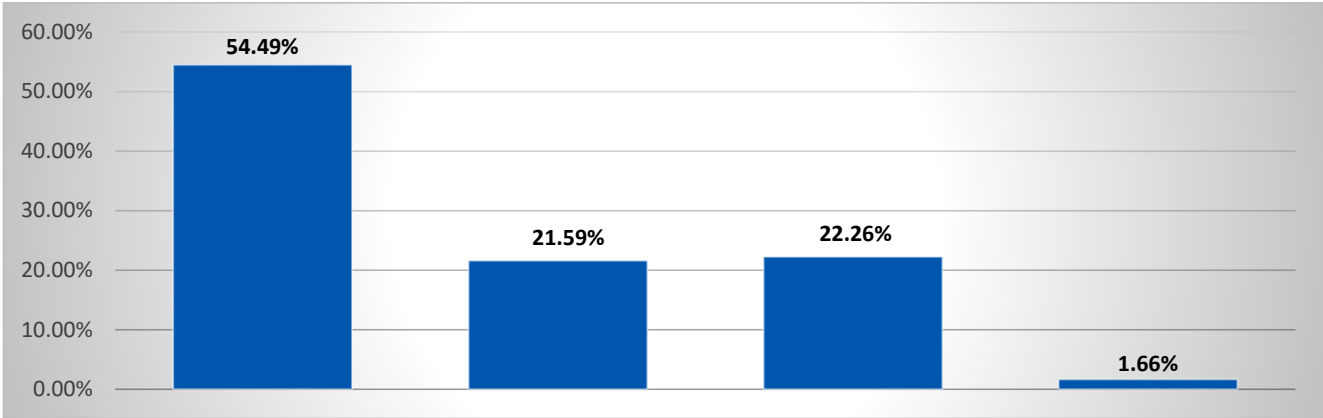
This priority area focuses on integrating residential, commercial, and industrial development through land use and zoning mechanisms that address the historic preservation, protect the natural environment, and enhance the livability of the Greater Bond neighborhood. Thirteen (13) of eighteen (18) action items have been implemented from this priority area in the plan.

This section provides the results of rankings of the remaining action items as follow:

- o Educate landlords about obtaining rehabilitation loans, rental assistance programs, renter rehabilitation agreements.
- o A Greater Bond Neighborhood Association Land Use Committee (comprised of residents, realtors, and developers) to survey, prioritize and promote properties available for development.
- o Are there any additional/new projects related to this priority area that you would like to see implemented and funding committed to? If so, please answer N/A.

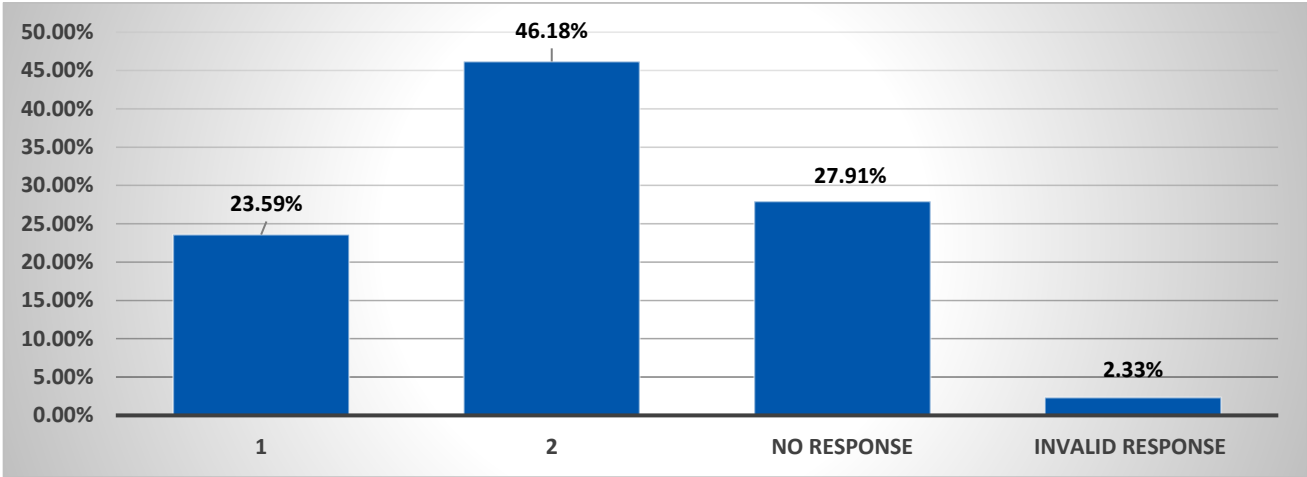
**Educate landlords about obtaining rehabilitation loans, rental assistance programs, renter rehabilitation agreements.**

More than 50% of the survey participants see this initiative as a high priority focus area.



**A Greater Bond Neighborhood Association Land Use Committee (comprised of residents, realtors, and developers) to survey, prioritize and promote properties available for development.**

Over 46% of the survey participants see land use initiatives as a secondary priority area. Twenty-eight percent (28%) did not respond to this question and 24% see it as a priority one initiative.



## Economic Development and Resident Empowerment

This priority area focuses on helping residents become financially secure and support the growth of neighborhood businesses through improved access to educational, employment, and entrepreneurial opportunities. Eleven (11) out of twenty (20) have been implemented.

This section provides a ranking of the remaining nine (9) priority action items for implementation and funding going forward: 1-very important to 9 being least important. The action items follow:

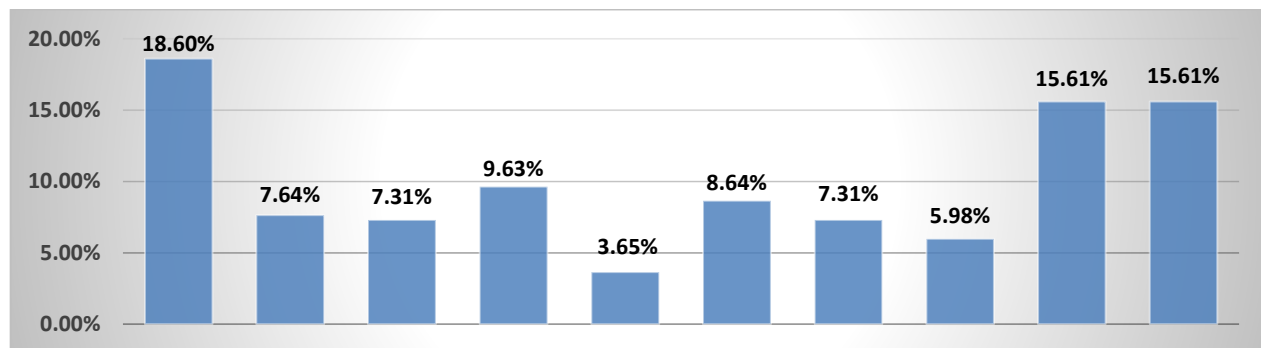


- o Assess the feasibility of Floral, Gamble and Mill streets and the city-owned property at the corner of Lake Bradford Road and Gamble Street as areas for commercial corridors, making them priority areas
- o Promote business development resources that are available to new and existing businesses in the neighborhood
- o Collaborate with universities, local museums, and other partners to explore the feasibility of creating a neighborhood museum at Speed's Grocery at Saxon and Floral streets
- o A neighborhood resource guide that includes the identification of the skills and talents of people in the neighborhood
- o Creation of a Neighborhood Ambassador program to serve as liaison between residents and service provider
- o A comprehensive one-stop service hub (or "Village Center")
- o A list of properties that can be redeveloped into affordable housing
- o A program that provides financial incentives for landlords to improve rental properties in the neighborhood while also keeping them (the rent) affordable
- o Identify vacant buildings, lots and other underutilized areas that are suitable for business development and develop mechanisms to match those properties with prospective business owners
- o Are there any additional/new projects related to this priority area that you would like to see implemented and funding committed to? If no, please answer N/A.



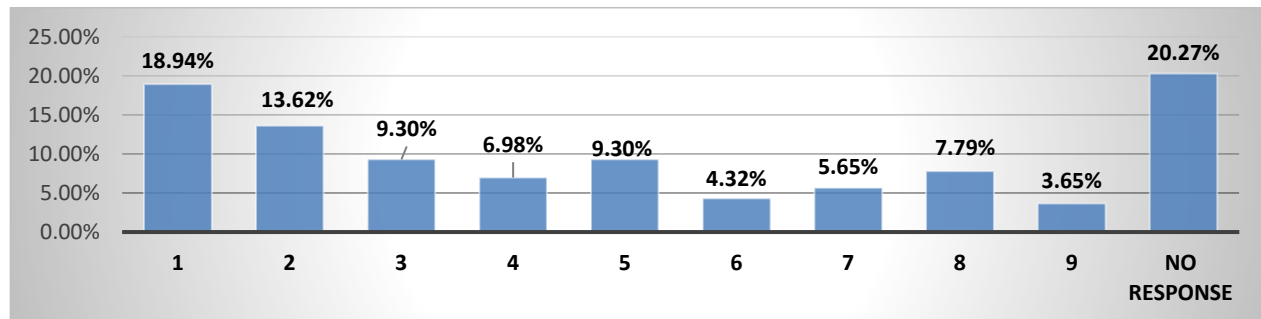
**Assess the feasibility of Floral, Gamble, and Mill streets and the City-owned property at the corner of Lake Bradford Road and Gamble Street as areas for commercial corridors making them priority areas.**

More than 18% of the survey respondents see this as a high priority area with a category ranking of one, while almost equally, 15% see it as a low priority with a ranking of nine (9). All other respondents fall somewhere in between with little variance.



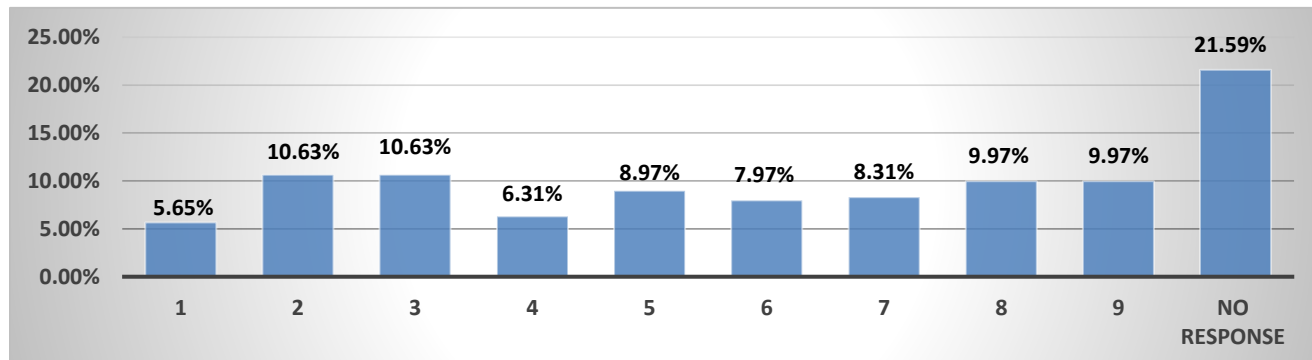
**Promote business development resources that are available to new and existing businesses in the neighborhood.**

While 20% of the respondents did not provide a ranking to this priority area, priority area one (1) received the next highest ranking at almost 19%.



**Collaborate with universities, local museums, and other partners to explore the feasibility of creating a neighborhood museum at Speed’s Grocery at Saxton and Floral Streets.**

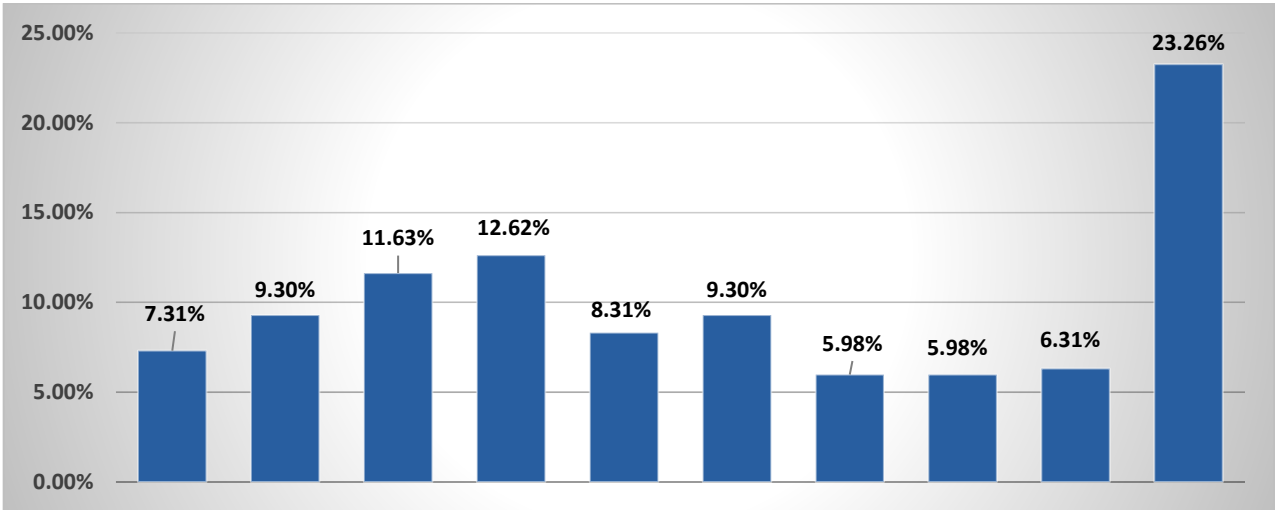
Responses to the priority area are low in category one as a high preference among the respondents. It is noteworthy that over 21% of the respondents did not provide a response to this question. Many of the rankings for this priority area are scattered across the spectrum with no one area with a significant weight ranging between 6% and 11%.





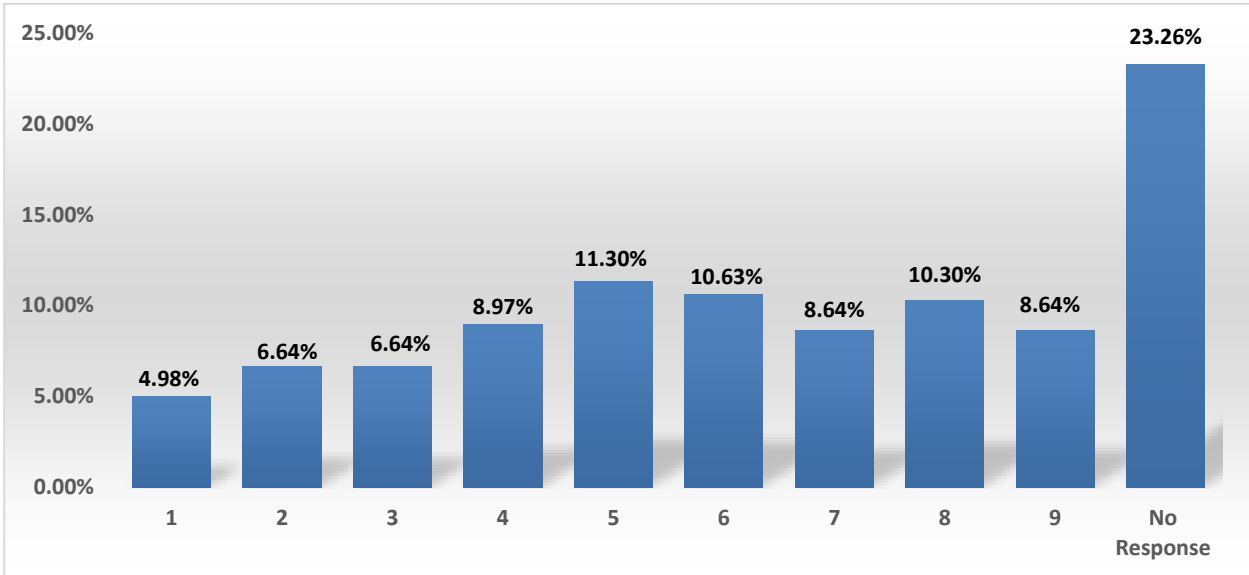
**A neighborhood resource guide that includes the identification of the skills and talents of people in the neighborhood.**

This priority area is highest ranked at levels three (3) and four (4) with lower rankings on the outer bands of one (1), the highest priority, and nine (9), the lowest priority. A high percentage of the survey respondents, at over 23%, did not respond to the question.



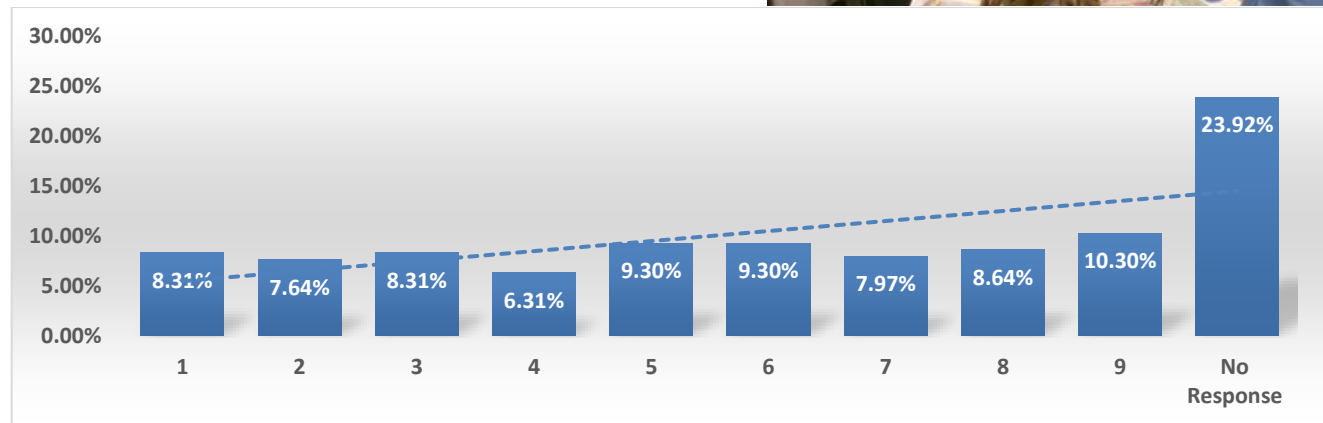
**Creation of a Neighborhood Ambassador program to serve as liaison between residents and service provider.**

Categories four (4) through seven (7) garnered the highest percentage of respondents for this priority area. Category five (5) received the highest percentage at 11.3%. It is seen as a low priority among respondents with only 5% placing it in category one (1) as a priority.



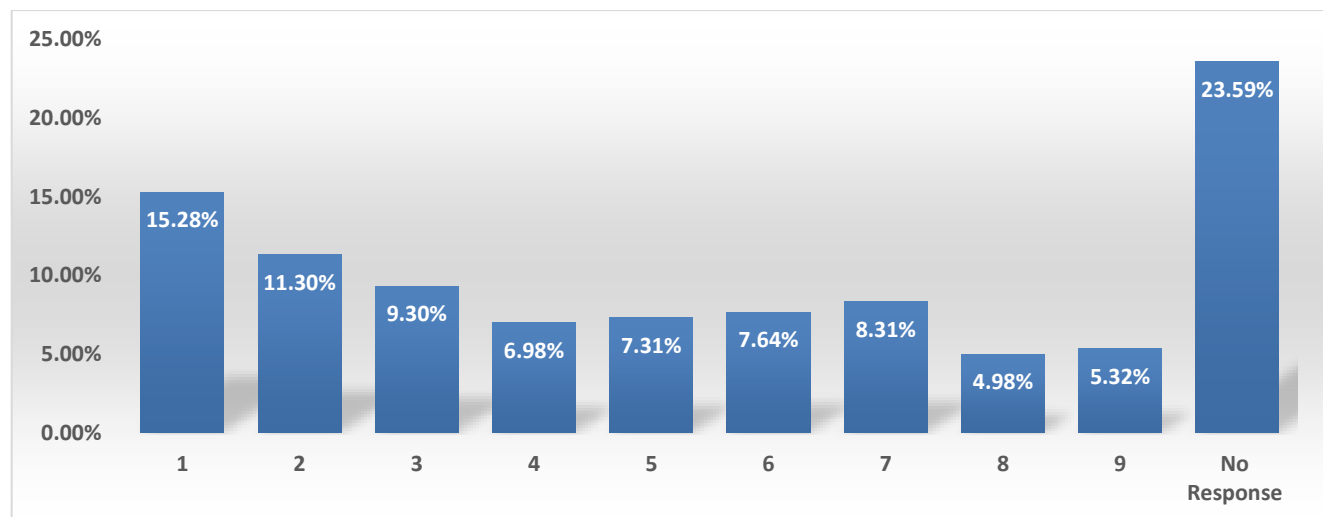
## A comprehensive one-stop service hub (or “Village Center”)

24% of the respondents did not provide a response to this question. That was followed by 10% of the respondents ranking this as a low priority action at level nine (9). There was no one ranking category that showed a significant variance with the range between 8% and 10%.



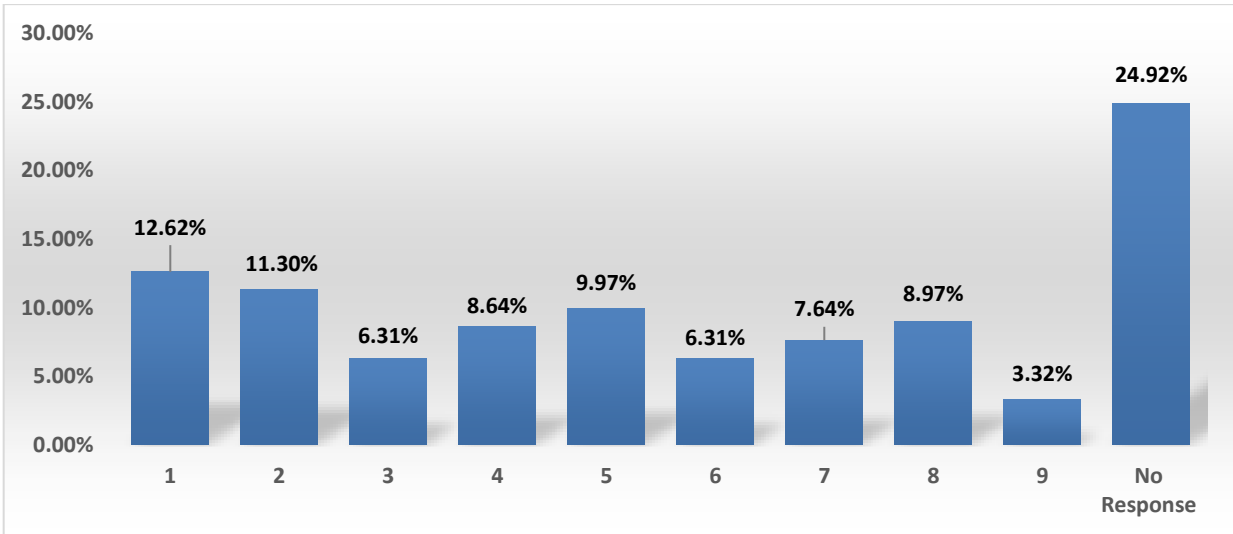
## A list of properties that can be redeveloped into affordable housing.

Although 24% of the respondent population did not provide a response to this priority area, over 15%, the next largest response population, see this as a high priority with a category one (1) ranking. This is followed by category two with eleven percent of the respondent population seeing this as a priority area.



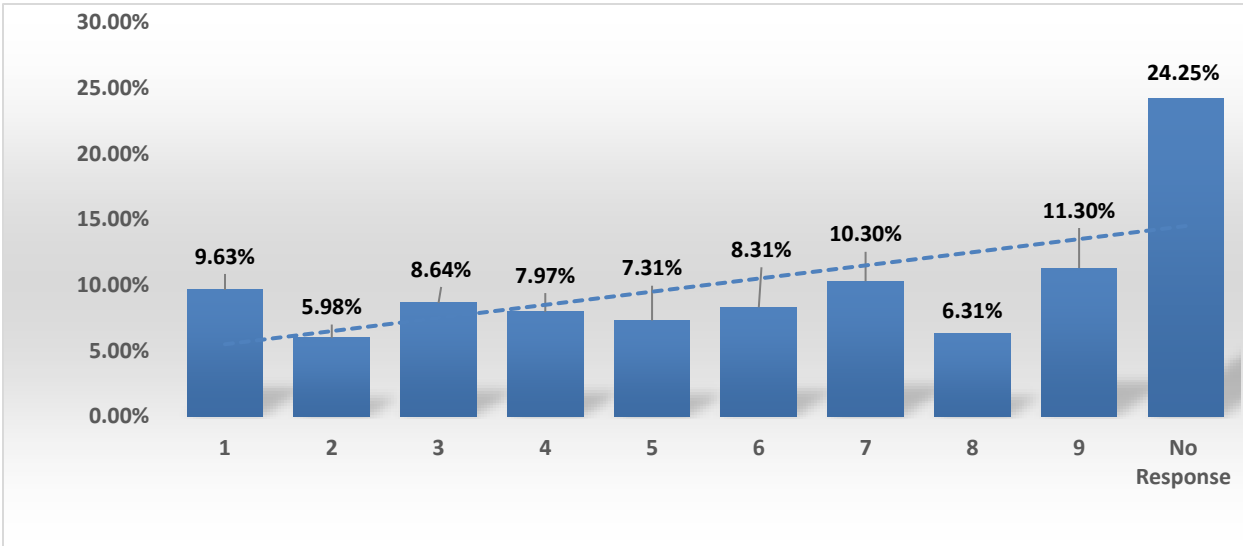
**A program that provides financial incentives for landlords to improve rental properties in the neighborhood while also keeping them (the rent) affordable.**

While 24% of the respondent population did not provide a response, the next largest response was category one (1), with over 12% seeing it as a high priority area. This is followed by category two (2) with 11% of the respondent population seeing this as a priority area.



**Identify vacant buildings, lots and other underutilized areas that are suitable for business development and develop mechanisms to match those properties with prospective business owners.**

Responses across the nine priority rankings are scattered with little variation across the spectrum. Though 24.25% indicated no response, about 10% ranked this as a level one (1) high priority, and 11% as low priority at level nine (9). The levels are otherwise flat across the spectrum.



# Neighborhood Safety and Crime Prevention

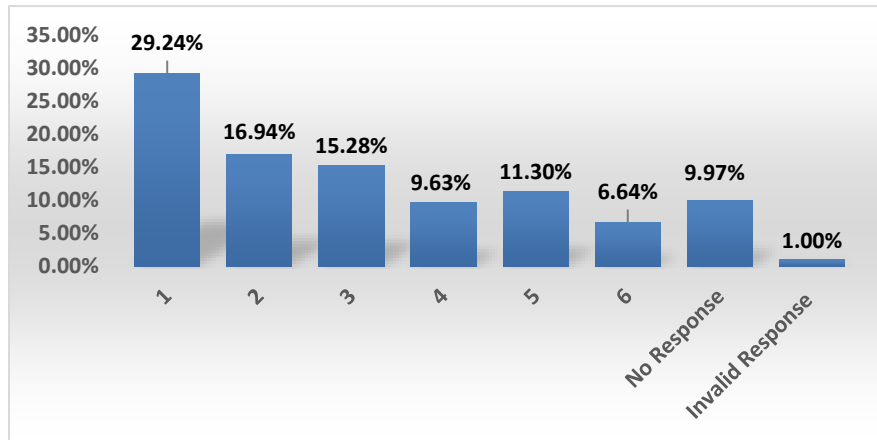
**This priority area focuses on creating a safe environment for residents and visitors to live, work, learn, and play through social engagement and the revitalization of the Greater Bond neighborhood. Twenty-six (26) out of twenty-nine (29) action items have been implemented from this priority area in the plan. Participants were asked to rank the items below, in terms of priority for implementation and funding going forward: 1 - Very Important to 6 - Least Important.**

- Neighborhood Safety Summit and Showcase event held in Greater Bond
- Outdoor church services in the neighborhood to promote good will
- A partnership with local businesses and community organizers to support and/or sponsor neighborhood activities and events that highlight the importance of reporting crime
- An effort to recruit resident to participate in TPD's fourth and adult Citizens Police Academies, Rape Aggression Defense, and Ride-Along programs with special Southside officers that volunteer and are good at working with riders
- A special preview workshop held for the citizen Police Academy or Greater Bond residents
- Partnership established with businesses to obtain donations to be used as incentives for resident involvement
- Are there any additional/new projects related to this priority area that you would like to see implemented and funding committed to? If no, please answer N/A.



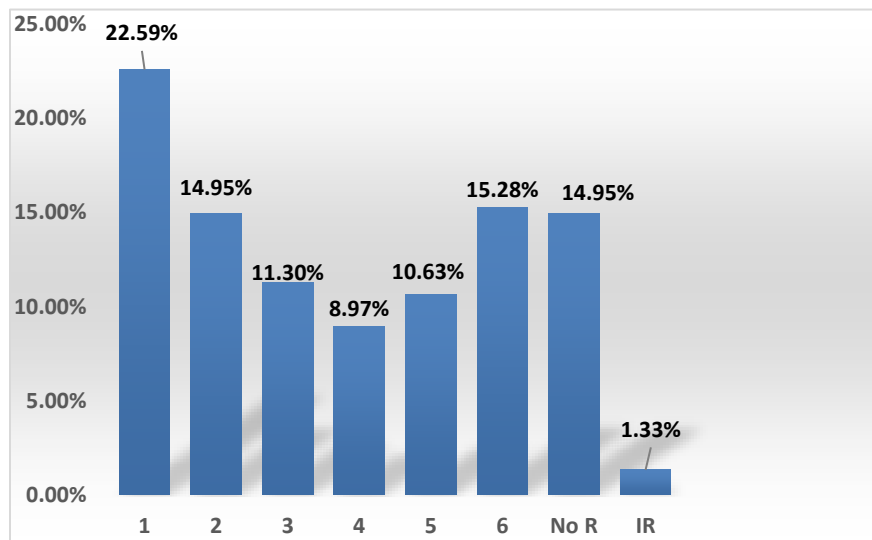


**Neighborhood Safety Summit and Showcase event held in Greater Bond.**



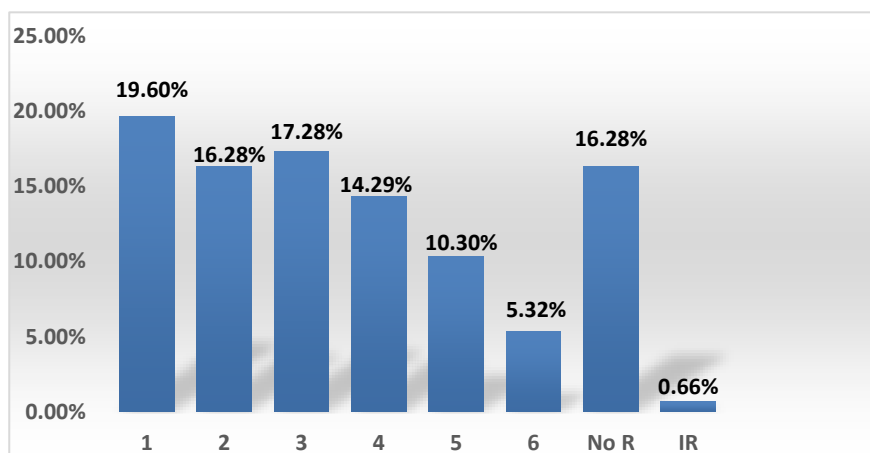
Responses from 29% of the survey participants indicate that this is a level one high priority area. This is followed by another seventeen percent at category two.

**Outdoor church services in the neighborhood to promote good will.**



There is a noticeable differentiation in the responses to this question with 23% indicating a high preference for outdoor church services in the neighborhood, followed by another 15% with a level two ranking. At the lower end of the spectrum, 15% indicate that this is a low priority at level six ranking.

**A partnership with local businesses and community organizers to support and/or sponsor neighborhood activities and events that highlight the importance of reporting crime.**

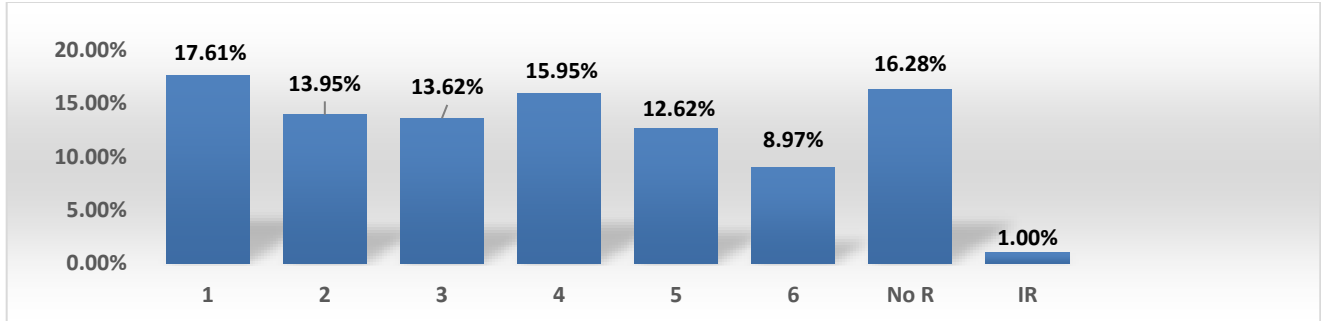


23% of the respondents indicate that this is a high priority area with a level one ranking.

There are robust responses in each category with varying rankings. The lowest however, is level six, with five percent of the respondents indicating that this is a low priority.

