



FY 2027 AGENCY PLAN ANNUAL UPDATE

For Fiscal Year beginning October 1, 2026

**Dr. Gwendolyn B. Dawson
Chief Executive Officer**





Ocala Housing Authority

Annual Agency Plan

Update FY 2027

TABLE OF CONTENTS

- I. Affidavit of Publication
- II. OHA's Agency Plan Resolution
- III. Agency Plan
- IV. Open CFP Grants
- V. HUD- 50077 – SL
- VI. HUD – 50077 – ST – HCV - HP
- VII. HUD – 50077-CR
- VIII. Significant Amendment Procedures
- IX. Deconcentration Policy
- X. Housing Needs Assessment
- XI. Violence Against Woman Act (VAWA) Notification, Documentation, Confidentiality

Affidavit of Publication

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Angela Juaristic
Ocala Housing Authority-330
PO BOX 2468
OCALA FL 34478

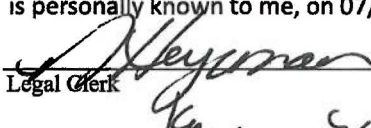
STATE OF WISCONSIN, COUNTY OF BROWN

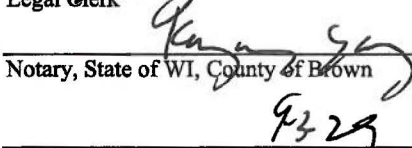
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Star Banner, published in Marion County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

OCA Ocala Star-Banner 07/12/2026
OCA ocala.com 07/12/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/12/2026


Legal Clerk


Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$110.48	
Tax Amount:	\$0.00	
Payment Cost:	\$110.48	
Order No:	12477971	# of Copies:
Customer No:	533626	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

NOTICE OF REGULAR MEETING OF THE OCALA HOUSING AUTHORITY

COMES NOW the OHA, a public body corporate under the laws of the State of Florida, pursuant to Chapter 421, Florida Statutes and publishes this Notice of the Ocala Housing Authority Annual Agency Plan Public Hearing for the Ocala Housing Authority.

The Annual Agency Plan Public Hearing will be held on July 13, 2026, and will begin at 5:00 pm. The meeting is slated for one hour. The meeting will be located at the Ocala Housing Authority Large Conference room located at 1629 NW 4th Street, Ocala FL 34475. The Agency Plan will be available via request @ 352-369-2636 or stop by the Ocala Housing Authority office between 8:30 am -5:30 pm Monday through Thursday, to pick up a printed copy beginning July, 9, 20026.

Please be advised that if a person decides to appeal any decision made by the OHA with respect to any matter considered at such meeting, he/she may need a record of the proceeding and that for such purpose, he/she may need to ensure a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is based. If you need disability accommodation, please contact Jacalyn Brown at 352-620-3350.

Dated the 9th day of July, 2026 at Ocala FL.

OCALA HOUSING AUTHORITY
Equal Housing Opportunity

12477971

OHA's Agency Plan Resolution

**OCALA HOUSING AUTHORITY
OCALA, FLORIDA
RESOLUTION 2026-13**

**FY 2027 Annual Agency Plan Update for the
The Ocala Housing Authority 5-Year Agency Plan 2025-2029**

WHEREAS, The United States Department of Housing and Urban Development (HUD) requires for the submission of an Annual Agency Plan, as one of the most significant provisions of the 1998 Quality Housing and Work Responsibility Act (QHWRA). This provision has been in effect since 2000; so housing authorities must submit plans at least seventy-five (75) days before the beginning of their next fiscal year. The Ocala Housing Authority's Agency Plan is due July 17, 2026; and

WHEREAS, The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate the basic of Ocala Housing Authority policies, rules, and requirements concerning OHA operations, programs, and services, and informs HUD, families served by the OHA, and members of the public of the OHA mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families the Ocala Housing Authority with a way to examine its long-term and short term needs, and develop strategies to meet those needs. We have the opportunity to articulate the housing needs of the community and prescribe the goals and objectives the authority has set to meet these needs in a single document; and

WHEREAS, the Ocala Housing Authority keeps all lines of communication open with the residents, local government and the community at large, to ensure that it addresses any needs and concerns; and

WHEREAS, the Ocala Housing Authority has developed a Five-Year Agency Plan that addresses the need to increase the availability of decent, safe, and affordable housing in Marion County, to ensure equal opportunity in housing and to promote self-sufficiency and asset development of families and individuals, and to improve the community's quality of life and economic vitality; and

WHEREAS, the Chief Executive Officer, Dr. Gwendolyn Dawson conducted a public hearing on July 13, 2026, to review and receive comments on the Agency Plan Annual update and the incorporate them, should that be necessary.

THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Ocala Housing Authority, which said Board of Commissioners does hereby approve and authorize the Chief Executive Officer to submit FY 2027 Annual Agency Plan Update to the U.S. Department of Housing and Urban Development, contingent upon any revisions the Ocala Housing Authority's Legal Counsel may have as to form and legality, and any funding changes as provided by HUD.

The above Resolution 2026-13 was introduced by Secretary Dawson, whereupon Commissioner Landers moved that the Resolution be adopted as introduced. The motion was seconded by Commissioner Haynes and upon a roll call vote the Ayes and Nays were as follows:

AYES

NAYS

Latoria Francis
Marvella A. Haynes

ATC

Reginald E. Landers Jr.

James B. ...

The Chairperson then declared Resolution 2026-13 passed as introduced and read on the 13th day of July 2026.

By: Latoria Francis
Latoria Francis, Chair

(SEAL)

Attest: Dr. Gwendolyn B. Dawson
Dr. Gwendolyn B. Dawson, Secretary

Agency Plan

Streamlined Annual PHA Plan (Small PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
---	---	--

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																														
A.1	PHA Name: <u>Ocala Housing Authority</u> PHA Code: <u>FL032</u> PHA Type: <u>X Small</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>October 1, 2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>185</u> Number of Housing Choice Vouchers (HCVs) <u>1511</u> Total Combined <u>1696</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. PHA Plan available at 1629 NW 4th St., Ocala, FL 34475 www.ocalahousing.org ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																											
				PH	HCV																										
Lead PHA:																															

B.	Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).																																													
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Five-Year PHA Plan submission? Y N ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☒ ☐ Financial Resources. ☒ ☐ Rent Determination. ☒ ☐ Homeownership Programs. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each element(s): Financial Resources <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3" style="text-align: left; padding: 5px;">STATEMENT OF FINANCIAL RESOURCES 2026</th> </tr> <tr> <td style="width: 45%;">Dwelling Rental Income - 95%</td> <td style="width: 15%; text-align: right;">416,316</td> <td style="width: 40%;">PHA Operations</td> </tr> <tr> <td>Tenant Utilities Reimbursement</td> <td style="text-align: right;">-88,114</td> <td>Housing Assistance</td> </tr> <tr> <td>PH FSS Escrow (Contra)</td> <td style="text-align: right;">-13,500</td> <td>Housing Assistance</td> </tr> <tr> <td>Rental</td> <td style="text-align: right;">115,000</td> <td>PHA Operations</td> </tr> <tr> <td>Interest Income G/F Investment</td> <td style="text-align: right;">500</td> <td>PHA/HCV</td> </tr> <tr> <td>Income from Fraud</td> <td style="text-align: right;">13,866</td> <td>Housing Assistance</td> </tr> <tr> <td>Administrative Fees</td> <td style="text-align: right;">1,034,293</td> <td>HCV Admin</td> </tr> <tr> <td>HAP Revenue</td> <td style="text-align: right;">12,620,862</td> <td>Housing Assistance</td> </tr> <tr> <td>Grant Revenue</td> <td style="text-align: right;">962,009</td> <td>Housing Assistance/PHA Operations</td> </tr> <tr> <td>Other Income</td> <td style="text-align: right;">87,911</td> <td>Housing Assistance/PHA Operations</td> </tr> <tr> <td>FSS Forfeitures</td> <td style="text-align: right;">4,200</td> <td>PHA/HCV Admin</td> </tr> <tr> <td>Operating Subsidy Revenue</td> <td style="text-align: right;">1,052,657</td> <td>PHA Operations</td> </tr> <tr> <td>Transfer Capital Fund Operating Subsidy</td> <td style="text-align: right;">500,000</td> <td>PHA Operations</td> </tr> <tr> <td>TOTAL REVENUE</td> <td style="text-align: right;">16,701,800</td> <td></td> </tr> </table> Rent Determination – the Flat Rents were updated for the Public Housing Program, and the Payment Standards were updated for the Housing Choice Voucher Program. (c) The PHA must submit its Deconcentration Policy for Field Office Review.	STATEMENT OF FINANCIAL RESOURCES 2026			Dwelling Rental Income - 95%	416,316	PHA Operations	Tenant Utilities Reimbursement	-88,114	Housing Assistance	PH FSS Escrow (Contra)	-13,500	Housing Assistance	Rental	115,000	PHA Operations	Interest Income G/F Investment	500	PHA/HCV	Income from Fraud	13,866	Housing Assistance	Administrative Fees	1,034,293	HCV Admin	HAP Revenue	12,620,862	Housing Assistance	Grant Revenue	962,009	Housing Assistance/PHA Operations	Other Income	87,911	Housing Assistance/PHA Operations	FSS Forfeitures	4,200	PHA/HCV Admin	Operating Subsidy Revenue	1,052,657	PHA Operations	Transfer Capital Fund Operating Subsidy	500,000	PHA Operations	TOTAL REVENUE	16,701,800	
STATEMENT OF FINANCIAL RESOURCES 2026																																														
Dwelling Rental Income - 95%	416,316	PHA Operations																																												
Tenant Utilities Reimbursement	-88,114	Housing Assistance																																												
PH FSS Escrow (Contra)	-13,500	Housing Assistance																																												
Rental	115,000	PHA Operations																																												
Interest Income G/F Investment	500	PHA/HCV																																												
Income from Fraud	13,866	Housing Assistance																																												
Administrative Fees	1,034,293	HCV Admin																																												
HAP Revenue	12,620,862	Housing Assistance																																												
Grant Revenue	962,009	Housing Assistance/PHA Operations																																												
Other Income	87,911	Housing Assistance/PHA Operations																																												
FSS Forfeitures	4,200	PHA/HCV Admin																																												
Operating Subsidy Revenue	1,052,657	PHA Operations																																												
Transfer Capital Fund Operating Subsidy	500,000	PHA Operations																																												
TOTAL REVENUE	16,701,800																																													
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ☐ ☒ Hope VI or Choice Neighborhoods. ☐ ☒ Mixed Finance Modernization or Development. ☒ Demolition and/or Disposition. ☒ Conversion of Public Housing to Tenant Based Assistance. ☒ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☒ Project Based Vouchers. ☒ Units with Approved Vacancies for Modernization ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).																																													

	(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan. <i>The agency will conduct an analysis to determine the feasibility of converting public housing units to PBV units under the RAD program. Management will also prepare an analysis of converting a portion of its tenant-based vouchers to PBV. HUD has approved several public housing units to be taken offline for modernization. The agency anticipates completing those units and taking additional units offline during the fiscal year. The Paradise Trails subdivision owned by the OHA has eight vacant lots to be developed under the 5H Homeownership Program that will require disposition through the execution of a declaration of trust.</i>
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. • <i>Launched an agency rebranding initiative through the creation of a new logo, mission statement, vision statement and core values.</i> • <i>Completed the implementation of a new fully ADA-compliant website on July 1, 2026.</i> • <i>Increased recruitment and retention of landlords utilizing a Housing Navigator.</i> • <i>Monthly landlord informational meetings are held on the last Wednesday of the month.</i> • <i>Implemented a dedicated employee to processing specialty vouchers (FUP, EHV, VASH, Homeownership)</i> • <i>Improved customer service through staff training and implementation of dedicated emails for Portability Clients and a dedicated email for landlords, as well as a dedicated email for clients to make appointments and for submitting waitlist application updates.</i> • <i>Installed surveillance cameras to increase safety measures in the remaining three public housing developments; Pine Gardens, Pavilion Oaks and Shady Hollow. The Deer Run Community was completed the previous year. Collaborating with Ocala Police Department to grant access for officers to monitor the cameras.</i> • <i>Increased the PHA's participation in Ocala/Marion County Continuum of Care (CoC) and received CoC funding for duplexes under the Permanent Supportive Housing (PSH) Program.</i> • <i>Increased participation in Family Self-Sufficiency (FSS) Program.</i> • <i>Collaborated with local nonprofit organizations to provide onsite activities on a regular basis to all public housing developments.</i> • <i>Agency held a week-long community outreach service event at all public housing sites, with a large culmination block party at the Deer Run Community on the last day. Other local nonprofit organizations and community sponsors partnered with the OHA to provide a big celebration and activities for the children at a different development each day during Spring-Break week.</i> • <i>Increased staff training in addition to focusing on professional development of staff and staff retention.</i> • <i>Hired a new HCV occupancy team. All HCV Counselors received their certification as Certified HCV Specialist through Nan McKay.</i> • <i>Compliance Director audits files, and coordinates staff training based on compliance observations.</i>
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. June 2024
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N

X ☐

(b) If yes, please describe:

Section II - Financial Statement Findings:

2025-001 Financial Reporting

Material weakness in Internal Control over Financial Reporting

- Net adjusting entries posted to total assets was an increase of \$144,332.
- Net adjusting journal entries posted to total liabilities was an increase of \$32,868.
- Net adjusting journal entries posted to net assets was an increase of \$72,626.
- Net adjusting journal entries posted to total revenues was a decrease of \$56,254.
- Net adjusting journal entries posted to total expenses was a decrease of \$95,092.