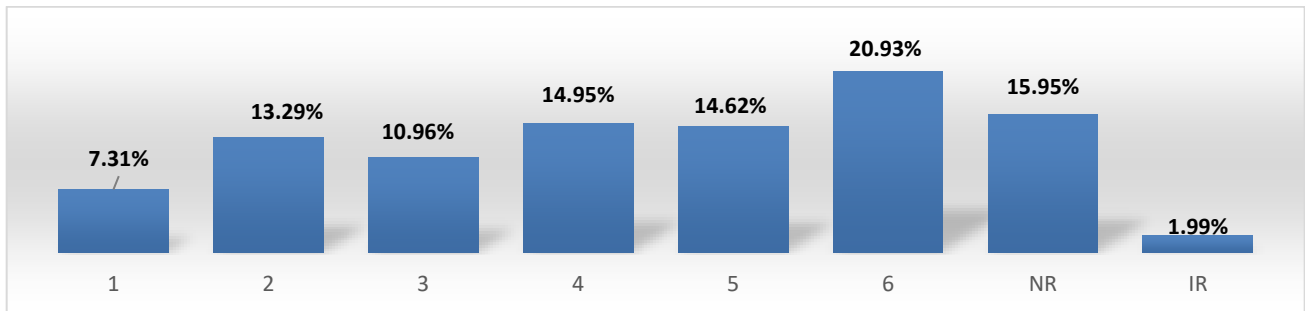
**An effort to recruit residents to participate in TPD’s youth and adult Citizens Police Academies, Rape Aggression Defense, and Ride-Along programs with special Southside officers that volunteer and are good at working with riders.**

Over seventeen percent (17.6%) of the respondents see this as a level one priority area compared with 9% seeing it as a low priority at level six. Most of the responses are scattered in between with little variance amongst the ranking levels.



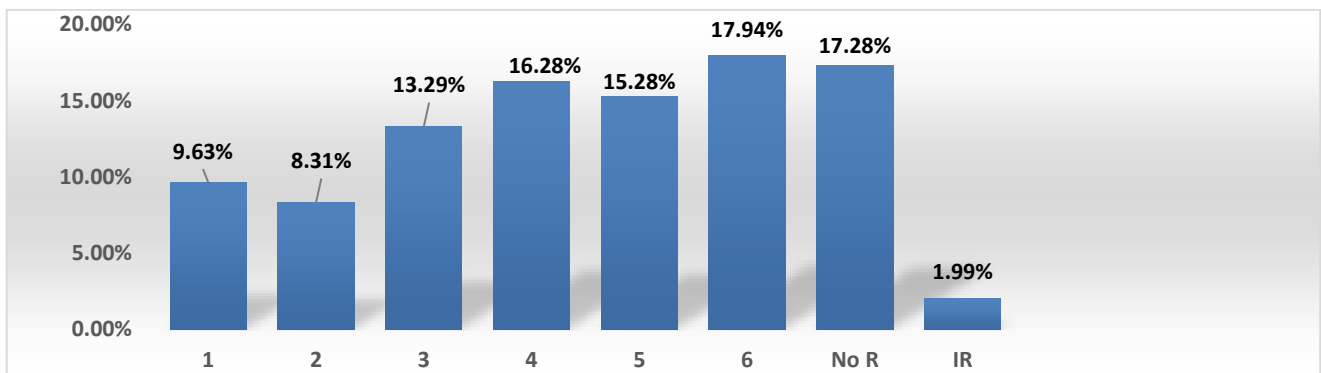
**A special preview workshop held for the Citizens Police Academy or Greater Bond residents.**

Twenty-one percent (21%) of the survey respondents indicate that this is a low priority area, compared with seven percent (7%) ranking it as a category one priority.



**Partnership established with businesses to obtain donations to be used as incentives for resident involvement.**

Eighteen percent (18%) of the survey respondents see this as a low priority area with a level six ranking, compared with 10% who see it as a high priority at level one.



## Appendices

- I. Greater Bond Neighborhood First Plan Evaluation Survey Instrument 2022
- II. Map of the Survey Response Area
- III. Other Survey Respondents Recommendations
- IV. Greater Bond Neighborhood First Plan
- V. Greater Bond Neighborhood First Implementation Completion Matrix
  - *This table provides the status of action items from the priority areas in the Greater Bond Neighborhood First Plan.*
- VI. Greater Bond Community Impact Measures Analysis Review for Tallahassee Lenders' Consortium

# **APPENDIX I.**

Greater Bond Neighborhood First Plan Evaluation  
Survey Instrument 2022





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## 2022 Greater Bond Neighborhood First Plan Evaluation Survey

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### PLAN EVALUATION

The following questions will focus on the outstanding action items for each priority area of the Greater Bond Neighborhood First Plan. Please rank them in terms of priority for implementation and funding going forward. Keep in mind that you cannot prioritize two action items the same way. Your rankings will help to determine where project funding will be dedicated.

---

#### **COMMUNITY BEAUTIFICATION**

This priority area focuses on improving the overall appearance of the Greater Bond neighborhood through efforts that include redevelopment, rehabilitation, and landscaping to enhance the quality of life and sense of neighborhood pride for all residents and visitors. Twelve (12) of the 24 action items in this priority area have been implemented from this priority area in the plan. **Please rank the remaining action items listed below, in terms of how you would prioritize them for the implementation and funding going forward: 1-Very Important to 9 - Least Important.**

**PLEASE ASSIGN ONLY ONE RANKING PER ACTION ITEM.**  
**TWO ACTION ITEMS CANNOT BE PRIORITIZED THE SAME WAY.**

**Litter Campaign Program (would include youth education)**

**Illegal Dumping**

**Litter Free Zones**

**Trash/recycling receptacles in public spaces and at businesses in the neighborhood**

**Coordinate with the City of Tallahassee on its street sweeping schedule so that the neighborhood association can encourage residents to move their vehicles off street when the streets are scheduled to be cleaned**

**A "cleanup clause" for landlords to include in new tenant contracts. A cleanup clause would require tenants to keep rented properties clean**

**A campaign to connect residents with resources that assist with yard and home beautification and enhancement**

**A neighborhood tool-lending program**

**A planter project for local businesses and organizations**

**Are there any additional/new projects related to this priority area that you would like to see implemented and funding committed to? If no, please answer N/A**

**LAND USE**

This priority area focuses on integrating residential, commercial, and industrial development through land use and zoning mechanisms that address the historic preservation, protect the natural environment, and enhance the livability of the Greater Bong neighborhood. Twelve (12) out of 14 action items have been implemented from this priority area in the plan. **Please rank the remaining action items listed below, in terms of priority for implementation and funding going forward: 1-Very Important to 2 - Least Important.**

**PLEASE ASSIGN ONLY ONE RANKING PER ACTION ITEM.**

**TWO ACTION ITEMS CANNOT BE PRIORITIZED THE SAME WAY.**

Educate landlords about obtaining rehabilitation loans, rental assistance programs, renter rehabilitation agreements (for example, renters agree to paint and make repairs if landlord pays for materials, a lease that reduces rent for a set period, or a lease-to-own agreement), etc.

A Greater Bond Neighborhood Association Land Use Committee (comprised of residents, realtors and developers) to survey, prioritize and promote properties available for development

Are there any additional/new projects related to this priority area that you would like to see implemented and funding committed to? If no, please answer N/A.

## **ECONOMIC DEVELOPMENT & RESIDENT EMPOWERMENT**

This priority area focuses on helping residents become financially secure and support the growth of neighborhood businesses through improved access to educational, employment, and entrepreneurial opportunities. Eleven (11) out of 20. **Please rank the remaining action items listed below, in terms of priority for implementation and funding going forward: 1-Very Important to 9 - Least Important.**

**PLEASE ASSIGN ONLY ONE RANKING PER ACTION ITEM.**

**TWO ACTION ITEMS CANNOT BE PRIORITIZED THE SAME WAY.**

**Assess the feasibility of Floral, Gamble and Mill streets and the City-owned property at the corner of Lake Bradford Road and Gamble Street as areas for commercial corridors, making them priority areas**

**Promote business development resources that are available to new and existing businesses in the neighborhood**

**Collaborate with universities, local museums and other partners to explore the feasibility of creating a neighborhood museum at Speed's Grocery at Saxton and Floral streets**

**A neighborhood resource guide that includes the identification of the skills and talents of people in the neighborhood**

**Creation of a Neighborhood Ambassador program to serve as liaison between residents and service provider**

**A comprehensive one-stop service hub (or "Village Center")**

**A list of properties that can be redeveloped into affordable housing**

**A program that provides financial incentives for landlords to improve rental properties in the neighborhood while also keeping them (the rent) affordable**

**Identify vacant buildings, lots and other underutilized areas that are suitable for business development and develop mechanisms to match those properties with prospective business owners**

**Are there any additional/new projects related to this priority area that you would like to see implemented and funding committed to? If no, please answer N/A.**



**NEIGHBORHOOD SAFETY & CRIME PREVENTION**

This priority area focuses on creating a safe environment for residents and visitors to live, work, learn, and play through social engagement and the revitalization of the Greater Bond neighborhood. Twenty-nine (29) out of 34 action items have been implemented from this priority area in the plan. **Please rank the remaining action items listed below, in terms of priority for implementation and funding going forward: 1-Very Important to 6 - Least Important.**

**PLEASE ASSIGN ONLY ONE RANKING PER ACTION ITEM.  
TWO ACTION ITEMS CANNOT BE PRIORITIZED THE SAME WAY.**

**Neighborhood Safety Summit & Showcase event held in Greater Bond**

**Outdoor church services in the neighborhood to promote good will**

**A partnership with local businesses and community organizers to support and/or sponsor neighborhood activities and events that highlight the importance of reporting crime**

**An effort to recruit residents to participate in TPD's youth and adult Citizens Police Academies, Rape Aggression Defense, and Ride-Along programs with special Southside officers that volunteer and are good at working with riders**

**A special preview workshop held for the Citizens Police Academy or Greater Bond residents**

**Partnership established with businesses to obtain donations to be used as incentives for resident involvement**

**Are there any additional/new projects related to this priority area that you would like to see implemented and funding committed to? If no, please answer N/A.**

# PRIORITIZATION OF FUNDING QUESTIONS

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What priority area would you like to see more funding committed to? **Please rank the options listed below, based on your priority in terms of importance: 1- Very Important to 4- Least Important.**

**PLEASE ASSIGN ONLY ONE RANKING PER PRIORITY AREA.**

**TWO PRIORITY AREAS CANNOT BE PRIORITIZED THE SAME WAY.**

Community Beautification

Land Use

Economic Development & Resident Empowerment

Neighborhood Safety & Crime Prevention

---

## ACCEPTANCE OF COMPLETED PROJECTS

The next few questions will focus on your satisfaction with key projects that have been implemented from the plan.

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### **Greater Bond Residential Facade Improvement Grant Program**

Are you aware of the Greater Bond Residential Facade Improvement Grant Program that provided up to \$17,000 in eligible repairs to homes located within the boundaries of the Community Redevelopment District in the neighborhood?

- Yes
- No

Were you a recipient of a grant through the Greater Bond Residential Facade Improvement Grant Program?

- Yes - If yes, please proceed to the next question
- No - If no, please skip the next 2 questions and proceed to the following question

**If complete, are you pleased with the improvements to your home?**

- Yes
- No
- Not completed
- N/A

**Comments**

**How did the program benefit the community? Please select all that apply.**

- Improved the housing stock
- Beautified the neighborhood
- Increased property values
- Demonstrated resident pride
- Did not improve the community
- Other

**Do you think this program will cause others to improve their property?**

- Yes
- No

**Greater Bond Linear Park (located from Saxon St. going West to Keith St.)**

**Have you used the newly constructed linear park?**

- Yes
- No

**Are you pleased with the amenities in the linear park (i.e. benches, swings, water fountains, lighting)?**

- Yes
- No

**Do you use the linear park to connect to the St. Marks Trail?**

- Yes
- No

**Speed-Spencer Stephens Park Enhancements**

**Are you pleased with the new amenities in the park (i.e. benches, lighting)?**

- Yes
- No

## **Community Engagement on Neighborhood Infrastructure Projects**

**Were you aware of the community engagement activities on neighborhood infrastructure projects?**

- Yes
- No

**If yes, what activity(ies) did you participate in?**

- Community Leaders Luncheon
- Lunch, Listen & Learn Event
- Southside Farmers Market

**Should there be more community engagement on neighborhood improvement projects?**

- Yes
- No

## **Streetscape Improvements**

**Are you aware of the street improvements that are underway on Robert & Trudie Perkins Way (formerly Gamble St.)?**

- Yes
- No

**Comments**

**Are you aware of the street improvements that are underway on Saxon St.?**

- Yes
- No

**Comments**

---

## **DEMOGRAPHIC QUESTIONS**

The next few questions are about your personal background. Questions regarding your personal information will not be used in any way to link your responses back to you. You may choose not to answer any question.

---

**We would love to keep you informed about the process and what is happening in Greater Bond. If you wish, please provide your contact information.**

**First Name**

**Last Name**



**Home Address**

**Mailing Address (if different from above)**

**Email**

**Home Phone**

**Mobile Phone**

**May we send you a text message? (Additional carrier rates may apply)**

- Yes
- No

**What is your association with the Greater Bond neighborhood? Please select all that apply.**

- Renter
- Homeowner (I own my own home and live in Greater Bond)
- Landlord (I own property occupied by tenants)
- Landowner (I own property with no tenants)
- Investment property owner (I own land/properties in Greater Bond with future development plans)
- Currently working or have worked in Greater Bond
- I run a business full-time
- I run a business part-time
  
- Grew up in Greater Bond
- Attend church in Greater Bod
- Service Provider
- Former Resident
- Other

**Please provide the name and location of your business. (Optional)**

Business Name \_\_\_\_\_

Business Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

**Business Type**

- Storefront
- Auto repair
- Laundry services
- Childcare
- Personal care
- Other \_\_\_\_\_

**How long have you lived in or been associated with Greater Bond?**

- Less than 1 year
- 1-3 years
- 4-6 years
- 7-9 years
- 9 years or more

**Which of the following describes you? Please select all that apply.**

- Black/African American
- White/Caucasian
- Hispanic or Latino
- Pacific Islander
- Asian American
- Native American
- Prefer not to answer
- Other

**How would you describe your gender?**

- Male
- Female
- Prefer not to say
- Other (non-binary, gender-fluid, agender)

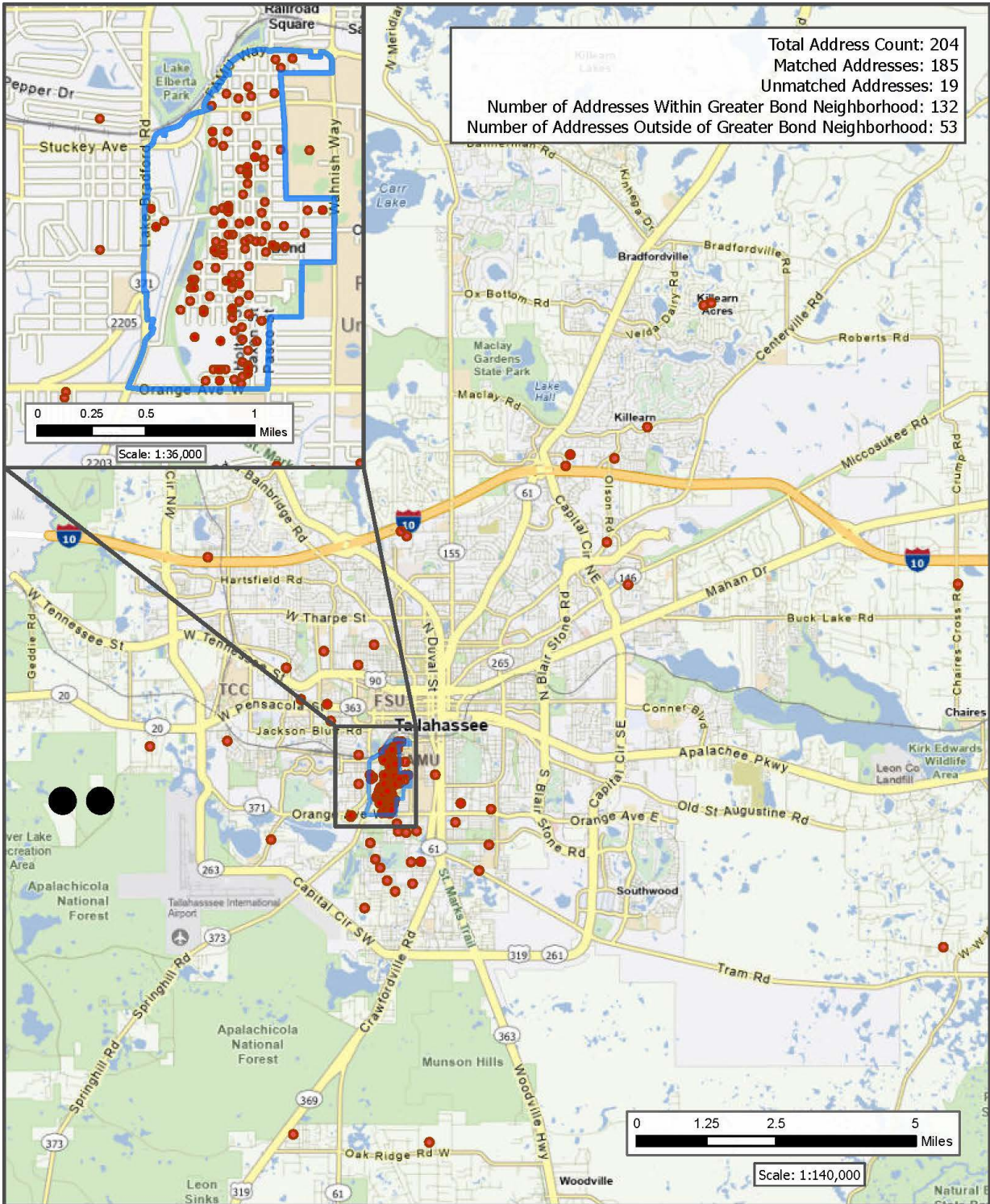
**What is your age?**

- 19 or younger
- 20-29
- 30-49
- 50-64
- 65 or older

This is the end of the survey. We appreciate your participation in the betterment of the Greater Bond neighborhood. THANK YOU!

# **APPENDIX II.**

Map of the Survey Response Area



- Neighborhood Boundary
- Survey Address Points

**Greater Bond Neighborhood First Plan Evaluation  
 Survey Address Locations**

NOTE: This product has been compiled from the most accurate source data from Leon County to 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 loss resulting therefrom.



# **APPENDIX III.**

Other Survey Respondents Recommendations



## Survey Respondents' Recommendations

*The actual comments and recommendations from the survey participants are as follow and are unedited.*

\*\*\*\*\*

**Are there any additional/new projects related to this priority area that you would like to see implemented and funding committed to? If no, please answer N/A.**

- "A-Twice a year, host GUN BUY-BACK PROGRAMS (Twice, First Institutional hosted one).
- B-Not only do I suggest that the ""village hub"" have a CONFLICT MEDIATION COMPONENT, but I also suggest that each class period, Nims Middle School and Rickards have teacher sponsored/student-run conflict mediation sessions (when I was a sponsor at Godby, conflicts and student referrals for inappropriate behavior drastically dropped."
- More police presence and crackdown on law breaking incidents.
- Vacant buildings have become drug houses. We need to do more for the youth. Homelessness is an issue in our neighborhood near the park.
- I would like to see the Police Officers in the Bond Community to get to know the residents in the area. I've lived on Saxon St for 16 yrs., and I have never seen a police officer walk the beat and/or build a rapport with the residents in the Bond Community.
- My brother got shot last week by some random teenager he was at the wrong place at the wrong time.
- Homeless safety and support.
- Police patrolling in the area seems to be good.
- Programs that really support the youth. Keeping them off the street and engaged in positive adulting.
- More opportunities for Youth.
- Too much shooting.
- More activities for the youth.
- More youth activities to keep them out of trouble.
- More patrol in the parks.

- More options for kids.
- Crossing guard on Holton St.
- More youth activities.
- Keith St is an area of concern.
- More youth activities.
- More lighting to prevent people from being victims of crime
- A produce market within the community that's backed up by local farmers. Tallahassee own growth farm.
- More youth activities.
- Gunshots are ongoing, more children activities.
- Need speed bumps and more lighting; drug rehab services; more youth activities
- Safety kiosks like on campus; more streetlights; more community policing patrol, Neighborhood Watch; more speed bumps on Holton, Gamble, Saxon, Kissimmee
- FAMU should be more involved in the Greater Bond community.
- Gun buy backs. Anonymously, to encourage to get some of the guns out of Bond.
- Male security at Leon Arms.
- Policing the neighborhood more
- Police, policing street speeders on Saxon street and especially on Holton Street. School children are in danger.
- Can anything be done about noisy vehicles racing up and down Holton street?
- Need more sidewalk lighting.
- Stop police harassment on our Bond area just because of profiling.
- Need more activities for youth. Playground. Movie Night.
- I feel like it would help greatly if surveillance cameras were installed up and down the streets, or maybe provide and install cameras for any homeowner that feels unsafe at night. There are several females that live alone and need some kind of protection from somebody that may try to come through the back window...before you do anything, it may be wise to come up with a plan to protect the vulnerable citizens of the "Greater Bond Community."
- More activities for youth.

- More activities for children
- More Community policing.
- Police youth activities in the apartment areas Address loitering in parks
- Clean up the neighborhood of drugs and prostitution.
- Provide fund to buy vacant property for housing

# **APPENDIX IV.**

Greater Bond Neighborhood First Plan

# Greater Bond



## Neighborhood First Plan







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- Land Use
- Neighborhood Safety and Crime Prevention Education

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- Appendix A: Action Items for Immediate Implementation
- Appendix B: Implementation Plans
  - Housing Implementation Plan
  - Neighborhood and Business Opportunity Promotion Implementation Plan
  - Neighborhood Crime Watch Implementation Plan
  - Crime Prevention Education Implementation Plan
  - Resident Empowerment Implementation Plan
  - Streetscaping and Curb Appearance Implementation Plan
  - Neighborhood Cleanup Implementation Plan
- Appendix C: Selected Results from the Community Survey
- Appendix D: Key Demographics



## A LETTER FROM THE GREATER BOND COMMUNITY ACTION TEAM

The Greater Bond Community Action Team is pleased to present its Neighborhood First Plan. The plan reflects our neighborhood's concerns, as well as our ideas and strategies to make the neighborhood a better place to live, work, and play. It is the culminative work of a yearlong collaborative effort by the Greater Bond Neighborhood Association, residents, the community action team, and various interested parties within the Tallahassee community.

In February 2018, the local Public Safety Collective and the City of Tallahassee brought the Neighborhood Public Safety Initiative process to the Greater Bond neighborhood. At the launch of the initiative, the residents made it clear that we needed help moving the needle on multiple community issues. From that, the Neighborhood First plan and process was born. The community action team and the neighborhood stakeholders believe this plan is a good representation of our neighborhood's expectations and desires.

At all points in the process, the team tried to be as inclusive as possible and incorporate multiple perspectives. Neighborhoods are the building blocks that shape a city's personality and liveliness. Greater Bond wants to be a model that empowers residents and neighborhoods to feel they too can speak up and have a voice in what happens in their community.

We thank all those who made this possible. Special thanks to John Baker and Leann Watts-Williams (the best neighborhood coordinator the Southside can have) for their guidance and facilitation of this process, as well as the entire Neighborhood Affairs division. Thanks also to the Tallahassee City Commission, Assistant City Manager Cynthia Barber, and the Tallahassee Police Department (especially those officers who work in the Greater Bond neighborhood). We also want to recognize the community action team committee chairs: Talethia Edwards, Wileen Footman, Jacqueline Perkins, and Rhett Turnquest. We are also grateful to the Florida A&M University Department of Social Work master's program and Alpha Rho Chi architectural fraternity for their support and countless hours of hands-on participation. We extend a heartfelt appreciation to Greater Bond's native sons Dr. Henry Lewis III and Chalmus Thomas for their invaluable contributions to this effort. Last but not least, a special thank you to everyone that contributed their time and resources to make this plan possible.

### Greater Bond Community Action Team



*Talethia Edwards, Jacqueline Perkins, Rhett Turnquest, and Wileen Footman.*





*SPEED SPENCER STEPHENS PARK*

*NAMED IN HONOR  
OF  
THE REVEREND DANIEL B. SPEED  
E. LILYAN SPENCER  
D. EDWINA STEPHENS*

*IN RECOGNITION OF  
THEIR UNSELFISH COMMUNITY SERVICE*

*DEDICATED  
NOVEMBER 16, 1996*



# 1 NEIGHBORHOOD PROFILE

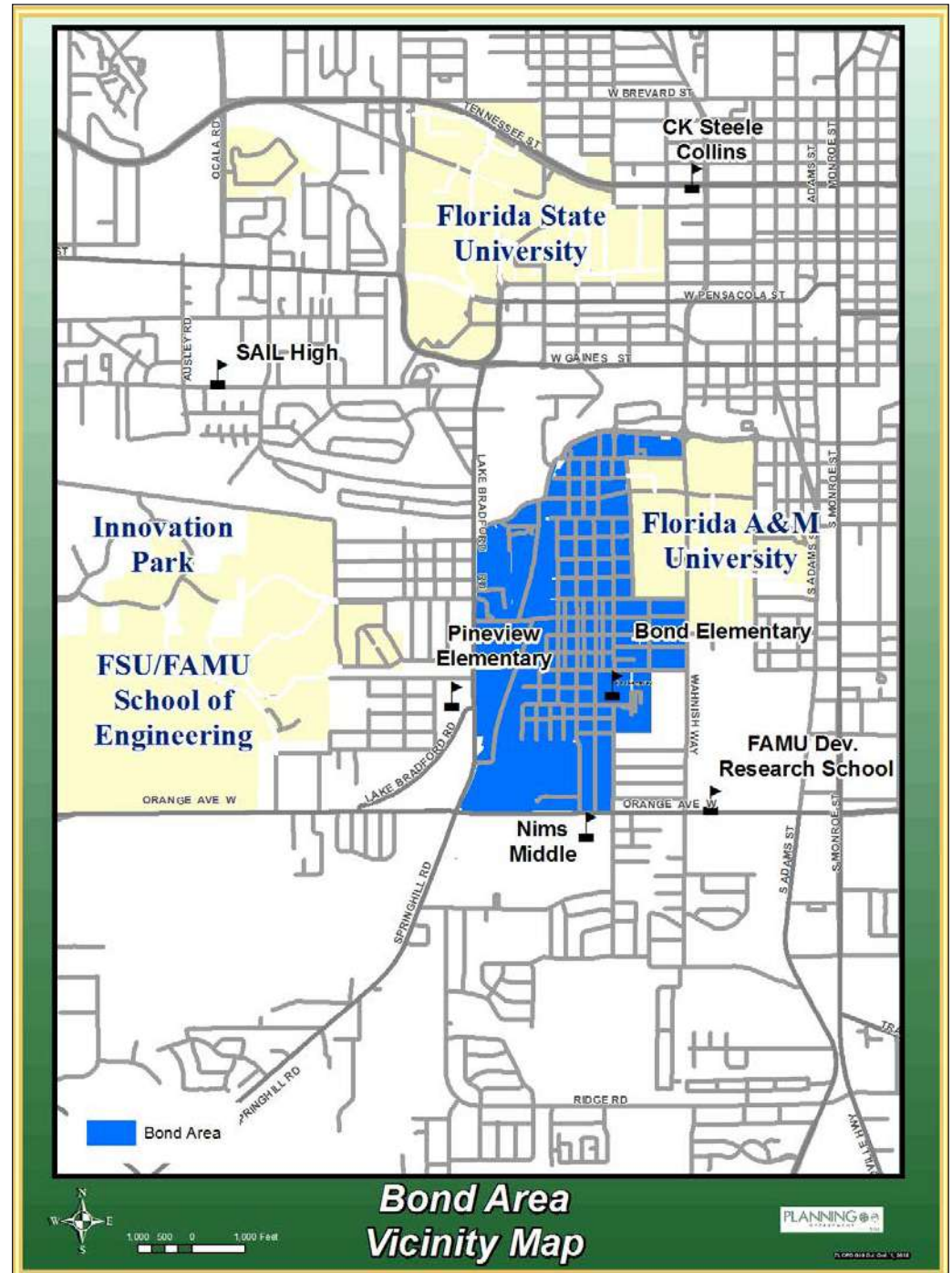


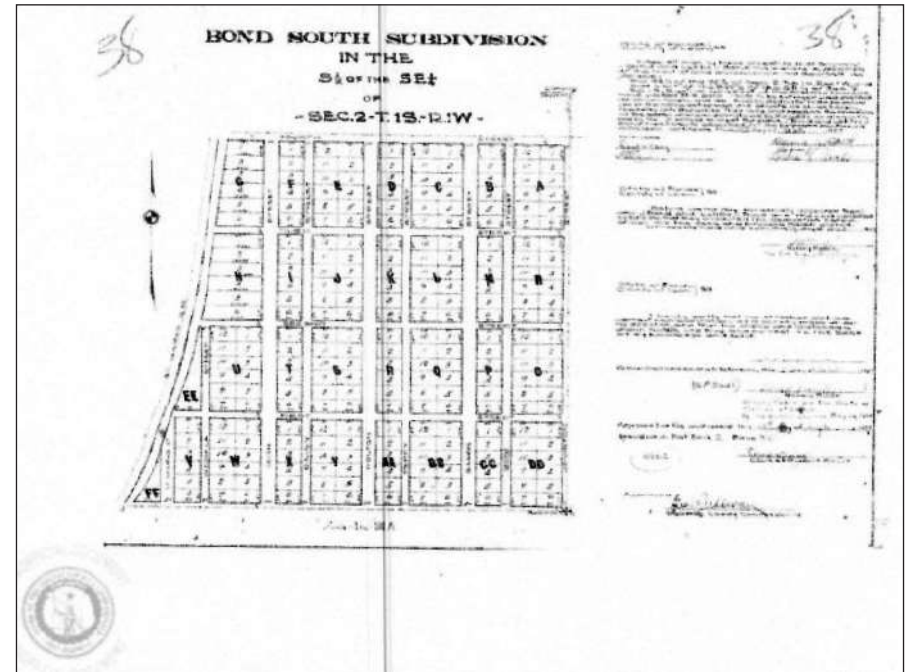
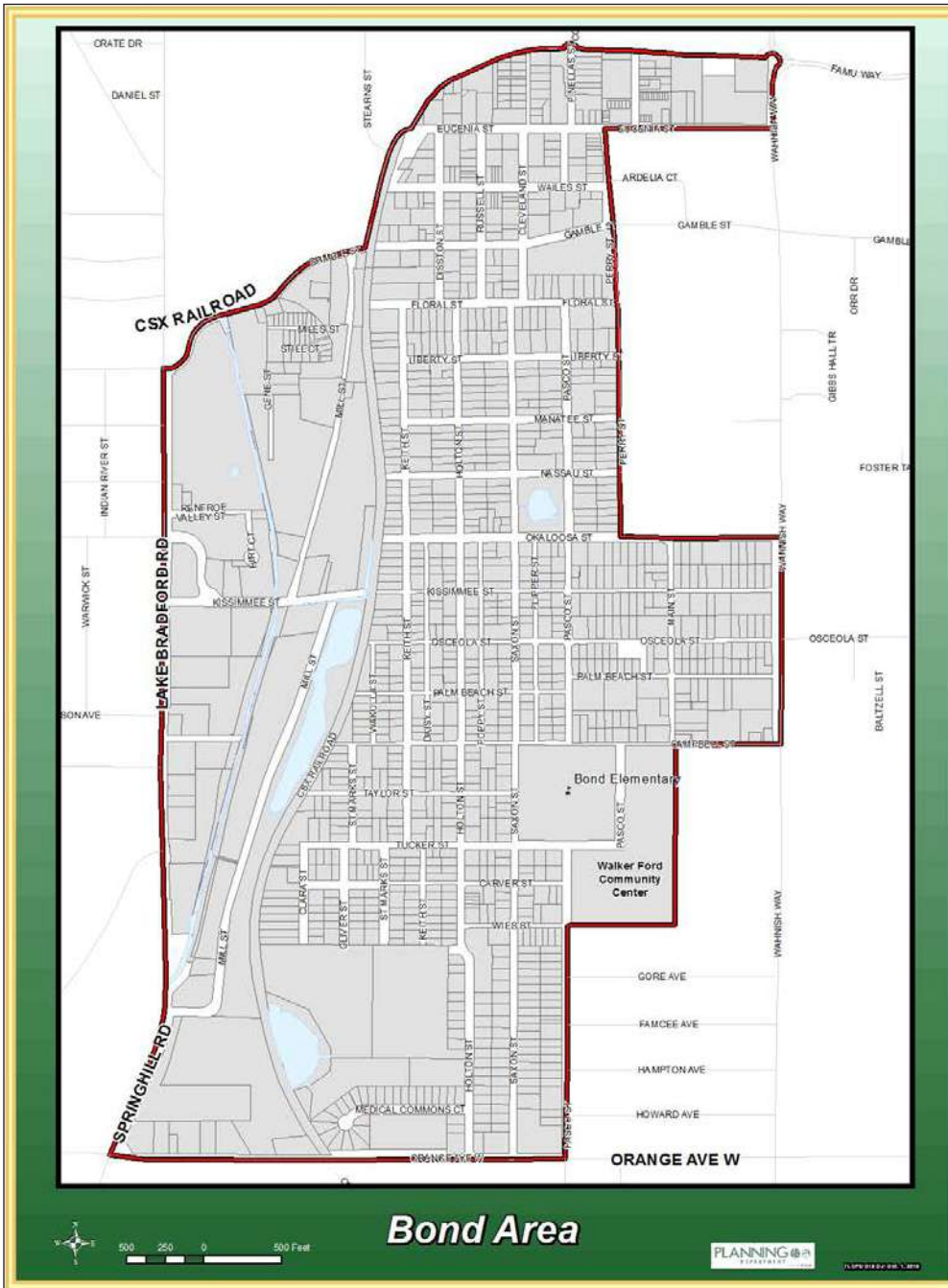




## LOCATION AND BOUNDARY

The Greater Bond neighborhood is in the southwestern quadrant of the City of Tallahassee, Florida. The neighborhood is bounded by FAMU Way to the north; Orange Avenue to the south; Pasco Street, Wahnish Way, Perry Street, and Eugenia Street to the east; and Lake Bradford Road to the west. The neighborhood encompasses several subdivisions, including Medical Commons, Villa Mitchell, Normal School, Saxon Street, Cherry Hill, and Leon Arms. Early plats of the central and southern sections of the neighborhood are depicted in the images on the opposite page.