Section III - Federal Award Findings:

2025-002 Housing Choice Voucher Tenant Files: Eligibility

Program: U.S. Department of HUD: Section 8 Housing Choice Vouchers (ALN #14.871)

Type of Finding: *Significant Deficiency in Internal Control over Compliance, Other Matters*

This is a repeat finding of 2024-003 from September 30, 2024 (Originally reported as Material non-compliance and Material Weakness in Internal Control over Compliance under finding 2019-001 from September 30, 2019)

Statement of Condition: Out of a total tenant population of approximately 1,086 leased vouchers, 25 files were selected for testing, and the following errors were discovered.

- 1 tenant file where the tenant's utility allowance was miscalculated and reported incorrectly on the 50058 form. Correcting this error would decrease the HAP rent by \$26.
- 1 tenant file where the tenant's utility allowance was miscalculated and reported incorrectly on the 50058 forms. Correcting this error would decrease the HAP rent by \$23.
- 1 tenant file where the tenant's income was miscalculated and reported incorrectly on the 50058 forms. Correcting this error would decrease the HAP rent by \$266.
- 1 tenant file where the tenant's income was miscalculated and reported incorrectly on the 50058 form. Correcting this error would decrease the HAP rent by \$40.
- 1 tenant file where the tenant's income was miscalculated and reported incorrectly on the 50058 forms. Correcting this error would decrease the HAP rent by \$318.
- 1 tenant file where the tenant's utility allowance and income were miscalculated and reported incorrectly on the 50058 forms. Correcting this error would decrease the HAP rent by \$121.
- 1 tenant file where the tenant's income was miscalculated but did not impact the HAP rent.
- 1 tenant file where the tenant's wage income was coded incorrectly as federal income on the 50058 form.

Views of Responsible Officials of the Auditee: The Authority concurs with this finding and remains committed to maintaining strong internal controls and ensuring full compliance with HUD regulations and program requirements. The Authority has established review, oversight, and training processes and will continue to strengthen these measures to promote accuracy, consistency, and regulatory compliance throughout the Housing Choice Voucher (HCV) Program.

Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.

B.1 New Activities

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

☐ X HOPE VI or Choice Neighborhoods.

☐ X MIXED Finance Modernization or Development.

☒ Demolition and/or Disposition.

☒ Conversion of Public Housing to Tenant-Based Assistance.

X ☐ Conversion of Public Housing to Project-Based Assistance under RAD.

X ☐ Project Based Vouchers.

X ☐ Units with Approved Vacancies for Modernization.

X ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(c) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.

The Paradise Trails subdivision owned by the OHA has eight vacant lots to be developed under the 5H Homeownership Program that will require disposition through the execution of a declaration of trust.

	(d) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan. <i>The agency will conduct an analysis to determine the feasibility of converting public housing units to PBV units under the RAD program. Management will also prepare an analysis of converting a portion (150) of its tenant-based vouchers to PBV.</i> (e) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. June 2024
C	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☒ X (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ X If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing. Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

The Ocala Housing Authority will increase tenant and staff education of Fair Housing Laws through staff trainings, resident meetings, Housing Choice Voucher briefings and Landlord seminars. The OHA has implemented monthly landlord briefings to recruit new landlords and provide education about the HCV program to all landlords.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Using a housing navigator, the Ocala Housing Authority will continue to increase the supply of affordable housing, in addition, to utilizing landlord seminars, and landlord incentives.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

The Ocala Housing Authority's Compliance Director will provided training on 504 Compliance, review criminal background policy and procedures, reasonable accommodations and holds a membership to HDLI.

Instructions for Preparation of Form HUD-50075-SM Annual Plan for Small PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. 24 CFR §903.7(b) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. 24 CFR §903.7(b) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b) Describe the unit assignment policies for public housing. 24 CFR §903.7(b)

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources. (24 CFR §903.7(c))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **HOPE VI or Choice Neighborhoods.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6 . (Notice PIH 2011-47)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7(g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

B. Annual Plan Elements Submitted All Other Years (Years 1-4). PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

B.1 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Hope VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.2 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077 CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Open CFP Grants



[Menu](#) [Portfolio](#)

OCALA HOUSING AUTHORITY Portfolio

[Menu](#) [Auth](#)
[Log Off](#) [Bottom](#)

[All Awards](#)



☐ Show Zero
Balance Projects

	Program Area	Award No.	Authorized	Disbursed	Payments in Process	Available Balance
Capital Fund Program						
	CFP	FL29P032501-24	599,616.00	585,673.57	0.00	13,942.43
	CFP	FL29P032501-25	581,509.00	424,570.96	0.00	156,938.04
	CFP	FL29P032501-26	0.00	0.00	0.00	0.00
		CFP Subtotal:	\$1,181,125.00	\$1,010,244.53	\$0.00	\$170,880.47
Operating Fund						
	OFND	FL032-00000126D	684,819.00	533,089.00	0.00	151,730.00
Resident Opport & Self Sufficiency						
	ROSS	FSS26FL7135	153,384.00	53,482.56	0.00	99,901.44
	ROSS	ROSS242014	245,850.00	138,353.98	0.00	107,496.02
		ROSS Subtotal:	\$399,234.00	\$191,836.54	\$0.00	\$207,397.46
Portfolio Totals: Awards: 6			\$2,265,178.00	\$1,735,170.07	\$0.00	\$530,007.93

[Menu](#)



[Privacy Statement](#)

HUD-50077-SL

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 09/30/2027

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Carl Zalak, the Chairman
Official's Name *Official's Title*
certify that the 5-Year PHA Plan for fiscal years 2026-2030 and/or Annual PHA Plan for fiscal
year 2026 of the FL032 - Ocala Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies
to:

Marion County, FL

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State
Consolidated Plan.

**The Ocala Housing Authority's Annual Plan is consistent with the Consolidated Plan as it
indicates the County's efforts to further promote decent, safe, affordable and sanitary housing
to very low and low income families.**

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly
submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil
and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: <u>Carl Zalak</u>	Title: <u>Chairman</u>
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions,
searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding
this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE,
Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB
Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB
Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title
12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are
required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: FL032 - Ocala Housing Authority form HUD-50077-SL (Form ID - 7498) printed by
Gwendolyn Dawson in HUD Secure Systems/Public Housing Portal at 07/15/2026 02:34PM EST

HUD – 5077-ST-HCV-HP

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary

business office of the PHA and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Ocala Housing Authority

FL032

PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year **2026**

☐ 5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: DR Gwendolyn Dawson	Name of Board Chairman: LaToria Francis
Signature:  Date: 7/15/2026	Signature:  Date: 7/16/26

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: *FL032-Ocala Housing Authority form HUD-50077-ST-HCV-HP (Form ID -2759) for CY 2026 printed by Gwendolyn Dawson in HUD Secure Systems/Public Housing Portal at 07/15/2026 02:35PM EST*

HUD – 5077-CR

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning October 1, 2026 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Ocala Housing Authority
PHA Name

FL032
PHA Number/HA Code

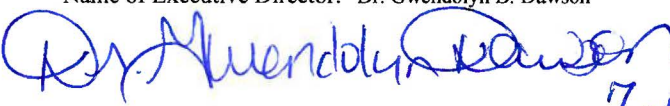
I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director: Dr. Gwendolyn B. Dawson

Name of Board Chairperson: Latoria Francis

Signature

Date


7-14-2026

Signature

Date


7/14/26

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Significant Amendment Procedures

Significant Amendment Procedure

Any item that is outside of the Ocala Housing Authority's (OHA) mission will require a significant amendment.

For all significant amendments, the Ocala Housing authority will advertise said amendment to the public and allow for public comments for 30 days prior to holding a public hearing on the matter. The OHA will record all comments submitted before and during the scheduled hearing. The amendment will be submitted to the OHA Board of Commissioners for approval. All Board approved amendments will be submitted to the HUD office for approval.

The Ocala Housing Authority did not have any significant amendments to its FY 2027 Agency Plan.

Deconcentration Policy

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

PHA Policy

The PHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

PHA Policy

The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low income family (30% of median income).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending ON focal circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

PHA Policy

For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:

- **Housing Needs Assessment**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Newspaper Ad	Non-targeted/broad community	Ads were placed for the public needs hearing and the final public hearing.	No comments were received	No comments were received	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Needs Assessment Overview

The Needs Assessment examines needs related to affordable housing, special needs housing, community development, and homelessness of the Marion County and City of Ocala HOME Consortium. It provides a qualitative and quantitative analysis of multiple datasets, supplemented with interviews and a stakeholder survey, to paint a detailed picture of the housing needs facing individuals and households in Marion County. The needs identified in this section help to inform the County's Strategic Plan, which outlines how Marion County will use its federal funds over the next five years.

The Needs Assessment includes the following sections:

- Housing Needs Assessment.
- Disproportionately Greater Need.
- Public Housing.
- Homeless Needs Assessment.
- Non-Homeless Special Needs Assessment.
- Non-Housing Community Development Needs.

Key Themes from the Needs Assessment

The following key themes emerged related to the housing needs facing Marion County residents.

Disproportionately Greater Need

The Needs Assessment explored whether any race or ethnic groups disproportionately experienced housing problems compared to the population as a whole. The 2020 Comprehensive Housing Affordability Strategy (CHAS) data indicates that Asian households earning less than 30 percent of the area median income (AMI) were disproportionately impacted by housing problems and severe housing problems; however, the sample size of these households in the CHAS data is small and may not accurately represent the housing needs of the community. CHAS data also indicates that White non-Hispanic households earning less than 30 percent AMI are disproportionately impacted by severe housing problems.

Housing Problems

In 2020, 41 percent of all households in Marion County experienced at least one of the four housing problems that are captured in CHAS data, which include housing units lacking complete kitchen facilities, housing units lacking complete plumbing facilities, overcrowded households, and cost-burdened households. The most common housing problem was spending more than 30 percent of income on housing costs.

Severe Housing Problems

In 2020, 25 percent of all households in Marion County experienced at least one of the four severe housing problems that are captured in CHAS data, which include housing units lacking complete kitchen facilities, housing units lacking complete plumbing facilities, severely overcrowded households, and severely cost-burdened households. The most common severe housing problem was spending more than 50 percent of income on housing costs.

Housing Cost Burden

Fifty-nine percent of all renter households earning less than 30 percent of the HUD Area Median Family Income (HAMFI) and 53 percent of all owner households earning less than 30 percent HAMFI spent more than half of their income on housing costs.

Public Housing

The OHA is the active PHA in Marion County. The OHA, a certified HUD Housing Counseling Agency, manages and provides subsidized housing to 186 families through the public housing and permanent supportive housing (PSH) programs and manages 44 units of affordable scattered site housing throughout Marion County. The OHA serves approximately 1,511 Housing Choice Voucher (HCV) participants who utilize their vouchers through several different voucher programs. The OHA maintains

waiting lists for both the HCV program (> 3,000) and public housing (>2,000). The large number of persons on the waiting list highlights the need for additional affordable housing.

Discussion

Homeless Needs Assessment

The Ocala/Marion County Joint Office of Homelessness oversees CoC operations to meet the needs of people experiencing homelessness through coordination and collaborative planning with the CoC. The number of homeless still outnumbers the resources available to manage the issue. Preliminary information indicates the 2023 Point-in-Time (PIT) Count data will show a slight increase. The 2022 PIT Count focused on those experiencing sheltered and unsheltered homelessness in Marion County. A total of 267 persons were in a shelter, 123 were in emergency shelter, and 144 were in transitional housing. There were 188 unsheltered persons, totaling 455 people experiencing homelessness in the County. This is lower than the total number of people experiencing homelessness in 2020 (523) and 2021 (512).

NonHomeless Special Needs Assessment

Persons with special needs include the elderly and frail elderly, persons with developmental and physical disabilities, persons suffering from drug and alcohol addiction, and persons living with HIV/AIDS. Generally, individuals who have special needs are typically extremely low income and face tremendous challenges finding housing that they can afford. Individuals with special needs also require supportive services. Public and private sources have much smaller funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive service programs.

NonHousing Community Development Needs

Marion County's population has grown significantly during the last decade, and will likely continue to grow in the future. An estimated 36,000 more people now call Marion County home than those accounted for in the 2010 Census. This is similar to adding another city that is half the size of Ocala to the unincorporated areas of the county.

During the next five years, growth is expected to continue with several projects in planning and development. Through CDBG funds, the County can fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation and maintenance, and Americans with Disabilities Act (ADA)-compliant construction and rehabilitation. The County needs water and sewer infrastructure, including street and sidewalk improvements, and needs to address mobility and access management.

Data Sources and Terms

The Consolidated Plan utilizes two primary data sources: data from the Census Bureau's American Community Survey (ACS) and custom tabulations of ACS data called the Comprehensive Housing

Affordability Strategy (CHAS) data. The most recent ACS data are the 2017–2021 five-years estimates, and the most recent CHAS data are the 2016–2020 five-year estimates.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

ACS data provides insight into the change in the County's population, number of households, and median household incomes from 2012 to 2022. The data indicates that between 2012 and 2022, median household income for Marion County residents increased by almost 40 percent, but after adjusting for inflation, median household income only increased by 12 percent. Conversely, median contract rent was \$631 in Marion County in 2012 and increased by 40 percent to \$885 by 2022, while the median home value was \$130,900 in 2012 and increased 49 percent to \$194,900 by 2022. After adjusting for inflation, however, median contract rent increased by 13 percent and the median home value increased by 20 percent.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	318,251	19	-100%
Households	131,423	22	-100%
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	11,860	13,995	22,550	15,055	70,815
Small Family Households	3,530	4,245	5,615	4,140	25,515
Large Family Households	585	740	1,385	889	3,485
Household contains at least one person 62-74 years of age	2,875	4,055	6,980	4,920	24,400
Household contains at least one person age 75 or older	1,770	3,179	5,865	3,747	13,309
Households with one or more children 6 years old or younger	1,693	2,173	2,738	1,410	4,694

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	170	170	140	105	585	95	55	134	60	344
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	35	4	109	203	30	15	20	45	110
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	165	280	170	90	705	10	89	150	164	413
Housing cost burden greater than 50% of income (and none of the above problems)	3,345	2,375	775	65	6,560	2,825	2,529	2,000	485	7,839

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	134	1,345	3,089	1,085	5,653	829	2,464	3,605	1,680	8,578
Zero/negative Income (and none of the above problems)	1,139	0	0	0	1,139	1,515	0	0	0	1,515

Table 7 – Housing Problems Table

Data 2013-2017 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,745	2,860	1,090	369	8,064	2,970	2,684	2,295	760	8,709
Having none of four housing problems	865	2,110	5,225	3,675	11,875	1,630	6,340	13,960	10,270	32,200
Household has negative income, but none of the other housing problems	1,139	0	0	0	1,139	1,515	0	0	0	1,515

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,599	1,819	1,705	5,123	759	1,609	1,374	3,742
Large Related	390	345	189	924	84	85	389	558
Elderly	704	1,284	1,139	3,127	2,218	2,634	3,019	7,871
Other	1,109	624	1,124	2,857	645	690	934	2,269
Total need by income	3,802	4,072	4,157	12,031	3,706	5,018	5,716	14,440

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,559	1,089	285	2,933	584	884	614	2,082
Large Related	345	210	75	630	84	45	125	254
Elderly	680	924	330	1,934	1,674	1,310	850	3,834
Other	1,055	380	200	1,635	495	310	435	1,240
Total need by income	3,639	2,603	890	7,132	2,837	2,549	2,024	7,410

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	185	260	174	195	814	55	99	120	184	458

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	30	30	0	20	80	0	4	50	40	94
Other, non-family households	10	25	0	4	39	0	0	0	0	0
Total need by income	225	315	174	219	933	55	103	170	224	552

Table 11 – Crowding Information - 1/2

Data Source: 2013-2017 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source:
Comments:

Describe the number and type of single person households in need of housing assistance.

The 2022 ACS data indicates that there were 45,744 single-person households in Marion County, representing 30 percent of total households. The data also indicates that single-person male and female households have lower median incomes than family households. While the family married-couple household median income was \$74,978 in 2022, this figure was \$26,682 for single-person female households and \$32,997 for single-person male households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

In accordance with 24 CFR 5.2003 regarding domestic violence, there is no single publicly available data source that fully describes the size and demographic composition of individuals fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking in Marion County. Therefore, staff analyzed available data from sources such as the National Coalition Against Domestic Violence, which states that 37.9 percent of women and 29.3 percent of men in Marion experience intimate partner physical violence, intimate partner sexual violence, or intimate partner stalking in their lifetimes. The State of Florida reported 738 human trafficking cases in 2020.

Marion County Community Services Department staff have received information from local law enforcement and non-profit community service providers stating that there is a lack of services that address the domestic violence problem in Marion County. Marion County currently has one non-profit domestic violence shelter and two other multi-level service agencies that assist in providing services to victims of domestic violence, or those fleeing from domestic violence. The Florida Uniform Crime Reporting information provided the chart below for Marion County specifically.

Service agencies indicate the lack of resources and the need for capacity building across Marion County. Additional information made available from the Florida Department of Law Enforcement and the Florida Department of Health in 2020 indicated that the domestic violence rate is continuing at a significantly increased rate in Marion County versus the state of Florida. An increase in PSH, emergency shelter, and rent assistance with wrap-around services has shown it can assist with the desire to help elevate this problem.

Marion County Community Services Department staff anticipate that the availability of HOME-ARP funds will spur non-profit organizations to apply and create capacity in this crucial area of need within the community. Discussion with current community service providers indicates they are interested in making more domestic violence services available through capacity building and programming designed to move victims out of domestic violence situations, including families with children, into their facilities to give them wrap-around services that culminate with rental assistance to encourage successful exit from the public assistance program.

What are the most common housing problems?

CHAS data provides information on four housing problems: 1) housing units lacking complete kitchen facilities, 2) housing units lacking complete plumbing facilities, 3) overcrowded households, and 4) cost-burdened households. The data further differentiates between overcrowded (more than one person per room) and severely overcrowded (more than 1.5 people per room) households as well as households that are cost-burdened (paying over 30 percent of income on housing costs) and severely cost-burdened (paying over 50 percent of income on housing costs). CHAS considers a household as having a housing problem if it has one or more of the four problems.

In 2020, 41 percent of total households experienced one or more housing problems in Marion County. Housing cost burden and severe housing cost burden were the most prevalent housing problems impacting households. Overall, 18 percent of all households paid more than 30 percent of their income on housing costs and 16 percent paid more than half of their income on housing costs. More recent 2022 ACS data indicates that 41 percent of total households were housing cost burdened.

2020 CHAS data also indicates that 6.7 percent of renter households were overcrowded, and 1.3 percent were severely overcrowded. Among owner households, 1.8 percent were overcrowded, and less than 1 percent were severely overcrowded. This suggests that a small but important number of renter

households in Marion County are not residing in housing units that are adequately sized for their household.

Are any populations/household types more affected than others by these problems?

According to the 2018–2022 ACS, small families that rent are most likely to experience housing cost burdens. Among small families that rent, 37 percent are considered cost-burdened. In addition to small families, elderly renter households are also most likely to experience cost burden. Among elderly renter households, 27 percent experience cost burdens.

Elderly owner households are most likely to experience housing cost burdens. Among elderly households that own, 56 percent are considered cost-burdened. In addition to elderly households, small family owner households are also most likely to experience cost burdens. Among small family owner households, 24 percent experience cost burdens.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Assistance for those at risk of homelessness in the community remains in need of improvement. There is a lack of rent assistance, wrap-around services to include alcohol and drug addiction treatment, and mental health services. The OHA currently has a closed waiting list of 2,000 persons waiting for possible entry into Section 8 housing. OHA needs affordable housing, as many on their waiting list are cost-overburdened in their current residences or living with others in unsuitable conditions. Staff recognizes that these numbers are overwhelming their services as they work to deal with landlords to obtain affordable housing and manage their portfolio of residences. Marion County's recent eviction data trends provide insight into those households at risk. New eviction filings have increased markedly since early August 2020 after the state-wide eviction moratorium expired (end of July 2020). The Emergency Rental Assistance programs (ERA-1 and ERA-2) funds gave 35,000 qualified persons rental assistance, which helped mitigate evictions. However, since that fund has expired, the County has seen an increase in the eviction trend. According to US Census data from the week of February 4–13, 2023, Florida's eviction rate overall is high, showing a "likelihood of eviction" rate of 26.5 percent to 36.8 percent, further demonstrating the needs in this area for those at risk of homelessness in the community.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

“At risk of homelessness,” as defined in 24 CFR 91.5, encompasses individuals and families who have an income below 30 percent of the AMI and do not have sufficient resources or support networks to prevent them from becoming homeless or living with instability.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Increasing rent creates housing instability, as the percentage of household income required to remain in a home or apartment overburdens the tenant’s ability to pay. TBRA contributes to housing stability for these vulnerable populations.

Discussion

Please see AD-25, Administration, Unique Grantee Appendices, for more detailed information.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The tables below summarize the percentage of each racial/ethnic group experiencing housing problems by HAMFI levels. For this analysis, HAMFI is comparable to AMI.

The four housing problems captured in CHAS data are:

1. Housing unit lacks complete kitchen facilities.
2. Housing unit lacks complete plumbing facilities.
3. Household is overcrowded (more than one person per room).
4. Household spends over 30 percent of income on housing costs (i.e., cost burden).

Overall, the analysis of households experiencing a housing problem by race and ethnicity identified one case of disproportionate housing need; however, the sample sizes for many race groups at given income levels were small and therefore may not accurately reflect the housing needs in Marion County.

0 Percent–30 Percent of AMI

Table 14 provides a breakdown of extremely low-income households experiencing one or more of the four housing problems by race and ethnicity in Marion County. In 2020, 70 percent of all households earning less than 30 percent AMI experienced at least one of the four housing problems. When

disaggregated by race and ethnicity, the data indicate that Hispanic households were disproportionately affected, since 81 percent of extremely low-income Hispanic households experienced at least one housing problem.

Please see AD-25, Administration, Unique Grantee Appendices, for more detailed information.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,665	1,535	2,654
White	4,995	1,220	1,824
Black / African American	1,499	175	660
Asian	15	0	25
American Indian, Alaska Native	29	0	0
Pacific Islander	0	0	0
Hispanic	1,020	120	125

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,355	4,654	0
White	6,260	3,630	0
Black / African American	1,464	510	0
Asian	69	0	0
American Indian, Alaska Native	35	30	0
Pacific Islander	0	0	0
Hispanic	1,364	447	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,059	12,485	0
White	7,164	9,730	0
Black / African American	1,310	1,400	0
Asian	139	145	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	15	0
Hispanic	1,375	1,018	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,894	11,165	0
White	2,804	8,835	0
Black / African American	470	945	0
Asian	15	123	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	565	1,144	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The analysis of households experiencing a housing problem by race and ethnicity found that Hispanic households earning less than 30 percent AMI and 50–80 percent AMI experienced housing problems at a disproportionate rate compared to the total population. In addition, the data indicates that low-income Asian households were disproportionately impacted by housing problems, with 100 percent of low-income Asian households experiencing at least one housing problem. It is important to note that the sample size (150) of low-income Asian households is low and therefore may not accurately capture the housing needs facing this population in Marion County.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The tables below summarize the percentage of each racial/ethnic group experiencing housing problems by HAMFI levels. For this analysis, HAMFI is comparable to AMI.

The four severe housing problems captured in CHAS data are:

1. Housing unit lacks complete kitchen facilities.
2. Housing unit lacks complete plumbing facilities.
3. Household is severely overcrowded (more than 1.5 persons per room).
4. Household spends over 50 percent of income on housing costs (i.e., severe housing cost burden).

Overall, the analysis of households experiencing a severe housing problem by race and ethnicity identified four cases of disproportionate housing problems: Hispanic households (0–30 percent of AMI), Black or African American households (30-50 percent of AMI), and Asian households at 0–50 percent and 80-100 percent of AMI.

0 Percent–30 Percent of AMI

Table 18 provides a breakdown of extremely low-income households experiencing one or more of the four severe housing problems by race and ethnicity in Marion County. In 2020, 60 percent of all households earning less than 30 percent AMI had at least one of the four severe housing problems.

When disaggregated by race and ethnicity, the data indicate that 74 percent of Hispanic households with incomes below 30 percent AMI experienced at least one severe housing problem.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,715	2,495	2,654
White	4,245	1,970	1,824
Black / African American	1,349	329	660
Asian	15	0	25
American Indian, Alaska Native	4	25	0
Pacific Islander	0	0	0
Hispanic	990	145	125

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,544	8,450	0
White	3,654	6,245	0
Black / African American	970	1,000	0
Asian	65	4	0
American Indian, Alaska Native	35	30	0
Pacific Islander	0	0	0
Hispanic	754	1,069	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,385	19,185	0
White	2,180	14,710	0
Black / African American	554	2,145	0
Asian	115	169	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	15	0
Hispanic	484	1,919	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,129	13,945	0
White	784	10,860	0
Black / African American	164	1,260	0
Asian	15	123	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	160	1,539	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Analysis of the percentage of households experiencing at least one of the four severe housing problems by income level underscores the racial and ethnic disparities that exist in Marion County. At every income level, there were differences in the share of households experiencing a severe housing issue depending on the race and ethnicity of the household. For several income categories, Asian, Black, and Hispanic households were disproportionately impacted by severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Marion County analyzed 2016–2020 CHAS data to determine whether any of the identified races or ethnic groups had a disproportionately greater need relative to the rest of the jurisdiction regarding housing cost burden. Federal regulations consider a specific racial or ethnic group as having a disproportionately greater need when the percentage of people belonging to the racial or ethnic group experiencing a particular problem is at least 10 percentage points higher than the percentage of individuals experiencing the same issue in the area as a whole. In addition, cost-burdened households are defined as spending between 30–50 percent of their income on housing costs, while severely cost-burdened households spend over half of their income on housing costs.

Table 22 outlines the number of households by race and ethnicity by level of housing cost burden and Figure 11 depicts the percentage of households within each housing cost burden category by race and ethnicity. The data indicates that 13 percent of total households paid between 30–50 percent of their income on housing costs, while 12 percent devoted over half of their income to housing costs.