## NEIGHBORHOOD MEMORIES — PLACES AND PEOPLE

The Greater Bond neighborhood is a prominent, historically black community in Tallahassee and is affectionately referred to as the “heart and soul of Tallahassee’s Southside.” The land that would become what is now known as the Greater Bond neighborhood was donated to Benjamin J. Bond and Letitia J. Bond on September 19, 1927. The land was cultivated as a blueberry farm. After the death of her husband, Letitia Bond started to subdivide the land and sell lots to African Americans, one of them being Cornelius Speed Jr. and his wife Josie Speed on July 3, 1944.

The neighborhood quickly became self-contained and had almost everything a resident might need within a few blocks from home. This included schools, churches, grocery stores, and other black-owned and black-serving institutions. Shortly after the formation of the Bond Community, the need for education was clear. In 1927, Mrs. Sweet Upson established a private kindergarten school.

Eight years later, in 1935, Dorothy Nash Tookes helped to form what would become Bond Elementary School by holding classes in St. John Missionary Baptist Church on Holton Street. Due to increasing attendance, a small, one-story building with four rooms was constructed. By 1940, the school needed more space and teachers.

As a result, Flipper Chapel AME Church housed grades four through six. Later, a physical education class and seventh grade were added. During the years 1942-1951, Bond School was an elementary/junior high school, and in 1958, grades seven through nine were moved to Nims Middle School.



*(Clockwise from top) Dorothy Nash Tookes with Lucile Williams at Bond School in 1938; Group of Bond students in February 1957; Brownie Troop 66 makes its first cookie sale to Bond Principal W.S. Seabrooks in 1956; Bond students view an art exhibit in 1962.*

*(Opposite page) 1961 Bond School top spellers. State Archives of Florida photos.*

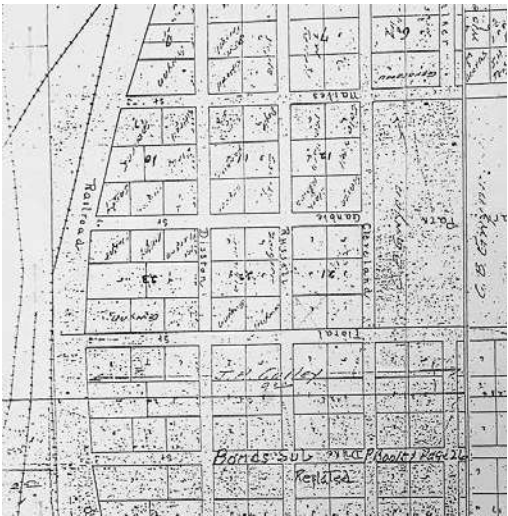
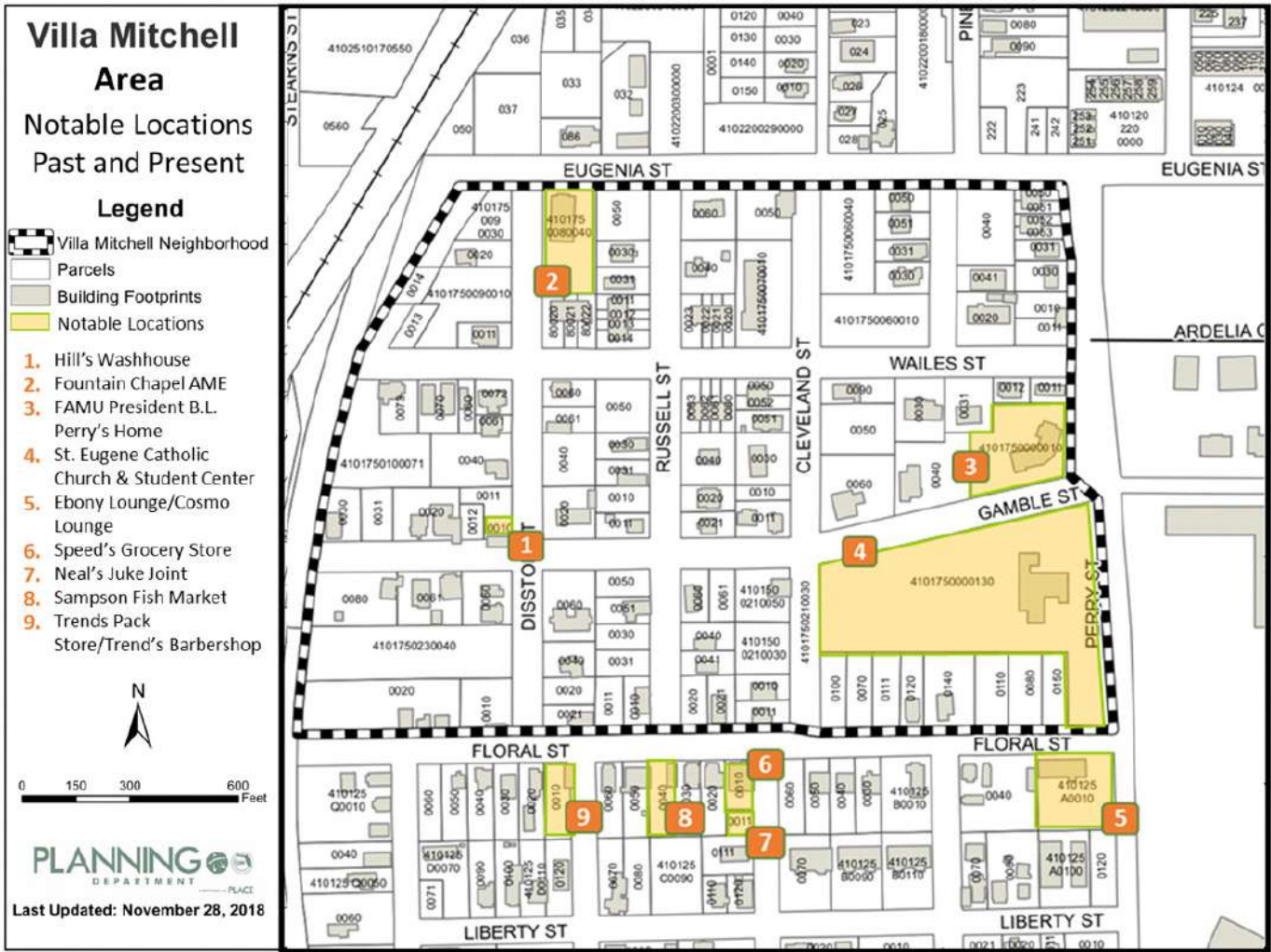


In the 1940s and 1950s, the Villa Mitchell subdivision (located in the northern section of the neighborhood) was a bustling economic area dominated by restaurants, lounges, laundromats, grocery stores, and hair salons. Today, Speed's Grocery on Floral Street is one of the few remaining businesses.



*(Top) Speed's Grocery as it looks today. (Bottom left) In and Out Barbershop - Disston Street. (Bottom right) LC's Cafe - Floral Street.*





The original plat map of Villa Mitchell subdivision.

## SEVERAL INFLUENTIAL PEOPLE HAVE ROOTS IN GREATER BOND

Joseph Morris founded the Cherry Hill Grocery Store, which was one of the first grocery stores in Greater Bond. Roy Rolle was chair of the music department at the original Lincoln High School, and he played with Nat and Cannonball Adderley, as well as other nationally known jazz musicians.

Rev. Daniel Speed, an influential figure in the Tallahassee Civil Rights Movement, owned Speed's Grocery on Floral Street. Rev. Speed was elected to the Inter-Civic Council at the start of the Tallahassee Bus Boycott in 1956. That same year, Rev. Speed and Rev. C.K. Steele were arrested for operating an illegal transportation service after organizing a carpool to provide transportation for African-Americans during the boycott. Rev. Speed, Rev. Steele, and 19 others were convicted and fined \$11,000.

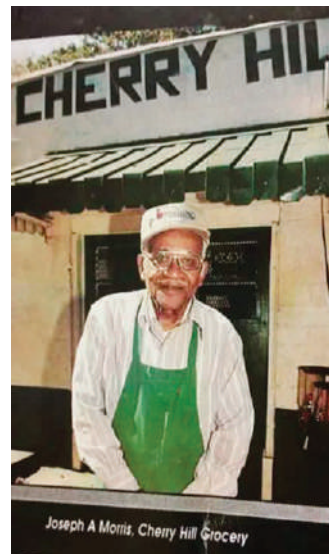


*Charles Howard.*  
Photo courtesy of Gloria McCrea.

Speed's Grocery was often used as a secret meeting spot to organize non-violent protests, and in 1957, the store's windows were shot out. The boycott ultimately succeeded in desegregating public buses in Tallahassee. Rev. Speed also provided bail money for students arrested at the first sit-in demonstration at Woolworth's in Tallahassee in February 1960.

Charles Howard of Holton Street started one of the first black-owned construction companies in the area, Howard Construction Company. Believing in the value of community growth and economic development, Howard employed many residents of the Bond Community. His company built several red-brick houses in what became

known as the Cherry Hill area of Greater Bond. Many of the churches, homes, and other buildings in the neighborhood and surrounding areas were built by his company.

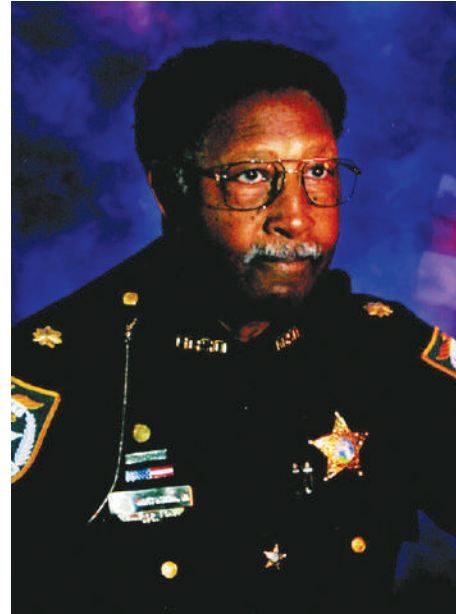


*(Top left) Joe Morris, owner of Cherry Hill Grocery. Photo courtesy of Jacqueline Perkins.*

*(Top right) Mr. and Mrs. Robert Perkins owned and operated several shops in the neighborhood, including Perkins Service Station. Photo courtesy of Jacqueline Perkins.*

*(Bottom) Francisco A. Rodriguez, Reverend C.K. Steele and Reverend Daniel B. Speed in 1958. State Archives of Florida photo.*





*(Top left) Long-time community activist Mother Dorothy K. Richardson.*

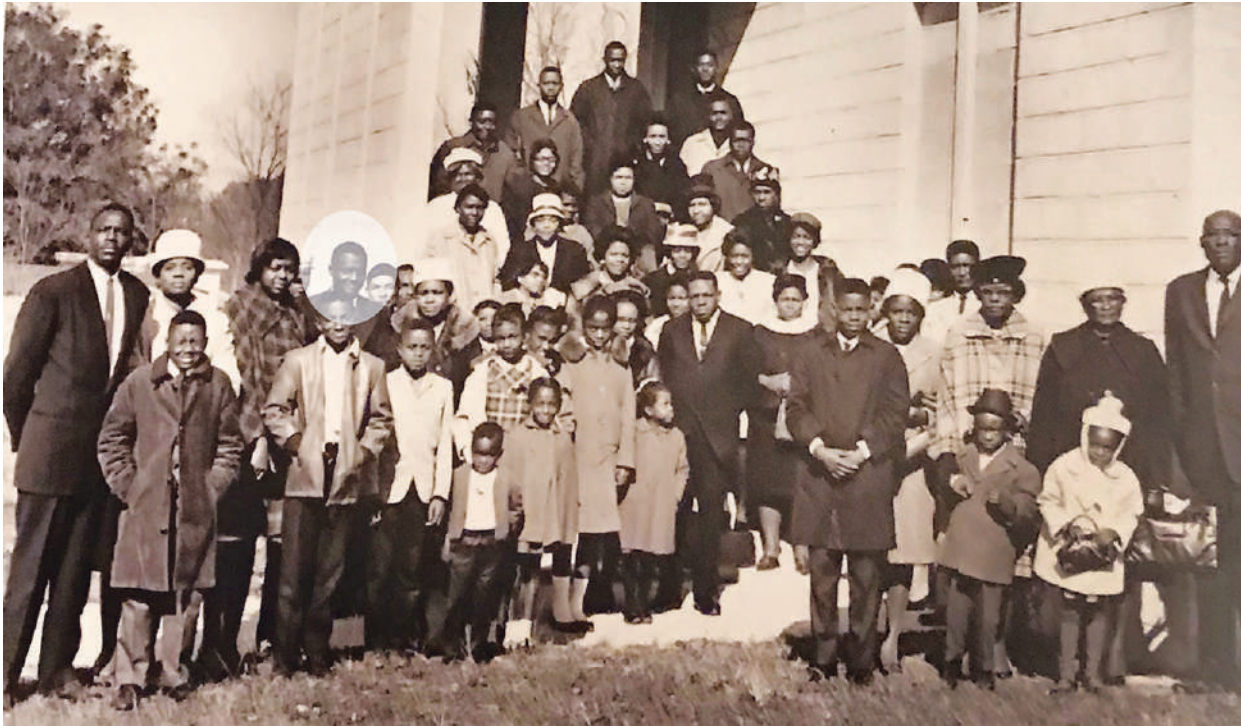
*(Top right) Major James Morgan - a lifelong resident of Greater Bond - was one of Leon County's first African-American deputies. Photo courtesy of Alta Mead.*

*(Bottom) Former FAMU President Dr. Henry Lewis III grew up in the Bond neighborhood. Photo courtesy of Dr. Henry Lewis III.*

Robert and Trudie Perkins of Keith Street owned and operated Perkins Service Station, located at the corner of Wahnish Way and Osceola Street. They served the Bond Community, as well as FAMU faculty, staff, and students, from approximately 1952-1965 and were active participants in the Tallahassee Bus Boycott. Perkins was the only black-owned service station with three (3) pumps. They had the capacity to provide ample amounts of gas to residents during the Tallahassee Bus Boycott (1956). Mrs. Perkins operated a beauty shop on the other side of the service station. After the station closed, she became co-owner of two more shops within Greater Bond. In 1967, she became a Licensed Practical Nurse (LPN). She was one of the first black nurses at Tallahassee Memorial Hospital.

Many other Greater Bond neighborhood residents had an impact on Tallahassee. Major James Morgan, a lifelong resident of Greater Bond, was one of Leon County's first African American deputies. Dr. Henry Lewis III, who grew up in the neighborhood, was the past-president of Florida Memorial University, past interim president of Florida A&M University, and first African American commissioner for Leon County. Mother Dorothy K. Richardson is a longtime community activist and mother of Dr. Charles Richardson, the founder of Bond Community Health Clinic. The Richardson-Lewis Health Center on West Orange Avenue is named in honor of both Dr. Richardson and Dr. Lewis III. These are just a few of the notable Greater Bond residents who have made substantial impacts on both the neighborhood and the larger Tallahassee community.

# Greater Bond



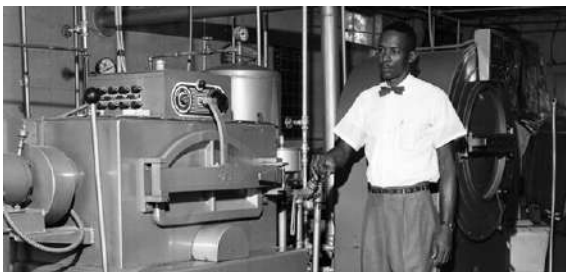
Parishioners gather outside of the University Church of God in Christ (Osceola Street) in 1970. Dr. Henry Lewis III, former president of both Florida Memorial University and Florida A&M University, is pictured fourth from the left on the second row. Photo courtesy of Dr. Henry Lewis III.



Elder Owen and Mother Earnestine Smith, founders of the University Church of God in Christ. Photo courtesy of Angelise Card.



(Top) Community center field day, 1970. State Archives of Florida photo.



Harold Knowles operating machine at Knowles Cleaners and Coin Laundry (Osceola Street) in 1961. State Archives of Florida photo.



(Left) Houses on the 600 block of Floral Street, 1951. State Archives of Florida photo.

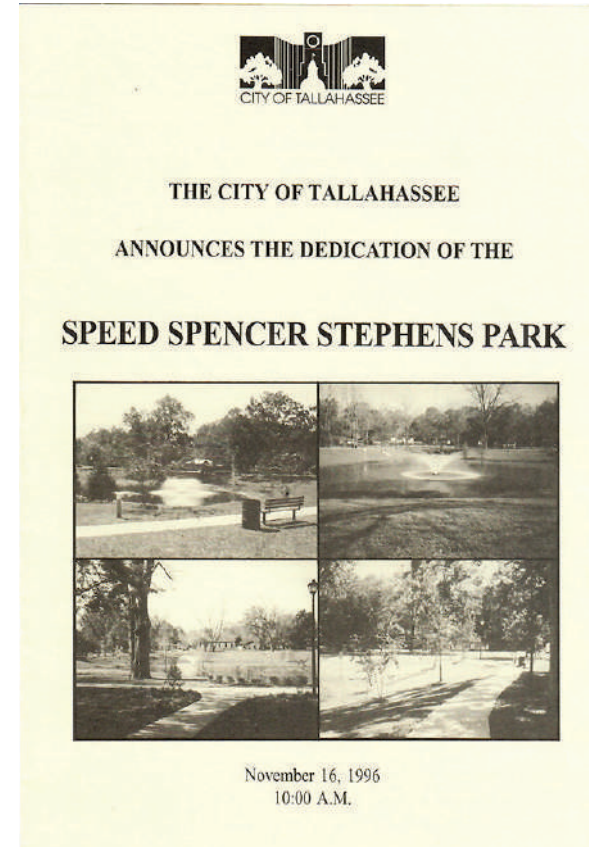


# through the Years



(Top left) Walker-Ford Community Center dedication, 1976.

(Top right) Dr. C.E. Walker and Mayor James R. Ford at the Walker-Ford Community Center dedication in 1976.



(Top) Cover of program from the Speed Spencer Stephens Park dedication in 1996.

(Bottom left) Eva Manning and community activist Edwina Stephens.

(Bottom right) View of Smith-Williams Service Center in 1984. State Archives of Florida photo.





## NEIGHBORHOOD FEATURES

The Greater Bond neighborhood boasts several amenities. In addition to being home to Bond Elementary School, Greater Bond is home two City-owned and operated multipurpose facilities that offer diverse educational, physical, social, and medical programs and services for the entire neighborhood- Walker-Ford Community Center and Smith-Williams Service Center.

The Walker-Ford Community Center was opened in 1976 and is named after Greater Bond resident Dr. C.E. Walker, who was a Sunday School teacher at Flipper Chapel AME Church, and James Ford, who when elected Mayor of Tallahassee became the United States' first black mayor of a capital city. The Smith-Williams Service Center was opened in 1981 and is named in honor of Elder Owen Smith and Lucile Williams, whose shared vision was to provide social services to neighborhood residents and a meeting space within Greater Bond. The Smith-Williams Service Center Foundation was founded in 1996 to raise funds to support and enhance the services offered at the center.

In the Greater Bond neighborhood, the faith community continues to be an anchor for many. The neighborhood is home to approximately 17 churches that bring close to 2,500 parishioners into the community on any given Sunday. St. John Missionary Baptist Church was founded in 1927; Rev. Mace Jenkins was its first pastor. Dr. Bond donated the first lot for this church.

Greater Mount Zion Primitive Baptist Church was founded in 1927 by Elder Edmond Griffin and his wife, Mother Leatha Griffin. Their cousin, Elder Solomon Stanley, built the first church building in 1930 where it is presently located at the corner of Saxon and Nassau streets. What is now known as Cathedral of Faith Ministries at the corner of Osceola and



(Top) The Richardson-Lewis Health Center.  
(Bottom left) St. John Missionary Baptist Church.  
(Bottom right) Flipper Chapel AME Church.



*The Tallahassee-St. Marks Historic Railroad State Trail is the first paved rail-trail in the state. The 3.5-mile trail follows the route of Florida's first and longest-operating railroad, which was primarily used to transport cotton from plantations to the coast.*



*Reenactors from the "A Walk Through Living History" event held annually at Speed-Spencer-Stephens Park.*

**Photo courtesy of the 2nd Infantry Regiment United States Colored Troop Living History Association.**

Poppy streets was originally the University Church of God in Christ. The church was founded by Elder Owen and Mother Earnestine Smith and built by Elder Smith in the late 1950s.

The Speed-Spencer-Stephens Park that is centrally located in the neighborhood on Saxon Street is enjoyed by many residents, The 2.4-acre park is popular for its paved trail and pond. The park is named in honor of the late civil rights leader Rev. Daniel Speed; Lillyan Spencer, a former principal of Bond Elementary School; and Edwina Stephens, who was a staunch advocate for Greater Bond and Southside Tallahassee neighborhoods.

"A Walk Through Living History" is an annual event held at the park to commemorate the end of the civil war and an early reading of the Emancipation Proclamation that took place in Tallahassee. The Tallahassee-St. Marks Historic Railroad State Trail is the first paved rail-trail developed by the State of Florida, and it follows the route of the state's first and longest-operating railroad, which was used primarily to transport cotton from plantations to awaiting ships at St. Marks. Approximately 3.5 miles of the trail is within the Greater Bond boundaries.

Directly adjacent to the eastern boundaries of the neighborhood is Florida Agricultural and Mechanical University (FAMU), the only public, historically black university in Florida. From student volunteers to local research efforts, the university continues to serve as a valuable resource to the community and the neighborhood.

On May 10, 2018, the City of Tallahassee, in collaboration with several community partners, launched the Southside Farmers Market in Greater Bond at the Walker-Ford Community Center. The market serves as a vehicle to build a sense of place and community within Greater Bond, while also providing access to fresh fruits and vegetables for residents of Tallahassee's southside neighborhoods.



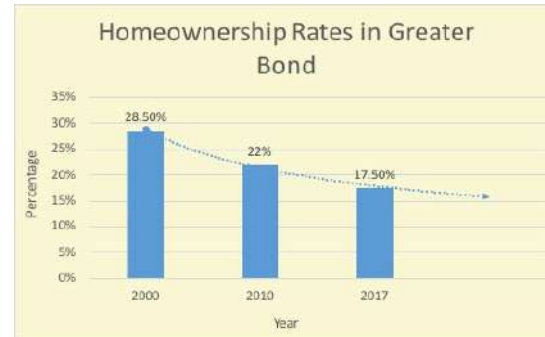
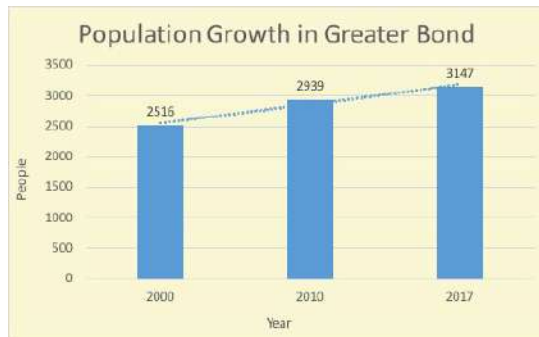
## DEMOGRAPHICS

Data obtained from the U.S. Census Bureau (2000 Census, 2010 Census, and American Community Survey, 2017) illustrates a changing Greater Bond. The neighborhood's population has been steadily increasing since 2000. As of 2017, the total population of Greater Bond was 3,147 and 1,278 households; this is an increase of more than 25 percent since 2000 (2,516 to 3,147). The average household size in Greater Bond is 2.35, and the median household income is \$17,295. The current demographic profile of Greater Bond shows the community has a relatively young population, with a median age of 25.8 years old.

The community is predominately African American (92.8 percent), with smaller percentages of Caucasian (4.9 percent) and Hispanic (1.5 percent) residents.

While 20 percent of adult residents have a bachelor's degree or higher, 21 percent have not obtained a high school diploma or equivalent. Residents are employed in white-collar professions (55 percent), service jobs (34 percent), and blue-collar jobs (11 percent). The unemployment rate is 18.9 percent, which is significantly higher than the overall, citywide rate of 3.9 percent (Bureau of Labor Statistics, June 2018).

Though the population has grown, homeownership rates in the neighborhood have declined. In 2000, 28.5 percent of the residential housing units were owner-occupied. This shifted to 22 percent in 2010 and 17.5 percent in 2017. Additional neighborhood demographic information is found in Appendix D.







# 2 THE GREATER BOND NEIGHBORHOOD ASSOCIATION





## LOOKING BACK

The Greater Bond Neighborhood Association (GBNA), which was founded in 2016, traces its roots to the Southside Big Clean event hosted by the Capital Area Neighborhood Network (CANN). At that event, it became clear to Greater Bond resident Talethia O. Edwards that her neighborhood was under-represented and needed organization. At the time, there were multiple inactive neighborhood associations covering different parts of Greater Bond. A small group of residents and interested stakeholders started to meet and discuss how to organize a new association that would represent the larger community.

On March 3, 2016, the group held an organizational meeting with the City of Tallahassee Neighborhood Affairs division. The Greater Bond Neighborhood Association was formed, and officers were elected. Edwards, who had previously served on several community boards and is an avid volunteer, was elected as the first association president, and Angelise Card, a lifelong community resident, was chosen as the vice president. Committees were developed to address needs like public safety, community beautification, neighborhood engagement, and communication. The neighborhood association then embarked on its journey of working together to create positive community change.





## **MAKING CONNECTIONS AND CREATING VISION**

GBNA's first activities centered around connecting residents through events focused on youth. In 2016, GBNA hosted the first annual Community Walk and Family Health Day in partnership with MOVE Tallahassee, the Florida Department of Health, and Bond Elementary School. The event won the Leon County School District's Community Involvement Award and continued to the state level competition.

GBNA raised funds for the "Leaping for Literacy" program that provided financial incentives to students for meeting their reading goals. GBNA then began to focus on creating a neighborhood plan that every Greater Bond resident and stakeholder could be proud of. During the past year, the association's members have been busy building relationships, and its leaders have engaged in training to better equip themselves to lead such a group. It's the association's goal to ensure Greater Bond is a safe and thriving place for residents to live, work, and play.

*Commissioner Curtis Richardson (center) with community volunteers at the Walk A Block neighborhood assessment.*



# 3 THE NEIGHBORHOOD FIRST PLANNING PROCESS





## INTRODUCTION

Neighborhood First is a multistep planning process designed to assist neighborhoods that are participating in the Neighborhood Public Safety Initiative (NPSI) with developing an action plan to address community 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. In October 2017, the Collective selected the Greater Bond neighborhood to participate in NPSI.

## COMMUNITY ENGAGEMENT

To introduce NPSI to the neighborhood, the City's Neighborhood Affairs staff hosted several meetings with Greater Bond residents and stakeholders. It was important that the residents and stakeholders establish a collaborative working relationship to undertake the development of their Neighborhood First Plan. After several rounds of successful meetings, the neighborhood came together as a cohesive group and established the Greater Bond Community Action Team. The Action Team provides leadership to the overall NPSI effort and the Neighborhood First planning process. Together, the Collective and the Action Team officially launched the Greater Bond NPSI with a kickoff event on February 6, 2018.

Typically, the commencement of the Neighborhood First process would begin with an extensive community engagement process where the Community Action Team, working with neighborhood residents, identifies neighborhood priorities. Prior to the launch of NPSI in Greater Bond, however, the neighborhood association had already identified three priority areas: public safety, community beautification, and land use. A fourth priority, economic development, was identified at the NPSI kickoff event. These four neighborhood priorities became the basis of the planning work carried out by the Action Team.



*Greater Bond faith leaders assist with community outreach for the launch of the NPSI.*

## PLAN DEVELOPMENT

In the weeks that followed the launch of NPSI in Greater Bond, City staff, with the assistance of a facilitator, guided the Action Team as it worked through the Neighborhood First process. A Priority Area Team, comprised of neighborhood residents, stakeholders, and City staff, was organized to lead the work for each neighborhood priority area. The Action Team also identified a chair for each Priority Area Team. Each chair subsequently recruited residents and interested stakeholders to serve on his/her team.

Each Priority Area Team worked through a facilitated "issue-cutting" process to establish a goal, identify and define the neighborhood concerns, and identify an overall desired outcome for each respective priority area. Concurrent to this process, the Action Team conducted the Greater Bond Community Survey to gather additional resident and stakeholder input on the identified neighborhood priorities and solutions to address them. The results from the survey further guided each Priority Area Team's work as neighborhood concerns and desired outcomes were refined.

Once the goals, concerns, and outcomes were identified, the Priority Area Teams continued to meet to identify strategies and action items that would help address the concerns and move the neighborhood toward reaching the identified desired outcomes. The teams used the results of the community survey to help prioritize the items in the plan. On September 13, 2018, the Action Team presented a draft of the plan at the Greater Bond Neighborhood Community Showcase held at the Southside Farmers Market. At the market, attendees had the opportunity to provide additional input and feedback. Following the market, the Action Team hosted an open house where attendees had another opportunity to provide input and feedback, which was used to further refine the plan.

## PLAN ADOPTION

At its regular meeting on September 24, 2018, the Greater Bond Neighborhood Association adopted the plan. The Greater Bond Neighborhood First Plan is slated to be presented to the Tallahassee City Commission and Tallahassee Community Redevelopment Agency for acceptance. The City's Neighborhood Affairs division and the Greater Bond Community Action Team will seek funding from these bodies for implementation of the overall plan.

## PLAN IMPLEMENTATION

Six issue-focused implementation plans were derived from the overall Greater Bond Neighborhood First Plan. These plans (see Appendix B) group together action items from multiple priority areas that fall under a major subject area. In addition, action items that have been identified as ready for immediate implementation are denoted in the plan with a blueberry icon and also gathered in one document (see Appendix A). The remaining items will be reviewed by an implementation committee comprised of members of the Action Team. They will periodically review the overall plan and seek additional opportunities to move action items forward.



*Greater Bond Neighborhood First Open House.*



*A Priority Area Team meeting.*



### Action Items

Actions items ready for immediate implementation are denoted in the plan with a blueberry icon.



# 4 NEIGHBORHOOD FIRST PLAN







# COMMUNITY BEAUTIFICATION

**Goal:** *Improve the overall appearance of the Greater Bond neighborhood through efforts that focus on redevelopment, rehabilitation, and landscaping to enhance the quality of life and sense of neighborhood pride for all residents and visitors.*



The appearance of a neighborhood can help build a sense of pride for those who live there, while also attracting new residents, visitors, and businesses. Greater Bond is rich in history, culture, and character. The neighborhood is also rich in amenities that bring beauty and value to the area. From the well-landscaped and centrally located Bond Elementary School to the quiet, natural setting of Speed-Spencer-Stephens Park, the neighborhood has many features that make it a desirable place to live. Most of the houses and neighborhood churches are well-maintained and surrounded by mature oak and pecan trees. These features, and the fact that Greater Bond is close to downtown and sits between Florida A&M University and the historic St. Marks Trail, leave the neighborhood poised for a bright future.

Although Greater Bond has many positive attributes, within every community there is opportunity for improvement. The Community Beautification Priority Area Team identified the following

beautification-related neighborhood concerns: inadequate streetscaping, illegal dumping, excessive litter, and the maintenance/appearance of some homes, businesses, and properties.

Additionally, in a recent Greater Bond neighborhood survey, respondents identified the repair and repurpose of vacant homes, property renovation, and lot redevelopment as their top three choices for how to best help beautify the neighborhood. These choices were followed closely by the elimination of illegal dumping and litter and streetscape and landscape improvements.

The strategies and action items that follow provide a framework for the neighborhood to work with community partners in an effort to not only enhance the beauty and charm of the area, but to help change the overall perception of the Greater Bond Neighborhood to that of a safe, inviting place to live and work.

## NEIGHBORHOOD CONCERN 1: Inadequate streetscaping

**Desired Outcome: Improved streetscaping on targeted streets that enhances public safety and mobility while also beautifying the surrounding neighborhood.**

### Strategy 1.1:

Develop and implement a strategic beautification plan that includes neighborhood signage, a linear park, and targeted streetscaping within the Greater Bond neighborhood.

#### Action Item 1.1.1:

Develop and implement a comprehensive streetscaping plan for the four identified streets that includes improved lighting, appropriate tree plantings, sidewalk improvements, sheltered bus stops, and other landscaping opportunities.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Planning, Community Beautification and Waste Management, Underground Utilities and Public Infrastructure, CRA), Greater Bond Neighborhood Association

#### Action Item 1.1.2:

Work with the City to establish a linear park that connects Speed-Spencer-Stephens Park to Wahnish Way and the Tallahassee Junction.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Underground Utilities and Public Infrastructure; Electric Utility; PLACE)

#### Action Item 1.1.3:

Identify locations within the neighborhood to place historical markers, as well as entrance, street, and wayfinding signs.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Planning; Underground Utilities and Public Infrastructure; CRA)



Public investment in streetscaping can serve as a catalyst for economic development and neighborhood improvement.

**Action Item 1.1.4:** Enhance the landscaping in the roundabout on Kissimmee Street.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Planning, Community Beautification and Waste Management, Underground Utilities and Public Infrastructure, CRA)





## NEIGHBORHOOD CONCERN 2: Illegal dumping

**Desired Outcome: A significant reduction in the number of illegal dumpsites that occur in the neighborhood.**

### Strategy 2.1:

Educate the neighborhood about practices that discourage and reduce illegal dumping.

#### Action Item 2.1.1:

Implement a campaign that increases resident awareness of specified bulk waste pickup days and strongly encourages residents to bring bulk items to the curb just prior to collection.



Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Community Beautification and Waste Management, Communications)

#### Action Item 2.1.2:

Encourage the use of the City's electronic waste pick-up, the City's Cash for Trash events, and the County's hazardous waste drop-off. Include a coordinated neighborhood pick-up in this effort.