When disaggregated by race and ethnicity, noticeable variations emerge. Of the households that identified as White, 13 percent were cost-burdened and 10 percent were severely cost-burdened. For Black/African American households, these figures were 14 percent and 20 percent, respectively. Of households identifying as Hispanic, 16 percent were cost-burdened and 16 percent were severely cost-burdened, which indicates that Hispanic households were disproportionately impacted by severe housing cost burden.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	96,525	19,199	15,810	2,775
White	78,435	14,205	10,400	1,899
Black / African American	7,754	2,149	2,844	685
Asian	1,343	118	225	25
American Indian, Alaska Native	155	25	39	0
Pacific Islander	19	0	0	0
Hispanic	7,695	2,495	2,054	135

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2013-2017 CHAS
Source:

Discussion

Marion County analyzed 2022 ACS data to supplement the CHAS analysis on cost-burdened households. Figure 10 shows the share of cost-burdened households by tenure in the County and indicates that 20 percent of renter households paid over half of their incomes on housing costs. Among owners, 14 percent of households with a mortgage were severely cost burdened while this figure was 7 percent for households without a mortgage.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The impact of housing problems in Marion County varies primarily by income level. However, the following groups within various income tiers and race/ethnicity categories experienced problems at a rate at least 10 percentage points higher than the county as a whole.

If they have needs not identified above, what are those needs?

The table above outlines the housing needs identified in the CHAS analysis by race and ethnicity in Marion County. In general, households with lower incomes have greater housing needs. More information on housing and market trends is provided in the Market Analysis.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

HUD defines a racially or ethnically concentrated area of poverty (R/ECAP) as a geographic area with significant concentrations of poverty and minority populations. In HUD's Affirmatively Furthering Fair Housing mapping tool, HUD further defines R/ECAPs as census tracts in which 50 percent or more of the population is non-White and either 40 percent or more of the population is living below the federal poverty line or the poverty rate is three or more times the average census tract poverty rate for the metropolitan or micropolitan area—whichever threshold is lower. HUD's R/ECAPs mapping tool indicates that there are two R/ECAPs in Marion County located in the central area of the County in West Ocala (Figure 13).

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

The OHA is the active PHA in Marion County. The OHA, a certified HUD Housing Counseling Agency, manages and provides subsidized housing to 186 families through the public housing and PSH programs and manages 44 affordable units in sites scattered throughout Marion County. The OHA serves approximately 1,511 HCV participants who utilize their vouchers through several different voucher programs, including mainstream and specialty vouchers: HCV Homeownership Vouchers, Veterans Affairs Supportive Housing (VASH) vouchers, Emergency Housing Vouchers (EHV), and Family Unification Program (FUP) vouchers assistance. The OHA maintains waiting lists for both the HCV program (>3,000) and public housing (>2,000). OHA operates several programs to provide housing to eligible households.

- **Public housing:** 186 public housing units, all located within Ocala city limits.
- **HCV:** OHA administers 1,511 HCVs throughout Marion County, which provides 9 million dollars in subsidies to 600 private owners.
- **Family Self-Sufficiency (FSS) Program:** OHA provides job training, counseling, and financial coaching to meet individualized goals, along with an escrow savings plan for the participants.

Homebuyer's Club: OHA provides services such as credit repair, budgeting, home inspections, mortgage search, navigating real estate negotiations, post-purchase training, and general mortgage education for residents of any OHA programs and the general public.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	181	1,269	0	1,229	40	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,152	10,699	0	10,605	13,572	0
Average length of stay	0	0	3	5	0	5	0	0
Average Household size	0	0	2	2	0	2	2	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	32	224	0	212	12	0
# of Disabled Families	0	0	40	314	0	298	16	0
# of Families requesting accessibility features	0	0	181	1,269	0	1,229	40	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	37	471	0	439	32	0	0
Black/African American	0	0	144	785	0	777	8	0	0
Asian	0	0	0	7	0	7	0	0	0
American Indian/Alaska Native	0	0	0	6	0	6	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Source:

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	14	239	0	236	3	0	0
Not Hispanic	0	0	167	1,030	0	993	37	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

There are 1,857 tenants on the waitlist and currently there are 397 handicapped/disabled applicants (21 percent).

The need for accessible units was clearly articulated by residents and other advocates at the stakeholder meetings.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The OHA only administers tenant-based vouchers through the HCV program. There are 286 Hispanic applicants (15 percent).

The following data is from the most recent (May 30, 2024) OHA waiting list.

When considering the prominent identified need, OHA felt that Marion County should consider making source of income a protected class as it relates to Fair Housing to prevent owners/landlords from discriminating against voucher holders.

How do these needs compare to the housing needs of the population at large?

The population at large includes households that share the needs of housing authority residents and voucher holders because the resources available are insufficient to meet local need. Until a unit or voucher becomes available, the majority of households on the waiting list continue to subsist on extremely low incomes in housing conditions that are likely unaffordable, inadequate, or both. As stated earlier, there are too few homeowners willing to participate in the voucher program, which severely limits the ability of low-income households to find decent, affordable units.

Discussion

As with most cities and counties in the nation, low-income residents in Marion County largely depend on local housing authorities for access to affordable housing and related services. The high demand for housing assistance, illustrated by the large size of the waitlist for vouchers, demonstrates the difficulties that residents are facing. Low-income residents in Marion County need social services to help attain stability. Residents need educational, child care, medical, and transportation services. Combining housing assistance with the provision of proper social services is the best option to create economic opportunities for public housing residents

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Marion County responds to the needs of people experiencing homelessness through coordination and collaborative planning with the CoC. Through coordinated entry and strategic funding distribution to non-profit providers for direct services and assistance programs, the Ocala/Marion County Joint Office of Homelessness oversees CoC operations to rehouse homeless individuals and families, minimize trauma and dislocation experienced by the homeless population, boost utilization of mainstream programs by homeless individuals and families, and optimize self-sufficiency among individuals and families experiencing homelessness. Marion County awards funding through a competitive process to score proposals based on their perceived ability to meet the needs of the community and achieve the goals and priority needs that the County has outlined in this Five-Year Consolidated Plan.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source

Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

With the establishment of the City/County Joint Office on Homelessness and assuming responsibility as the lead agency for the CoC, significant attention has been placed on system performance measures and how to improve outcomes. Along with identifying weaknesses in the HMIS platform used to collect and measure data, training continues to be provided to end users to ensure the most accurate and reliable data collection and analysis. Additionally, training on ESG program components, HUD rapid rehousing and homeless prevention modes, and utilizing best practices continues to be provided to direct service providers. The Coordinated Entry process and By-Name lists are undergoing cycles of refinement and improvement to increase confidence and use throughout the system. Restructuring of case management funding, case reviews, and coordination meetings creates an emphasis on performance outcomes. The Ocala Housing Authority administers both Section 8 Tenant Based Rental Assistance Program (TBRA) and Veteran's Assistance and Supportive Housing Vouchers (VASH). Marion County recently received additional VASH vouchers to assist more of its veterans.

For the 2023 PIT count, there were a total of 53 homeless veterans. Within this total, there were 37 sheltered homeless veterans and 16 unsheltered homeless veterans. This leaves a gap of at least 16 units based on the 2023 count. The Housing Inventory Count data suggests that while there are only 12 emergency shelter beds for homeless veterans, there are 50 beds for transitional housing, 189 PSH beds, and two other beds under other permanent housing. See Figure 14 for detailed 2022 data.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source:

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The PIT Count is conducted twice annually to identify and quantify the nature and pervasiveness of homelessness in the community. For the 2023 count, there were a total of 53 homeless veterans. Within this total, there were 37 sheltered homeless veterans and 16 unsheltered homeless veterans. This leaves a gap of at least 16 units based on the 2023 count. The Housing Inventory Count data suggests that while there are only 12 emergency shelter beds for homeless veterans, there are 50 beds for transitional housing, 189 PSH beds, and two other beds under other permanent housing.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

- Overall Black, African American, African: 147
- Asian, Asian American: 4
- American Indian, Alaska Native, Indigenous: 11
- Native Hawaiian, Pacific Islander: 1
- Multiple Races: 38

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

For the 2023 PIT Count, there was a total of 234 individuals who were homeless but staying in shelters at the time of the count. Of this total, there were 130 individuals staying in emergency shelter beds. An additional 104 individuals were living in transitional housing at the time of the PIT Count. It's important to note that there were 0 individuals reported as staying in PSH.

There were 220 unsheltered homeless persons at the time of the 2023 PIT Count. Of those identified, 22 individuals were considered chronically homeless. Based on the most recent Housing Inventory Count, there were 197 emergency shelter beds available for families, 89 for adults, and 12 for veterans. For transitional housing, there were 118 beds available for families, 82 beds available for adults, and 50 for veterans. For PSH, there were 119 family beds, 96 adult beds, and 189 veteran beds. Finally, for other permanent housing, there were 96 family beds, 11 adult beds, and two veteran beds. In aggregate, there was ample capacity to accommodate all those counted in 2023. Despite the availability of shelter, the number of unsheltered homeless was still high for 2023.

Preliminary 2024 PIT Counts (January 23, 2024) show that there were 201 unsheltered homeless persons, a decline from 2023, with 102 persons in an emergency shelter and 75 persons in transitional housing.

Discussion:

See above.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

The NA-45 Non-Homeless Special Needs Assessment describes the housing and service needs of such special needs populations, which include the following.

- Elderly: defined as aged 62 and older.
- Frail elderly: defined as an elderly person who requires assistance with three or more activities of daily living such as bathing, walking, and performing light housework. CHAS data also considers an individual aged 75 and over as frail elderly.
- Persons with disabilities: defined as those with mental, physical, or developmental disabilities.
- Persons with substance use disorders: defined as an individual with an alcohol or other drug addiction.
- Victims of gender-based violence: defined as persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, and stalking.
- Persons with HIV/AIDS and their families.

Describe the characteristics of special needs populations in your community:

Elderly/frail elderly: According to the U.S. Census (2020) and related secondary data from Florida's Community Health Needs Assessment, about 30 percent of Marion County's population is aged 65 years and older, inclusive of the nearly 10 percent who are aged 75–84 years and 4 percent in the 85 years and older category. In seven of Marion County's 24 zip codes, more than a third of residents are aged 65

years and older. These data confirm that seniors comprise a large segment of the population and that the need for senior services is concentrated in certain geographic areas of the county.

According to the Department of Elder Affairs' State of Florida "2023 Profile of Older Floridians in Marion County," 8 percent of the elderly population (60 and older) live below the poverty guideline. The highest growth rate is for the 60+ population: 29,715 live alone, 14,224 annually receive SNAP or food stamps, 17,882 (12 percent) have one type of disability, and 15,774 (11 percent) have two or more disabilities. Marion County has 1,620 skilled nursing facility beds and had 296,184 Medicaid patient days in skilled nursing facility beds in 2023. There are 27 home health agencies, 62 companion service companies, 31 assisted living facilities with a total of 2,071 beds, and two adult day care facilities with 46 beds. 16,268 (15 percent) Marion County residents are age-eligible for Medicaid.

Mental health: From 2014–2020, mental health hospitalizations have been consistently lower for Marion County residents than the state, especially among children, with an estimated rate of only 1.3 hospitalizations per 1,000 visits compared to 5.9 for the state. Hospitalization rates for mental health for county residents overall have decreased between 2018 and 2020. Still, mental health issues were ranked #1 in terms of health issues to be addressed according to Marion County healthcare/social providers and community partners.

Substance abuse: Adults in Marion County are generally less likely to report engaging in heavy or binge drinking compared to the state. However, Marion County still sees consistently higher alcoholic liver disease death rates (11.6 versus 7.8 deaths per 100,000 population) and chronic liver disease and cirrhosis death rates (18.0 versus 13.0 deaths per 100,000 population) than the state at large.

Domestic violence: According to the Florida Department of Law Enforcement's Domestic Violence 2019 Annual Report, when compared to the state, Marion County had higher rates of murder, rape, fondling, aggravated assault, and simple assault. To expand, Marion County in 2019 witnessed a murder rate that was approximately 5.9 times that of the state, a rate of rape nearly 2.6 times that of the state, more than double the rate of fondling, and nearly double the rates of aggravated and simple assault. Marion County has seen a wide fluctuation in the number of domestic violence offenses, with 2020 showing the highest recorded rate with 1,015.9 offenses per 100,000 population. Meanwhile, the state has been steadily trending downward for over a decade, measuring only 492.2 offenses per 100,000 population in 2020, less than half the rate in Marion County.

HIV/AIDS: All categories of sexually transmitted diseases, including HIV/AIDS, had lower rates for Marion County adults compared to the state. However, rates of Gonorrhea were increasing in the county until 2018, and rates of Syphilis and Chlamydia were increasing through 2019. All sexually transmitted disease rates dropped off in 2020, likely due to the COVID-19 pandemic. HIV/AIDS cases have steadily dropped from 2016 to 2020 in both the county and the state.

What are the housing and supportive service needs of these populations and how are these needs determined?

Due to the median property value in Marion County, especially among elderly households, affordable housing is of prime concern for LMI elderly.

A major issue faced by these households is aging in place. The County continues to focus CDBG funding on homeowner rehabilitation to improve the housing stock and preserve affordable housing. Under the HOME and State Housing Initiatives Partnership (SHIP) programs, Marion County offers purchase assistance to the elderly and those with special needs to become homeowners and live in safe, affordable homes.

Also, according to Marion County's Hospital District, resources for housing domestic violence survivors are scarce. CASA of Marion initiated services in Marion County in January 2024, aiming to enhance housing options for domestic violence survivors. While Project Hope and Shepherd's Lighthouse offer short-term housing, there is a pressing need for longer-term solutions.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Florida Department of Health FL Health Charts Database, there were 1,212 persons with HIV/AIDS in 2022. Marion County is in the third quartile for this measure, meaning that persons with HIV/AIDS numbers are lower than about half of all Florida counties.

Well Florida Council, a local health council for North Central Florida, provides information on primary healthcare and support services to low-income persons living with HIV, including services under the Housing Opportunities Program and the High-Impact Prevention project.

According to HIV.gov, there are eight health centers that treat and test for HIV. As of 2024, there are no longer any Ryan White HIV care centers in Marion County.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The County does not intend to establish a preference.

Discussion:

According to the US Census Bureau, ACS 2018–2022, Marion County had a poverty rate of 14.4 percent, compared to 12.9 percent for the State of Florida and 12.6 percent for the nation as a whole. Child

poverty rates are somewhat significantly higher in Marion County, with a rate of 21.4 percent compared to 17.7 percent for the State of Florida and 16.7 percent for the nation as a whole.

Income disparities in Marion County continue to be higher than the state and the nation as a whole. This disparity is particularly severe for Black households in the county, with a poverty rate of 22.3 percent compared to 20 percent for the state and 21.5 percent for the nation. The disparity is similar for Hispanic households, with 21.5 percent for the county compared to 15.5 percent for the state and 17.2 percent for the nation.

Due to the higher-than-average poverty rates among elderly households and the greater share of cost-burdened households, improving the housing stock remains a priority for the County.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Marion County's population has grown significantly during the last decade, and it is expected that the population will continue to grow in the decades to come. An estimated 36,000 more people now call Marion County home than those accounted for in the 2010 Census. This is similar to adding another city that is half the size of Ocala to the unincorporated areas of the county. The County needs to be positioned to continue meeting customer expectations.

Through CDBG funds, Marion County can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include community centers and facilities for special needs populations (such as senior centers, homeless shelters, or centers for disabled persons).

How were these needs determined?

Needs were determined through communication with other County departments, community needs outreach, discussions with key stakeholders, and a community needs survey.

Describe the jurisdiction's need for Public Improvements:

During the next five years, growth will likely continue with several projects in planning and development. A recent strategic plan highlights three economic opportunity focus areas as well as infill opportunities in proximity to existing infrastructure and public services:

- Florida Crossroads Commerce Park, within Marion Oaks, at Highway 484, west of Interstate 75(I-75).
- Northwest 49th Street Interchange, between I-75 and NW 49th Street.
- Silver Springs Shores employment areas.

According to a consultation discussion with the Ocala/Marion County CEP, there is a lot of focus on broadband enhancement and expansion to support workforce development and education.

In addition, road infrastructure and water and sewer improvements are key to continued economic growth.

Through CDBG funds, the County can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation and maintenance, and ADA-compliant construction and rehabilitation. The county needs water and sewer infrastructure, including street and sidewalk improvements, as well as addressing mobility and access management.

How were these needs determined?

Needs were determined through communication with other County departments, community needs outreach, discussions with key stakeholders, and a community needs survey.

Describe the jurisdiction's need for Public Services:

According to consultation with the Community Foundation for Ocala/Marion County, area nonprofits are struggling to meet the demand for services across the board.

Significant gaps exist in areas of affordable mental health services, substance abuse services, affordable housing options, public transportation options, and affordable quality childcare.

The need for programs and services across the nonprofit sector is dramatically increasing following the COVID-19 pandemic. This effect has been exacerbated by the subsequent population surge felt across Florida jurisdictions. Marion County is now the fourth fastest-growing county in the nation. This rise in need puts considerable strain on human serving missions, especially given the subsequent labor shortage that occurred following the pandemic. There are more people, more demand, less staff, and higher costs for recurring expenses. Area nonprofits are suffering from the same "pressure points" faced by all Florida nonprofit organizations in 2024 (Florida Nonprofit Survey, 2023):

- Both cost and demand for services are increasing.
- Nonprofits need new sources of funds to survive.
- More volunteers are needed.
- CEO transitions are happening frequently and will continue.

Consultation with the Hospital District revealed that there is a need to work with tech schools, employers, and colleges in Marion to hire the homeless or educate them. Case management services with a behavioral health/substance use component are also needed to work with the homeless.

How were these needs determined?

Needs were determined through communication with other County departments, community needs outreach, discussions with key stakeholders, and a community needs survey

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis portion of the Consolidated Plan provides a qualitative and quantitative analysis of multiple sets of data, supplemented with interviews and surveys, to paint a detailed picture of the housing market and community development needs facing individuals and households in Marion County. The needs identified in this section help to inform the County's Strategic Plan, which outlines how the County will use its HUD funds.

Data Sources and Terms

The Consolidated Plan utilizes two primary data sources: data from the Census Bureau's American Community Survey (ACS) and custom tabulations of ACS data called the Comprehensive Housing Affordability Strategy (CHAS) data. The most recent ACS data are the 2018–2022 five-year estimates and the most recent CHAS data are the 2016–2020 five-year estimates. Understanding that the housing market and conditions have changed dramatically since 2019, the County analyzed additional data where available to provide a more recent picture of the needs facing the county.

NA-05 Overview includes a list of terms used throughout the Needs Assessment and Market Analysis sections of the Consolidated Plan.

Key Themes Identified in the Market Analysis

The Market Analysis identified the following major themes.

Characteristics of the Housing Market

Data on the number of housing units in the county indicates that there is a shortage of affordable and available housing units for households earning less than 80 percent AMI.

Public and Assisted Housing Inventory

The OHA is the active PHA in Marion County. The OHA, a certified HUD Housing Counseling Agency, manages and provides subsidized housing to 186 families through the public housing and PSH programs

and manages 44 affordable units scattered throughout Marion County. The OHA serves approximately 1,511 HCV participants who utilize their vouchers through several different voucher programs.

Facilities, Housing, and Services for Persons Experiencing Homelessness

In partnership with the City of Ocala, Marion County manages the CoC as the lead agency for FL-514 region through the "Ocala/Marion County Joint Office on Homelessness." Marion County oversees all administrative aspects of the local HUD CoC program and network, and the Community Services Department in which it is housed has been structured in a way that separates entitlement funding management from CoC management between three division managers who work together for enhanced collaboration and alignment between entitlement CDBG, HOME, ESG, SHIP, and all CoC-based funding sources and local allocation procedures.

In partnership with the City of Ocala, Marion County manages the CoC as the lead agency for the FL-514 region through the "Ocala/Marion County Joint Office on Homelessness."

Discussion

Facilities, Housing, and Services for Persons Experiencing Homelessness

In partnership with the City of Ocala, Marion County manages the CoC as the lead agency for the FL-514 region through the "Ocala/Marion County Joint Office on Homelessness."

Marion County is involved in all CoC strategic planning and coordination events to cater to the local policy that guides rapid re-housing and homeless prevention of individuals, families, families with children, veterans, and unaccompanied youth. This includes funding the network's needs and CoC-identified assistance gaps for low-income and homeless aid.

Facilities, Housing, and Services for Special Needs Populations

The special needs population includes individuals that have mobility impairments or disabilities, or those that require supportive services. Typically, this population has severe or persistent mental illness or development or physical disabilities. Several organizations provide facilities and services for special needs populations in Marion County.

Hazard Mitigation

Marion County is vulnerable to a wide range of natural and technological disasters, as demonstrated by the very high human and economic costs of the events that recently impacted the northern portion of the state. According to a recent report, Marion County is exposed to many different types of natural, atmospheric, technological, and societal hazards that vary significantly in location, scope, and seriousness of their effects on the community.

Flooding was identified as having a high probability in Marion County, with a moderate impact.

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

The housing stock in Marion County is primarily single-family (72 percent) and owner-occupied (76 percent). Most multi-family units are in small- to medium-sized structures (two to 19 units). Almost a fifth of residential properties are mobile homes (and a smaller number are boats, RVs, and vans). Given the number of households that are cost-burdened, as described in the Needs Assessment and the length of OHA's waiting lists, the number of affordable units in the county is insufficient to meet the level of demand. With 14 percent (2022 ACS) of the county's population living in poverty, the need for more affordable housing, both owner- and renter-occupied, is high.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	109,870	66%
1-unit, attached structure	4,239	3%
2-4 units	6,975	4%
5-19 units	6,774	4%
20 or more units	2,388	1%
Mobile Home, boat, RV, van, etc	35,564	21%
Total	165,810	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	300	0%	1,028	3%
1 bedroom	1,945	2%	3,430	10%
2 bedrooms	29,370	29%	14,230	43%
3 or more bedrooms	69,590	69%	14,400	44%
Total	101,205	100%	33,088	100%

Table 28 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Marion County's federally funded housing programs are targeted toward extremely low-income, low-income, and moderate-income families. The expected number of units targeted is determined annually through the citizen participation process and a needs assessment. Expected accomplishments are consistent with five-year goals and accomplishments are reported annually in the Consolidated Annual Performance Report.

Marion County is predominately comprised of single-family detached housing, with 126,445 units accounting for 70 percent of the housing stock. The next largest property type is mobile home, boat, RV, van, etc., accounting for 34,243 or 19 percent of the entire housing stock. Although this number has decreased since the previous Consolidated Plan, it remains a high percentage of the housing stock. Marion County residents continue to be households seeking mobile home rehabilitation/repairs through the County's CDBG and SHIP programs. Due to the minimal housing resale value and the number of repairs needed, Marion County has implemented a policy to only repair septic systems and failing wells, add mobility ramps, and only work on those mobile homes built after 1995. During the previous Consolidated Plan (2019–2023), there were 38 home purchases using these funds. Under CDBG and SHIP, the County offers owner-occupied rehabilitation grants and deferred loans. During the previous five years, 45 site-built homes and mobile homes were rehabilitated. Using HOME and SHIP funds, the County assists income-qualified residents with down payment and closing costs. This continues to be a vibrant program with a large number of applications received each year.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Marion County expects the inventory of units in OHA's Public Housing Developments to remain the same and both the County and City of Ocala will utilize their housing rehabilitation programs to maintain the current affordable housing stock. It is expected that OHA will maintain its Section 8 contracts. OHA continues to provide HCVs as long as vouchers are available. If a family is able to become self-sufficient and move out of an affordable unit, the waiting list is extensive to fill that unit. OHA has plans to purchase property to increase the public housing stock and will use replacement housing funds, federal and state grants, private financing, and capital funds to do so.

Does the availability of housing units meet the needs of the population?

Due to the increased cost of housing and the increased cost of construction, the availability of units does not meet the needs of the population. This is demonstrated by waiting lists for HCVs, rehabilitation assistance, and homeowner assistance. Lack of funding and interested developers does not allow the County to address all affordable housing needs. Marion County is studying how to implement affordable housing incentives to developers to include a percentage of affordable units and encouraging inclusive zoning.

Based on changes in median home price, rents, and overall share of property type in the county, there continues to be a lack of affordable units for LMI households. As the market demand for single-family homes increased during the last five-year period, the number of available rental units has continued to decline. At the same time, the increase in the cost of single-family homes continues to price LMI households out of the market. In addition, the increased cost of maintaining homes in the county and the cost of insurance and utilities continues to burden families.

The median home value for single-family housing in the county in 2022 was listed at \$194,900—lower than both the state and national averages. Of the current housing stock, 70 percent are owned units.

In the County's 2019–2024 Analysis of Impediments to Fair Housing, the identified potential impediments were:

- Insufficient supply of affordable rental housing.
- Insufficient support for affordable home ownership.
- Lack of awareness by residents of Fair Housing laws.
- Poor credit history and inadequate access to employment opportunities.

Describe the need for specific types of housing:

From the 2018–2022 ACS data, the total number of residential properties was 181,743—an increase of 13.7 percent since the 2009–2013 data. With a population growth of 13.9 percent over the last decade, the number of units available for housing overall has kept up with growth. However, this growth has not included substantial changes in the number of affordable units. The largest growth was in one-unit detached structures, usually representing homeownership with an increase of 18.5 percent. With 14 percent of the population living under the poverty level, the need for affordable rental units is evident.

Discussion

The housing and population data for Marion County provides a clear picture of what is needed for Marion County residents. Like many parts of the United States, Marion County is experiencing a prolonged housing affordability issue. Based on the increase in single-family units over the last decade, there is clearly an unmet need in the rental market. This need is most acute for LMI families.

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

Housing costs in Marion County have increased considerably since 2012, while median incomes increased at a slower rate than the cost of rental and for-sale housing units, adjusted for inflation. Median contract rent increased by 13 percent and median home value increased by 20 percent, while median household income (adjusted for inflation) increased by 12 percent.

The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 3,515 rental units identified as costing \$500 or less account for 11 percent of the rental inventory. This supply of units does not come close to accommodating the number of renter households earning less than 30 percent of the HAMFI.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	9,951	30.1%
\$500-999	20,093	60.7%
\$1,000-1,499	2,440	7.4%
\$1,500-1,999	169	0.5%
\$2,000 or more	435	1.3%
Total	33,088	100.0%

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,385	No Data
50% HAMFI	4,123	9,725
80% HAMFI	15,667	24,954
100% HAMFI	No Data	36,476
Total	21,175	71,155

Table 31 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	855	919	1,131	1,448	1,572
High HOME Rent	610	655	788	901	986
Low HOME Rent	467	501	601	694	775

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. According to CHAS data, 18 percent of households in the county are cost-burdened (paying more than 30 percent of their income on housing costs). Additionally, over 16 percent of households are severely cost-burdened (spending over 50 percent of household income on housing).

In addition, 59 percent of all renter households earning less than 30 percent HAMFI and 53 percent of all owner households earning less than 30 percent HAMFI spent more than half of their income on housing costs.

How is affordability of housing likely to change considering changes to home values and/or rents?