Lead: Greater Bond Neighborhood Association/Community Partners

Potential Partners: City of Tallahassee (Community Beautification and Waste Management, Communications), Leon County

#### Action Item 2.1.3:

Encourage residents to anonymously report the vehicle license plate of those who illegally dump in the neighborhood.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Community Beautification and Waste Management, TPD)



### Strategy 2.2:

Promptly remove illegal dumpsites that occur within the neighborhood.

#### Action Item 2.2.1:

Develop and implement an awareness campaign that teaches and encourages the reporting of illegal dump sites, so they can be removed quickly.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Community Beautification and Waste Management, Customer Operations)

#### Action Item 2.2.2:

Implement a Neighborhood Scout program and incorporate block captains that would identify and report illegal dump sites.



Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Community Beautification and Waste Management, Customer Operations)

## NEIGHBORHOOD CONCERN 3: Excessive litter

**Desired Outcome: A significant reduction in the amount of litter that occurs in public and private spaces in the neighborhood.**

### Strategy 3.1:

Implement a neighborhood-wide litter prevention program/campaign that includes an education component focused on youth.

#### Action Item 3.1.1:

Develop and implement a targeted litter campaign for youth that includes themed characters/mascot and a litter bug poster contest.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Community Beautification and Waste Management, Communications), Leon County School District

#### Action Item 3.1.2:

Develop Litter-Free Zones, which are designated areas within the neighborhood that have a plan in place to reduce/remove litter on a frequent basis.

Lead: Greater Bond Neighborhood Association

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

#### Action Item 3.1.3:

Place additional trash/recycling cans in public spaces, where appropriate.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Community Beautification and Waste Management; StarMetro; Parks, Recreation and Neighborhood Affairs), faith-based organizations, nonprofits

#### Action Item 3.1.4:

Encourage local businesses to have trash/recycling cans that are available for use by patrons.



Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Community Beautification and Waste Management, Growth Management), local businesses

### Strategy 3.2:

Clean up litter as it occurs to reduce the attraction of more litter.

#### Action Item 3.2.1:

Coordinate with Keep Tallahassee Beautiful to ensure that all Greater Bond neighborhood streets are adopted.



Lead: Greater Bond Neighborhood Association

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

#### Action Item 3.2.2:

Coordinate frequent neighborhood cleanup activities, including Neighborhood Sweeps that address the whole neighborhood and efforts that focus on Speed-Spencer-Stephens Park and the stormwater pond.



Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Community Beautification and Waste Management; Underground Utilities and Public Infrastructure)

#### Action Item 3.2.3:

Coordinate with the City on its street sweeping schedule so that the neighborhood association can encourage residents to move their vehicles off street when the streets are scheduled to be cleaned.



Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Underground Utilities and Public Infrastructure)

## NEIGHBORHOOD CONCERN 4: Maintenance/appearance of some homes, businesses, and properties

**Desired Outcome: An increase in the overall number of well-maintained homes and businesses as well as vacant and public spaces in the neighborhood.**

### Strategy 4.1:

Improve the appearance of vacant lots and neighborhood structures that are dilapidated, substandard, abandoned, or have other care-of-premise issues.

#### Action Item 4.1.1:

Implement an education program that informs residents about how to properly report code enforcement issues related to dilapidated, substandard, and abandoned structures; overgrown vacant lots; and other care-of-premise issues.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Growth Management, Customer Operations) Greater Bond Neighborhood Association

#### Action Item 4.1.2:

Develop and distribute a cleanup clause for inclusion in rental agreements that landlords and property managers can use when leasing property in the neighborhood.

Lead: Greater Bond Neighborhood Association

Potential Partners: Landlords and property managers

### Strategy 4.2:

Educate and encourage residents, businesses, and organizations to beautify front yards and other spaces visible from the street.

#### Action Item 4.2.1:

Implement a yard and/or home recognition program, such as Yard of the Month.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (TAPP, CRA), IFAS

#### Action Item 4.2.2:

Develop and implement a campaign to connect residents with resources that assist with yard and home beautification enhancements.

Lead: Greater Bond Neighborhood Association

Potential Partners: City's Adopt a Tree program, IFAS's Master Gardener and Florida-Friendly Landscaping programs, Leon County Solid Waste Management Division

#### Action Item 4.2.3:

Promote the CRA's Business Facility Improvement program.

Lead: City of Tallahassee (CRA)

Potential Partners: Greater Bond Neighborhood Association

#### Action Item 4.2.4:

Establish a neighborhood tool lending program.

Lead: Greater Bond Neighborhood Association

Potential Partners: Leon County Library, local home improvement businesses







**Action Item 4.2.5:**

Create a comprehensive program to assist residents with beautification efforts aimed at curb appeal opportunities that address items like house painting and front-yard landscaping.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (CRA), Leon County (paint reuse), The Big Event

**Action Item 4.2.6:**

Implement a planter project for local businesses and organizations.

Lead: Greater Bond Neighborhood Association

Potential Partners: Local businesses, home improvement businesses



# ECONOMIC DEVELOPMENT AND RESIDENT EMPOWERMENT

*Goal: Help residents become financially secure and support the growth of neighborhood businesses through improved access to educational, employment, and entrepreneurial opportunities.*



The Greater Bond neighborhood envisions a future where residents and business owners alike are better able to take advantage of networks and support services that promote financial security and thoughtful economic development. Greater Bond is a community with many assets, but many residents face challenges in making ends meet. Low wage levels, unemployment, and low educational attainment are key issues in the community. Further, new and existing businesses need a skilled workforce and clear pathways to business development resources in order to expand and grow.

Twenty-one percent of Greater Bond residents have no high school diploma (or equivalent), and almost 19 percent of working-age residents are unemployed (ACS, 2011-15). Adults without a high school diploma or GED (General Equivalency Degree) have extremely limited

employment opportunities and are not competitive in the 21st-century job market. Homeownership in the neighborhood is relatively low (17.5 percent), and more than two-thirds of renters are cost-burdened, spending more than 30 percent of their income on housing (ACS, 2011-15). Families also face challenges in finding other work supports, like child care and transportation. Residents fear that the community will experience diminished economic potential and lost business opportunities if the community doesn't work together to change these circumstances.

The Economic Development and Resident Empowerment Priority Area Team identified key areas of concern and proposed a series of strategies that will reduce barriers and create opportunities for residents and entrepreneurs alike to build pathways to prosperity.

## NEIGHBORHOOD CONCERN 1:

Lack of areas targeted for neighborhood-scale commercial development in the areas zoned “Residential Preservation”

**Desired Outcome:** More neighborhood-scale businesses are allowed within targeted areas of the “Residential Preservation” zones.

### Strategy 1.1:

Identify and promote specific locations for commercial development.

#### Action Item 1.1.1:

Assess the feasibility of Floral, Gamble and Mill streets and the City-owned property at the corner of Lake Bradford Road and Gamble Street as areas for commercial corridors; identify three priority areas.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Community Housing and Human Services; Parks, Recreation and Neighborhood Affairs), Tallahassee-Leon County Office of Economic Vitality



## NEIGHBORHOOD CONCERN 2: Lack of awareness about current opportunities to develop businesses within the neighborhood

**Desired Outcome: Greater Bond is perceived as a business-friendly neighborhood with creative and unique businesses that support the community.**

### Strategy 2.1:

Develop neighborhood branding and highlight the resources and opportunities available for locating businesses in the neighborhood.

#### Action Item 2.1.1:

Develop new options for a neighborhood logo and motto.



Lead: Greater Bond Neighborhood Association

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

#### Action Item 2.1.2:

Create and implement a marketing plan to promote the neighborhood's branding and other positive neighborhood events/amenities.



Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee

#### Action Item 2.1.3:

Identify vacant buildings, lots, and other underutilized areas that are suitable for business development and develop mechanisms to match those properties with prospective business owners.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Planning; Community Housing and Human Services; Parks, Recreation and Neighborhood Affairs; Growth Management; CRA), Habitat for Humanity, Tallahassee-Leon County Office of Economic Vitality, Capital City Chamber of Commerce, Big Bend Minority Chamber of Commerce, Tallahassee Chamber of Commerce



#### Action Item 2.1.4:

Promote business development resources that are available to new and existing businesses in the neighborhood.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs; CRA), Tallahassee-Leon County Office of Economic Vitality, DOMI, FAMU Small Business Development Center, New Era Entrepreneur Network

#### Action Item 2.1.5:

Work with universities, local museums, and other partners to explore the feasibility of creating a neighborhood museum at Speed's Grocery at Saxon and Floral streets.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Planning; Parks, Recreation and Neighborhood Affairs; CRA), Tallahassee-Leon County Office of Economic Vitality, FAMU, FSU, Black Archives



## NEIGHBORHOOD CONCERN 3: Limited access to educational, job training, and employment opportunities

**Desired Outcome:** Neighborhood youth and adults are able to conveniently access services that help them achieve educational goals and find employment that provides a family-sustaining wage.

### Strategy 3.1:

Promote and enhance mechanisms for youth and adults to obtain a GED or high school diploma, higher education, job training, and employment.

#### Action Item 3.1.1:

Promote the TEMPO and other educational support programs to address disconnected youth ages 16-24.

Lead: Greater Bond Neighborhood Association

Potential Partners: TEMPO, City of Tallahassee (Parks, Recreation and Neighborhood Affairs; TPD)



#### Action Item 3.1.2:

Create a neighborhood-based reading and STEAM mentoring program for youth.

Lead: Greater Bond Neighborhood Association

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

#### Action Item 3.1.3:

Host job training and employment support services for adults at locations within the community; link residents to services outside of the neighborhood.

Lead: Greater Bond Neighborhood Association

Potential Partners: CareerSource, other workforce development providers, TCC, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)



## NEIGHBORHOOD CONCERN 4: Limited access to affordable support services such as child care, transportation, and financial education

**Desired Outcome: Residents can conveniently access and afford resources that support working families.**

### Strategy 4.1:

Link residents with existing services and resources, offering those services within the community when possible.

#### Action Item 4.1.1:

Create a Neighborhood Ambassador program to serve as liaisons between residents and service providers.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs), 2-1-1, Southside United Citizen Action Alliance, Tallahassee Housing Authority, Kids Incorporated, chambers of commerce, Early Learning Coalition

#### Action Item 4.1.2:

Create a neighborhood resource guide that includes the identification of the skills and talents of people in the neighborhood.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs), 2-1-1, Southside United Citizen Action Alliance, Tallahassee Housing Authority, Kids Incorporated, chambers of commerce, Early Learning Coalition



#### Action Item 4.1.3:

Work with service providers to offer additional services and events (i.e., mental health, financial education, and record expungement) within the neighborhood and target promotion efforts to the community.



Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs), Tallahassee-Leon County Office of Economic Vitality, CareerSource, Tallahassee Federal Credit Union, DOMI, FAMU Small Business Development Center, New Era Entrepreneur Network, Early Learning Coalition of the Big Bend, Capital Area Community Action Agency, Big Bend AFTER Re-Entry Coalition, Legal Services of North Florida

#### Action Item 4.1.4:

Develop a plan to create a comprehensive one-stop service hub (or "Village Center").

Lead: Greater Bond Neighborhood Association

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

#### Action Item 4.1.5:

Assess the feasibility of creating a quality-rated, affordable childcare facility in the neighborhood.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Planning), Early Learning Coalition of the Big Bend, Capital Area Community Action Agency

#### Action Item 4.1.6:

Conduct a survey of bus stops/routes and bicycle lanes in/out of Greater Bond to determine possible improvements and provide education about existing transportation resources.



Lead: Greater Bond Neighborhood Association

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



## NEIGHBORHOOD CONCERN 5: Limited availability of affordable housing and low homeownership rates

**Desired Outcome: Greater Bond residents have ample opportunities to rent or purchase suitable and affordable homes.**

### Strategy 5.1:

Increase awareness of properties that can be redeveloped into affordable housing.

#### Action Item 5.1.1:

Develop and promote a list of properties that can be redeveloped into affordable housing.

Lead: Greater Bond Neighborhood Association  
Potential Partners: City of Tallahassee (Community Housing and Human Services; Planning; Parks, Recreation and Neighborhood Affairs), Tallahassee Lenders Consortium, Habitat for Humanity, developers

### Strategy 5.2:

Increase access to homeownership and housing rehabilitation resources.

#### Action Item 5.2.1:

Promote current homeownership programs and rehabilitation supports for owner- and renter-occupied homes.

Lead: Greater Bond Neighborhood Association  
Potential Partners: City of Tallahassee (Community Housing and Human Services; Planning; Parks, Recreation and Neighborhood Affairs), Tallahassee Lenders Consortium, Capital Area Community Action Agency, credit unions

#### Action Item 5.2.2:

Organize community work days where community volunteers aid homeowners with rehabilitation projects.

Lead: Greater Bond Neighborhood Association  
Potential Partners: Rainbow Rehab, Habitat for Humanity, Volunteer Leon, City of Tallahassee (Community Housing and Human Services; Planning; Parks, Recreation and Neighborhood Affairs)

#### Action Item 5.2.3:

Create a new program that provides financial incentives for landlords to improve rental properties in the neighborhood while also keeping them affordable.

Lead: City of Tallahassee (Community Housing and Human Services)  
Potential Partners: Greater Bond Neighborhood Association, Tallahassee-Leon County Office of Economic Vitality, City of Tallahassee (CRA; Planning; Parks, Recreation and Neighborhood Affairs)

#### Action Item 5.2.4:

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

Lead: City of Tallahassee (Community Housing and Human Services)  
Potential Partners: Greater Bond Neighborhood Association, Tallahassee-Leon County Office of Economic Vitality, City of Tallahassee (CRA; Planning; Parks, Recreation and Neighborhood Affairs)



Housing is a theme that runs through almost all of the neighborhood plan priority areas. From improving existing housing stock to creating new affordable housing units, the neighborhood has identified varied approaches to improving housing conditions for residents of Greater Bond. (See Housing Implementation Plan.)



# LAND USE

*Goal: Integrate residential, commercial, and industrial development through land use and zoning mechanisms that address historic preservation, protect the natural environment, and enhance the livability of the Greater Bond neighborhood.*



Land use shapes the character of a neighborhood and can present significant challenges or great opportunities for neighborhood revitalization efforts. The Greater Bond neighborhood has a mixture of existing land uses. The neighborhood is home to corner stores, community churches, two community centers, child care/preschool centers, an elementary school, a cement plant, automotive repair shops, and several personal care businesses. Approximately 30 percent of the neighborhood's 468 acres is developed as residential.

The land use challenges identified by the residents include incompatible land uses, limited availability of areas for neighborhood scale commercial development, overgrown vacant lots, dilapidated structures, lack of bicycle and pedestrian connectivity to the broader community, and lack of visually appealing streetscapes. The residents of Greater Bond want to preserve and enhance the residential core

of their neighborhood; however, they are also amenable to creating opportunities for neighborhood scale commercial development within their community.

The recent survey of Greater Bond residents and stakeholders revealed that 95 percent of respondents felt that it was very important to have well-maintained, single-family homes in the neighborhood. Residents were also supportive of pedestrian pathways and bike lanes. The survey also shows that there is support for student housing in the neighborhood and opportunities for neighborhood scale development on three major neighborhood thoroughfares. The following strategies were developed by the Land Use Priority Area Team to support the creation of a land use mix that supports the new vision for the community.





## NEIGHBORHOOD CONCERN 1: Incompatible existing land uses

**Desired Outcome: Zoning adjustments allow for residential, commercial, and light industrial uses while preserving the character of the neighborhood.**

### Strategy 1.1:

Preserve single-family residential character in areas zoned Residential Preservation while creating opportunities to develop new and enhance existing commercial areas in the neighborhood.

#### Action Item 1.1.1:

Coordinate with Planning through a Greater Bond Land Use Committee (comprised of residents, realtors, and developers) to address policy changes.



Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Growth Management; Planning; Parks, Recreation and Neighborhood Affairs), Greater Bond Neighborhood Association, realtors, and developers.

#### Action Item 1.1.2:

Develop and present recommendations to Planning that address non-conforming businesses, compatible home businesses, and new businesses that serve neighbors and students. This may include new commercial opportunities along Osceola Street, Floral Street, Gamble Street, Mill Street, Lake Bradford Road, Orange Avenue; the Villa Mitchell area; and connections for Greater Bond to the FAMU Gateway corridor.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Growth Management; Planning; Parks, Recreation and Neighborhood Affairs), Greater Bond Neighborhood Association

Comprehensive neighborhood revitalization involves an evaluation of existing land uses and current zoning and development patterns with the aim of identifying opportunities for the creation of a land use mix that supports the new vision for the community.

#### Action Item 1.1.3:

Involve Greater Bond residents in the Comprehensive Plan update process that addresses the development of the area between Mill Street and Lake Bradford Road for commercial, entrepreneur/innovation facilities, entertainment, and light industrial uses, which will contribute to significant economic opportunities for current and future neighborhood residents.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Growth Management; Planning; Parks, Recreation and Neighborhood Affairs), Greater Bond Neighborhood Association



## NEIGHBORHOOD CONCERN 2: Vacant lots and dilapidated structures

**Desired Outcome: Dilapidated and abandoned structures in the neighborhood are redeveloped, and local historically significant neighborhood structures are preserved.**

### Strategy 2.1:

Develop City-owned properties in the neighborhood.

#### Action Item 2.1.1:

Sell City-owned properties with contractual conditions that assure new development is affordable and consistent with the character of the community.

Lead: City of Tallahassee  
Potential Partners: City of Tallahassee (Community Housing and Human Services, Real Estate)

#### Action Item 2.1.2:

Explore the feasibility of implementing a community land trust model on City-owned properties in the Greater Bond neighborhood.

Lead: City of Tallahassee  
Potential Partners: City of Tallahassee (Community Housing and Human Services, Real Estate)

### Strategy 2.2:

Rehabilitation of renter-occupied homes throughout the neighborhood.

#### Action Item 2.2.1:

Implement an education program that informs residents about tenant rights regarding requesting repairs and how to properly report code enforcement issues, if necessary.

Lead: City of Tallahassee  
Potential Partners: City of Tallahassee (Growth Management)

#### Action Item 2.2.2:

Educate landlords about obtaining rehabilitation loans, rental assistance programs, renter rehabilitation agreements (for example, renters agree to paint and make repairs if landlord pays for materials, a lease that reduces rent for a set period, or a lease-to-own agreement), etc.

Lead: City of Tallahassee  
Potential Partners: City of Tallahassee (Community Housing and Human Services)

### Strategy 2.3:

Encourage the development of privately owned, dilapidated buildings, and vacant lots.

#### Action Item 2.3.1:

Through the GBNA Land Use Committee (comprised of residents, realtors, and developers), survey, prioritize, and promote properties available for development.

Lead: Greater Bond Neighborhood Association  
Potential Partners: City of Tallahassee (Community Housing and Human Services)

### Strategy 2.4:

Preserve historic structures throughout the neighborhood.

#### Action Item 2.4.1:

Create an inventory of the neighborhood's significant historic structures.

Lead: Greater Bond Neighborhood Association  
Potential Partners: Riley House Museum, Black Archives

#### Action Item 2.4.2:

Identify incentives that promote the preservation of the neighborhood's historically significant structures.

Lead: Greater Bond Neighborhood Association  
Potential Partners: Riley House Museum, Black Archives

### NEIGHBORHOOD CONCERN 3: Lack of bicycle/pedestrian connectivity to neighborhood resources and the broader community

**Desired Outcome: Bicycle/pedestrian connectivity throughout the neighborhood is improved.**

#### Strategy 3.1:

Identify potential bicycle/pedestrian connections to surrounding development, proposed linear park, gateways to the neighborhood, and FAMU.

#### Action Item 3.1.1:

Develop a bicycle/pedestrian plan for Greater Bond that identifies needed facilities and routes to nearby destinations.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Planning; Parks, Recreation and Neighborhood Affairs), Greater Bond Neighborhood Association, CRTPA, Blueprint, FDOT, FAMU

#### Action Item 3.1.2:

Identify potential enhancements to existing neighborhood amenities (i.e., Speed-Spencer-Stephens Park, the linear park, St. Marks Trail, and Tallahassee Junction).

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Planning; Parks, Recreation and Neighborhood Affairs), Greater Bond Neighborhood Association, CRTPA, Blueprint, FDOT, FAMU

#### Action Item 3.1.3:

Provide traffic calming and bike lanes throughout the neighborhood.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Underground Utilities and Public Infrastructure; Electric Utility), Greater Bond Neighborhood Association





## NEIGHBORHOOD CONCERN 4: Lack of visually appealing streetscapes in the neighborhood

**Desired Outcome: Improved streetscaping on targeted corridors that enhances public safety and mobility while also beautifying the surrounding neighborhood.**

### Strategy 4.1:

Develop and implement a comprehensive streetscaping plan that focuses on four key corridors within the Greater Bond neighborhood.

#### Action Item 4.1.1:

Identify priority streets for enhanced streetscaping. Options include Gamble Street, Saxon Street, Holton Street, Osceola Street, Floral Street, Perry Street, and Eugenia Street.



Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Planning, Community Beautification and Waste Management, Underground Utilities and Public Infrastructure, CRA)

#### Action Item 4.1.2:

Develop and implement a comprehensive streetscaping plan for the four priority streets that includes improved lighting, appropriate tree plantings, sidewalk improvements, additional street/way-finding signs, historical markers, and other landscaping opportunities.

Lead: City of Tallahassee (Planning)

Potential Partners: Greater Bond Neighborhood Association, City of Tallahassee (Community Beautification and Waste Management, Underground Utilities and Public Infrastructure, CRA)





# NEIGHBORHOOD SAFETY AND CRIME PREVENTION

**Goal:** *Create a safe environment for residents and visitors to live, work, learn, and play through social engagement and the revitalization of the Greater Bond neighborhood.*



Neighborhood involvement and community spirit (love of place) are solid building blocks for creating safe and resilient neighborhoods. Crime is a major quality of life concern that the Greater Bond neighborhood is ready to address together. Local crime data show areas in the Greater Bond neighborhood as crime “hot spots.” (These are defined as areas that have high crime intensity.) A review of tracked criminal activities occurring in Greater Bond from 2013 to 2017 shows that most of the crimes occurring in the neighborhood are property offenses related to theft, burglary, and larceny. Crimes against persons show a decline over the years.

Although crime is a major concern for the neighborhood, 93 percent of respondents to the recent Greater Bond Neighborhood First survey (2018) stated that they feel safe in their community. Eighty percent of respondents, however, stated that they were very concerned about drug use/dealing, while 71 percent were very concerned about crimes

of burglary, theft, violence, and homicides. Survey results showed a high level of support for enhanced community policing, continued monitoring of criminal activity around neighborhood stores and street corners, and the implementation of Neighborhood Crime Watch program.

The Tallahassee Police Department has established a community policing substation in Greater Bond at the Smith-Williams Service Center, which has led to more proactive community engagement. Additionally, the installation of security cameras in certain areas of the neighborhood earlier this year has had a positive effect on crime in the community. The Neighborhood Safety and Crime Prevention Priority Area Team built upon these successes by focusing on strategies that support and encourage crime reporting, personal safety, and community involvement.



## NEIGHBORHOOD CONCERN 1: Lack of a proactive approach to address criminal activity

**Desired Outcome: The neighborhood is actively engaged in crime prevention efforts.**

### Strategy 1.1:

Engage and educate neighborhood residents and stakeholders (churches, schools, business owners, landlords) on crime reporting, fire prevention, and personal safety techniques.

#### Action Item 1.1.1:

In collaboration with members of the Public Safety Collective, develop and implement a neighborhood crime prevention and education plan, which focuses on the techniques that residents can implement individually and in partnership with local law enforcement.



Lead: Greater Bond Neighborhood Association  
Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs; TPD), LCSO, FAMUPD, Big Bend Crime Stoppers, area schools, area churches, businesses

#### Action Item 1.1.2:

Collaborate with local public safety officials and Tallahassee Community College to conduct workshops on personal and neighborhood safety.



Lead: Greater Bond Neighborhood Association  
Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs; TPD; TFD), TCC, LCSO, area schools, Tallahassee Police Athletic League, parents

#### Action Item 1.1.3:

Meet with area businesses to discuss and explore opportunities for partnerships, and obtain buy-in through an agreement or pledge to address the neighborhood's security concerns.

Lead: Greater Bond Neighborhood Association  
Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs; TPD; TFD), LCSO

#### Action Item 1.1.4:

Provide animal control for stray cats and dogs and education to residents on leash laws and animal population control.



Lead: City of Tallahassee (Parks, Recreation and Neighborhood Affairs; TPD)

Potential Partners: Greater Bond Neighborhood Association

#### Action Item 1.1.5:

Host a Safety Summit & Showcase event.



Lead: Greater Bond Neighborhood Association  
Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs; TPD), local churches

### Strategy 1.2:

Increase resident involvement in neighborhood activities and events.

#### Action Item 1.2.1:

Expand and enhance how residents are provided information regarding law enforcement activities, programs, and services by utilizing the neighborhood block captain network, Operation Safe Neighborhoods, and a neighborhood webpage.



Lead: Greater Bond Neighborhood Association  
Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs), local schools, parents, police

#### Action Item 1.2.2:

Host public safety/resource fairs.

Lead: City of Tallahassee (Parks, Recreation and Neighborhood Affairs)  
Potential Partners: Greater Bond Neighborhood Association, City of Tallahassee (TPD, TFD), LCSO, Big Bend Crime Stoppers, FAMU, FSU, area schools



**Action Item 1.2.3:**

Host Operation Safe Neighborhoods walks.



Lead: City of Tallahassee (TPD)

Potential Partners: Greater Bond Neighborhood Association, City of Tallahassee (Parks, Recreation and Neighborhood Affairs)

**Action Item 1.2.4:**

Host church services outside in the neighborhood.



Lead: Greater Bond Neighborhood Association

Potential Partners: Area churches

**Action Item 1.2.5:** Engage with parents at school orientations, open houses, and other school events.



Lead: Greater Bond Neighborhood Association

Potential Partners: Area schools

**Strategy 1.3:**

Leverage dollars and community assets to address crime.

**Action Item 1.3.1:**

Partner with local businesses and community organizations to support and/or sponsor neighborhood activities and events that highlight the importance of reporting crime.



Lead: Greater Bond Neighborhood Association

Potential Partners: Big Bend Crime Stoppers, local nonprofits, credit unions

**Action Item 1.3.2:**

Seek grant opportunities that support neighborhood safety efforts including the establishment of a one-stop service hub (or “Village Center”).

Lead: Greater Bond Neighborhood Association

Potential Partners: Local nonprofits



## NEIGHBORHOOD CONCERN 2: Perceived lack of visibility of law enforcement in the neighborhood

**Desired Outcome: Law enforcement is visible and engages with residents.**

### Strategy 2.1:

Promote community policing efforts.

#### Action Item 2.1.1:

Highlight law enforcement efforts in neighborhood.

**Lead:** City of Tallahassee (TPD), LCSO

**Potential Partners:** City of Tallahassee (Communications; Parks, Recreation and Neighborhood Affairs; TFD)

### Strategy 2.2:

Host activities that provide opportunity for law enforcement officials and neighborhood residents and stakeholders to interact.

#### Action Item 2.2.1:

Host breakfasts or workshops for the area's 23 church leaders.



**Lead:** Greater Bond Neighborhood Association

**Potential Partners:** City of Tallahassee (Parks, Recreation and Neighborhood Affairs; TPD; TFD), LCSO, area schools, area churches

#### Action Item 2.2.2:

Collaborate with TPD, TFD, and LCSO to host quarterly meetings/ events in the neighborhood to provide positive social interaction between law enforcement officers and neighborhood residents.

**Lead:** Greater Bond Neighborhood Association

**Potential Partners:** City of Tallahassee (Parks, Recreation and Neighborhood Affairs; TPD; TFD), LCSO, area schools

#### Action Item 2.2.3:

Recruit residents to participate in TPD's youth and adult Citizens Police Academies, Rape Aggression Defense, and Ride-Along programs with special Southside officers that volunteer and are good at working with riders. Offer a special preview workshop for the Citizens Police Academy.



**Lead:** Greater Bond Neighborhood Association

**Potential Partners:** City of Tallahassee (TPD)

#### Action Item 2.2.4:

Invite law enforcement officials to participate in regularly scheduled neighborhood association activities, such as the monthly neighborhood association meeting.



**Lead:** Greater Bond Neighborhood Association

**Potential Partners:** City of Tallahassee (Parks, Recreation and Neighborhood Affairs; TPD)

#### Action Item 2.2.5:

Recognize and honor law enforcement officials, kids, parents, and others who have partnered with the neighborhood to address neighborhood issues.



**Lead:** Greater Bond Neighborhood Association

**Potential Partners:** City of Tallahassee (Parks, Recreation and Neighborhood Affairs; TPD)

#### Action Item 2.2.6:

Recruit law enforcement officials to attend and serve as volunteers in neighborhood-run youth and children's programs.



**Lead:** Greater Bond Neighborhood Association

**Potential Partners:** City of Tallahassee (Parks, Recreation and Neighborhood Affairs; TPD; TFD), LCSO, FAMU, FSU, area schools

## NEIGHBORHOOD CONCERN 3: Lack of a comprehensive Neighborhood Crime Watch program

**Desired Outcome: The Greater Bond Neighborhood Crime Watch is active, inclusive and effective.**

### Strategy 3.1:

Develop a comprehensive Neighborhood Crime Watch program.

#### Action Item 3.1.1:

Identify Block Captains for hot spot areas in the neighborhood.



Lead: Greater Bond Neighborhood Association

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

#### Action Item 3.1.2:

Encourage neighbors and stakeholders to look out for each other and report suspicious activities to the police.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (TPD), LCSO, area schools, Big Bend Crime Stoppers, local businesses, FAMU, FSU

#### Action Item 3.1.3:

Update neighborhood residents about criminal activities taking place in the neighborhood. Use technology (i.e., Nextdoor).



Lead: City of Tallahassee (TPD)

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

#### Action Item 3.1.4:

Partner with businesses to obtain donations to be used as incentives for resident involvement.

Lead: Greater Bond Neighborhood Association

Potential Partners: Area businesses



#### Action Item 3.1.5:

Nurture strong relationships between neighborhood advocates and individual officers/law enforcement in general.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (TPD), LCSO, Big Bend Crime Stoppers, area schools, local businesses, FAMU, FSU



## NEIGHBORHOOD CONCERN 4: Abandoned/derelict housing, overgrown vegetation, and the perceived lack of Code Enforcement to address these issues.

**Desired Outcome:** There is a significant reduction in the number of dilapidated and/or abandoned structures in the neighborhood.

### Strategy 4.1:

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

#### Action Item 4.1.1:

Reach out to owners to ascertain their desired use of property.

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Real Estate)

#### Action Item 4.1.2:

Implement an education program that informs residents about how to properly report code enforcement issues related to dilapidated, substandard, and/or abandoned structures.

Lead: City of Tallahassee

Potential Partners: City of Tallahassee (Growth Management, Community Housing and Human Services)

#### Action Item 4.1.3:

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

Lead: Greater Bond Neighborhood Association

Potential Partners: City of Tallahassee (Community Housing and Human Services)

#### Action Item 4.1.4:

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

Lead: Greater Bond Neighborhood Association

Potential Partners: Rainbow Rehab, Habitat for Humanity

#### Action Item 4.1.5:

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

Lead: Greater Bond Neighborhood Association

Potential Partners: Tallahassee Lenders Consortium



## NEIGHBORHOOD CONCERN 5: Current physical environment leads to criminal activity

**Desired Outcome:** There is adequate physical and social neighborhood infrastructure that prevents or reduces opportunities for criminal activity.

### Strategy 5.1:

Develop and implement physical improvements to prevent and/or reduce criminal activities.

#### Action Item 5.1.1:

Create green spaces throughout the neighborhood.

Lead: City of Tallahassee (Growth Management, Underground Utilities and Public Infrastructure)

Potential Partners: Greater Bond Neighborhood Association

#### Action Item 5.1.2:

Update lighting survey and enhance/install adequate street lighting throughout neighborhood.

Lead: City of Tallahassee (Electric Utility)

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

#### Action Item 5.1.3:

Use the principles and practices of CPTED (crime prevention through environmental design) to reduce opportunities for crime.

Lead: City of Tallahassee (TPD)

Potential Partners: Greater Bond Neighborhood Association, City of Tallahassee (TFD), LCSO



The concept of community policing has been around for a long time. In the United States, it can be traced as far back as the 19th century. The primary purpose for its inception was to have police engaging with communities to build strong relationships between residents and law enforcement. One of the earliest and major tactics of community policing involved officers going on foot patrols through the neighborhoods they served.

# 5 PLAN IMPLEMENTATION AND MONITORING







The Greater Bond Neighborhood Association, Community Action Team, and staff from the City's Neighborhood Affairs division will work collaboratively to implement the Greater Bond Neighborhood First Plan.

Priority Area Teams will evolve into Priority Area Implementation Teams. Neighborhood Affairs staff will work collaboratively with the residents of the Greater Bond neighborhood to seek funding for the implementation of the plan. Potential funders include the City of Tallahassee, Tallahassee Community Redevelopment Agency, and other community partners. The Action Team has established a working relationship with FAMU's School of Social Work, and through this partnership, the Greater Bond Neighborhood Association will receive help from the program's graduate students to implement some of the action items that the neighborhood association is expected to take the lead on.

Six issue-focused implementation plans were developed from the overall Greater Bond Neighborhood First Plan. These six implementation plans (see Appendix B) form a framework for the neighborhood to think about the resources needed to implement each action item, including funding, volunteers, potential partners, and time frame for implementation. The implementation plans group together action items from multiple priority areas that fall under major subject areas. These subject areas are Housing, Neighborhood Cleanup, Neighborhood and Business Opportunity Promotion, Resident Empowerment, Streetscaping and Curb Appearance, and Neighborhood Crime Watch.

The action items that have been identified as ready for immediate implementation are denoted in the plan with a blueberry icon and also gathered in one document (see Appendix A). These action items 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 accomplished with a few people, and will show an impact on the community. The remaining action items will be reviewed by the neighborhood association and the implementation teams, which will periodically review the plan and seek additional opportunities to move action items forward.



*The implementation plans group together action items from multiple priority areas that fall under major subject areas. These subject areas are Housing, Neighborhood Cleanup, Neighborhood and Business Opportunity Promotion, Resident Empowerment, Streetscaping and Curb Appearance, Neighborhood Crime Watch, and Crime Prevention & Education.*







# APPENDIX A

## ACTIONS 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.

### **PRIORITY AREA: ECONOMIC DEVELOPMENT & RESIDENT EMPOWERMENT**

**Potential Partners:** Greater Bond Neighborhood Association, City of Tallahassee (Growth Management; Planning; Parks, Recreation and Neighborhood Affairs; StarMetro), Habitat for Humanity, Tallahassee-Leon County Office of Economic Vitality, CRA, Capital City Chamber of Commerce, Big Bend Minority Chamber of Commerce, Tallahassee Chamber of Commerce, DOMI, FAMU Small Business Development Center, New Era Entrepreneur Network, FAMU, FSU, TEMPO, Leon County School District, CareerSource, other workforce development providers, TCC, Tallahassee Federal Credit Union, Early Learning Coalition of the Big Bend, Capital Area Community Action Agency, Big Bend AFTER Re-Entry Coalition, Legal Services of North Florida, North Florida Commuter Services

IMPLEMENTATION TASK	RESOURCES	STATUS
Develop a new neighborhood logo and motto. (ED&RE 2.1.1)		
Create and implement a marketing plan to promote the neighborhood. (ED&RE 2.1.2)		
Promote TEMPO and other programs to address disconnected youth ages 16-24. (ED&RE 3.1.1)		
Host job training and other employment support services for adults within the neighborhood. (ED&RE 3.1.3)		
Offer and promote additional services and events (i.e., mental health, financial education, and record expungement) in the neighborhood. (ED&RE 4.1.3)		
Create a directory of bus stops/routes and bicycle lanes to determine improvements needed and to provide education about existing transportation resources (ED&RE 4.1.6)		

### **PRIORITY AREA: COMMUNITY BEAUTIFICATION**

**Potential Partners:** Greater Bond Neighborhood Association, City of Tallahassee (Planning, Community Beautification and Waste Management, Electric Utility, Underground Utilities and Public Infrastructure, CRA, TAPP), IFAS, City’s Adopt a Tree program, IFAS’s Master Gardener and Florida-Friendly Landscaping programs, the free paint available at the Leon County Solid Waste Division, Leon County Library, local home improvement businesses, The Big Event, landlords, other local businesses

IMPLEMENTATION TASK	RESOURCES	STATUS
Identify locations within the neighborhood to place historical markers, as well as entranceway, street, and wayfinding signs. (CB 1.1.3)		



# APPENDIX A

IMPLEMENTATION TASK	RESOURCES	STATUS
Enhance the landscaping in the roundabout on Kissimmee Street. (CB 1.1.4)		
Implement a campaign that increases resident awareness of specified bulk waste pickup days and strongly encourages residents to bring bulk items to the curb just prior to collection. (CB 2.1.1)		
Encourage the use of the City's electronic waste pick-up, the City's Cash for Trash events, and the County's hazardous waste drop-off. Include a coordinated neighborhood pick-up in this effort. (CB 2.1.2)		
Develop and implement an awareness campaign that teaches and encourages the reporting of illegal dump sites, so they can be removed quickly. (This item can be part of a broader Illegal Dumping Campaign.) (CB 2.2.2)		
Encourage local businesses to have trash/recycling cans that are available for use by patrons. (CB 3.1.4)		
Coordinate with Keep Tallahassee Beautiful to ensure that all Greater Bond neighborhood streets are adopted. (CB 3.2.1)		
Coordinate frequent neighborhood cleanup activities, including Neighborhood Sweeps that address the whole neighborhood and efforts that focus on Speed-Spencer-Stephens Park and the stormwater pond. (CB 3.2.2)		
Coordinate with the City on its street sweeping schedule for the Greater Bond neighborhood so that neighborhood association can encourage residents to move their vehicles off street when the streets are scheduled to be cleaned. (CB 3.2.3)		
Promote the CRA's Business Facility Improvement program to neighborhood businesses. (CB 4.2.3)		

**PRIORITY AREA: LAND USE**

**Potential Partners:** Greater Bond Neighborhood Association, City of Tallahassee (Planning; Community Beautification and Waste Management; Growth Management; Parks, Recreation and Neighborhood Affairs; Community Housing and Human Services; Real Estate; Underground Utilities and Public Infrastructure; Electric Utility; CRA), CRTPA, Blueprint, FDOT, FAMU, Riley House Museum, Black Archives

IMPLEMENTATION TASK	RESOURCES	STATUS
Coordinate with Planning through a Greater Bond Land Use Committee (comprised of residents, realtors, and developers) to address policy changes. (LU 1.1.1)		
Identify priority streets for enhanced streetscaping. Options include Gamble Street, Saxon Street, Holton Street, Osceola Street, Floral Street, Perry Street, and Eugenia Street. (LU 4.1.1)		



# APPENDIX A

## PRIORITY AREA: NEIGHBORHOOD SAFETY & CRIME PREVENTION

**Potential Partners:** Greater Bond Neighborhood Association, FAMU School of Social Work, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs) Leon County Sheriff's Office, FAMU Police Department, Big Bend Crime Stoppers, area churches, schools, businesses

IMPLEMENTATION TASK	RESOURCES	STATUS
Collaborate with local public safety officials and Tallahassee Community College to conduct workshops on personal and neighborhood safety. (NS&CP 1.1.2)		
Coordinate with animal control to address stray cats and dogs and provide education to residents on leash laws and animal population control. (NS&CP 1.1.4)		
Host a Safety Summit & Showcase event. (NS&CP 1.1.5)		
Expand and enhance how residents are provided information regarding law enforcement activities, programs, and services by utilizing the neighborhood block captain network, Operation Safe Neighborhoods, and a neighborhood webpage. (NS&CP 1.2.1)		
Host Operation Safe Neighborhoods walks. (NS&CP 1.2.3)		
Host church services outside in the neighborhood. (NS&CP 1.2.4)		
Engage with parents at school orientations, open houses, and other school events. (NS&CP 1.2.5)		
Partner with local businesses and community organizations to support and/or sponsor neighborhood activities and events that highlight the importance of reporting crime. (NS&CP 1.3.1)		
Host breakfasts or workshops for the area's 23 church leaders. (NS&CP 2.2.1)		
Recruit residents to participate in TPD's youth and adult Citizens Police Academies, Rape Aggression Defense, and Ride-Along programs with special Southside officers that volunteer and are good at working with riders. Offer a special preview workshop for the Citizens Police Academy. (NS&CP 2.2.3)		
Invite law enforcement officials to participate in regularly scheduled neighborhood association activities, such as the monthly neighborhood association meeting. (NS&CP 2.2.4)		
Recognize and honor law enforcement officials, kids, parents, and others who have partnered with the neighborhood to address neighborhood issues. (NS&CP 2.2.5)		





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IMPLEMENTATION TASK	RESOURCES	STATUS
Recruit law enforcement officials to attend and serve as volunteers in neighborhood-run youth and children's programs. (NS&CP 2.2.6)		
Identify Block Captains for hot spot areas in neighborhood. (NS&CP 3.1.1)		
Update neighborhood residents about criminal activities taking place in the neighborhood. Use technology (i.e., Nextdoor). (NS&CP 3.1.3)		
Promote financial/housing assistance programs offered by nonprofits (financial assistance with home in general). (NS&CP 4.1.5)		

**NOTES**





# APPENDIX B

## HOUSING IMPLEMENTATION PLAN

### ACCESS TO HOMEOWNERSHIP (ED&RE 5.1, ED&RE 5.2, LU 2.1, LU 2.3, NS 4.1)

**Potential Partners:** City of Tallahassee (Community Housing and Human Services; Planning; Parks, Recreation and Neighborhood Affairs; Growth Management; Customer Operations; Real Estate), Tallahassee-Leon County Office of Economic Vitality, Tallahassee Lenders Consortium, Habitat for Humanity, Capital Area Community Action Agency, developers, credit unions

ACTION ITEM	STARTING TIME FRAME	RESOURCES	STATUS
Develop and promote a list of properties that can be redeveloped into affordable housing. (ED&RE 5.1.1)			
Promote current homeownership programs and rehabilitation supports for owner- and renter-occupied homes. (ED&RE 5.2.1, NS 4.1.5)			
Solicit developers and sell city-owned properties for residential development with contractual conditions that assure affordability and consistency with the character of the community. (LU 2.1.1)			
Explore the feasibility of implementing a community land trust model for city-owned properties in the Greater Bond neighborhood. (LU 2.1.2)			
Through the GBNA Land Use Committee (comprised of residents, realtors and developers) survey, prioritize, and promote properties available for development. (LU 2.3.1)			

### OWNER-OCCUPIED HOUSING REHABILITATION (ED&RE 5.2, NS 4.1, CB 4.1)

**Potential Partners:** City of Tallahassee (Community Housing and Human Services; Planning; Parks, Recreation and Neighborhood Affairs; Growth Management; Customer Operations; Real Estate) Tallahassee-Leon County Office of Economic Vitality, Tallahassee Lenders Consortium, Habitat for Humanity, Capital Area Community Action Agency, credit unions, Volunteer Leon

ACTION ITEM	STARTING TIME FRAME	RESOURCES	STATUS
Organize community work days where community volunteers aid homeowners with rehabilitation projects. (ED&RE 5.2.2)			
Create a new program that provides financial incentive for homeowners to improve their homes. (ED&RE 5.2.4)			
Promote current homeownership programs and rehabilitation supports, including City programs, for owner-occupied homes. (ED&RE 5.2.1, NS 4.1.5)			



## APPENDIX B

ACTION ITEM	STARTING TIME FRAME	RESOURCES	STATUS
Promote use of City rehabilitation programs for owner-occupied houses. (NS&CP 4.1.3)			
Coordinate with nonprofit organizations that assist with helping homeowners address dilapidated, substandard, and/or abandoned structures or lots (physical assistance with home rehab). (NS&CP 4.1.4)			

### **RENTER-OCCUPIED HOUSING REHABILITATION (ED&RE 5.2, NS 4.1, LU 2.2)**

**Potential Partners:** City of Tallahassee (Community Housing and Human Services; Planning; Parks, Recreation and Neighborhood Affairs; Growth Management; Customer Operations; Real Estate) Tallahassee-Leon County Office of Economic Vitality, Tallahassee Lenders Consortium, Habitat for Humanity, Capital Area Community Action Agency, credit unions, Volunteer Leon

ACTION ITEM	STARTING TIME FRAME	RESOURCES	STATUS
Create a new program that provides financial incentives for landlords to improve rental properties in the neighborhood while also keeping them affordable. (ED&RE 5.2.3)			
Educate landlords about obtaining rehabilitation loans, rental assistance programs, renter rehabilitation agreements (for example, renters agree to paint and make repairs if landlord pays for materials, a lease that reduces rent for a set period, or a lease-to-own agreement), etc. (LU 2.2.2)			
Promote current homeownership programs and rehabilitation supports, including City programs, for owner- and renter-occupied homes. (ED&RE 5.2.1, NS&CP 4.1.5)			





# APPENDIX B

## NEIGHBORHOOD AND BUSINESS OPPORTUNITY PROMOTION IMPLEMENTATION PLAN

### NEIGHBORHOOD AND BUSINESS OPPORTUNITY PROMOTION (ED&RE 2.1)

**Potential Partners:** *Potential Partners: Greater Bond Neighborhood Association, City of Tallahassee (Growth Management; Planning; Parks, Recreation and Neighborhood Affairs; CRA), Habitat for Humanity, Tallahassee-Leon County Office of Economic Vitality, chambers of commerce, DOMI, FAMU Small Business Development Center, New Era Entrepreneur Network, FAMU, FSU, Black Archives*

ACTION ITEM	STARTING TIME FRAME	RESOURCES	STATUS
Develop a new neighborhood logo and motto. (ED&RE 2.1.1)			
Create and implement a marketing plan to promote the neighborhood. (ED&RE 2.1.2)			
Develop a mechanism to match suitable vacant properties with prospective business owners. (ED&RE 2.1.3)			
Promote available business development resources. (ED&RE 2.1.4)			
Complete a feasibility assessment for a neighborhood museum at Speed's Grocery at Saxon and Floral streets. (ED&RE 2.1.5)			

## NEIGHBORHOOD CRIME WATCH IMPLEMENTATION PLAN

### NEIGHBORHOOD CRIME WATCH (NS&CP 1.1, NS&CP 3.1)

**Potential Partners:** *Greater Bond Neighborhood Association, FAMU School of Social Work, City of Tallahassee (TPD; Parks, Recreation and Neighborhood Affairs), Leon County Sheriff's Office, FAMU Police Department, Big Bend Crime Stoppers, area churches, schools, businesses*

ACTION ITEM	STARTING TIME FRAME	RESOURCES	STATUS
Meet with area businesses to discuss and explore opportunities for partnerships and obtain buy-in through an agreement or pledge to address the neighborhood's security concerns. (NS&CP 1.1.3)			
Expand and enhance how residents are provided information utilizing the neighborhood block captain network, Operation Safe Neighborhoods, and a neighborhood webpage. (NS&CP 1.2.1)			



## APPENDIX B

ACTION ITEM	STARTING TIME FRAME	RESOURCES	STATUS
Identify Block Captains for hot spot areas in the neighborhood. (NS&CP 3.1.1)			
Encourage neighbors and stakeholders to look out for each other and report suspicious activities to the police. (NS&CP 3.1.2)			
Update neighborhood residents about criminal activities taking place in the neighborhood. Use technology (i.e., Nextdoor). (NS&CP 3.1.3)			
Partner with businesses to obtain donations to be used as incentives for resident involvement. (NS&CP 3.1.4)			
Nurture strong relationships between neighborhood advocates and individual officers/law enforcement in general. (NS&CP 3.1.5)			

## CRIME PREVENTION EDUCATION IMPLEMENTATION PLAN

### CRIME PREVENTION EDUCATION (NS&CP 1.1, NS&CP 1.2, NS&CP 2.1, NS&CP 2.2)

**Potential Partners:** Greater Bond Neighborhood Association, FAMU School of Social Work, Public Safety Collective, City of Tallahassee (Parks, Recreation and Neighborhood Affairs; Communications), area churches, schools, businesses

ACTION ITEM	STARTING TIME FRAME	RESOURCES	STATUS
In collaboration with members of the Public Safety Collective, develop and implement a neighborhood crime prevention and education plan, which focuses on the techniques that residents can implement individually and in partnership with local law enforcement. (NS&CP 1.1.1)			
Collaborate with local public safety officials to conduct workshops on personal and neighborhood safety. (NS&CP 1.1.2)			
Educate residents about leash laws and animal population control. (NS&CP 1.1.4)			
Host a Safety Summit & Showcase event. (NS&CP 1.1.5)			
Engage with parents at school orientations, open houses, and other school events. (NS&CP 1.2.5)			



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ACTION ITEM	STARTING TIME FRAME	RESOURCES	STATUS
Highlight law enforcement efforts in the neighborhood. (NS&CP 2.1.1)			
Recruit residents to participate in TPD's youth and adult Citizens Police Academies, Rape Aggression Defense, and Ride-Along programs with special Southside officers that volunteer and are good at working with riders. Offer a special preview workshop for the Citizens Police Academy. (NS&CP 2.2.3)			

## RESIDENT EMPOWERMENT IMPLEMENTATION PLAN

### RESIDENT EMPOWERMENT PLAN (ED&RE 3.1 & 4.1)

**Potential Partners:** Greater Bond Neighborhood Association, City of Tallahassee (Planning; Parks, Recreation and Neighborhood Affairs; StarMetro; TEMPO), Leon County School District, CareerSource, other workforce development providers, TCC, Tallahassee-Leon County Office of Economic Vitality, Tallahassee Federal Credit Union, DOMI, FAMU Small Business Development Center, New Era Entrepreneur Network, Early Learning Coalition of the Big Bend, Capital Area Community Action Agency, Big Bend AFTER Re-Entry Coalition, Legal Services of North Florida, North Florida Commuter Services, chambers of commerce

ACTION ITEM	STARTING TIME FRAME	RESOURCES	STATUS
Promote TEMPO and other programs to address disconnected youth ages 16-24. (ED&RE 3.1.1)			
Create a neighborhood-based reading and STEAM mentoring program for youth. (ED&RE 3.1.2)			
Hold job training and other employment support services for adults within the community. (ED&RE 3.1.3)			
Create a Neighborhood Ambassador program that links residents and service providers. (ED&RE 4.1.1)			
Create a neighborhood resource guide that includes the identification of the skills and talents of people in the neighborhood. (ED&RE 4.1.2)			
Offer and promote additional services and events (i.e., mental health, financial education, and record expungement) in the community. (ED&RE 4.1.3)			
Conduct a feasibility study for both a comprehensive one-stop service hub (or "Village Center") and a separate quality-rated child care facility. (ED&RE 4.1.4 & 4.1.5, NS 1.3.2)			





# APPENDIX B

ACTION ITEM	STARTING TIME FRAME	RESOURCES	STATUS
Create a catalog of bus stops/routes and bicycle lanes to determine improvements and provide education about existing transportation resources. (ED&RE 4.1.6)			

## STREETSCAPING AND CURB APPEARANCE IMPLEMENTATION PLAN

### COMPREHENSIVE STREETSCAPING PLAN (LU 4.1, LU 3.1, CB 1.1)

**Potential Partners:** City of Tallahassee (Planning; Community Beautification and Waste Management; Electric Utility; Underground Utilities and Public Infrastructure; CRA)

ACTION ITEM	STARTING TIME FRAME	RESOURCES	STATUS
Identify priority streets for enhanced streetscaping. Options include Gamble Street, Saxon Street, Holton Street, Osceola Street, Floral Street, Perry Street, and Eugenia Street. (LU 4.1.1)			
Develop and implement a comprehensive streetscaping plan that includes improved lighting, appropriate tree plantings, sidewalk improvements, sheltered bus stops, and other landscaping opportunities, with special emphasis placed on the four priority streets identified by the neighborhood. (LU 4.1.2, CB 1.1.1)			
Provide traffic calming and bike lanes throughout the neighborhood, as appropriate. (LU 3.1.3)			
Identify locations within the neighborhood to place historical markers, as well as entrance, street, and wayfinding signs. (CB 1.1.3)			

### CURB APPEAL (CB 4.2)

**Potential Partners:** City of Tallahassee (TAPP; CRA), IFAS, City's Adopt a Tree program, IFAS's Master Gardener and Florida-Friendly Landscaping programs, Leon County Hazardous Waste Center, Leon County Library, local home improvement businesses, The Big Event

ACTION ITEM	STARTING TIME FRAME	RESOURCES	STATUS
Implement a yard and/or home recognition program, such as Yard of the Month. (CB 4.2.1)			



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ACTION ITEM	STARTING TIME FRAME	RESOURCES	STATUS
Develop and implement a campaign to connect residents with resources that assist with yard and home beautification and enhancement. (CB 4.2.2)			
Promote the CRA's Business Facility Improvement program. (CB 4.2.3)			
Establish a neighborhood tool lending program. (CB 4.2.4)			
Create a comprehensive program to assist residents with beautification efforts aimed at curb appeal opportunities that address items like house paint and front-yard landscaping. (CB 4.2.5)			
Implement a planter project for local businesses and organizations. (CB 4.2.6)			

## NEIGHBORHOOD CLEANUP IMPLEMENTATION PLAN

### ILLEGAL DUMPING (CB 2.1, CB 2.2)

**Potential Partners:** City of Tallahassee (Community Beautification and Waste Management; Communications; TPD; Customer Operations), Leon County

ACTION ITEM	STARTING TIME FRAME	RESOURCES	STATUS
Implement a campaign that increases resident awareness of specified bulk waste pickup days and strongly encourages residents to bring bulk items to the curb just prior to collection. (CB 2.1.1)			
Encourage the use of the City's electronic waste pick-up, the City's Cash for Trash events, and the County's hazardous waste drop-off. Include a coordinated neighborhood pick-up in this effort. (CB 2.1.2)			
Encourage residents to anonymously report the vehicle license plate of those who illegally dump. (CB 2.1.3)			
Develop and implement an awareness campaign that teaches and encourages the reporting of illegal dump sites, so they can be removed quickly. (CB 2.2.1)			
Implement a Neighborhood Scout program and incorporate block captains that would identify and report illegal dump sites. (CB 2.2.2)			



## APPENDIX B

### LITTER CONTROL (CB 3.1, 3.2).

**Potential Partners:** City of Tallahassee (Community Beautification and Waste Management; StarMetro; Parks, Recreation & Neighborhood Affairs; Growth Management; Communications; Underground Utilities and Public Infrastructure), Leon County Schools, faith-based organizations, nonprofits, local businesses

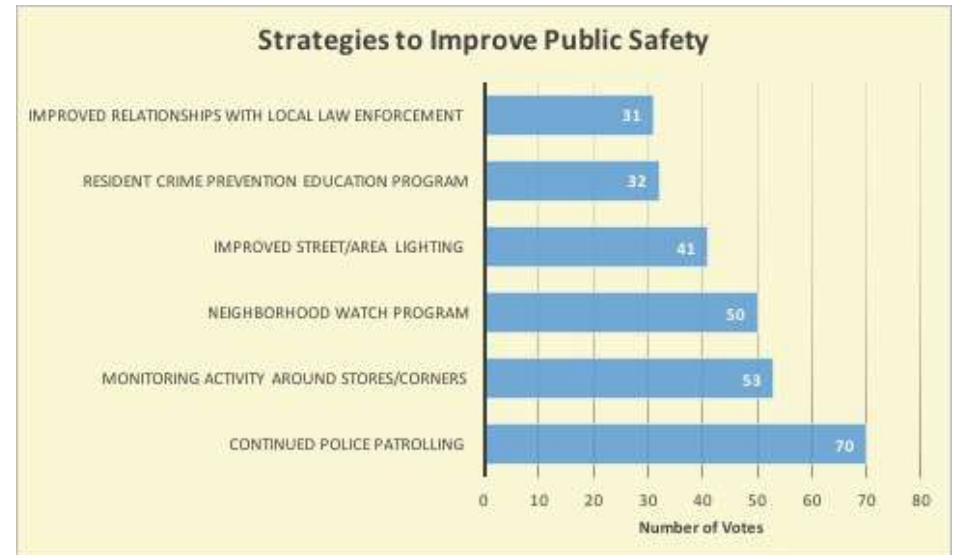
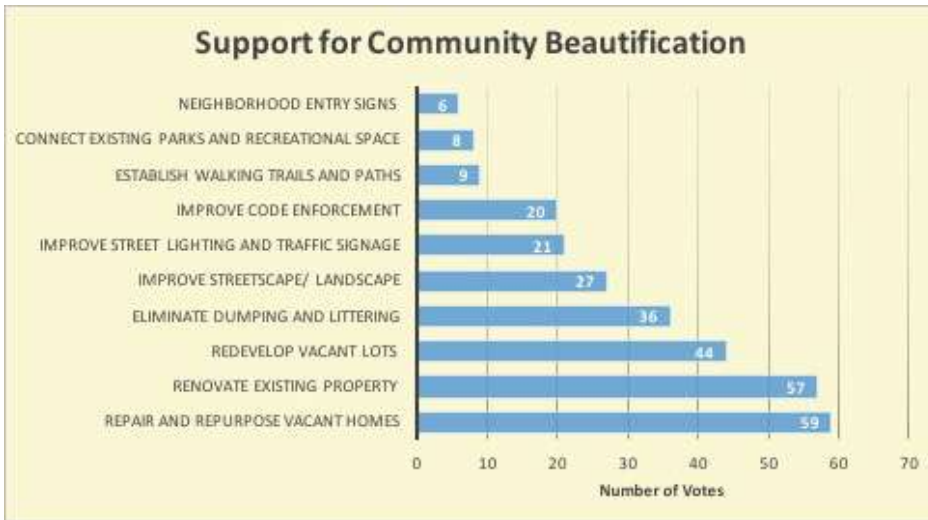
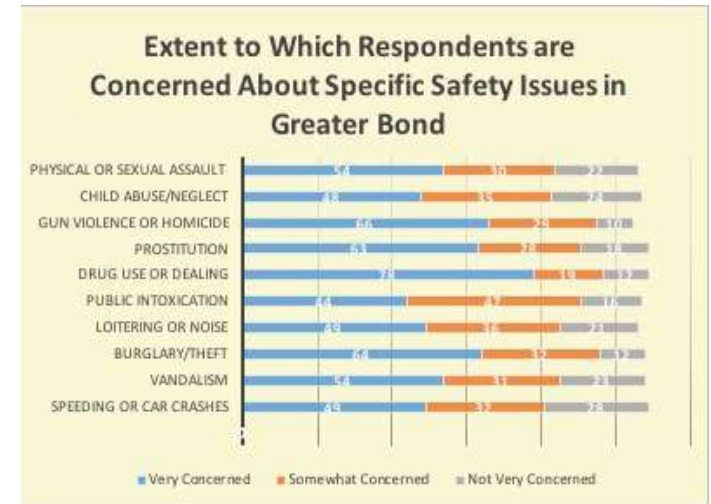
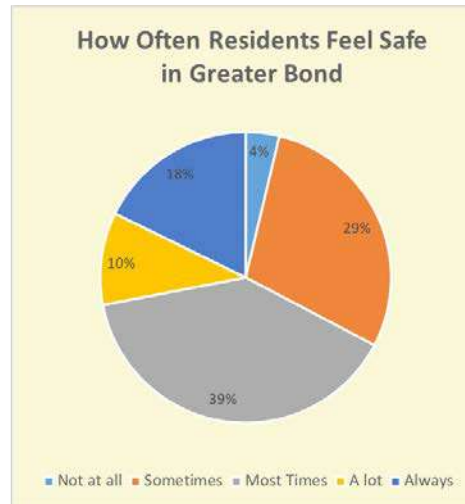
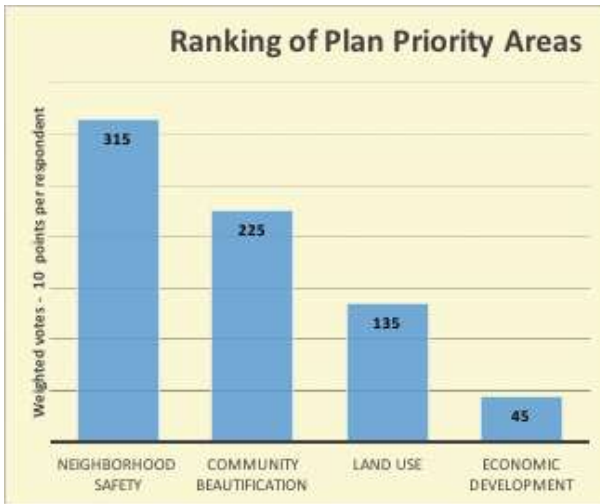
ACTION ITEM	STARTING TIME FRAME	RESOURCES	STATUS
Develop and implement a targeted litter campaign for youth that includes themed characters/mascots and a litter bug poster contest. (CB 3.1.1)			
Develop Litter-Free Zones, which are designated areas within the neighborhood that have a plan in place to reduce/remove litter on a frequent basis. (CB 3.1.2)			
Place additional trash/recycling cans in public spaces, where appropriate. (CB 3.1.3)			
Encourage local businesses to have trash/recycling cans that are available for use by patrons. (CB 3.1.4)			
Coordinate with Keep Tallahassee Beautiful to ensure that all Greater Bond neighborhood streets are adopted. (CB 3.2.1)			
Coordinate frequent neighborhood cleanup activities, including Neighborhood Sweeps that address the whole neighborhood and efforts that focus on Speed-Spencer-Stephens Park and the stormwater pond. (CB 3.2.2)			
Coordinate with the City on street sweeping efforts to ensure that neighborhood vehicles are moved to allow for greater efficiency and cleaning. (CB 3.2.3)			





# APPENDIX C

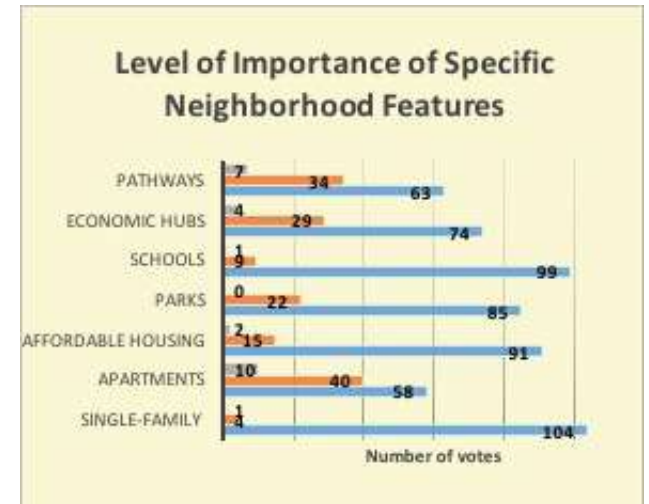
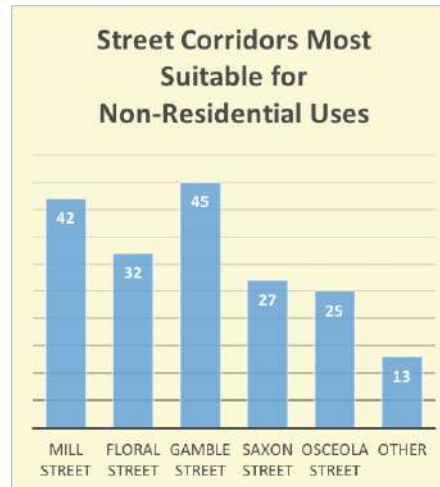
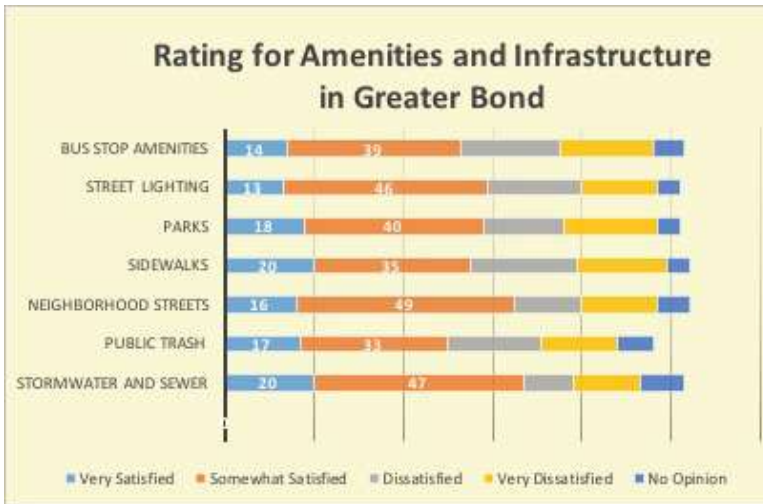
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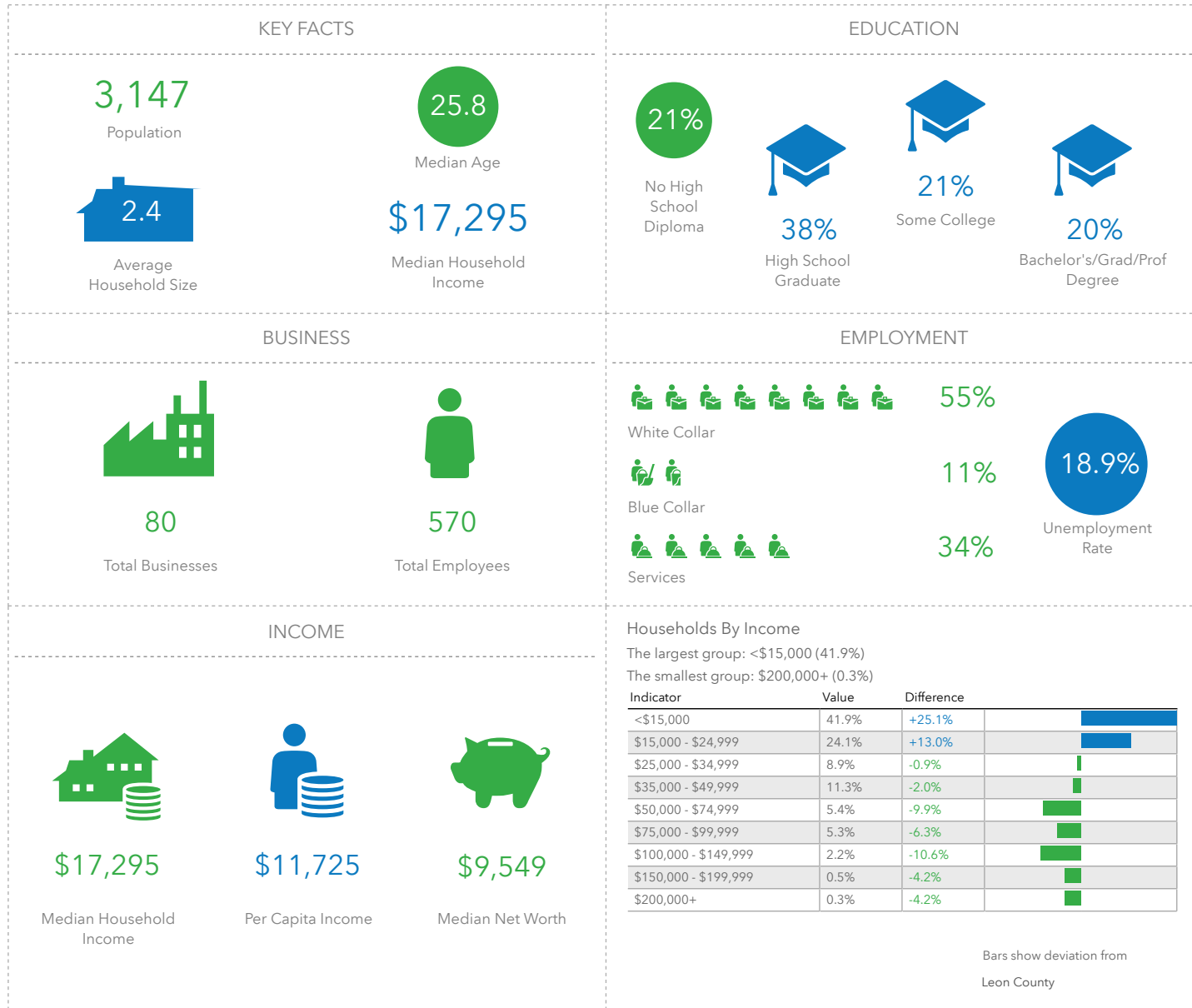




# APPENDIX C

## SELECTED RESULTS FROM COMMUNITY SURVEY





Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.