If current housing cost trends continue, the upward pressure of housing costs will continue to have a negative impact on renter and owner households. Without an increase in the number of available affordable housing units, rents and home prices will continue to climb.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The County's median contract rent (\$885) is higher than the HOME FMR (\$617) for 1-bedroom apartments and larger. This compares to an area median rent of \$1,043 for a 1-bedroom apartment. This means that a household receiving a tenant-based rental subsidy cannot afford most homes within Marion County.

Overall, the home sales market in Marion County is considered to be balanced, with an estimated vacancy rate of 2.4 percent. The number of homes sold totaled 13,800 during the 12-month ending June 2023, a 7 percent increase from 12,900 homes during the previous 12 months (CoreLogic, Inc.). The average sales price increased 14 percent to \$276,100. The market had three months of inventory available for sale in June 2023, up from 1.8 months a year earlier. Despite the market balance, housing costs continue to increase out of the range of affordability for LMI households.

The apartment market in the county is slightly soft. The apartment vacancy rate in the county was approximately 9.5 percent in the second quarter of 2023, up from 4.5 percent a year ago. The average asking rent was approximately \$1,450, down 2 percent from \$1,475 from a year ago. The higher-than-average asking rent, increase in contract rents, and high FMRs continue to leave LMI households without affordable housing.

In addition, according to a recent (May 2024) Moving Trends Report for the First Quarter of 2024, a ranking of move-to cities in the United States, the City of Ocala was at the top. Ocala's "moves-in" to "moves-out" ratio jumped to 3.30 for Q1 2024, according to the data. According to that ratio, 330 people intend to move in this year for every 100 who are leaving. Ocala is one of the top 10 places to migrate to in 2024, ranking with other expanding retirement communities like Myrtle Beach, Knoxville, Hendersonville, and Pensacola. While this is good news overall, it likely means fewer available affordable rental units.

Discussion

See above.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

The following data provides an overview of the condition of housing in Marion County, particularly as it relates to housing that is or is in the process of becoming unsafe or obsolete. Compared to the nation overall, the county's housing stock is newer, with most of the housing stock built between 1980 and 2009 (66.5 percent). Although both owner and rental units may require rehabilitation from normal wear and tear, the need is slightly greater for renter-occupied units.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Standard Condition

A dwelling unit in this category has no major defects or has only slight defects that are correctable through the course of regular maintenance. It must be in total compliance with applicable local housing and occupancy codes; be structurally sound, watertight, and in good repair; be adequate in size with respect to the number of rooms and area of living space; and contain the following:

- A safe electrical wiring system adequate for lighting and other normal electrical devices.
- A heating system capable of sustaining a healthy temperature (consistent with normal, year-round climatic conditions).
- A separate well-lighted and ventilated bathroom that provides user privacy and contains a sink, commode, and bathtub or shower stall.

- An appropriate, sanitary, and approved drainage system.
- A fully useable sink in the kitchen.
- Adequate space and service connections for a refrigerator.
- An unobstructed egress to a safe, open area at ground level.
- Ingress and egress areas free of any barriers that would obstruct a handicapped occupant.

Substandard Condition, But Suitable for Rehabilitation

A dwelling unit in this category does not comply with the standard criteria or has minor defects that require a certain amount of correction but can still provide a safe and adequate shelter or has major defects requiring a great deal of correction and will be safe and adequate once repairs are made.

To be suitable for rehabilitation, the County's Construction Coordinator carefully inspects the dwelling and prepares a work write-up of repairs necessary to bring it up to standard condition. A repair cost estimate is prepared based on the needs identified in the work write-up.

Marion County may authorize deviations based on unique aspects of each dwelling, owner, tenant, etc. on a case-by-case basis. Each deviation so approved must be thoroughly documented.

Sub-Standard Condition but Not Suitable for Rehabilitation

A dwelling unit is in this category if a cost estimate of repairs, based on the needs identified in a work write-up, exceeds 65 percent of the just value as determined by the property appraisal or appraisal dated within six months of application. Such units are ineligible.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	21,915	22%	13,460	41%
With two selected Conditions	403	0%	1,130	3%
With three selected Conditions	0	0%	95	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	78,905	78%	18,400	56%
Total	101,223	100%	33,085	100%

Table 33 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	33,814	33%	8,325	25%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1980-1999	44,315	44%	13,780	42%
1950-1979	20,900	21%	9,833	30%
Before 1950	2,164	2%	1,170	4%
Total	101,193	100%	33,108	101%

Table 34 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	23,064	23%	11,003	33%
Housing Units build before 1980 with children present	9,432	9%	5,057	15%

Table 35 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Lead-based paint is more likely to be present in housing units constructed before the federal government officially banned its use in residential dwellings in 1978. Households residing in older housing units are at an increased risk of encountering lead-based paint, which poses serious health risks, especially for young children. Since lead-based paint has a sweet taste, young children may be tempted to eat fallen paint chips or chew on low-level painted surfaces such as windowsills.

Currently, 25.4 percent of the housing stock in Marion County was constructed before 1979 and would need testing and possible removal of lead-based paint. Not all of these older homes are being occupied by low-income residents. The City of Ocala has a large historic district with over 900 houses built before 1950. These homes tend to be owned by wealthier individuals who can afford to renovate and maintain

a home of that age. If not cared for properly, these homes tend to deteriorate quickly and become uninhabitable. Marion County requires any home that was built prior to 1978 that will be renovated, purchased, or demolished to be tested by a lead-based paint-certified and licensed inspector.

Discussion

See above.

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

The OHA is the active PHA in Marion County. The OHA, a certified HUD Housing Counseling Agency, manages and provides subsidized housing to 186 families through the public housing and PSH programs and manages 44 affordable units scattered throughout Marion County. The OHA serves approximately 1,511 HCV participants who utilize their vouchers through several different mainstream and specialty voucher programs: HCV Homeownership Vouchers, VASH vouchers, EHV, and FUP voucher assistance. The OHA maintains waiting lists for both the HCV program (>3,000) and public housing (>2,000). OHA operates several programs to provide housing to eligible households.

- **Public housing:** 186 public housing units, all located within Ocala city limits.
- **HCV:** OHA administers 1,511 HCVs throughout Marion County that provide 9 million dollars in subsidies to 600 private owners.
- **FSS Program:** OHA provides job training, counseling, and financial coaching to meet individualized goals, along with an escrow savings plan for the participants.
- **Homebuyer's Club:** OHA provides services such as credit repair, budgeting, home inspections, mortgage search, navigating real estate negotiations, post-purchase training, and general mortgage education for residents of any OHA programs and the public.

Totals Number of Units

Program Type	Vouchers								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			186	1,288			60	0	0
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 – Total Number of Units by Program Type

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

OHA owns and manages 186 public housing units in four communities. Those units routinely remain occupied, and there are currently 800 residents on the public housing waiting list.

OHA maintains the properties via private vendors and a maintenance staff. The units are maintained to a high level per the HUD Real Estate Assessment Center inspections for suitability. OHA also maintains a five-year Capital Improvement Plan (CIP) plan that denotes future projects to maintain and enhance the properties. Items such as roof replacements, painting, replacement of playground equipment, and re-designed parking are all projects included in OHA's most recent five-year CIP plan. However, overall lack of funding restricts not only what OHA can accomplish but how soon it can accomplish it.

Public Housing Condition

Public Housing Development	Average Inspection Score
Ocala Housing Authority	92

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

All of the current properties were built in the 1970s, and though they have been maintained to a high level, there is a lot that could be done with adequate funding to make the communities safer and the units more modern.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

OHA is actively engaging its residents and expanding its services in its Resident Services Department. OHA is putting a major focus on its Section 8 Homeownership program and helping LMI families move from being renters to being homeowners. OHA is increasing the number of families that it serves in its FSS program. OHA has actively begun to recruit and hire Section 3 residents on a part-time basis with the intent to aid them in gaining meaningful work experience so that they may obtain higher-paying jobs and move their families to a level of self-sufficiency.

OHA is making efforts to continue to increase enrollment in its FSS program and to increase resident involvement in our community activities by providing diverse and relevant activities that will aid its residents in reaching their housing, educational, and social goals through the following.

- Increasing focus on case management and providing classes that focus on becoming employable through education and job skills training, obtaining employment, home ownership, credit rebuilding, safety, voter awareness, and budgeting.
- Establishing partnerships that will help residents remove barriers to transportation, education, and employment.
- Restructuring the PCC Board for the FSS program to bring a high level of energy and increased access to community resources that will broaden OHA's ability to increase services to clients even amidst budget uncertainty.
- Implementing a scholarship program funded by local business and charities that will aid in paying for educational testing, transportation vouchers, and other identified inhibitors of a family's self-sufficiency.
- Furthering individual case management (using a ROSS grant) by adding a coordinator who will work with public housing residents to increase client opportunities for housing self-sufficiency.
- Partnering with Eckerd Connects to provide paid internship opportunities to local residents aged 18–25 with on-the-job skills training.
- This serves to give needed resources without increasing OHA's budget as Eckerd keeps the interns on their payroll for up to 300 hours.
- Increase Program Participation of Residents and Landlords:
- Objective: Enhance External Customer Knowledge
- Action Steps: Host landlord briefings Host tenant workshops Strengthen partnership with local Legal Aid office Develop an open house event to be attended by both landlords and tenants Develop an OHA Resident Appreciation Day

Discussion:

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

In partnership with the City of Ocala, Marion County manages the CoC as the lead agency for the FL-514 region through the "Ocala/Marion County Joint Office on Homelessness." Marion County oversees all administrative aspects of the local HUD CoC program and network, and the Community Services Department in which it is housed has been structured in a way that separates entitlement funding management from CoC management between three division managers who work together for enhanced collaboration and alignment between entitlement CDBG, HOME, ESG, SHIP, and all CoC-based funding sources and local allocation procedures.

Marion County is involved in all CoC strategic planning and coordination events to cater to the local policy that guides rapid re-housing and homeless prevention of individuals, families, families with children, veterans, and unaccompanied youth. This includes funding the network's needs and CoC-identified assistance gaps for low-income and homeless aid. Marion County works with the CoC BoG to gain insight into the local program needs to ensure HUD or State Notice of Funding Availability priorities include the housing-related requirements identified by the CoC network. The Ocala/Marion County Joint

Office on Homelessness develops and leads the regional coordinated entry program to prioritize clients based on vulnerability level for timely assignment to case management and wrap-around services funded by ESG and CoC-based grants.

The Marion County staff primarily oversees funding and applications, while the City of Ocala staff is the lead agency for handling outreach efforts, coordinated entry, and HMIS.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	197	0	118	96	0
Households with Only Adults	89	0	82	11	0
Chronically Homeless Households	0	0	0	0	0
Veterans	12	0	189	2	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source

Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The City of Ocala's Outreach and Referral Specialists evaluate the needs of each client through the Vulnerability Index—Service Prioritization Decision Assistance Tool, which is a survey triage tool administered both to individuals and families to determine risk and prioritization when providing assistance to homeless persons and those at risk of homelessness. It gives the Outreach Specialists an overview of the needs of the client and allows them to make an assessment as to what resources are required to best meet their needs and to determine the mainstream services needed to meet the needs of homeless persons.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

In Marion County, homeless shelters consist of the following:

● Violence Against Women Act (VAWA) Notification, Documentation, Confidentiality

PART IX: VIOLENCE AGAINST WOMEN ACT (VAWA): NOTIFICATION, DOCUMENTATION, CONFIDENTIALITY

16-IX.A. OVERVIEW

The Violence against Women Act of 2013 (VAWA) provides special protections for victims of domestic violence, dating violence, sexual assault and stalking who are applying for or receiving assistance under the housing choice voucher (HCV) program. If your state or local laws provide greater protection for such victims, those laws apply in conjunction with VAWA.

In addition to definitions of key terms used in VAWA, this part contains general VAWA requirements and PHA policies in three areas: notification, documentation, and confidentiality. Specific VAWA requirements and PHA policies are located primarily in the following sections: 3-I.C, "Family Breakup and Remaining Member of Tenant Family"; 3-IV. G, "Prohibition against Denial of Assistance to Victims of Domestic Violence, Dating Violence, and Stalking"; 10-I. A, "Allowable Moves"; 10-I. B, "Restrictions on Moves"; 12-II. E, "Terminations Related to Domestic Violence, Dating Violence, or Stalking"; and 12-II. F, "Termination Notice."

16-IX.B. DEFINITIONS [24 CFR 5.2003, 42 USC 13925]

As used in VAWA:

- The term *bifurcate* means, with respect to a public housing or Section 8 lease, to divide a lease as a matter of law such that certain tenants can be evicted or removed while the remaining family members' lease and occupancy rights are allowed to remain intact.
- The term *dating violence* means violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - The length of the relationship
 - The type of relationship
 - The frequency of interaction between the persons involved in the relationship
- The term *domestic violence* includes felony or misdemeanor crimes of violence committed by a current or former spouse or intimate partner of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse or intimate partner, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

- The term *affiliated individual* means, with respect to a person:
 - A spouse, parent, brother or sister, or child of that individual, or an individual to whom that individual stands in the position or place of a parent; or
 - Any other individual, tenant, or lawful occupant living in the household of the victim of domestic violence, dating violence, sexual assault, or stalking.
- The term *sexual assault* means:
 - Any nonconsensual sexual act proscribed by federal, tribal, or state law, including when the victim lacks the capacity to consent
- The term *stalking* means:
 - To engage in a course of conduct directed at a specific person that would cause a reasonable person to fear for his or her safety or the safety of others, or suffer substantial emotional distress.