# APPENDIX D

## COMMUNITY PROFILE: GREATER BOND AREA

Area: 0.73 square miles

Prepared by ESRI

### Population Summary

2000 Total Population	2,516
2010 Total Population	2,939
2017 Total Population	3,147
2017 Group Quarters	149
2022 Total Population	3,291
2017-2022 Annual Rate	0.90%
2017 Total Daytime Population	2,614
Workers	552
Residents	2,062

### Household Summary

2000 Households	1,101
2000 Average Household Size	2.19
2010 Households	1,215
2010 Average Household Size	2.30
2017 Households	1,278
2017 Average Household Size	2.35
2022 Households	1,327
2022 Average Household Size	2.37
2017-2022 Annual Rate	0.76%
2010 Families	621
2010 Average Family Size	2.95
2017 Families	651
2017 Average Family Size	3.02
2022 Families	676
2022 Average Family Size	3.05
2017-2022 Annual Rate	0.76%

### Housing Unit Summary

2000 Housing Units	1,353
Owner Occupied Housing Units	28.5%
Renter Occupied Housing Units	52.8%
Vacant Housing Units	18.7%
2010 Housing Units	1,533
Owner Occupied Housing Units	22.0%
Renter Occupied Housing Units	57.2%
Vacant Housing Units	20.7%
2017 Housing Units	1,615
Owner Occupied Housing Units	17.5%
Renter Occupied Housing Units	61.6%
Vacant Housing Units	20.9%
2022 Housing Units	1,675
Owner Occupied Housing Units	17.3%
Renter Occupied Housing Units	62.0%
Vacant Housing Units	20.8%

### Median Household Income

2017	\$17,295
2022	\$17,828

### Median Home Value

2017	\$96,610
2022	\$105,769

### Per Capita Income

2017	\$11,725
2022	\$13,155

### Median Age

2010	24.8
2017	25.8
2022	26.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

**NOTES**

**NOTES**







# **APPENDIX V.**

Greater Bond Neighborhood First Implementation Completion  
Matrix

# **GREATER BOND NEIGHBORHOOD FIRST PLAN – PRIORITY AREA IMPLEMENTATION & COMPLETION MATRIX**

## **Community Beautification (CB)**

Goal: Improve the overall appearance of the Greater Bond neighborhood through efforts that focus on redevelopment, rehabilitation, and landscaping to enhance the quality of life and sense of neighborhood pride for all residents and visitors.

## **Economic Development & Resident Empowerment (ED&RE)**

Goal: Help residents become financially secure and support the growth of neighborhood businesses through improved access to education, employment, and entrepreneurial opportunities.

## **Land Use (LU)**

Goal: Integrate residential, commercial, and industrial development through land use and zoning mechanisms that address historical preservation, protect the natural environment, and enhance the livability of the Greater Bond neighborhood.

## **Neighborhood Safety & Crime Prevention (NS&CP)**

Goal: Create a safe environment for residents and visitors to live, work, learn, and play through social engagement and the revitalization of the Greater Bond neighborhood.

<b>Status</b>	<b>Description</b>	<b>CB</b>	<b>ED&amp;RE</b>	<b>LU</b>	<b>NS&amp;CP</b>	<b>Total</b>
<b>Completed</b>	The task is finished with no additional action needed.	1	4	2	3	10
<b>Ongoing</b>	The task requires continual programming and there are currently sustainable structures or partnerships in place to ensure progress towards the task's goals.	4	4	0	14	22
<b>Initiated</b>	The task has been started with a definitive timeline and progress is being made toward the completion of the task's goal, but the task has yet to be completed.	1	1	5	2	9
<b>Initiated with Action Needed</b>	The task was attempted in the past, but new action, resources, and/or partners are needed to move the task to the completed or ongoing status.	6	2	6	7	21
<b>Not Initiated</b>	The task has not been attempted and no current action is being taken to make progress towards the task's goals.	12	5	5	6	28
<b>No Longer Relevant</b>	The task is no longer needed because it is no longer a concern or priority for the neighborhood.	0	4	0	0	4



**COMMUNITY BEAUTIFICATION**

**Neighborhood Concern 1:** Inadequate Streetscaping

**Desired Outcome:** Improved streetscaping on targeted streets that enhances public safety and mobility while also beautifying the surrounding neighborhood.

Strategy	Action Items	Status	Notes
<p>1.1: Develop and implement a strategic beautification plan that includes neighborhood signage, a linear park, and targeted streetscaping within the Greater Bond neighborhood.</p>	<p>1.1.1: Develop and implement a comprehensive streetscaping plan for the four identified streets that includes improved lighting, appropriate tree plantings, sidewalk improvements, sheltered bus stops, and other landscaping opportunities.</p>	<p><b>Initiated with action needed</b></p>	<p>There is no comprehensive plan in place, but improvements on Saxon St. and Robert &amp; Trudie Perkins Way are in progress. UUPI staff has provided streetscaping options for Floral, Keith, Holton, and Osceola streets for consideration.</p>
	<p>1.1.2: Work with the City to establish a linear park that connects Speed-Spencer-Stephens Park to Wahnish Way and the Tallahassee Junction. (See also Land Use Concern Area)</p>	<p><b>Initiated with action needed</b></p>	<p>Phase 1 of park from Saxon to St. Marks Trail completed. Phase 2 (St. Marks Trail to the Tallahassee Junction) has yet to be completed.</p>
	<p>1.1.3: Identify locations within the neighborhood to place historical markers, as well as entrance, street and wayfinding signs.</p>	<p><b>Initiated with action needed</b></p>	<p>Project is part of oral history project that was completed by Rosier Consulting, etc. Neighborhood entryway signage being pursued through Neighborhood Partnership Grant.</p>
	<p>1.1.4: Enhance the landscaping in the roundabout on Kissimmee Street.</p>	<p><b>Initiated with action needed</b></p>	<p>Minor landscaping done in 11/2018. More enhanced landscaping will be done as part of an overall Bond landscape beautification plan.</p>

**Completed**

**Ongoing**

**Initiated**

**Initiated with Action Needed**

**Not Initiated**

**No Longer Relevant**

**COMMUNITY BEAUTIFICATION**

**Neighborhood Concern 2: Illegal Dumping**

**Desired Outcome:** A significant reduction in the number of illegal dumpsites that occur in the neighborhood.

Strategy	Action Items	Status	Notes
2.1: Educate the neighborhood about practices that discourage and reduce illegal dumping.	2.1.1: Implement a campaign that increases resident awareness of specified bulk waste pickup days and strongly encourages residents to bring bulk items to the curb just prior to collection.	Ongoing	While a campaign hasn't been initiated, utility residents receive literature from the City's Community Beautification and Solid Waste Management Dept.
	2.1.2: Encourage the use of the City's electronic waste pick-up, the City's Cash for Trash event, and the County's hazardous waste drop-off. Include a coordinated neighborhood pick-up in this effort.	Initiated with action needed	Residents are made aware of the dates that these events are scheduled.
	2.1.3: Encourage residents to anonymously report the vehicle license plate of those who illegally dump (This item can be part of a broader Illegal Dumping Campaign).	Not initiated	
2.2: Promptly remove illegal dumpsites that occur within the neighborhood.	2.2.1: Develop and implement an awareness campaign that teaches and encourages the reporting of illegal dump sites, so they can be removed quickly (This item can be part of a broader Illegal Dumping Campaign.)	Not initiated	
	2.2.2: Implement a Neighborhood Scout program and incorporate block captains that would identify and report illegal dump sites (This item can be part of a broader Illegal Dumping Campaign).	Not initiated	

**Completed**

**Ongoing**

**Initiated**

**Initiated with Action Needed**

**Not Initiated**

**No Longer Relevant**

## COMMUNITY BEAUTIFICATION

### Neighborhood Concern 3: Excessive Litter

**Desired Outcome:** A significant reduction in the amount of litter that occurs in public and private spaces in the neighborhood.

Strategy	Action Items	Status	Notes
3.1: Implement a neighborhood-wide litter prevention program/campaign that includes an education component focused on youth.	3.1.1: Develop and implement a targeted litter campaign for youth that includes themed characters/mascot and a litter bug poster contest.	Not initiated	
	3.1.2: Develop Litter-Free Zones, which are designated areas within the neighborhood that have a plan in place to reduce/remove litter on a frequent basis.	Not initiated	
	3.1.3: Place additional trash/recycling cans in public spaces, where appropriate.	Not initiated	
	3.1.4: Encourage local businesses to have trash/recycling cans that are available for use by patrons.	Not initiated	
3.2: Clean up litter as it occurs to reduce the attraction of more litter.	3.2.1: Coordinate with Keep Tallahassee Beautiful to ensure that all Greater Bond neighborhood streets are adopted.	Initiated with action needed	13 streets in Greater Bond are adopted.
	3.2.2: Coordinate frequent neighborhood cleanup activities, including Neighborhood Sweeps that address the whole neighborhood and efforts that focus on Speed-Spencer-Stephens Park and the stormwater pond.	Ongoing	Several neighborhood clean-ups have been held in collaboration with community-wide efforts i.e., Super Clean Sweep and neighborhood-led efforts.
	3.2.3: Coordinate with the City on its street sweeping schedule so that the neighborhood association can encourage residents to move their vehicles off street when the streets are scheduled to be cleaned.	Not initiated	

Completed

Ongoing

Initiated

Initiated with Action Needed

Not Initiated

No Longer Relevant



## COMMUNITY BEAUTIFICATION

**Neighborhood Concern 4:** Maintenance/appearance of some homes, businesses, and properties

**Desired Outcome:** An increase in the overall number of well-maintained homes and businesses as well as vacant and public spaces in the neighborhood.

Strategy	Action Items	Status	Notes
4.1: Improve the appearance of vacant lots and neighborhood structures that are dilapidated, substandard, abandoned, or have other care-of-premise issues.	4.1.1: Implement an education program that informs residents about how to properly report code enforcement issues related to dilapidated, substandard, and abandoned structures; unkempt vacant lots; and other care-of-premise issues.	Ongoing	Code enforcement presentation done at the July 31, 2021, Greater Bond Community Action Team meeting and matters are addressed as they are reported.
	4.1.2: Develop a model "cleanup clause" to distribute to landlords for inclusion in new tenant contracts.	Not initiated	
4.2: Educate and encourage residents, businesses, and organizations to beautify front yards and other spaces visible from the street.	4.2.1: Implement a yard and/or home recognition program, such as Yard of the Month.	Completed	Holiday house decorating contest held in December 2019.
	4.2.2: Develop and implement a campaign to connect residents with resources that assist with yard and home beautification and enhancement.	Not initiated	
	4.2.3: Promote the CRA's Business Facility Improvement program.	Ongoing	Canvassing to promote the program has been conducted. No businesses funded to date.
	4.2.4: Establish a neighborhood tool lending program.	Not initiated	
	4.2.5: Create a comprehensive program to assist residents with beautification efforts aimed at curb appeal opportunities that address items like house paint and front-yard landscaping.	Initiated	Façade improvement grant program launched in 2019 as a pilot with 13 homes. Round 2 improvements underway. Total homes improved will be 100.
	4.2.6: Implement a planter project for local businesses and organizations.	Not initiated	

Completed

Ongoing

Initiated

Initiated with Action Needed

Not Initiated

No Longer Relevant

## ECONOMIC DEVELOPMENT & RESIDENT EMPOWERMENT

**Neighborhood Concern 1:** Lack of areas targeted for neighborhood-scale commercial development in the areas zoned “Residential Preservation”

**Desired Outcome:** More neighborhood-scale businesses are allowed within targeted areas of the “Residential Preservation” zones.

Strategy	Action Items	Status	Notes
1.1: Identify and promote specific locations for commercial development.	1.1.1: Assess the feasibility of Floral, Robert & Trudie Perkins Way, and Mill streets, and the City-owned property at the corner of Lake Bradford Road and Robert & Trudie Perkins Way as areas for commercial corridors; identify three priority areas.	<b>Not Initiated</b>	Final leg of FAMU Way has impacted property; resiliency hub and Railroad Village under development.

Completed

Ongoing

Initiated

Initiated with Action Needed

Not Initiated

No Longer Relevant

**ECONOMIC DEVELOPMENT & RESIDENT EMPOWERMENT**

**Neighborhood Concern 2:** Lack of awareness about current opportunities to develop businesses within the neighborhood

**Desired Outcome:** Greater Bond is perceived as a business-friendly neighborhood with creative and unique businesses that support the community.

Strategy	Action Items	Status	Notes
2.1: Develop neighborhood branding and highlight the resources and opportunities available for locating businesses in the neighborhood.	2.1.1: Develop new options for a neighborhood logo and motto.	Completed	New neighborhood logo presented at the September 2020 Greater Bond Neighborhood Association Meeting. Motto: <b>Building on New Days</b> being used in conjunction with neighborhood art projects.
	2.1.2: Create and implement a marketing plan to promote the neighborhood's branding and other positive neighborhood events/amenities.	Ongoing	Neighborhood Visioning Day to be held.
	2.1.3: Identify vacant buildings, lots and other underutilized areas that are suitable for business development and develop mechanisms to match those properties with prospective business owners.	Not initiated	
	2.1.4: Promote business development resources that are available to new and existing businesses in the neighborhood.	Not initiated	
	2.1.5: Work with universities and local museums and other partners to explore the feasibility of creating a neighborhood museum at Speed's Grocery at Saxon and Floral streets.	Not initiated	

Completed

Ongoing

Initiated

Initiated with Action Needed

Not Initiated

No Longer Relevant



**ECONOMIC DEVELOPMENT & RESIDENT EMPOWERMENT**

**Neighborhood Concern 3:** Limited access to education, job training, and employment opportunities

**Desired Outcome:** Neighborhood youth and adults are able to conveniently access services that help them achieve educational goals and find employment that provides a family-sustaining wage.

Strategy	Action Items	Status	Notes
3.1: Promote and enhance mechanisms for youth and adults to obtain a GED or high school diploma, higher education, job training, and employment.	3.1.1: Promote the TEMPO and other educational support programs to address disconnected youth ages 16-24.	Ongoing	Three graduates have been from Greater Bond; one attending Lively and two employed in fair/or living wage jobs. Personal referrals are made by neighborhood leadership.
	3.1.2: Create a neighborhood-based reading and STEAM mentoring program for youth.	Ongoing	Leaping for Literacy effort held annually in partnership with Bond Elementary School.
	3.1.3: Host job training and employment support services for adults at locations within the community; link residents to services outside of the neighborhood.	Completed	A series of job-training workshops were held in partnership with Career Source in Jan./Feb./March 2020.

Completed

Ongoing

Initiated

Initiated with Action Needed

Not Initiated

No Longer Relevant

**ECONOMIC DEVELOPMENT & RESIDENT EMPOWERMENT**

**Neighborhood Concern 4:** Limited access to affordable support services such as childcare, transportation, and financial education

**Desired Outcome:** Residents can conveniently access and afford resources that support working families.

Strategy	Action Items	Status	Notes
4.1: Link residents with existing services and resources, offering those services within the community when possible.	4.1.1: Create a Neighborhood Ambassador program to serve as liaisons between residents and service providers.	No longer relevant	
	4.1.2: Create a neighborhood resource guide that includes the identification of the skills and talents of people in the neighborhood.	No longer relevant	
	4.1.3: Work with service providers to offer additional services and events (i.e., mental health, financial education and record expungement) within the neighborhood and target promotion efforts to the community.	Completed	Expungement Day hosted in partnership with local legal services organizations was held on June 27, 2021.
	4.1.4: Develop a plan to create a comprehensive one-stop service hub (or "Village Center").	No longer relevant	Neighborhood Resource Center could be explored.
	4.1.5: Assess the feasibility of creating a quality-rated, affordable childcare facility in the neighborhood.	Initiated with action needed	Mobile pre-school being developed. In the meantime, camps are held during the summer months.
	4.1.6: Conduct a survey of bus stops/routes and bicycle lanes in/out of Greater Bond to determine possible improvements and provide education about existing transportation resources.	Initiated with action needed	Bike/pedestrian plan being developed by Planning Dept. Initial presentation to CAT done in Nov. 2021 and community engagement done in Dec. 2021

**Completed**

**Ongoing**

**Initiated**

**Initiated with Action Needed**

**Not Initiated**

**No Longer Relevant**

**ECONOMIC DEVELOPMENT & RESIDENT EMPOWERMENT**

**Neighborhood Concern 5:** Limited availability of affordable housing and low homeownership rate

**Desired Outcome:** Greater Bond residents have ample opportunities to rent or purchase suitable and affordable homes.

Strategy	Action Items	Status	Notes
5.1: Increase awareness of properties that can be redeveloped into affordable housing.	5.1.1: Develop and promote a list of properties that can be redeveloped into affordable housing.	Not initiated	
5.2: Increase access to homeownership and housing rehabilitation resources.	5.2.1: Promote current homeownership programs and rehabilitation supports for owner- and renter-occupied homes.	Completed	Homeownership workshop hosted in partnership with FAMU School of Social Work and the Tallahassee Lenders Consortium in March 2019.
	5.2.2: Organize community work days where community volunteers aid homeowners with rehabilitation projects.	Ongoing	Do Something Day; brought together local neighborhood church to power wash and paint a neighbor's home.
	5.2.3: Create a new program that provides financial incentives for landlords to improve rental properties in the neighborhood while also keeping them affordable.	No longer relevant	
	5.2.4: Create a new program that provides financial incentive for homeowners to improve their homes (ex: Front Porch program).	Initiated	Façade program addresses this issue to an extent.

Completed

Ongoing

Initiated

Initiated with Action Needed

Not Initiated

No Longer Relevant



## LAND USE

**Neighborhood Concern 1:** Incompatible existing land uses

**Desired Outcome:** Zoning adjustments allow for residential, commercial, and light industrial uses while preserving the character of the neighborhood.

Strategy	Action Items	Status	Notes
1.1: Preserve single-family residential character in areas zoned Residential Preservation while creating opportunities to develop new and enhance existing commercial areas in the neighborhood.	1.1.1: Coordinate with Planning through a Greater Bond Land Use Committee (comprised of residents, realtors and developers) to address policy changes.	Completed	NB-1 Ordinance #20-O-28 passed by City Commission in June 2021. A formal committee hasn't been organized but the policy change was made with input from resident leaders in Greater Bond et al neighborhoods.
	1.1.2: Develop and present recommendations to Planning that address non-conforming businesses, compatible home businesses, and new businesses that serve neighbors and students. This may include new commercial opportunities along the Osceola Street, Floral Street, Robert & Trudie Perkins Way, Mill Street, Lake Bradford Road, Orange Avenue, the Villa Mitchell area, and connections for Greater Bond to the FAMU Gateway corridor.	Initiated with action needed	NB-1 Ordinance #20-O-28 passed by City Commission in June 2021. Neighborhood leaders worked collaboratively with the Planning Department. While action item was not addressed in a comprehensive manner, it did so from Robert & Trudie Perkins (RTP) Way to Floral St. resulted in the adoption of NBO from RTP Way to Floral St.
	1.1.3: Involve Greater Bond residents in the Comprehensive Plan update process that addresses the development of the area between Mill Street and Lake Bradford Road for commercial, entrepreneur, innovation facilities, entertainment and light industrial uses, which will contribute to significant economic opportunities for current and future neighborhood residents.	Initiated	

Completed

Ongoing

Initiated

Initiated with Action Needed

Not Initiated

No Longer Relevant

## LAND USE

### Neighborhood Concern 2: Vacant lots and dilapidated structures

**Desired Outcome:** Dilapidated and abandoned structures in the neighborhood are redeveloped, and local historically significant neighborhood structures are preserved.

Strategy	Action Items	Status	Notes
2.1: Develop City-owned properties in the neighborhood.	2.1.1: Sell City-owned properties with contractual conditions that assure new development is affordable and consistent with the character of the community.	Initiated with action needed	
	2.1.2: Explore the feasibility of implementing a community land trust model on City-owned properties in the Greater Bond neighborhood.	Completed	
2.2: Rehabilitation of renter-occupied homes throughout the neighborhood.	2.2.1: Implement an education program that informs residents about tenant rights regarding requesting repairs and how to properly report code enforcement issues, if necessary.	Initiated with action needed	Code enforcement presentation done at the July 31, 2021, Greater Bond Community Action Team meeting and matters are addressed as they are reported.
	2.2.2: Educate landlords about obtaining rehabilitation loans, rental assistance programs, renter rehabilitation agreements.	Not initiated	
2.3: Encourage the development of privately owned, dilapidated buildings, and vacant lots.	2.3.1: Through the GBNA Land Use Committee (comprised of residents, realtors and developers) survey, prioritize and promote properties available for development.	Not initiated	
2.4: Preserve historic structures throughout the neighborhood.	2.4.1: Create an inventory of the neighborhood's significant historic structures.	Initiated with action needed	Oral history project will inform this action item.
	2.4.2: Identify incentives that promote the preservation of the neighborhood's historically significant structures.	Initiated with action needed	Oral history project will inform this action item.

Completed

Ongoing

Initiated

Initiated with Action Needed

Not Initiated

No Longer Relevant

## LAND USE

**Neighborhood Concern 3:** Lack of bicycle/pedestrian connectivity to neighborhood resources and the broader community

**Desired Outcome:** Bicycle/pedestrian connectivity throughout the neighborhood is improved.

Strategy	Action Items	Status	Notes
3.1: Identify potential bicycle/pedestrian connections to surrounding development, proposed linear park, gateways to the neighborhood, and FAMU.	3.1.1: Create a walkable, bike-friendly community with a variety of transportation choices. Connect Innovation Park and other places.	Initiated with action needed	Discussions with Tallahassee-Leon County Planning Department held on bike/pedestrian plan. Study underway with community engagement.
	3.1.2: Identify potential enhancements to existing neighborhood amenities (i.e., Speed-Spencer-Stephens Park, the linear park, St. Marks Trail and Tallahassee Junction).	Initiated	Asphalt Art grant will provide artwork in roadway between Speed-Spencer-Stephens Park and the linear park.
	3.1.3: Provide traffic calming and bike lanes throughout the neighborhood.	Initiated	This action item is being accomplished through streetscaping and neighborhood art projects.

Completed

Ongoing

Initiated

Initiated with Action Needed

Not Initiated

No Longer Relevant



## LAND USE

**Neighborhood Concern 4:** Lack of visually appealing streetscapes in the neighborhood

**Desired Outcome:** Improved streetscaping on targeted corridors that enhances public safety and mobility while also beautifying the surrounding neighborhood.

Strategy	Action Items	Status	Notes
4.1: Develop and implement a comprehensive streetscaping plan that focuses on four key corridors within the Greater Bond neighborhood.	4.1.1: Identify priority streets for enhanced streetscaping. Options include Robert & Trudie Perkins Way, Saxon Street, Holton Street, Osceola Street, Floral Street, Perry Street and Eugenia Street.	Initiated	Streetscaping projects underway on Robert & Trudie Perkins Way and Saxon St.
	4.1.2: Develop and implement a comprehensive streetscaping plan for the four priority streets that includes improved lighting, appropriate tree plantings, sidewalk improvements, additional street/way-finding signs, historical markers, and other landscaping opportunities.	Initiated	Streetscaping projects initiated with plans for other streets proposed for consideration by residents.

Completed

Ongoing

Initiated

Initiated with Action Needed

Not Initiated

No Longer Relevant

**NEIGHBORHOOD SAFETY & CRIME PREVENTION**

**Neighborhood Concern 1:** Lack of a proactive approach to address criminal activity

**Desired Outcome:** The neighborhood is actively engaged in crime prevention efforts.

Strategy	Action Items	Status	Notes
1.1: Engage and educate neighborhood residents and stakeholders (churches, schools, business owners, landlords) on crime reporting, fire prevention, and personal safety techniques.	1.1.1: In collaboration with members of the Public Safety Collective, develop and implement a neighborhood crime prevention and education plan, which focuses on the techniques that residents can implement individually and in partnership with local law enforcement.	Initiated with action needed	Effort was initiated but was halted due to the Covid-19 pandemic and the reorganization of TPD.
	1.1.2: Collaborate with local public safety officials and Tallahassee Community College to conduct workshops on personal and neighborhood safety.	Ongoing	Workshop held with TPD and residents in April 2019. Matters addressed proactively and when reported by residents.
	1.1.3: Meet with area businesses to discuss and explore opportunities for partnerships and obtain buy-in through an agreement or pledge to address the neighborhood's security concerns.	Initiated with action needed	Progress made towards resolution and will continue.
	1.1.4: Provide animal control for stray cats and dogs and education to residents on leash laws and animal population control.	Ongoing	Matters are addressed to the extent that they are brought to the attention of City staff.
	1.1.5: Host a Safety Summit & Showcase event.	Not initiated	The COVID-19 pandemic has impacted the ability for large gatherings.

Completed

Ongoing

Initiated

Initiated with Action Needed

Not Initiated

No Longer Relevant

## NEIGHBORHOOD SAFETY & CRIME PREVENTION

**Neighborhood Concern 1:** Lack of a proactive approach to address criminal activity

**Desired Outcome:** The neighborhood is actively engaged in crime prevention efforts.

Strategy	Action Items	Status	Notes
1.2: Increase resident involvement in neighborhood activities and events.	1.2.1: Expand and enhance how residents are provided information regarding law enforcement activities, programs, and services by utilizing the neighborhood block captain network, Operation Safe Neighborhoods and a neighborhood webpage.	Initiated with action needed	Operation Safe Neighborhood was held in the Greater Bond neighborhood in June 2019 in partnership with TPD.
	1.2.2: Host public safety/resource fairs.	Not initiated	Public safety resources are provided at the farmers market.
	1.2.3: Host Operation Safe Neighborhoods walks.	Ongoing	Walk hosted in Greater Bond in June 2019. Efforts put on hold due to pandemic.
	1.2.4: Host church services outside in the neighborhood.	Not initiated	Community Action team members who were identified to lead this effort are no longer involved.
	1.2.5: Engage with parents at school orientations, open houses and other school events.	Ongoing	Members of Greater Bond leadership have participated in community walks, pep rallies and other activities to enhance relations with families in Greater Bond.
1.3: Leverage dollars and community assets to address crime.	1.3.1: Partner with local businesses and community organizations to support and/or sponsor neighborhood activities and events that highlight the importance of reporting crime.	Not initiated	CRA funds are available for this.
	1.3.2: Seek grant opportunities that support neighborhood safety efforts including the establishment of a one-stop service hub (or "Village Center").	Initiated with action needed	Proposed for Robinson's store; grants being explored.

Completed

Ongoing

Initiated

Initiated with Action Needed

Not Initiated

No Longer Relevant



**NEIGHBORHOOD SAFETY & CRIME PREVENTION**

**Neighborhood Concern 2:** Perceived lack of visibility of law enforcement in the neighborhood

**Desired Outcome:** Law enforcement is visible and engages with residents.

Strategy	Action Items	Status	Notes
2.1: Promote community policing efforts.	2.1.1: Highlight law enforcement efforts in neighborhood.	Ongoing	Law enforcement participates in various neighborhood activities i.e., association meetings, events, etc.
2.2: Host activities that provide opportunity for law enforcement officials and neighborhood residents and stakeholders to interact.	2.2.1: Host breakfasts or workshops for the area's 23 church leaders.	Completed	Luncheon held to educate neighborhood community and faith leaders on projects in July 2019.
	2.2.2: Collaborate with the TPD, TFD and LCSO to host quarterly meetings/events in the neighborhood to provide positive social interaction between law enforcement officers and neighborhood residents.	Ongoing	Law enforcement participates in various neighborhood activities i.e., association/CAT meetings, events.
	2.2.3: Recruit residents to participate in the TPD's youth and adult Citizens Police Academies, Rape Aggression Defense, and Ride-Along programs.	Not initiated	Due to COVID precautions and current structure of TPD.
	2.2.4: Invite law enforcement officials to participate in regularly scheduled neighborhood association activities, such as the monthly neighborhood association meeting.	Ongoing	TPD has participated in monthly meetings to provide updates on neighborhood crime stats.
	2.2.5: Recognize and honor law enforcement officials, kids, parents, and others who have partnered with the neighborhood to address neighborhood issues.	Initiated	COPPS recognition event held in February 2019 to honor law enforcement and Deputy City Manager Barber received a public safety award at the event for her support of neighborhood efforts.
	2.2.6: Recruit law enforcement officials to attend and serve as volunteers in neighborhood-run youth and children's programs.	Initiated with action needed	TPD participated in pep rally at Bond Elementary to encourage academic excellence; involvement by TPD in neighborhood-run activities; Lunch, Listen & Learn held to educate youth on projects.

**Completed**

**Ongoing**

**Initiated**

**Initiated with Action Needed**

**Not Initiated**

**No Longer Relevant**

**NEIGHBORHOOD SAFETY & CRIME PREVENTION**

**Neighborhood Concern 3:** Lack of comprehensive Neighborhood Crime Watch program

**Desired Outcome:** The Greater Bond Neighborhood Crime Watch is active, inclusive, and effective.

Strategy	Action Items	Status	Notes
3.1: Develop a comprehensive Neighborhood Crime Watch program.	3.1.1: Identify Block Captains for hot spot areas in neighborhood.	<b>Completed</b>	Block Captains were identified who attended Leon County Sherriff's Office Workshop.
	3.1.2: Encourage neighbors and stakeholders to look out for each other and report suspicious activities to the police.	<b>Ongoing</b>	TPD participates in monthly meetings to provide updates on neighborhood crime stats and how to report crime.
	3.1.3: Update neighborhood residents about criminal activities taking place in the neighborhood. Use technology (i.e., Nextdoor).	<b>Ongoing</b>	TPD has participated in monthly meetings to provide updates on neighborhood crime stats. Neighborhood Safety & Crime Prevention Chair along with 3 residents attended workshop on March 19, 2019, to get info on Nextdoor.
	3.1.4: Partner with businesses to obtain donations to be used as incentives for resident involvement.	<b>Not initiated</b>	
	3.1.5: Nurture strong relationships between neighborhood advocates and individual officers/law enforcement in general.	<b>Ongoing</b>	Law enforcement is attentive to requests from the neighborhood for more enforcement and proactive patrols. This has enhanced residents' relationship with law enforcement.

**Completed**

**Ongoing**

**Initiated**

**Initiated with Action Needed**

**Not Initiated**

**No Longer Relevant**

**NEIGHBORHOOD SAFETY & CRIME PREVENTION**

**Neighborhood Concern 4:** Abandoned/derelict housing, overgrown vegetation, and the perceived lack of code enforcement to address these issues

**Desired Outcome:** There is a significant reduction in the number of dilapidated and/or abandoned structures in the neighborhood.

Strategy	Action Items	Status	Notes
4.1: Rehabilitation or removal, if necessary, of neighborhood structures that are dilapidated.	4.1.1: Reach out to owners to ascertain their desired use of property.	Ongoing	Some property owners have been contacted to ascertain their interest in using commercial zoning.
	4.1.2: Implement an education program that informs residents about how to properly report code enforcement issues related to dilapidated, substandard and/or abandoned structures.	Initiated with action needed	Presentation by Code Enforcement done at Greater Bond Community Action Team meeting.
	4.1.3: Promote the use of City rehabilitation programs for owner-occupied houses (financial assistance with home rehabilitation).	Initiated	Currently, two façade grant recipients are receiving assistance through the City's rehab programs to address structural issues.
	4.1.4: Coordinate with nonprofit organizations that assist with helping homeowners address dilapidated, substandard and/or abandoned structures or lots (physical assistance with home rehabilitation).	Ongoing	Discussions have been initiated with interested parties to come up with creative and innovative methods in addressing this issue owners of homes have been identified and contacted to.
	4.1.5: Promote financial/housing assistance programs offered by nonprofits (financial assistance with home in general).	Completed	The GBNA partnered with the FAMU School of Social Work and the Tallahassee Lender's Consortium to host a homebuyer's workshop in March 2019.

**Completed**

**Ongoing**

**Initiated**

**Initiated with Action Needed**

**Not Initiated**

**No Longer Relevant**



**NEIGHBORHOOD SAFETY & CRIME PREVENTION**

**Neighborhood Concern 5:** Current physical environment leads to criminal activity

**Desired Outcome:** There is adequate physical environment and social neighborhood infrastructure that prevents or reduces opportunities for criminal activity.

Strategy	Action Items	Status	Notes
5.1: Develop and implement physical improvements to prevent and/or reduce criminal activities.	5.1.1: Create green spaces throughout the neighborhood.	<b>Initiated with action needed</b>	The construction of the Bond Community Linear Park, the Tallahassee Junction, FAMU Way, Capital Cascades Trail, corner of Okaloosa & Saxon streets have all added to the green spaces throughout the neighborhood.
	5.1.2: Update lighting survey and enhance/install adequate street lighting throughout neighborhood.	<b>Ongoing</b>	Lighting enhancements installed as part of FAMU Way construction, the linear park and will be included in the Saxon St. streetscaping.
	5.1.3: Use the principles and practices of CPTED (crime prevention through environmental design) to reduce opportunities for crime.	<b>Ongoing</b>	A CPTED review of Saxon St. streetscaping project conducted; linear park designed with CPTED principles in mind.

**Completed**

**Ongoing**

**Initiated**

**Initiated with Action Needed**

**Not Initiated**

**No Longer Relevant**

# **APPENDIX VI.**

Greater Bond Community Impact Measures Analysis Review for  
Tallahassee Lenders' Consortium



**Greater Bond Neighborhood**



**WORKING TOGETHER FOR STRONGER  
COMMUNITIES!**



**AMERICA**

Working Together for Strong Communities

# CIM Analysis Review for Tallahassee Lenders' Consortium

@NeighborWorks





# Your Voice Matters!

Join your neighbors in an important resident survey about our neighborhood.



The Tallahassee Lenders' Consortium wants to hear from you! If you live in the Greater Bond neighborhood, complete a brief survey and claim your \$10 Walmart gift card!  
**YOUR RESPONSE IS CONFIDENTIAL.**



*Turn over to learn how to participate and claim your thank you gift.*

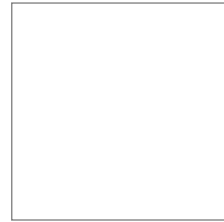
NeighborWorks.org

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NeighborWorks  
AMERICA

# Tell us about your experience living in the Greater Bond Neighborhood!

224 Office Plaza Dr  
Tallahassee, FL 32301



Tallahassee Lenders Consortium works with neighbors and other partner organizations to improve the Greater Bond Neighborhood. This 10-minute survey will help our team better understand specific strengths and needs of the Bond neighborhood, so that our staff can better support your neighborhood's revitalization projects.

## Participating is easy:

**Go online** at <https://tinyurl.com/yy6ap4fb> or scan the QR code below to take the survey now

**Call** 850-222-6609 ext. 100 to request a paper survey or schedule a time to do the survey by phone

***Surveys are available in English, Spanish and Swahili***

**As a thank you, completed surveys are eligible for a \$10 Walmart gift card!**

- ✓ *Must be 18 years or older.*
- ✓ *One survey per household or address please*



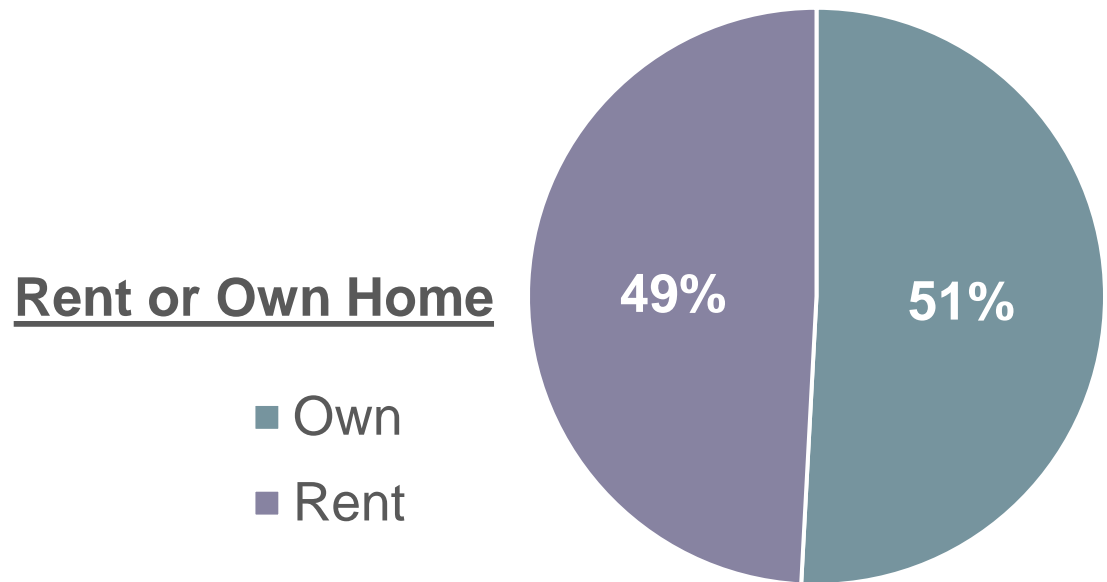
Thank you for your participation!

# Data Sources

- 2020 CIM Community Survey
- 2020 CIM Building / Property Observations
- 2020 CIM Block Observations

# Respondent Demographics

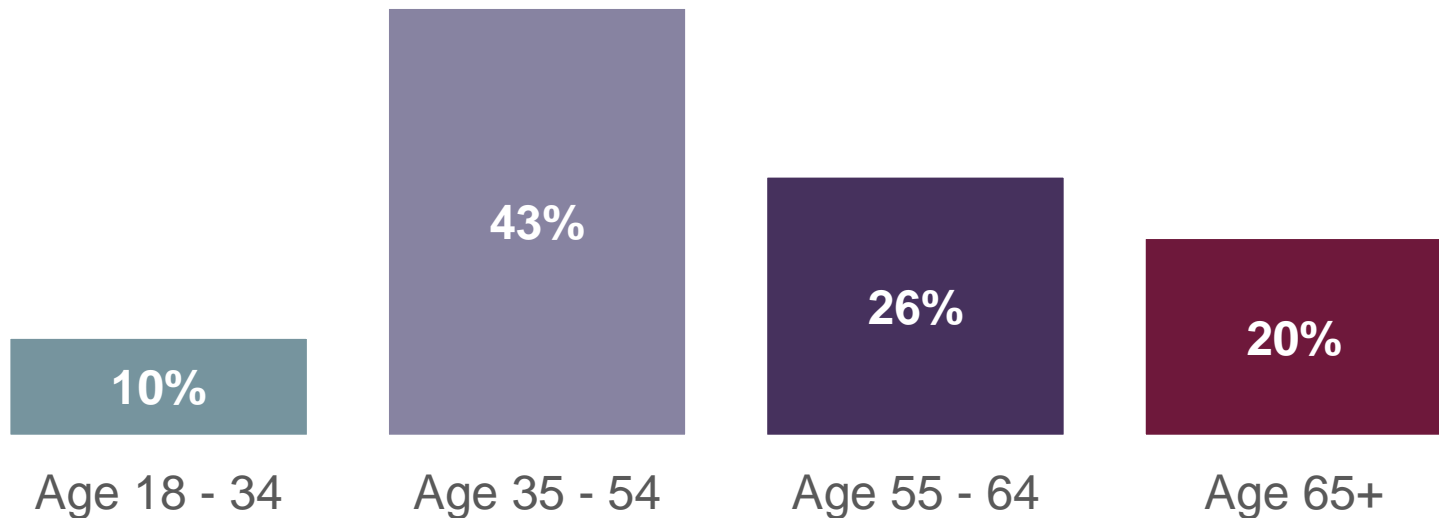
- 65% Female (n=129)
- 43% with children under 18 (n=130)
- 97% Black / African American (n=129)





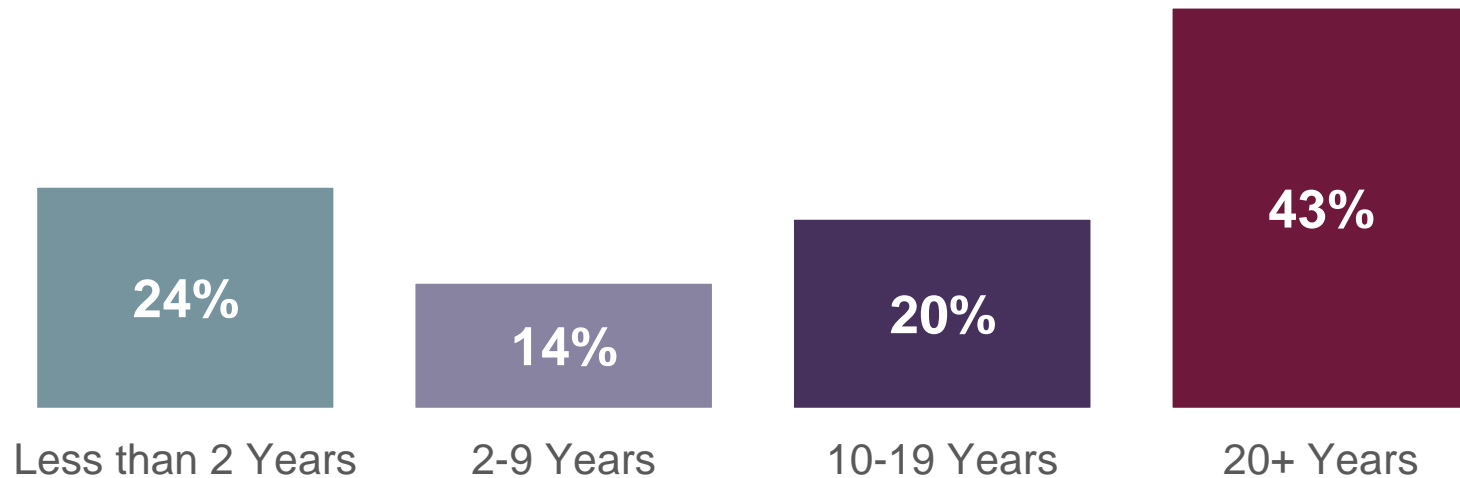
# Age of Respondents

Average Age = 52 years

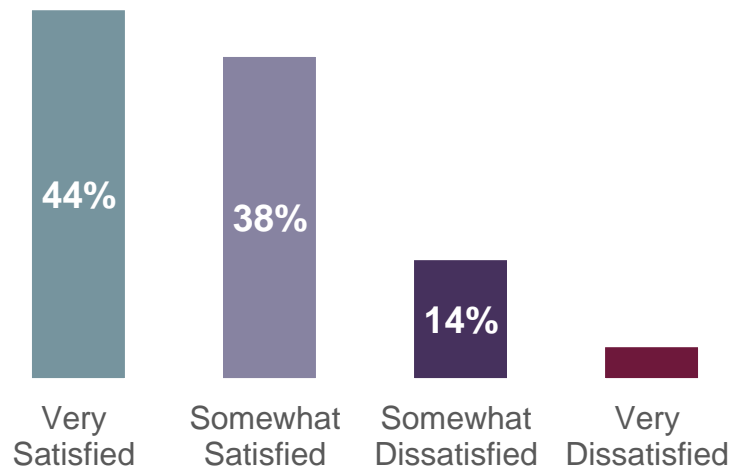


# Length of Time in Community

Average Length of Time = 22.2 years

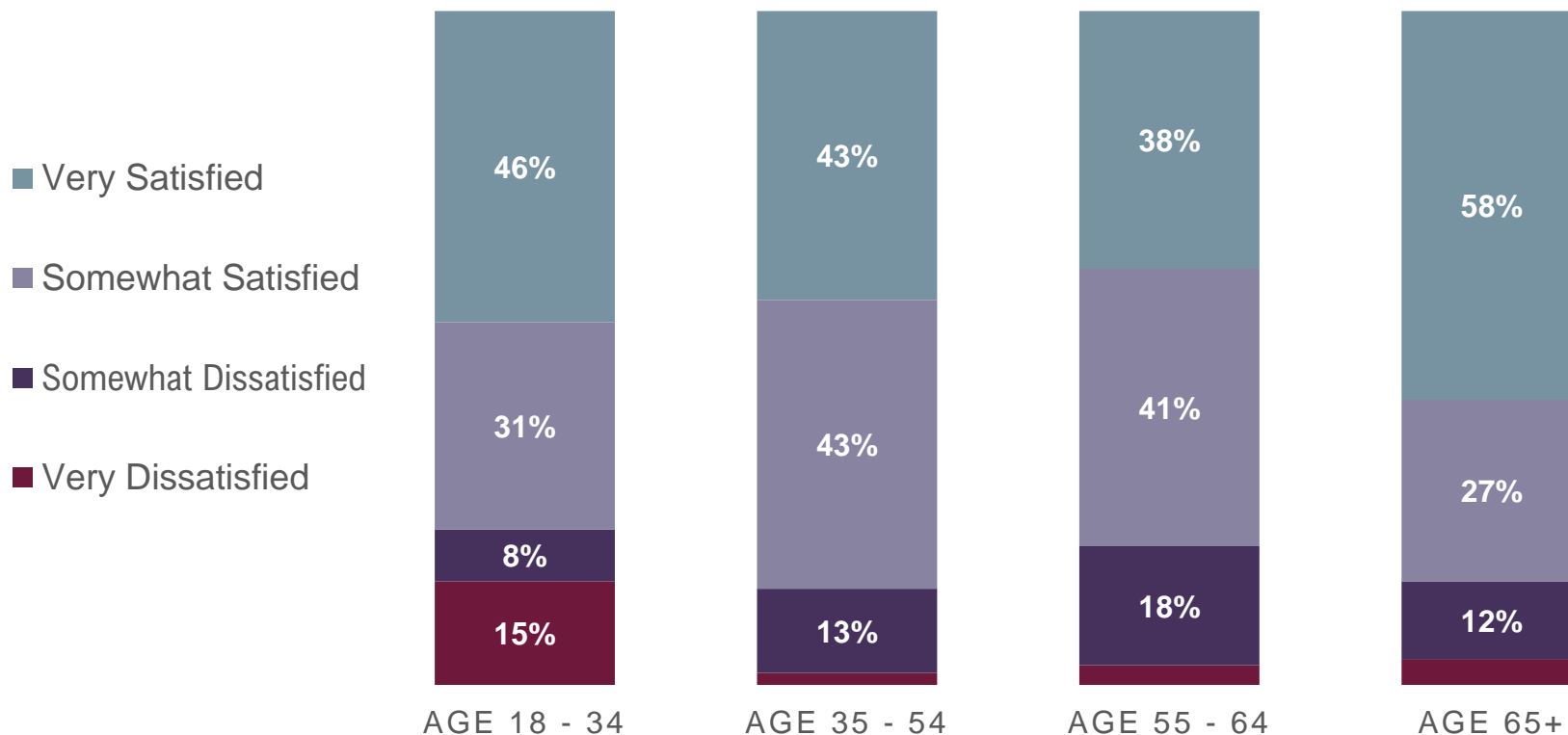


# Satisfaction



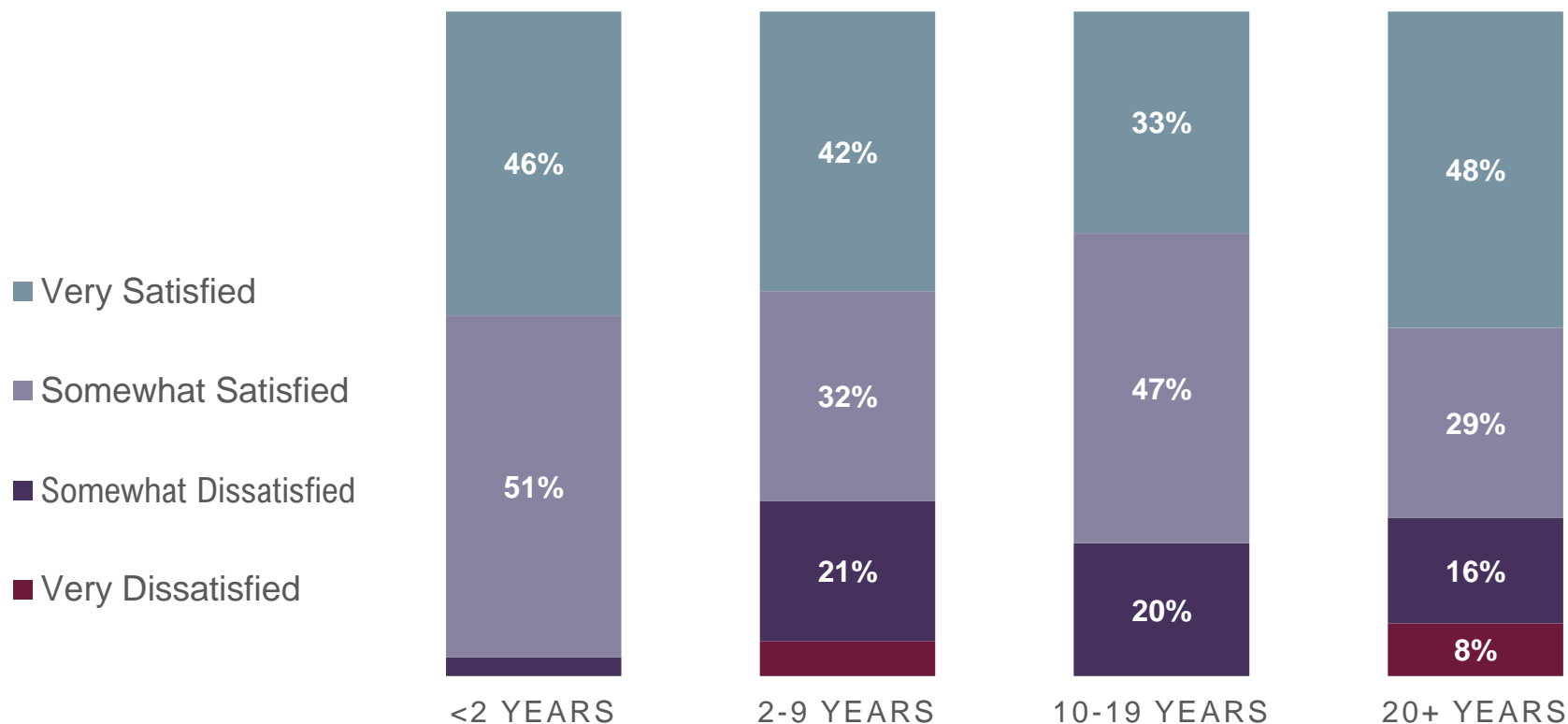
- Overall, 82% are at least somewhat satisfied
- 81% of households with children under 18 are at least somewhat satisfied

# Satisfaction by Age

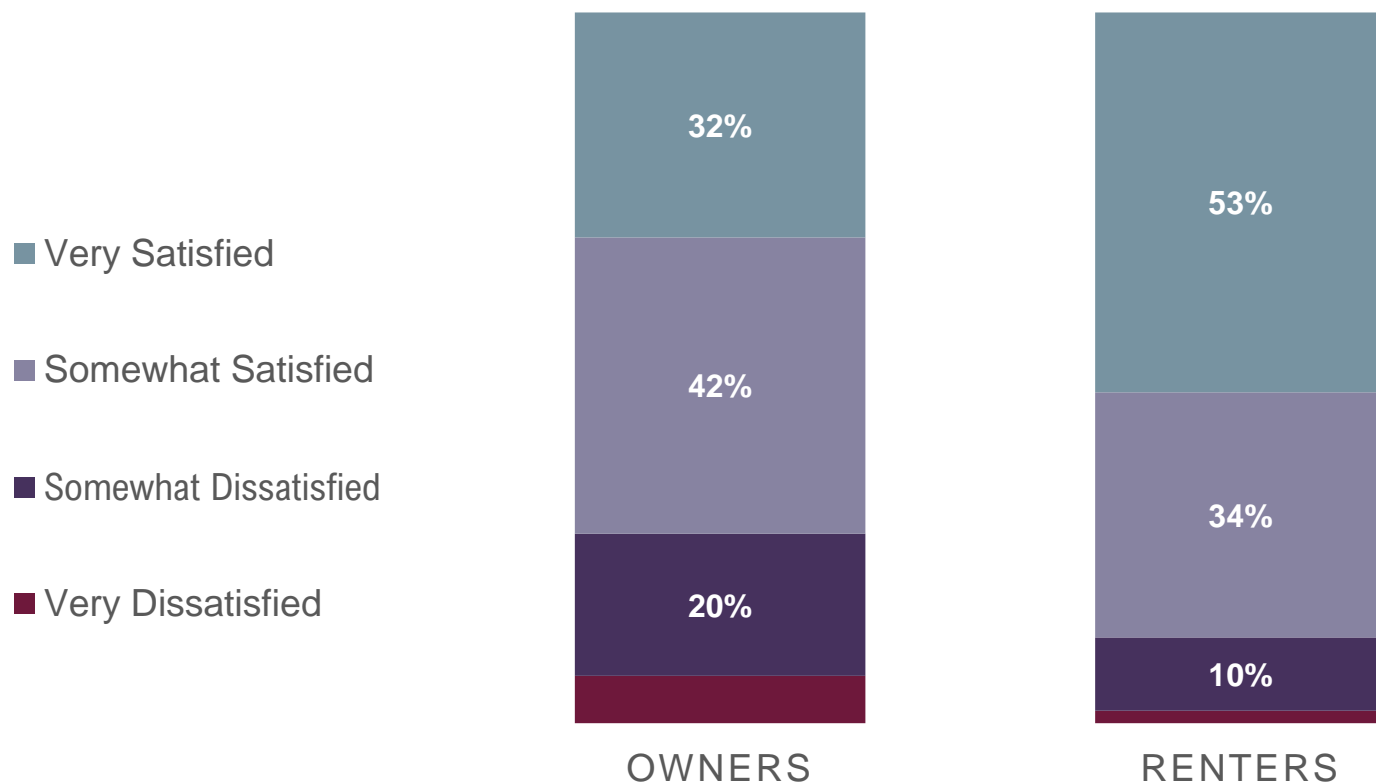




# Satisfaction by Length of Time



# Satisfaction by Homeownership



# Satisfaction Responses

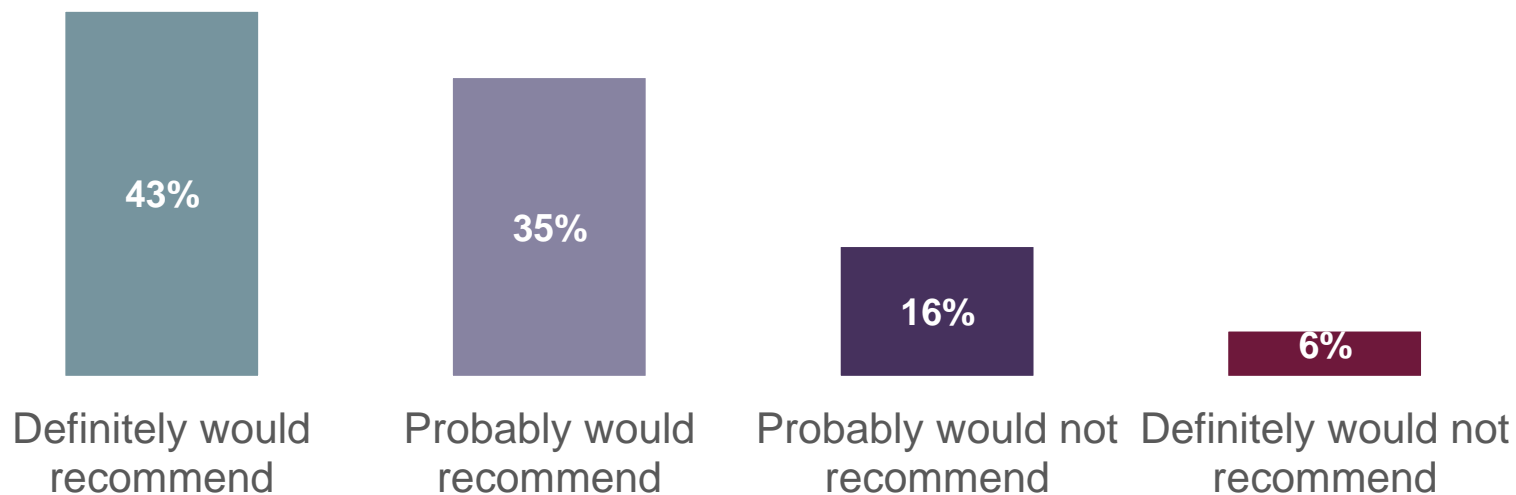
## POSITIVE

- Good neighborhood, good community, good neighbors = 18
- Lived here my whole life, love it here = 6
- Good for families = 3

## NEGATIVE

- Crime / Not safe (drugs, guns, theft) = 21
- Lack of investment (by city, in community, in properties, & infrastructure) = 17
- Vacant / abandoned properties = 4
- Needs more opportunities = 4

# Recommend Community?





# Recommend Community?

## Most Likely:

- Residents who have been there 2-9 yrs (90%)
  - Residents aged 65+ (81%)
  - Residents who are renters (83%)
  - Residents without children (83%)
- 
- But overall, no significant difference between any of the groups / categories

# Recommend Comments

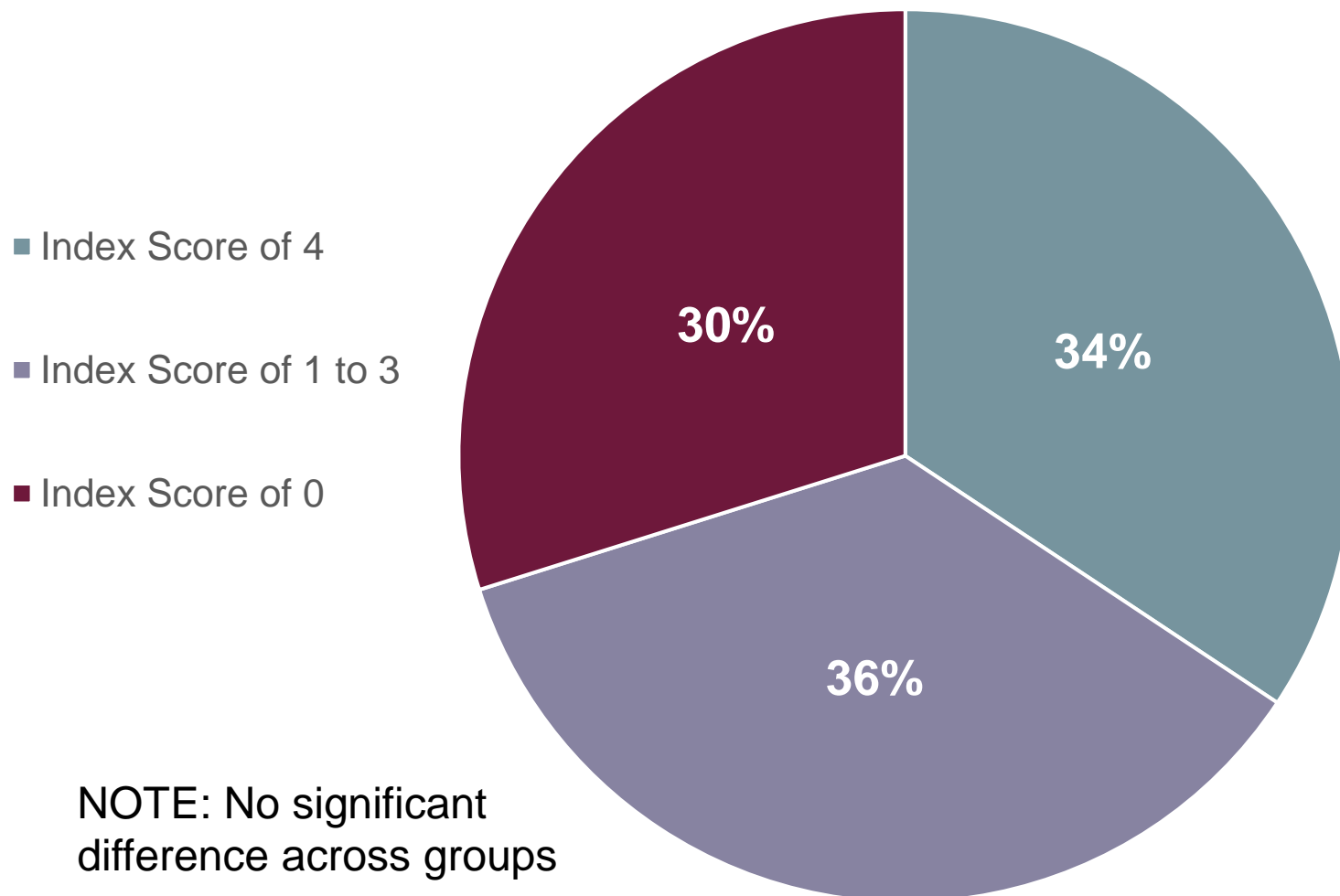
## WOULD RECOMMEND

- Good neighborhood & good location = 15
- Good neighbors, friendly people, neighbors care = 13
- Lived here my whole life = 6
- Affordable = 5
- Community has promise = 4

## WOULD NOT RECOMMEND

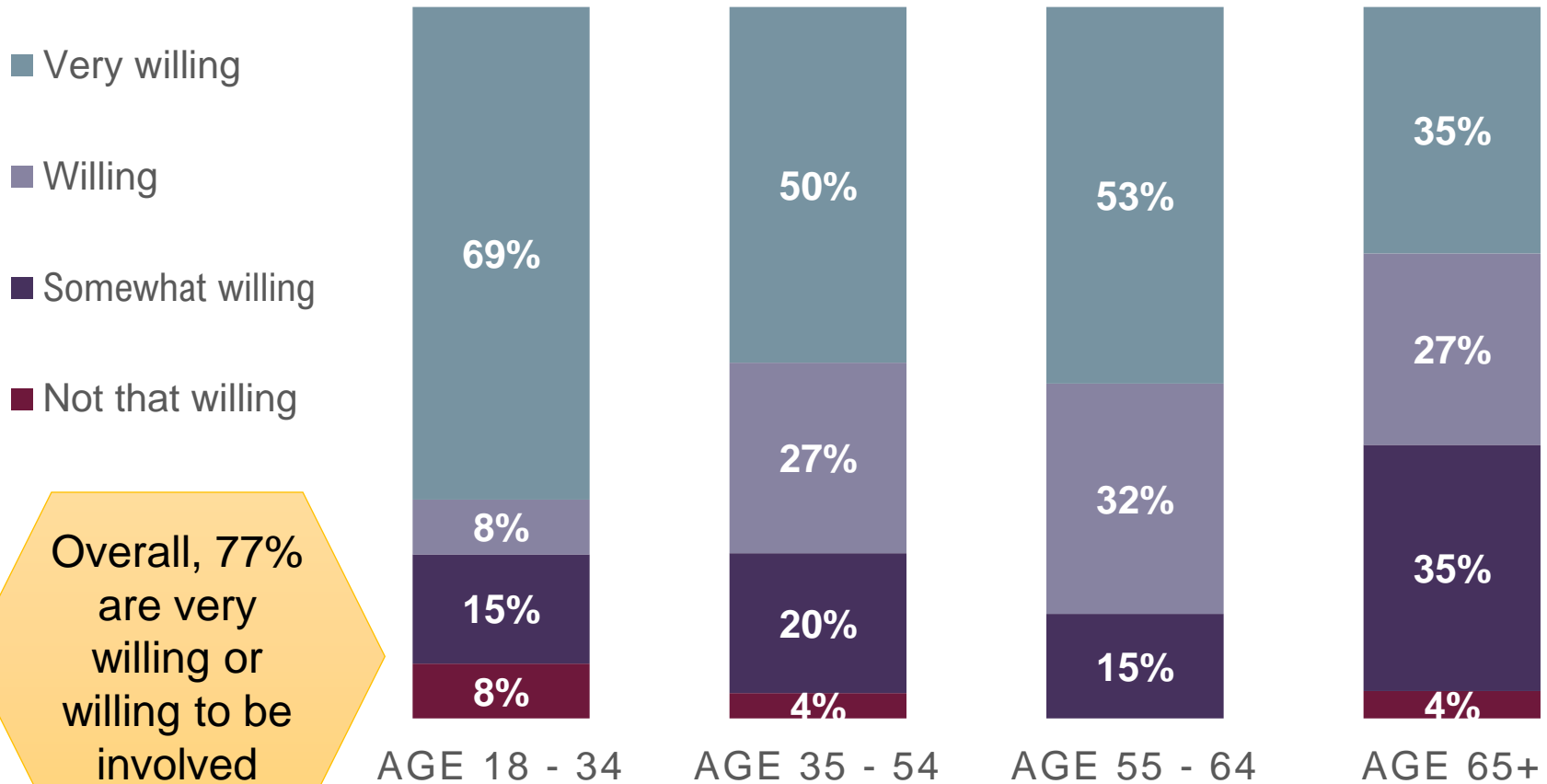
- Not safe, crime = 12
- Lack of investment in infrastructure and homes or property = 6

# Neighborliness Index



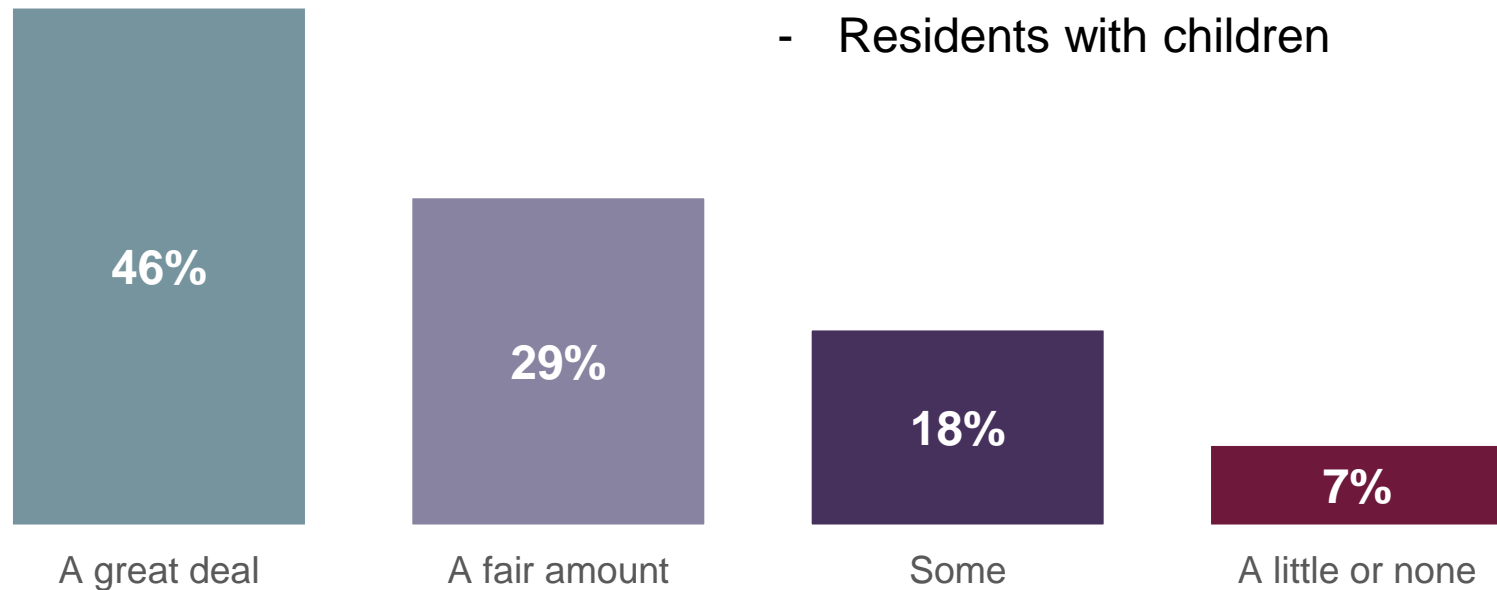
NOTE: No significant difference across groups

# Willing to be Involved by Age





# Can You Make a Difference?

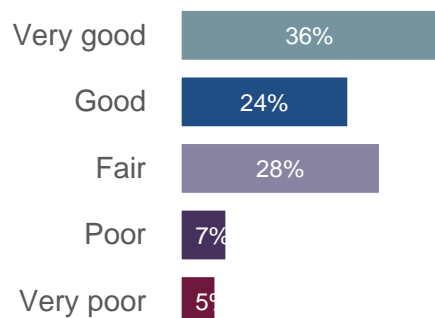


## Highest Rated:

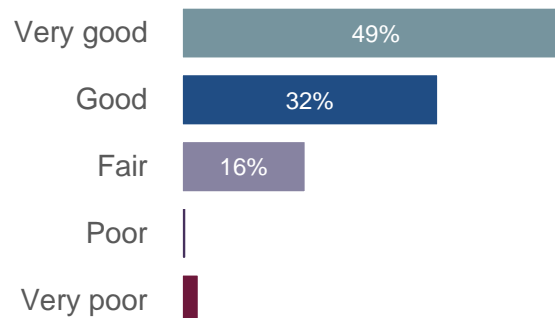
- Residents for less than 2 years
- Residents aged 35-54
- Residents who are renters
- Residents with children

# Public Services

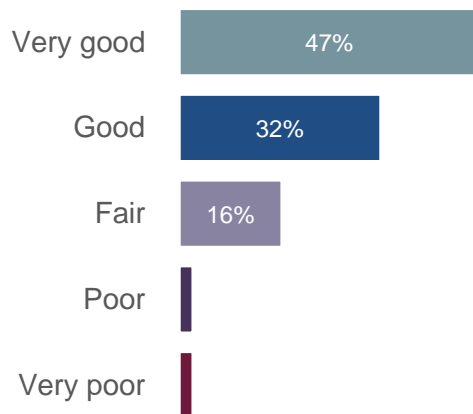
## Police Response



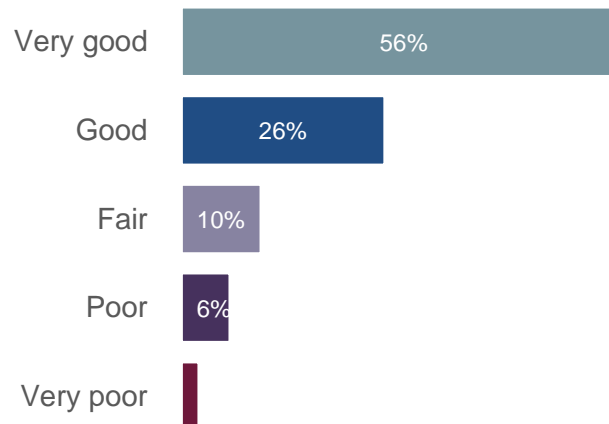
## Fire Department Response



## Ambulance Response

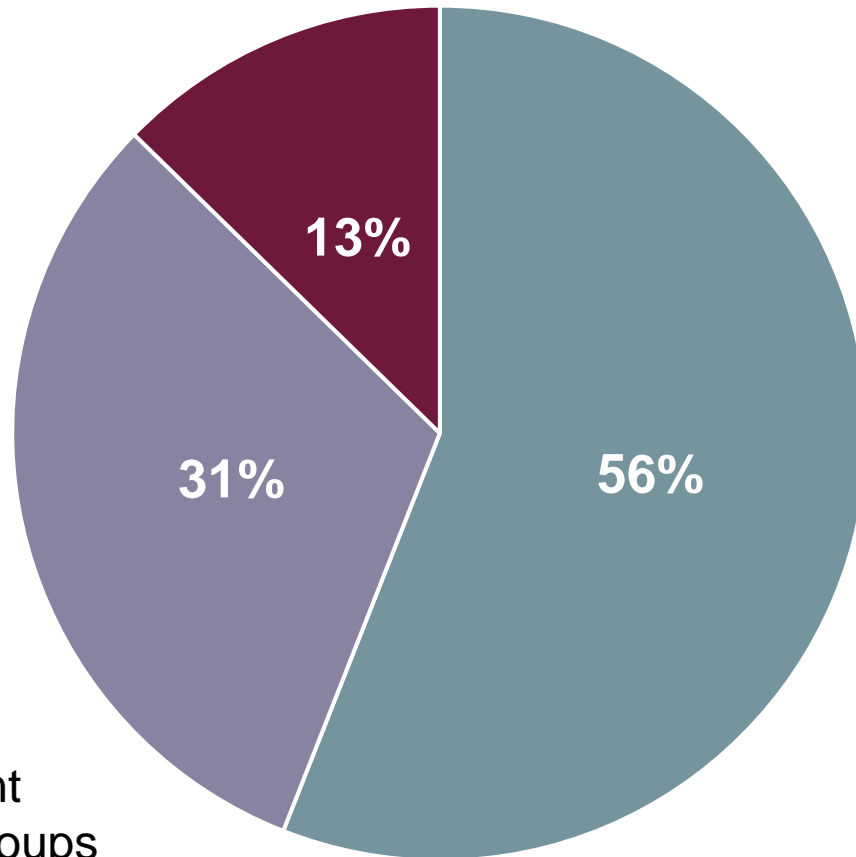


## Trash Collection



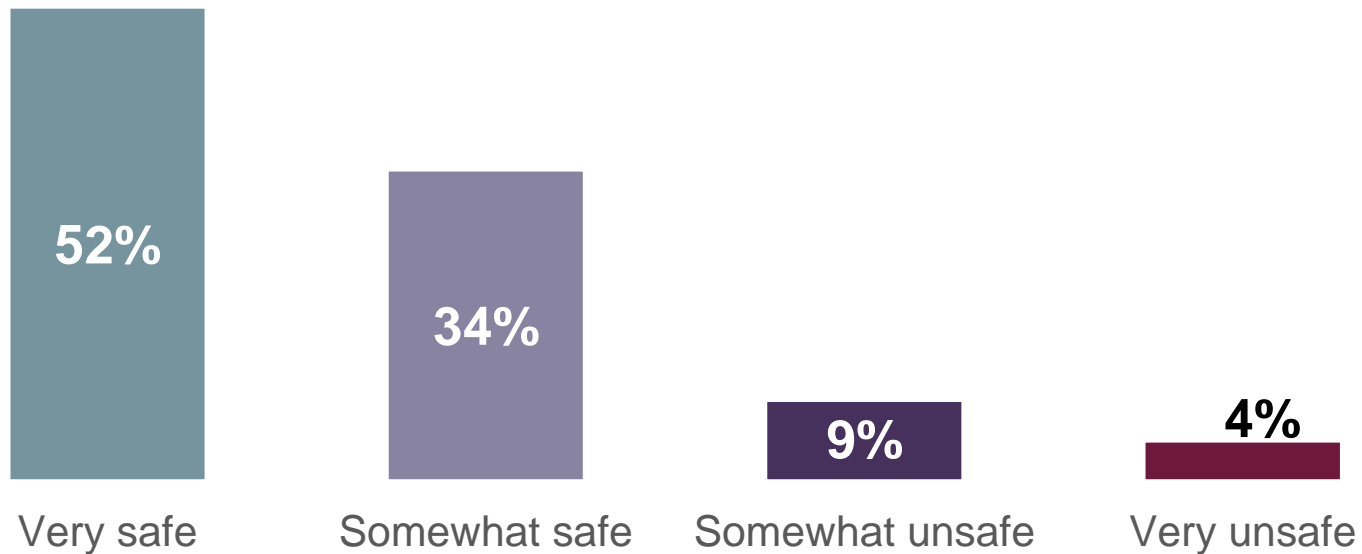
# Safety Index

- Index Score of 2
- Index Score of 1
- Index Score of 0



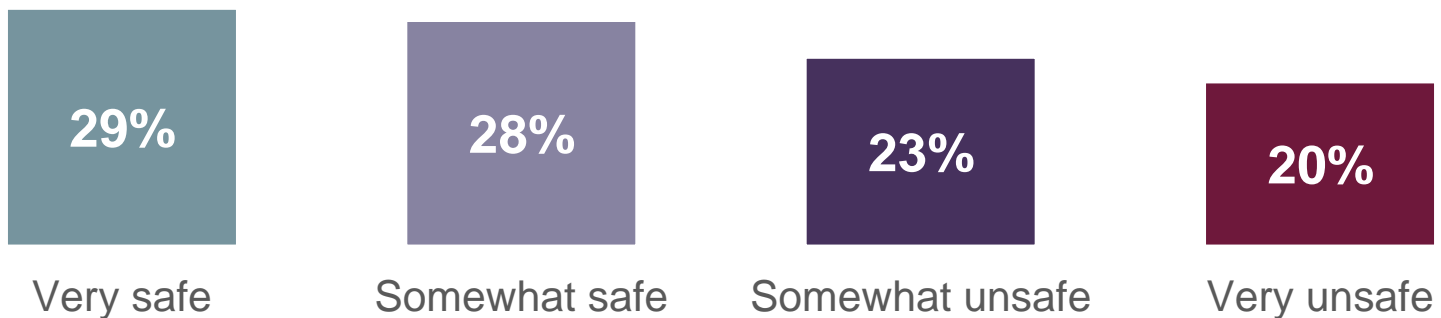
NOTE: No significant difference across groups

# Perceived Safety: Day





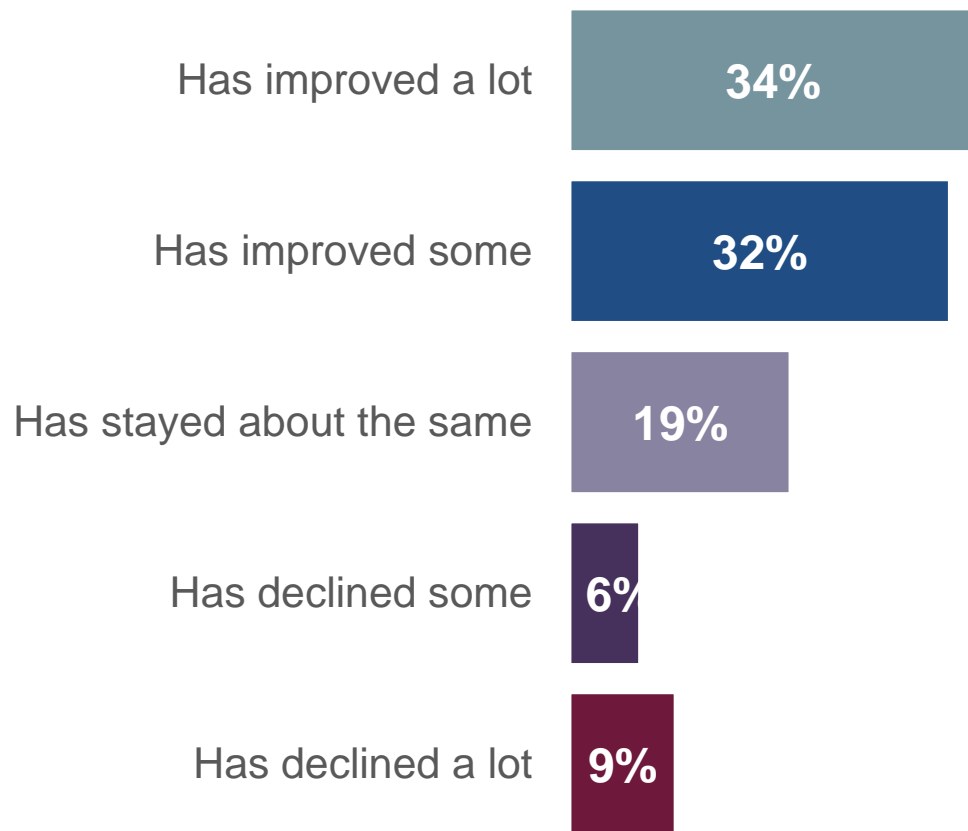
# Perceived Safety: Night



# Comments: Feeling Unsafe

- Crime
  - General = 9
  - Drugs = 5
  - Guns = 2
  - Theft = 1
  - Prostitution = 1
- Safety
  - General = 7
  - Gender = 3
  - Age = 2
- Infrastructure
  - Poor lighting = 4
  - Stray dogs = 1

# Change Over Last 3 Years



# Comments About Last 3 Yrs

## GOTTEN WORSE

- Violence, crime increased = 9
- Lack of investment / city response = 4
- Older folks leaving = 4
- Property values down = 1

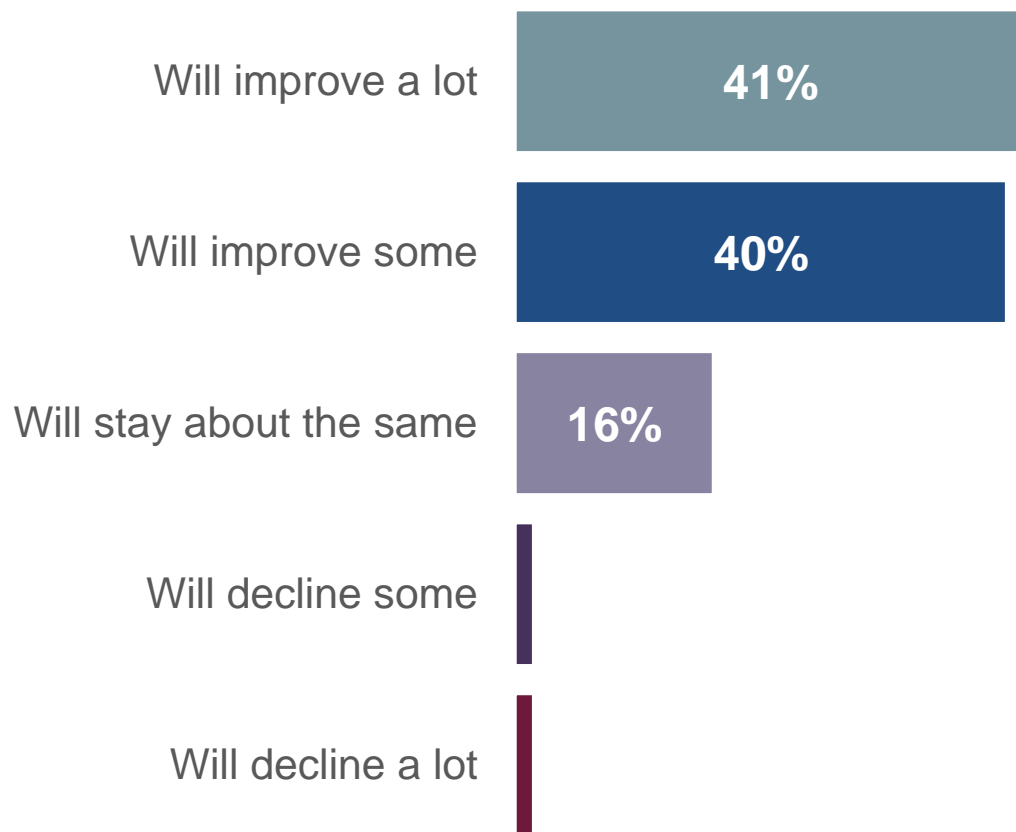
## GOTTEN BETTER

- Crime decreased = 9
- City investments = 4
- Closed store = 3
- New properties = 3
- More awareness & increased services = 3

STAY THE SAME = 8



# Change in Next 3 Years



# Comments About Next 3 Yrs

## WILL GET BETTER

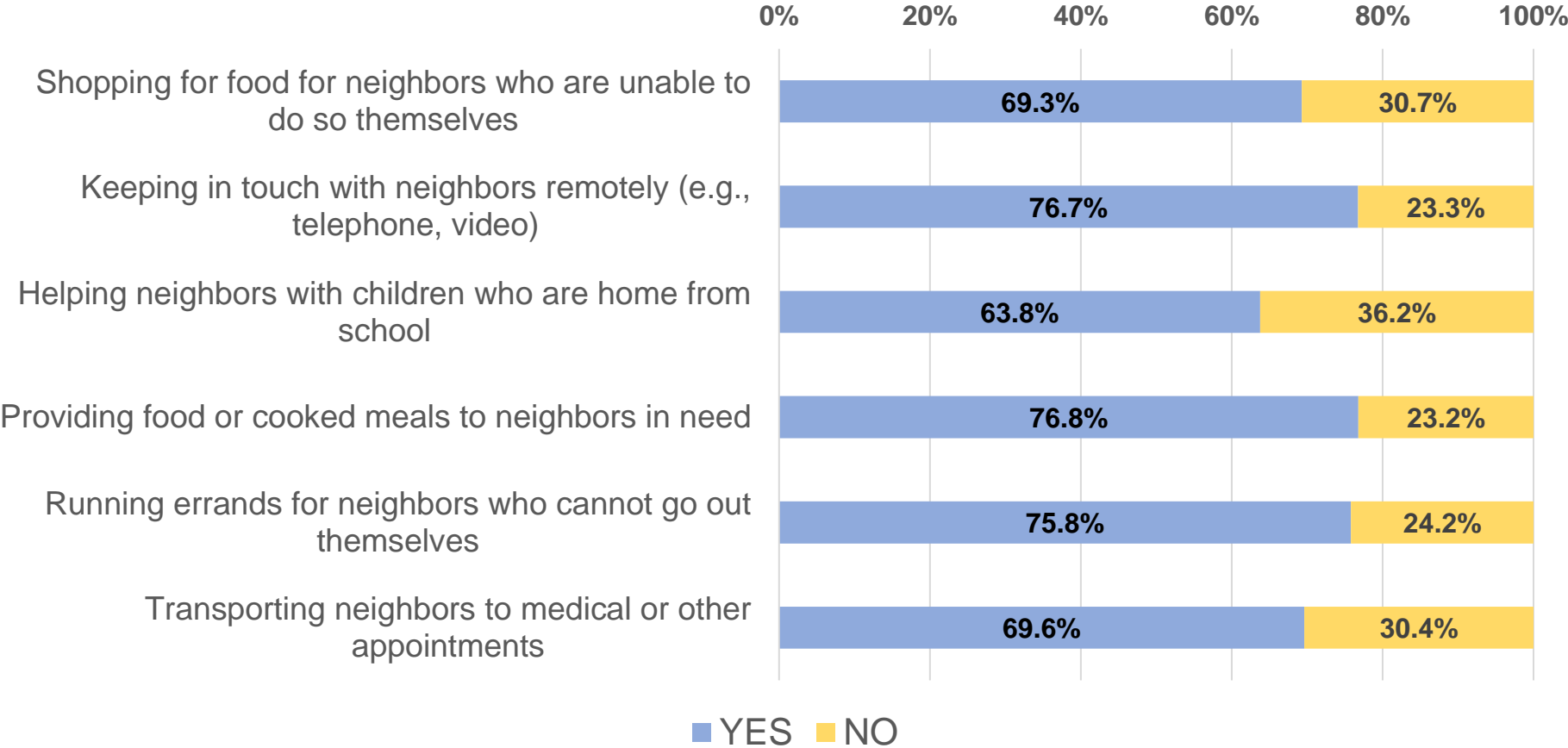
- General hope = 6
- New parks & investments already happening = 5
- Positive change is happening = 5
- New leadership = 2

## WILL GET WORSE

- Older folks dying so properties are going to children who sell; increased rentals = 4
- Lack of investment = 4
- Increased traffic = 1
- Feels like it's getting worse = 1

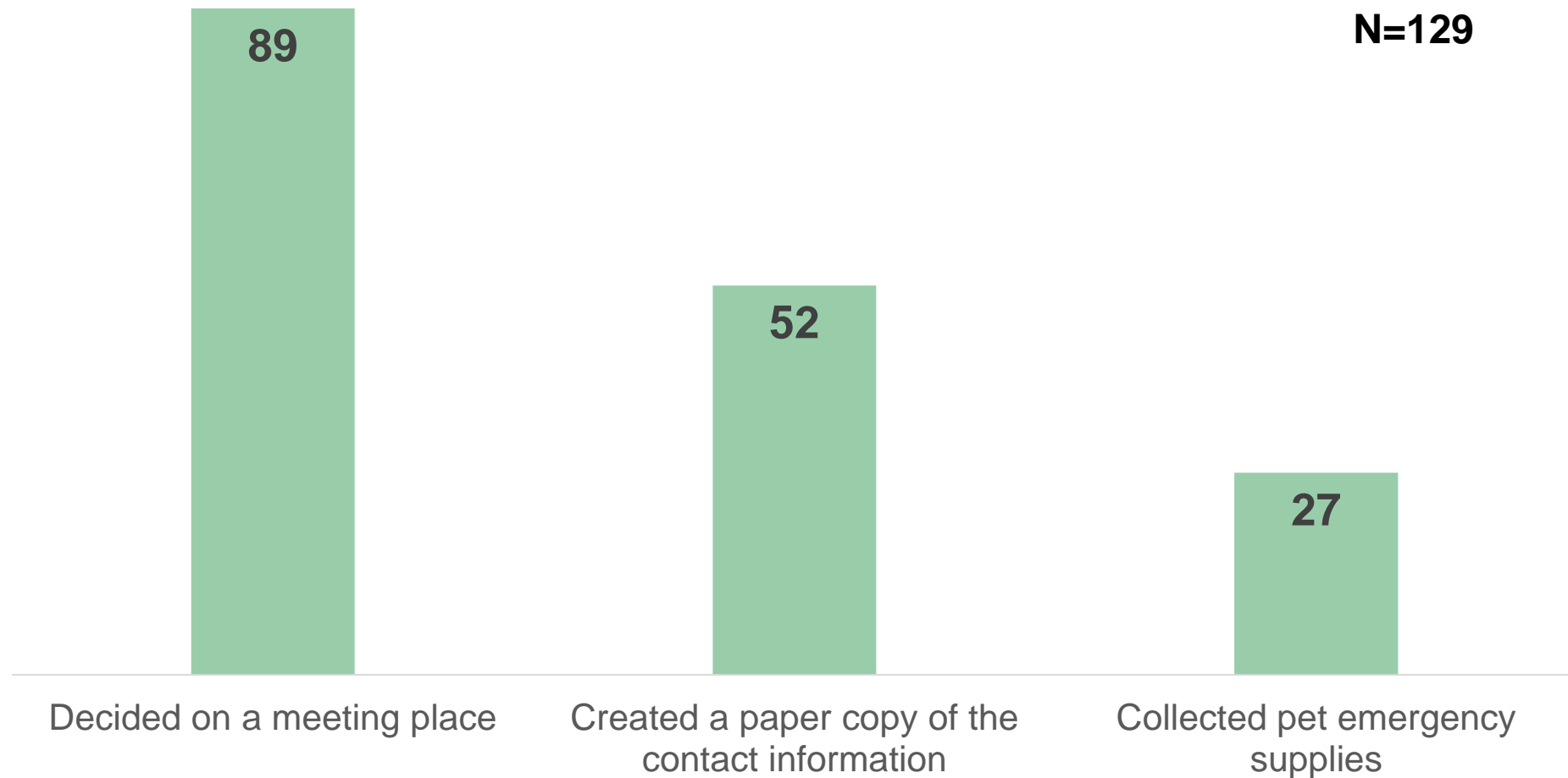
WILL STAY THE SAME = 4

# Help During Crisis



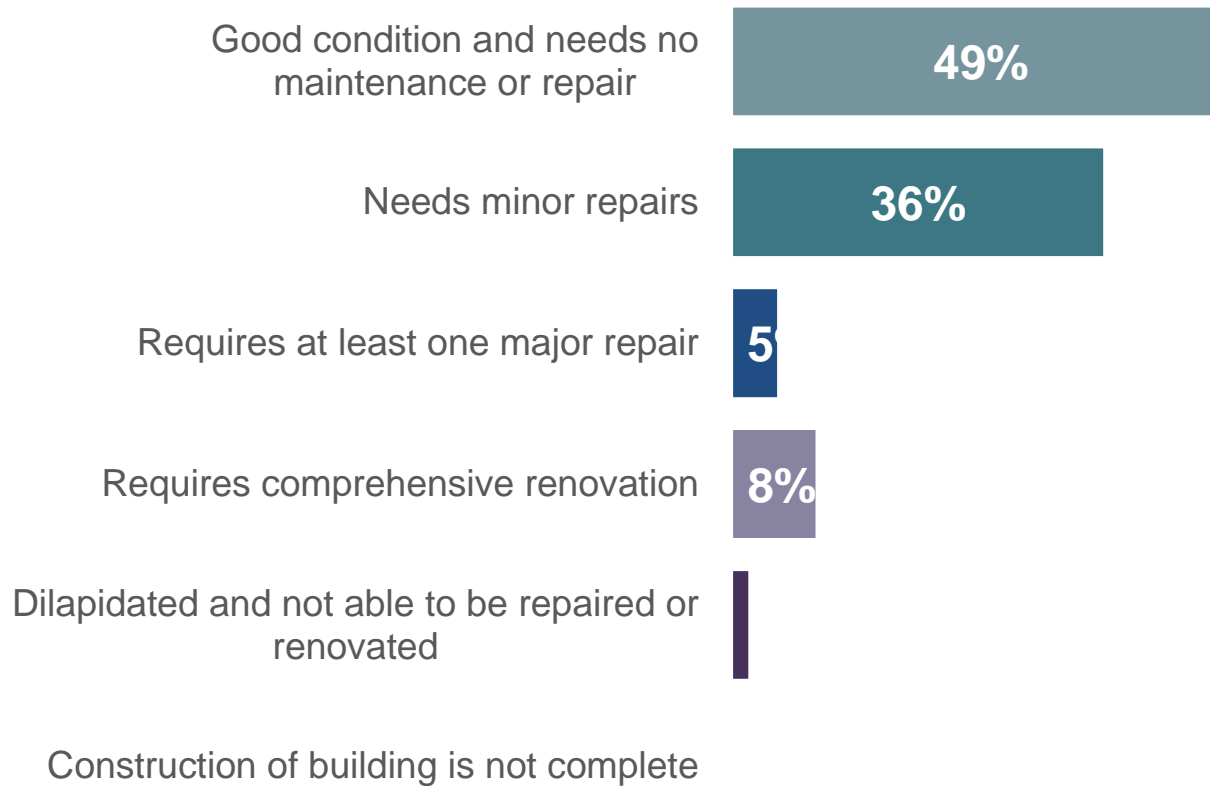
# Emergency Plans: Completed

N=129



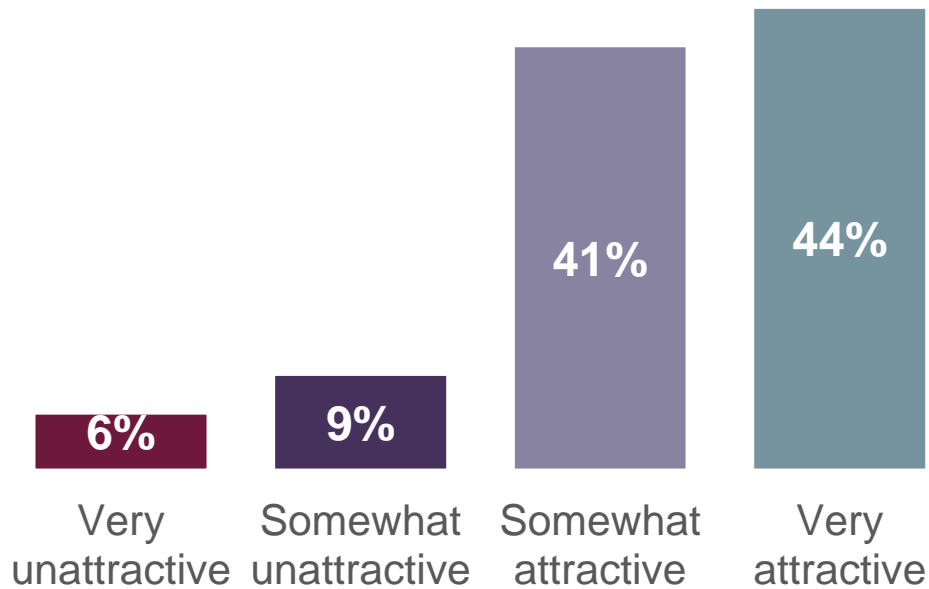


# Buildings / Property Observations: Overall Conditions

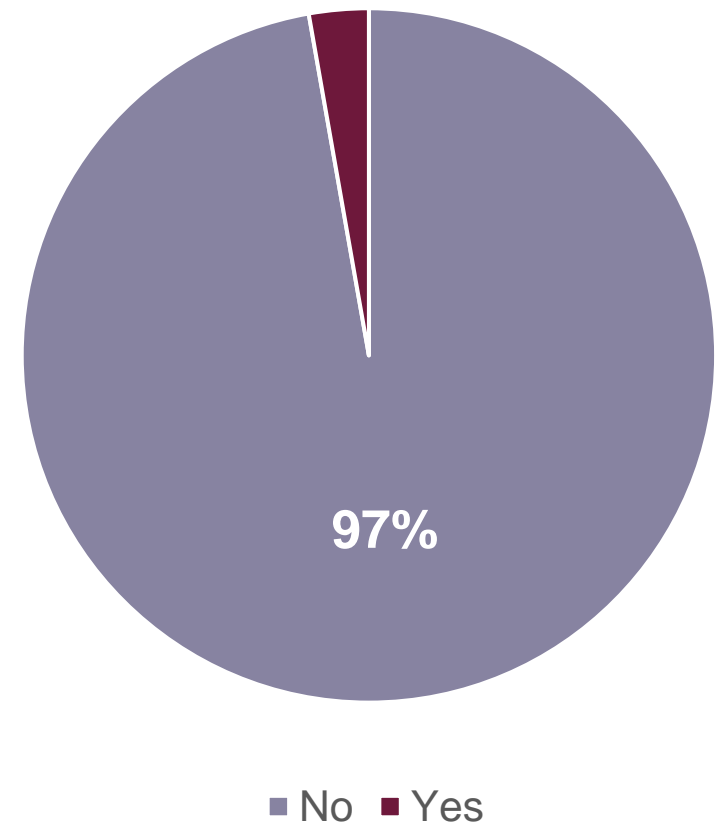


# Buildings / Property Observations: Overall Attractiveness

All Structures

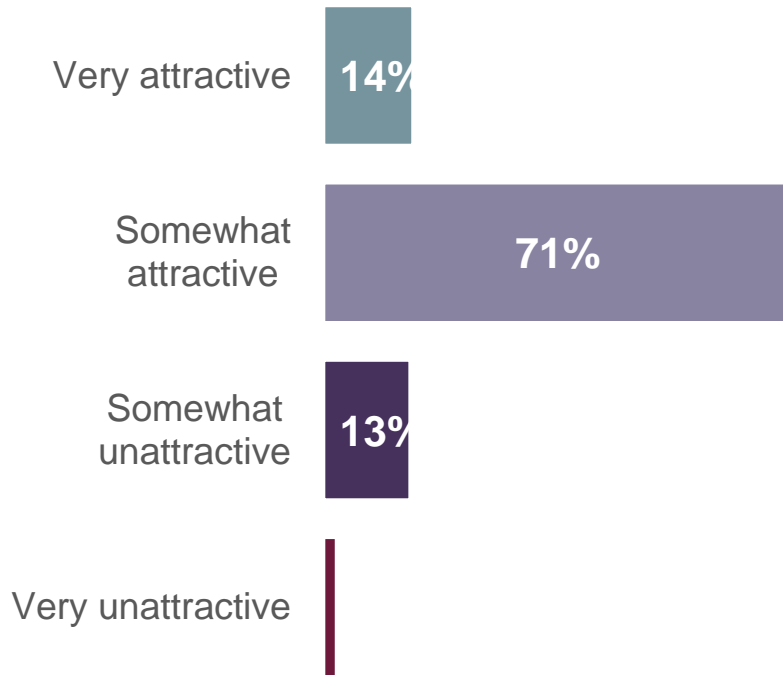


Vacant Structures

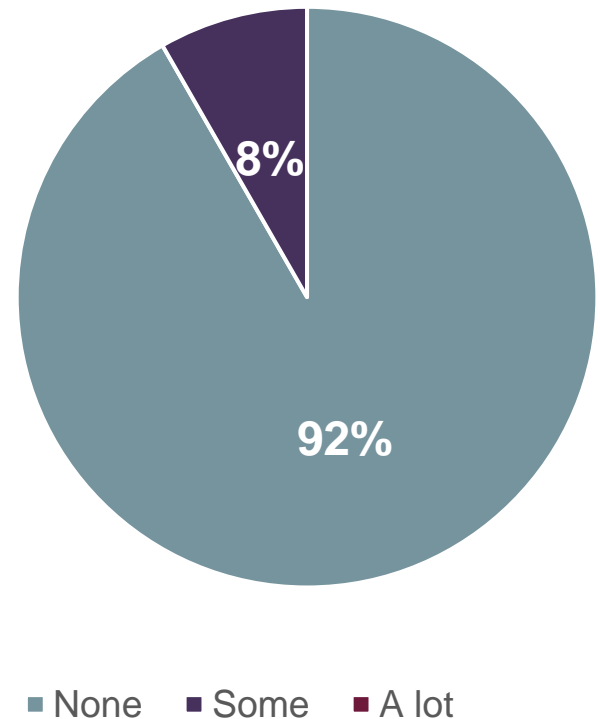


# Block Observations

## How visually attractive is this block?



## Trash, Debris, and Litter



# Key Takeaways

- **Data is a critical component of managing our community.**
- **Invite individuals of all ages, gender, sexual orientation, ethnicity, religions, and physical ability to be engaged in a shared vision for the Bond Community.**



# Thank You!

**NeighborWorks**<sup>®</sup>

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Working Together for Strong Communities

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