16-IX.C. NOTIFICATION [24 CFR 5.2005(a)]

Notification to Public

The PHA adopts the following policy to help ensure that all actual and potential beneficiaries of its HCV program are aware of their rights under VAWA.

PHA Policy

The PHA will post the following information regarding VAWA in its offices and on its website. It will also make the information readily available to anyone who requests it.

A copy of the notice of occupancy rights under VAWA to housing choice voucher program applicants and participants who are or have been victims of domestic violence, dating violence, sexual assault, or stalking (Form HUD-5380, see Exhibit 16-1)

A copy of form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation (see Exhibit 16-2)

A copy of the PHA's emergency transfer plan (Exhibit 16-3)

A copy of HUD's Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, Form HUD-5383 (Exhibit 16-4)

The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) (included in Exhibits 16-1 and 16-2)

Contact information for local victim advocacy groups or service providers

Notification to Program Applicants and Participants [24 CFR 5.2005(a)(1)]

PHAs are required to inform program applicants and participants of their rights under VAWA, including their right to confidentiality and the limits thereof, when they are denied assistance, when they are admitted to the program, and when they are notified of an eviction or termination of housing benefits.

PHA Policy

The PHA will provide all applicants with information about VAWA at the time they request an application for housing assistance, as part of the written briefing packet, and at the time the family is admitted to the program. The PHA will also include information about VAWA in all notices of denial of assistance (see section 3-IV. G).

The PHA will provide all participants with information about VAWA at the time of admission (see section 5-I. B) and at annual reexamination. The PHA will also include information about VAWA in notices of termination of assistance, as provided in section 12-II.F.

The VAWA information provided to applicants and participants will consist of the notices in Exhibits 16-1 and 16-2.

The PHA is not limited to providing VAWA information at the times specified in the above policy. If the PHA decides to provide VAWA information to a participant following an incident of domestic violence, Notice PIH 2017-08 cautions against sending the information by mail, since the abuser may be monitoring the mail. The notice recommends that in such cases the PHA make alternative delivery arrangements that will not put the victim at risk.

PHA Policy

Whenever the PHA has reason to suspect that providing information about VAWA to a participant might place a victim of domestic violence at risk, it will attempt to deliver the information by hand directly to the victim or by having the victim come to an office or other space that may be safer for the individual, making reasonable accommodations as necessary. For example, the PHA may decide not to send mail regarding VAWA protections to the victim's unit if the PHA believes the perpetrator may have access to the victim's mail, unless requested by the victim.

When discussing VAWA with the victim, the PHA will take reasonable precautions to ensure that no one can overhear the conversation, such as having conversations in a private room.

The victim may, but is not required to, designate an attorney, advocate, or other secure contact for communications regarding VAWA protections.

Notification to Owners and Managers

While PHAs are no longer required by regulation to notify owners and managers participating in the HCV program of their rights and obligations under VAWA, the PHA may still choose to inform them.

PHA Policy

The PHA will provide owners and managers with information about their rights and obligations under VAWA when they begin their participation in the program and at least annually thereafter.

The VAWA information provided to owners will consist of the notice in Exhibit 16-5 and a copy of form HUD-5382, Certification of Domestic Violence, Dating Violence, and Stalking and Alternate Documentation.

16-IX.D. DOCUMENTATION [24 CFR 5.2007]

A PHA presented with a claim for initial or continued assistance based on status as a victim of domestic violence, dating violence, sexual assault, stalking, or criminal activity related to any of these forms of abuse may—but is not required to—request that the individual making the claim document the abuse. Any request for documentation must be in writing, and the individual must be allowed at least 14 business days after receipt of the request to submit the documentation. The PHA may extend this time period at its discretion. [24 CFR 5.2007(a)]

The individual may satisfy the PHA's request by providing any one of the following three forms of documentation [24 CFR 5.2007(b)]:

- (1) A completed and signed HUD-approved certification form (HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking), which must include the name of the perpetrator only if the name of the perpetrator is safe to provide and is known to the victim. The form may be filled out and submitted on behalf of the victim.
- (2) A federal, state, tribal, territorial, or local police report or court record, or an administrative record
- (3) Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence, sexual assault or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; a mental health professional; or a medical professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

The PHA may not require third-party documentation (forms 2 and 3) in addition to certification (form 1), except as specified below under "Conflicting Documentation," nor may it require certification in addition to third-party documentation [VAWA final rule].

PHA Policy

Any request for documentation of domestic violence, dating violence, sexual assault or stalking will be in writing, will specify a deadline of 14 business days following receipt of the request, will describe the three forms of acceptable documentation, will provide explicit instructions on where and to whom the documentation must be submitted, and will state the consequences for failure to submit the documentation or request an extension in writing by the deadline.

The PHA may, in its discretion, extend the deadline for 10 business days. In determining whether to extend the deadline, the PHA will consider factors that may contribute to the victim's inability to provide documentation in a timely manner, including cognitive limitations, disabilities, limited English proficiency, absence from the unit, administrative delays, the danger of further violence, and the victim's need to address health or safety issues. Any extension granted by the PHA will be in writing.

Once the victim provides documentation, the PHA will acknowledge receipt of the documentation within 10 business days.

Conflicting Documentation [24 CFR 5.2007(e)]

In cases where the PHA receives conflicting certification documents from two or more members of a household, each claiming to be a victim and naming one or more of the other petitioning household members as the perpetrator, the PHA may determine which is the true victim by requiring each to provide acceptable third-party documentation, as described above (forms 2 and 3). The PHA may also request third-party documentation when submitted documentation contains information that conflicts with existing information already available to the PHA. Individuals have 30 calendar days to return third-party verification to the PHA. If the PHA does not receive third-party documentation, and the PHA will deny or terminate assistance as a result, the PHA must hold separate hearings for the tenants [Notice PIH 2017-08].

The PHA must honor any court orders issued to protect the victim or to address the distribution of property.

PHA Policy

If presented with conflicting certification documents from members of the same household, the PHA will attempt to determine which is the true victim by requiring each of them to provide third-party documentation in accordance with 24 CFR 5.2007(e) and by following any HUD guidance on how such determinations should be made.

When requesting third-party documents, the PHA will provide contact information for local domestic violence and legal aid offices. In such cases, applicants or tenants will be given 30 calendar days from the date of the request to provide such documentation.

If the PHA does not receive third-party documentation within the required timeframe (and any extensions) the PHA will deny VAWA protections and will notify the applicant or tenant in writing of the denial. If, as a result, the applicant or tenant is denied or terminated from the program, the PHA will hold separate hearings for the applicants or tenants.

Discretion to Require No Formal Documentation [24 CFR 5.2007(d)]

The PHA has the discretion to provide benefits to an individual based solely on the individual's statement or other corroborating evidence—i.e., without requiring formal documentation of abuse in accordance with 24 CFR 5.2007(b). HUD recommends documentation in a confidential manner when a verbal statement or other evidence is accepted.

PHA Policy

If the PHA accepts an individual's statement or other corroborating evidence (as determined by the victim) of domestic violence, dating violence, sexual assault or stalking, the PHA will document acceptance of the statement or evidence in the individual's file.

Failure to Provide Documentation [24 CFR 5.2007(c)]

In order to deny relief for protection under VAWA, a PHA must provide the individual requesting relief with a written request for documentation of abuse. If the individual fails to provide the documentation within 14 business days from the date of receipt, or such longer time as the PHA may allow, the PHA may deny relief for protection under VAWA.

16-IX.E. CONFIDENTIALITY [24 CFR 5.2007(b)(4)]

All information provided to the PHA regarding domestic violence, dating violence, sexual assault or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence. This means that the PHA (1) may not enter the information into any shared database, (2) may not allow employees or others to access the information unless they are explicitly authorized to do so and have a need to know the information for purposes of their work, and (3) may not provide the information to any other entity or individual, except to the extent that the disclosure is (a) requested or consented to by the individual in writing, (b) required for use in an eviction proceeding, or (c) otherwise required by applicable law.

PHA Policy

If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, the PHA will inform the victim before disclosure occurs so that safety risks can be identified and addressed.

EXHIBIT 16-1: NOTICE OF OCCUPANCY RIGHTS UNDER THE VIOLENCE AGAINST WOMEN ACT, FORM HUD-5380

Ocala Housing Authority

Notice of Occupancy Rights under the Violence Against Women Act¹

To all Tenants and Applicants

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women, but are available equally to all individuals regardless of sex, gender identity, or sexual orientation.² The U.S. Department of Housing and Urban Development (HUD) is the federal agency that oversees that the housing choice voucher program is in compliance with VAWA. This notice explains your rights under VAWA. A HUD-approved certification form is attached to this notice. You can fill out this form to show that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, and that you wish to use your rights under VAWA.”

Protections for Applicants

If you otherwise qualify for assistance under the housing choice voucher program, you cannot be denied admission or denied assistance because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Protections for Tenants

If you are receiving assistance under the housing choice voucher program, you may not be denied assistance, terminated from participation, or be evicted from your rental housing because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Also, if you or an affiliated individual of yours is or has been the victim of domestic violence, dating violence, sexual assault, or stalking by a member of your household or any guest, you may not be denied rental assistance or occupancy rights under the housing choice voucher program solely on the basis of criminal activity directly relating to that domestic violence, dating violence, sexual assault, or stalking.

Affiliated individual means your spouse, parent, brother, sister, or child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control); or any individual, tenant, or lawful occupant living in your household.

¹ Despite the name of this law, VAWA protection is available regardless of sex, gender identity, or sexual orientation.

² Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

Removing the Abuser or Perpetrator from the Household

The PHA may divide (bifurcate) your lease in order to evict the individual or terminate the assistance of the individual who has engaged in criminal activity (the abuser or perpetrator) directly relating to domestic violence, dating violence, sexual assault, or stalking.

If the PHA chooses to remove the abuser or perpetrator, the PHA may not take away the rights of eligible tenants to the unit or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, the PHA must allow the tenant who is or has been a victim and other household members to remain in the unit for a period of time, in order to establish eligibility under the program or under another HUD housing program covered by VAWA, or, find alternative housing.

In removing the abuser or perpetrator from the household, the PHA must follow federal, state, and local eviction procedures. In order to divide a lease, the PHA may, but is not required to, ask you for documentation or certification of the incidences of domestic violence, dating violence, sexual assault, or stalking.

Moving to Another Unit

Upon your request, the PHA may permit you to move to another unit, subject to the availability of other units, and still keep your assistance. In order to approve a request, the PHA may ask you to provide documentation that you are requesting to move because of an incidence of domestic violence, dating violence, sexual assault, or stalking. If the request is a request for emergency transfer, the housing provider may ask you to submit a written request or fill out a form where you certify that you meet the criteria for an emergency transfer under VAWA. The criteria are:

1. **You are a victim of domestic violence, dating violence, sexual assault, or stalking.** If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation, as described in the documentation section below.
2. **You expressly request the emergency transfer.** Your housing provider may choose to require that you submit a form, or may accept another written or oral request.
3. **You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit.** This means you have a reason to fear that if you do not receive a transfer you would suffer violence in the very near future.

OR

You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer. If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90-calendar-day period before you expressly request the transfer.

The PHA will keep confidential requests for emergency transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families.

The PHA's emergency transfer plan provides further information on emergency transfers, and the PHA must make a copy of its emergency transfer plan available to you if you ask to see it.

Documenting You Are or Have Been a Victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking

The PHA can, but is not required to, ask you to provide documentation to "certify" that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking. Such request from the PHA must be in writing, and the PHA must give you at least 14 business days (Saturdays, Sundays, and federal holidays do not count) from the day you receive the request to provide the documentation. The PHA may, but does not have to, extend the deadline for the submission of documentation upon your request.

You can provide one of the following to the PHA as documentation. It is your choice which of the following to submit if the PHA asks you to provide documentation that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

- A complete HUD-approved certification form given to you by the PHA with this notice, that documents an incident of domestic violence, dating violence, sexual assault, or stalking. The form will ask for your name, the date, time, and location of the incident of domestic violence, dating violence, sexual assault, or stalking, and a description of the incident. The certification form provides for including the name of the abuser or perpetrator if the name of the abuser or perpetrator is known and is safe to provide.
- A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. Examples of such records include police reports, protective orders, and restraining orders, among others.
- A statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, an attorney, a medical professional or a mental health professional (collectively, "professional") from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, and with the professional selected by you attesting under penalty of perjury that he or she believes that the incident or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.
- Any other statement or evidence that the PHA has agreed to accept.

If you fail or refuse to provide one of these documents within the 14 business days, the PHA does not have to provide you with the protections contained in this notice.

If the PHA receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), the PHA has the right to request that you provide third-party documentation within thirty 30 calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, the PHA does not have to provide you with the protections contained in this notice.

Confidentiality

The PHA must keep confidential any information you provide related to the exercise of your rights under VAWA, including the fact that you are exercising your rights under VAWA.

The PHA must not allow any individual administering assistance or other services on behalf of the PHA (for example, employees and contractors) to have access to confidential information unless for reasons that specifically call for these individuals to have access to this information under applicable Federal, State, or local law.

The PHA must not enter your information into any shared database or disclose your information to any other entity or individual. The PHA, however, may disclose the information provided if:

- You give written permission to the PHA to release the information on a time limited basis.
- The PHA needs to use the information in an eviction or termination proceeding, such as to evict your abuser or perpetrator or terminate your abuser or perpetrator from assistance under this program.
- A law requires the PHA or your landlord to release the information.

VAWA does not limit the PHA's duty to honor court orders about access to or control of the property. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

Reasons a Tenant Eligible for Occupancy Rights under VAWA May Be Evicted or Assistance May Be Terminated

You can be evicted and your assistance can be terminated for serious or repeated lease violations that are not related to domestic violence, dating violence, sexual assault, or stalking committed against you. However, the PHA cannot hold tenants who have been victims of domestic violence, dating violence, sexual assault, or stalking to a more demanding set of rules than it applies to tenants who have not been victims of domestic violence, dating violence, sexual assault, or stalking.

The protections described in this notice might not apply, and you could be evicted and your assistance terminated, if the PHA can demonstrate that not evicting you or terminating your assistance would present a real physical danger that:

1. Would occur within an immediate time frame, and
2. Could result in death or serious bodily harm to other tenants or those who work on the property.

If the PHA can demonstrate the above, the PHA should only terminate your assistance or evict you if there are no other actions that could be taken to reduce or eliminate the threat.

Other Laws

VAWA does not replace any federal, state, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking. You may be entitled to additional housing protections for victims of domestic violence, dating violence, sexual assault, or stalking under other Federal laws, as well as under State and local laws.

Non-Compliance with The Requirements of This Notice

You may report a covered housing provider's violations of these rights and seek additional assistance, if needed, by contacting or filing a complaint with Ocala Housing Authority at (352) 369-2636 ask for the HCV Program Director.

For Additional Information

Additionally, the PHA must make a copy of HUD's VAWA regulations available to you if you ask to see them.

For questions regarding VAWA, please contact Ocala Housing Authority at (352) 369-2636 ask for the HCV Program Director.

For help regarding an abusive relationship, you may call the National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY).

For tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

Attachment: Certification form HUD-5382

**EXHIBIT 16-2: CERTIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE,
SEXUAL ASSAULT, OR STALKING AND ALTERNATE DOCUMENTATION,
FORM HUD-5382**

**CERTIFICATION OF
DOMESTIC VIOLENCE,
DATING VIOLENCE,
SEXUAL ASSAULT, OR STALKING,
AND ALTERNATE DOCUMENTATION**

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0286
Exp. 06/30/2017

Purpose of Form: The Violence Against Women Act ("VAWA") protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

Use of This Optional Form: If you are seeking VAWA protections from your housing provider, your housing provider may give you a written request that asks you to submit documentation about the incident or incidents of domestic violence, dating violence, sexual assault, or stalking.

In response to this request, you or someone on your behalf may complete this optional form and submit it to your housing provider, or you may submit one of the following types of third-party documentation:

- (1) A document signed by you and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, "professional") from whom you have sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse. The document must specify, under penalty of perjury, that the professional believes the incident or incidents of domestic violence, dating violence, sexual assault, or stalking occurred and meet the definition of "domestic violence," "dating violence," "sexual assault," or "stalking" in HUD's regulations at 24 CFR 5.2003.
- (2) A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
- (3) At the discretion of the housing provider, a statement or other evidence provided by the applicant or tenant.

Submission of Documentation: The time period to submit documentation is 14 business days from the date that you receive a written request from your housing provider asking that you provide documentation of the occurrence of domestic violence, dating violence, sexual assault, or stalking. Your housing provider may, but is not required to, extend the time period to submit the documentation, if you request an extension of the time period. If the requested information is not received within 14 business days of when you received the request for the documentation, or any extension of the date provided by your housing provider, your housing provider does not need to grant you any of the VAWA protections. Distribution or issuance of this form does not serve as a written request for certification.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall be kept confidential and such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections to you, and such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

**TO BE COMPLETED BY OR ON BEHALF OF THE VICTIM OF DOMESTIC VIOLENCE,
DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING**

1. Date the written request is received by victim: _____
2. Name of victim: _____
3. Your name (if different from victim's): _____
4. Name(s) of other family member(s) listed on the lease: _____

5. Residence of victim: _____
6. Name of the accused perpetrator (if known and can be safely disclosed): _____

7. Relationship of the accused perpetrator to the victim: _____
8. Date(s) and times(s) of incident(s) (if known): _____

10. Location of incident(s): _____

In your own words, briefly describe the incident(s):

This is to certify that the information provided on this form is true and correct to the best of my knowledge and recollection, and that the individual named above in Item 2 is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. I acknowledge that submission of false information could jeopardize program eligibility and could be the basis for denial of admission, termination of assistance, or eviction.

Signature _____ Signed on (Date) _____

Public Reporting Burden: The public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. The information provided is to be used by the housing provider to request certification that the applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking. The information is subject to the confidentiality requirements of VAWA. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget control number.

**OCALA HOUSING AUTHORITY
OCALA, FLORIDA
Resolution 2021-25**

**HOUSING CHOICE VOUCHER- VIOLENCE AGAINST WOMEN ACT (VAWA):
NOTIFICATION, DOCUMENTATION, CONFIDENTIALITY- EMERGENCY
TRANSFER PLAN**

WHEREAS, On March 7, 2013, President Obama signed *The Violence Against Women Reauthorization Act of 2013 (VAWA 2013)* into law. The law significantly expanded the housing protections to survivors of domestic violence, dating violence, sexual assault, and stalking, across HUD's core housing and homelessness programs. HUD quickly modified its administrative practices to incorporate the core protections, but the more expansive protections required a change in regulation; and

WHEREAS, HUD issued new guidance to assist local governments in the development and implementation of nuisance and crime-free ordinances to make certain they don't violate victims' rights under the Fair Housing Act. These nuisance and crime-free ordinances can result in housing discrimination by requiring or encouraging evictions for use of emergency services, including 911 calls. Too often, these ordinances cause survivors of domestic violence to have to choose between keeping their home or protecting their own life; and

WHEREAS, the Emergency Housing Vouchers (EHVs) Program provides rental subsidy vouchers to assist individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence sexual assaults, stalking or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of; and

WHEREAS, Continuation of the core protections - The rule codifies the core protection across HUD's covered programs ensuring survivors are not denied assistance as an applicant or evicted or have assistance terminated due to having been a victim of domestic violence, dating violence, sexual assault, and stalking, or for being affiliated with a victim; and

WHEREAS, Emergency transfers - One of the key elements of *VAWA 2013's* housing protections are emergency transfers which allows for survivors to move to another safe and available unit if they fear for their life and safety. *VAWA 2013* required HUD to adopt a model emergency transfer plan for housing providers and to explain how housing providers must address their tenants' requests for emergency transfers. HUD's model emergency transfer plan:

- allows a survivor to self-certify their need for an emergency transfer, ensuring documentation is not a barrier to protecting their immediate safety;
- allows the survivor to determine what is a safe unit for purposes of the transfer, ensuring that the survivor has control over their own safety planning;
- requires housing providers to allow for a resident to move immediately if there is another safe and available unit that does not require the survivor to undergo an application process as a new tenant, ensuring quicker access to safe housing;

- requires housing providers to explain the efforts they will take when there is not a safe and available unit available for an emergency transfer and encourages housing providers to partner with victim services and advocate with other housing providers to assist a survivor; and,
- requires housing providers to document requests for emergency transfers, including the outcome of the request, and to report annually to HUD; and

WHEREAS, Protections against the adverse effects of abuse - Domestic violence can often have negative economic and criminal consequences on a survivor. The perpetrator may take out credit cards in a survivor's name, ruining their credit history, or causing damage to survivor's property causing eviction and poor rental history. The perpetrator may force a survivor to participate in criminal activity or a survivor may be arrested as part of policies that require arresting of both parties in a domestic disturbance. The final rule ensures that covered housing providers do not deny tenancy or occupancy rights based solely on these adverse factors that are a direct result of being a survivor; and

WHEREAS, Low-barrier certification process - The final rule makes it clear that under most circumstances, a survivor need only to self-certify in order to exercise their rights under VAWA, ensuring third party documentation does not cause a barrier in a survivor expressing their rights and receiving the protections needed to keep themselves safe; and

WHEREAS, the Housing Choice Voucher Administration Plan (ADM) will be amended to include the U.S. Department of Housing and Urban Development's finalized new rule to protect the housing of survivors of domestic and dating violence, sexual assault, and stalking.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Ocala Housing Authority that the said Board of Commissioners, does hereby approve that the Ocala Housing Authority's modified administrative practices be modified to VAWA's housing protections and the emergency transfers, which allows for survivors to move to another safe and available unit if they fear for their life and safety. The modified plan incorporates the expansive protections required and the issued guidance to assist local governments in the development and implementation of nuisance and crime-free ordinances and to make certain that victims' rights under the Fair Housing Act are not violated in accordance with the U.S. Department of Housing and Urban Development regulations.

The above Resolution 2021-25 was introduced by Secretary Dawson, whereupon Commissioner Gunn moved that the Resolution 2021 – 25 be adopted as introduced. The motion was seconded by Commissioner Francis and upon a roll call vote; the Ayes and Nays were as follows:

AYES

NAY

Reginald E. Landers, Jr.
Reginald E. Landers, Jr.
Reginald E. Landers, Jr.
Reginald E. Landers, Jr.
Reginald E. Landers, Jr.
Reginald E. Landers, Jr.

The Chairman then declared Resolution 2021-25 passed as introduced and read, on the 28th day of June 2021.

(SEAL)

By: Reginald E. Landers, Jr.
Reginald E. Landers, Jr., Chairman

Attest: Dr. Gwendolyn B. Dawson
Dr. Gwendolyn B. Dawson, Secretary

**EXHIBIT 16-3: EMERGENCY TRANSFER PLAN FOR VICTIMS OF DOMESTIC
VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING
(HCV VERSION)**

Attachment: Certification form HUD-5382

Ocala Housing Authority

**Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual
Assault, or Stalking
Housing Choice Voucher Program**

Emergency Transfers

The PHA is concerned about the safety of its tenants, and such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act (VAWA),³ the PHA allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant's current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation.⁴ The ability of the PHA to honor such request for tenants currently receiving assistance, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, and on whether the PHA has another dwelling unit that is available and is safe to offer the tenant for temporary or more permanent occupancy.

This plan identifies tenants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance to tenants on safety and security. This plan is based on a model emergency transfer plan published by the U.S. Department of Housing and Urban Development (HUD), the federal agency that oversees that the **public housing and housing choice voucher (HCV) programs** are in compliance with VAWA.

Eligibility for Emergency Transfers

A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking, as provided in HUD's regulations at 24 CFR part 5, subpart L, is eligible for an emergency transfer if the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant remains within the same unit. If the tenant is a victim of sexual assault, the tenant may also be eligible to transfer if the sexual assault occurred on the premises within the 90-calendar-day period preceding a request for an emergency transfer.

³Despite the name of this law, VAWA protection is available to all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

⁴Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

A tenant requesting an emergency transfer must expressly request the transfer in accordance with the procedures described in this plan.

Tenants who are not in good standing may still request an emergency transfer if they meet the eligibility requirements in this section.

Emergency Transfer Request Documentation

To request an emergency transfer, the tenant shall notify the PHA's management office and submit a written request for a transfer to **any PHA office**. The PHA will provide reasonable accommodations to this policy for individuals with disabilities. The tenant's written request for an emergency transfer should include either:

1. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under the PHA's program; OR
2. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.

Confidentiality

The PHA will keep confidential any information that the tenant submits in requesting an emergency transfer, and information about the emergency transfer, unless the tenant gives the PHA written permission to release the information on a time-limited basis, or disclosure of the information is required by law or required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program. This includes keeping confidential the new location of the dwelling unit of the tenant, if one is provided, from the person or persons that committed an act of domestic violence, dating violence, sexual assault, or stalking against the tenant. See the Notice of Occupancy Rights under the Violence against Women Act for All Tenants for more information about the PHA's responsibility to maintain the confidentiality of information related to incidents of domestic violence, dating violence, sexual assault, or stalking.

Emergency Transfer Timing and Availability

The PHA cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request. The PHA will, however, act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a unit. If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit. If a unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. The PHA may be unable to transfer a tenant to a particular unit if the tenant has not or cannot establish eligibility for that unit.

If the PHA has no safe and available units for which a tenant who needs an emergency transfer is eligible, the PHA will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move. At the tenant's request, the PHA will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

Emergency Transfers: Housing Choice Voucher (HCV) Program

Tenant-based assistance: If you are a participant in the tenant-based HCV program and request an emergency transfer as described in this plan, the PHA will assist you to move to a safe unit quickly using your existing voucher assistance. The PHA will make exceptions to program regulations restricting moves as required.

At your request, the PHA will refer you to organizations that may be able to further assist you.

Project-based assistance: If you are assisted under the project-based voucher (PBV) program, you may request an emergency transfer under the following programs for which you are not required to apply:

- Tenant-based voucher, if available
- Project-based assistance in the same project (if a vacant unit is available and you determine that the vacant unit is safe)
- Project-based assistance in another development owned by the PHA

Emergency transfers under VAWA will take priority over waiting list admissions for these types of assistance.

You may also request an emergency transfer under the following programs for which you are required to apply:

- Public housing program

Emergency transfers will not take priority over waiting list admissions for these programs. At your request, the PHA will refer you to organizations that may be able to further assist you.

Safety and Security of Tenants

Pending processing of the transfer and the actual transfer, if it is approved and occurs, the tenant is urged to take all reasonable precautions to be safe.

Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY).

Tenants who have been victims of sexual assault may call the Rape, Abuse, and Incest National Network's National Sexual Assault Hotline at 1-800-656-HOPE, or visit the online hotline at: <https://ohl.rainn.org/online/>.

Tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at: <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

Attachment: Local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking.