



FY 2025-2026 ANNUAL ACTION PLAN

CDBG, HOME, ESG

Marion County Board of Commissioners

Community Services Department
Marion County Consortium

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Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Marion County is a federal entitlement community under the U.S. Department of Housing and Urban Development (HUD). As a HUD entitlement community, the County is required to prepare an Annual Action Plan to implement any federal programs that fund housing, community development, and economic development within the community. The Marion County Annual Action Plan covers the period from FY 2025 through FY 2026 (October 1, 2025 through September 30, 2026).

This Annual Action Plan (AAP) consolidates into a single document the planning and application requirements for the following federal programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Solutions Grants (ESG)

Funds are provided under the following programs:

- **CDBG:** The primary objective of the CDBG program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income (LMI) levels. Funds can be used for a wide array of activities, including housing rehabilitation, acquisition of existing housing or land, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, water and efficiency improvements, abatement of hazards such as lead-based paint or asbestos, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.
- **HOME:** The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for LMI households. HOME funds can be used for activities that promote affordable rental housing and homeownership by LMI households, including new construction, reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance Program (TBRA).

• **ESG:** The ESG program supports outreach to and shelters for homeless individuals and families. ESG also supports programs that prevent homelessness or rapidly re-house the homeless in Marion County and may be used for certain Homeless Management Information System (HMIS) database costs. The lead entity responsible for the preparation of the Consolidated Plan is Marion County's Community Services Department.

Marion County receives CDBG and ESG funds directly from HUD as an entitlement county. Marion County administers HOME funds as a HOME Participating Jurisdiction (PJ) on behalf of the Marion County Consortium, a partnership between Marion County as the lead entity and the City of Ocala as a participating member.

To receive these funds from HUD, Marion County must create a yearly plan called an Annual Action Plan (AAP) as required by 24 Code of Federal Regulations (CFR) Part 91. The plan identifies goals for the program year, the County's anticipated resources, and the specific projects and activities that the County will carry out over the program year to achieve these goals. This plan is updated annually, in accordance with federal regulations, and serves as a basis for assessing performance.

Each AAP is part of a larger 5-year plan called the Consolidated Plan that identifies the County's housing goals and priorities, special populations, and community development needs. Each AAP identifies specific projects and activities and outlines anticipated resources in accordance with the goals of the Consolidated Plan. The Marion County 2025-2026 AAP plan for the second year within the approved 2024-2028 Consolidated Plan for Marion County.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The current 2024-2028 Consolidated Plan indicates that funds should be expended to achieve the following priority needs and goals for low- to moderate-income households and/or predominantly low income areas: Essential Housing, Homelessness, and Community Development.

Goal 1 - Owner Occupied Rehabilitation- by providing home repairs to low-income owner-occupied homes to include emergency repairs and ADA compliant accessibility.

- **Objective** - Provide Decent Affordable Housing
- **Outcome** - Sustainability
- **Specific Outcome Indicator** - 25 Homeowner Housing Units Rehabilitated

- **Goal 2 – Clearance/Demolition** - demolition of abandoned-dilapidated, vacant housing.
 - **Objective** - Provide Decent Affordable Housing
 - **Outcome** - Affordability
 - **Specific Outcome Indicator** – Removal of 5 structures
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- **Goal 3- Acquisition** acquire property suitable for the development of affordable housing units.
 - **Objective** - Provide Decent Affordable Housing
 - **Outcome** - Affordability
 - **Specific Outcome Indicator** – Acquire 2 lots for the purpose of creating affordable housing units for rent or homeownership
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- **Goal 4 – Planning and Administration-** Program administration
 - **Objective** - Provide Decent Affordable Housing
 - **Outcome** - Sustainability
 - **Specific Outcome Indicator** – General Program Administration
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- **Goal 5 – Public Services-** provide assistance to a local non-profit to increase or maintain capacity to serve low-income residents.
 - **Objective** – Low- to- Mod Individual Benefit
 - **Outcome** – Quality of Life
 - **Specific Outcome Indicator** – Assist organizations with repairs to their building that serves low-income families

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

During the 2024-2025 grant year to date, the following activities were initiated or accomplished towards the goals outlined in the 2024-2028 Consolidated Plan:

- Owner-Occupied Residential Rehab
- Public Facility New Construction

- Public Facility Renovations
- Public Infrastructure
- Public Service
- Rapid Rehousing/Outreach
- Homeless Prevention

Marion County consistently reaches its expected outcomes for public service, while the costs within the housing market have been an obstacle in reaching the expected outcomes in rehabilitation, construction, and purchase assistance goals. The County will continue to allocate annual CDBG, HOME and ESG entitlement funds to the categories of activities outlined in the list above, while also reprogramming unspent prior year funds to supplement expected funds in order to make the most impact. This is especially true for those rehabilitation, construction, and infrastructure projects that are often costlier and require more funding streams outside of HUD CPD funding.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Community Services Department actively engaged the public and stakeholders through numerous meetings leading up to the development of the 2025–2026 Annual Action Plan (AAP). These meetings were used to identify community needs and to provide technical assistance to organizations interested in applying for CDBG, HOME, or ESG funding.

Staff also participated in various discussions that directly informed the AAP's development, offering guidance to potential applicants as outlined in the Marion County Notice of Funding Availability.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Marion County committed to a 30-day public comment period, which began as advertised in the local media, social media, and the Community Services webpage from July 10, 2025 to August 10, 2025. Documents were posted online on July 3rd and 10th, 2025, and completed with an open public comment period at the properly advertised and commenced Commission Hearing on August 5, 2025. Marion County did not receive any public comment concerning the Annual Action Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted and taken under advisement.

7. Summary

In summary, the AAP has been developed with extensive community input (as noted above) and reflects the needs of the County.

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PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MARION COUNTY	Community Services Department
HOME Administrator	MARION COUNTY	Community Services Department
ESG Administrator	MARION COUNTY	Community Services Department

Table 1 – Responsible Agencies

Narrative

The Marion County Community Services Department is responsible for preparing the Annual Action Plan (AAP) for the Marion County HOME Consortium, which administers HOME grant funding. The Consortium includes Marion County and the City of Ocala, which has entered into a cooperative agreement to participate in the County's HOME programs.

Marion County serves as the lead agency for the Consortium and is responsible for developing and overseeing a citizen participation plan that applies to all Consortium members. While the City of Ocala is a member of the Consortium for HOME funding, it is also a CDBG entitlement community and independently administers its own CDBG program. The City shares the citizen participation plan with the County for HOME-related activities under the Consortium.

Consolidated Plan Public Contact Information

Members of the public, stakeholders, and other interested parties can submit any comments or questions on the draft Action Plan to:

Cheryl Butler

Community Services Director, Marion County

2710 E. Silver Springs Blvd.

Ocala, FL 34470

Cheryl.Butler@marionfl.org

352-671-8770

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

In preparation for the 2025 Annual Action Plan, the County consulted with other public and private agencies that provide housing, health, and social services, including those focusing on services to homeless persons, children, elderly persons, and people with disabilities. The public and private agencies contacted include, but are not limited to: Marion County Continuum of Care (CoC), United Way, Ocala Housing Authority, Housing Finance Authority of Marion County and City and County staff.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Marion County's Community Services Department consults with the Ocala Housing Authority (OHA) concerning public housing needs and any planned grant program activities. This ongoing consultation ensures and provides a basis for the certification, by the Marion County's Board of County Commissioners, that the current Annual Action Plan is consistent with Marion County's assessment of low-income housing needs. It also helps ensure that any proposed activities that are directed towards neighborhood improvement and/or any resident programs and/or services funded under or by the Ocala Housing Authority, and those funded under any programs covered by the Consolidated Plan, are fully coordinated to achieve comprehensive community development goals.

Similarly, the County works closely with other government agencies as well as service provider networks to readily understand needs and develop reliable infrastructure to program funds based around those needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Marion County's CoC is a joint office of the County and City of Ocala authorized to carry out the responsibilities of the CoC. The mission of the Ocala/Marion County Continuum of Care is to make homelessness rare, brief and non-recurring.

The Ocala/Marion County Continuum of Care (CoC) is a membership, planning, and oversight body for the designated geographic region of Marion County. Relevant member organizations include nonprofit homeless assistance providers, victim service providers, faith-based organizations, governments, businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities, affordable housing developers, law enforcement, and organizations that serve veterans and homeless and formerly homeless individuals. CoCs are designed to promote a

community-wide commitment to ending homelessness, provide funding for efforts for homeless prevention, to rapidly re-house homeless individuals and families, promote access to and effective use of mainstream programs, and optimize self-sufficiency among individuals and families experiencing homelessness in accordance with HUD regulation 24 CFR 578.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

As noted above, Marion County and the City of Ocala are integrated into the work of the local Continuum of Care (CoC) at all levels. Marion County serves as the lead agency for the CoC and operates under a consortium agreement with the City of Ocala.

County staff regularly facilitate all CoC Membership and Board of Governors (BoG) meetings to gain ongoing insight into the successes and challenges within the CoC network. Funding allocation is based on the priorities set forth by the BoG. Funding alignment is closely monitored by the County in partnership with the CoC to maintain a comprehensive understanding of local resources. These funding sources include ESG, Temporary Assistance for Needy Families (TANF) Block Grant Program, Challenge Grants, and Notice of Funding Opportunity (NOFO) awards.

As the CoC's lead agency, the Ocala/Marion County Joint Office on Homelessness is developing data driven performance standards through consultation with the CoC BoG and general membership. This process will ensure alignment between local performance expectations and the intent of all ESG-based funding sources available in the community.

The Marion County Community Services Department also contributes to CoC efforts by providing HUD Community Planning and Development (CPD) expertise. As an active member of the CoC Strategic Planning Committee, the department supports the development of CoC policies and procedures using available resources and CoC-driven data related to affordable housing, shelter needs, program operations, and city- and county-level policy and ordinance needs.

Additionally, as part of the development of this Consolidated Plan and Annual Action Plan (AAP), the consultant team attended a CoC BoG meeting to present an overview of the planning process and to gather feedback on local needs from meeting participants.

2. Agencies, groups, organizations and others who participated in the process and consultations

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	OCALA HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was conducted via an meeting on 3/18/25 to discuss a potential duplex called Prosper Villas
2	Agency/Group/Organization	VETERANS HELPING VETERANS
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Services-Education Service-Fair Housing Veteran Services
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Numerous meetings from April-May 2025 to discuss programmatic stability and partnerships.
3	Agency/Group/Organization	Interfaith Emergency Services
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Kickoff meeting for funds and future plans. Consultation also occurred through a combination of virtual and in-person meetings, as well as phone calls.
4	Agency/Group/Organization	Wear Gloves
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Provider contacted through work with Department, CoC, and community groups. Consultation also occurred through a combination of virtual and in-person meetings, as well as phone calls.
5	Agency/Group/Organization	Marion County Hospital District
	Agency/Group/Organization Type	Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Strategy, Non-Housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through a combination of virtual and in-person meetings, as well as phone calls.

6	Agency/Group/Organization	City of Ocala
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultations through meetings, calls, etc. on various services in collaboration with the County
8	Agency/Group/Organization	MARION COUNTY
	Agency/Group/Organization Type	Other government - County Planning organization Board of Commissioners
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation was conducted via a presentation at a Board of Commissioners meeting via public hearings
9	Agency/Group/Organization	Community Foundation for Ocala/Marion County
	Agency/Group/Organization Type	Regional organization Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	consultation with agency through work with agencies
10	Agency/Group/Organization	LUTHERAN SERVICES OF FLORIDA
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-homeless Services-Health Services-Employment Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through a combination of virtual and in-person meetings, as well as phone calls.
11	Agency/Group/Organization	Marion County Sheriff's Office
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through a combination of virtual and in-person meetings, as well as phone calls.
12	Agency/Group/Organization	MARION COUNTY PUBLIC SCHOOLS
	Agency/Group/Organization Type	Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through a combination of virtual and in-person meetings, as well as phone calls.

13	Agency/Group/Organization	CARRFOUR SUPPORTIVE HOUSING
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through a combination of virtual and in-person meetings, as well as phone calls. Agency also applied for tax credit through this office and the Marion County BOCC.
14	Agency/Group/Organization	COMMUNITY ACTION STOPS ABUSE, INC.
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through a combination of virtual and in-person meetings, as well as phone calls.
15	Agency/Group/Organization	Marion County Growth Services
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Hazard Mitigation-Management of flood prone areas and emergency management
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This consultation was with the Growth Services department within Marion County that handles local mitigation/hazard plans
16	Agency/Group/Organization	Heart of Florida Health Center, Inc.
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through a combination of virtual and in-person meetings, as well as phone calls.

17	Agency/Group/Organization	The Salvation Army of St. Petersburg
	Agency/Group/Organization Type	Services-homeless CoC Collaborative Member
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through a combination of virtual and in-person meetings, as well as phone calls. In addition, MCCS Staff have attended in person meetings held by The Salvation Army in regards to their emergency shelter issues to offer guidance, etc.
18	Agency/Group/Organization	Florida Center for the Blind, Inc
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through a combination of virtual and in-person meetings, as well as phone calls.
19	Agency/Group/Organization	MARION COUNTY SEXUAL ASSAULT CENTER
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through a combination of virtual and in-person meetings, as well as phone calls.
20	Agency/Group/Organization	Habitat for Humanity of Marion County, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through a combination of virtual and in-person meetings, as well as phone calls.

21	Agency/Group/Organization	SOZO Kids
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through a combination of virtual and in-person meetings, as well as phone calls.
22	Agency/Group/Organization	Project HOPE of Marion County
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through a combination of virtual and in-person meetings, as well as phone calls.
23	Agency/Group/Organization	Blessed Trinity Catholic Church d/b/a Brother's Keeper
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through a combination of virtual and in-person meetings, as well as phone calls.

24	Agency/Group/Organization	NEIGHBORHOOD HOUSING AND DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through a combination of virtual and in-person meetings, as well as phone calls.

Identify any Agency Types not consulted and provide rationale for not consulting

Marion County did not exclude any agencies or organizations in the consultation process for the Annual Action Plan. The County encouraged all organization types to participate in the consultation process and provide input for the Annual Action Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Marion County and the City of Ocala	Strategic Plan goals were influenced by the issues identified in the CoC 2022 Plan

Table 3 – Other local / regional / federal planning efforts

Narrative

See additional stakeholders contacted and other planning efforts considered in the attachment to AD-25, Administration, Unique Grantee Appendices, for additional information.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen Participation was a key component in the development of the 2025-2026 Annual Action Plan. Staff has given extensive one-on-one advice to several prospective applicants through the course of the year.

The 2024-2025 Consolidated Plan included a Citizen Participation Plan (Plan) that summarizes outreach efforts to engage the public and provides a list of locations where information and copies of the Plan may be obtained; explains the process to submit complaints or grievances; and explains the provision of technical assistance, if needed. As noted in the Citizen Participation Plan, public input is encouraged through timely public notices, public hearings and publication of information relating to proposed activities. Notices and agendas are published and/or posted at least seven (7) days before the date of all public meetings. All meetings are held at the Marion County McPherson Governmental Complex, which is centrally located in the community and accessible to all persons, including disabled persons. If special accommodations are necessary for participation of a physically disabled or non-English speaking person in the Consolidated Planning process, the County will provide appropriate accommodations.

The County published a notice of the Action Plan public hearings and public comment period in the Ocala Star Banner, a regional newspaper on July 3, 2025 and July 10, 2025. The public notice was also published in Spanish on the County's website.

The 30-day public comment period began on July 10, 2025, and concluded on August 10, 2025 followed by the public hearing, at which time the draft Annual Action Plan was presented to County Commissioners for approval. Citizens were allowed to comment during all public hearings and public meetings or were able to submit comments in writing before or during the public hearings and public meetings. The final public hearing was held on August 5, 2025.

Citizen Participation Outreach

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)
1	Newspaper Ad	Non-targeted/broad community	July 3, 2025 (1st Posting) - First newspaper article posted detailing the funding sources as well as notice of first public hearing happening on 7/10/25.	No comments received	N/A	
2	Public Hearing	Non-targeted/broad community Residents of Public and Assisted Housing	July 15, 2025 (1st Hearing) - No attendees present for the public hearing	No comments received	n/a	
3	Newspaper Ad	Non-targeted/broad community	July 10, 2025 (2nd Posting) - Additional newspaper article posted showing August 5th final hearing date as well as public comment period opening 7/10 - 8/10.	No comments received from initial posting of article, however, public comment period is currently open	TBD	

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)
4	Public Hearing	Non-targeted/broad community Residents of Public and Assisted Housing	August 5, 2025 (Final Hearing) - TBD	TBD	TBD	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Marion County receives funding from three federal grant programs: the CDBG program, the HOME program, and the ESG program. The City of Ocala receives its own CDBG allocation. These three grant programs combined will bring federal resources into the County in FY 2024 to support affordable housing, homeless, and community development programs and projects. The County and the City work together under a Consortium agreement to provide HOME funds. In FY 2025, \$237,355.00 in HOME funds is being provided to the City by the County through the Consortium agreement.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	2,173,037.00	0.00	17,799.00	2,190,836.00	4,336,562.00	The CDBG program is a flexible program that provides communities with resources to address a wide range of unique community development needs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	891,550.13	0.00	566,924.00	1,458,474.13	1,748,550.87	HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions of which Marion County/City of Ocala Consortium is a member.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	190,774.00	0.00	0.00	190,774.00	382,408.00	The ESG program provides resources to address homelessness and special needs.

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Marion County Community Services receives SHIP funds from Florida Housing Finance Corporation, which is used as a match for HOME. Marion County requires a 25 percent match on all HOME-funded affordable housing rental/CHDO projects, per regulation. ESG requires a 100 percent match through documentation of staff costs not covered by ESG administration dollars, per regulation. Locally, the County requires a CDBG match of 50 percent on all CDBG-funded projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Marion County Community Services continues to work closely with the Office of the County Engineer to identify County-owned property suitable for single and multi-family units for rent and ownership. These properties are evaluated by location, the proximity of services, and transportation availability. Some properties are put up to bid for developers to construct new units; others are donated to appropriate non-profits to construct units for rent and homeownership.

Discussion

Additionally, Marion County Community Services launched and successfully completed a Neighborhood Clean-up pilot program in coordination with the Growth Services Department and the Code Enforcement Division. This initiative focused on neighborhood clean-up and strategic demolition of abandoned and dilapidated properties throughout Marion County's low- to moderate-income census tracts. The effort aimed to revitalize these communities by removing structures that contributed to slum and blight, ultimately improving the quality of life and aesthetic appeal of the neighborhoods. Some of these properties may strategically become county surplus and become incorporated into low to moderate-income housing, senior housing, or be used for other special populations. This effort was extremely successful and our plan is to continue with this program in the next fiscal year.

Marion County Community Services played a vital role in supporting the County's Community Redevelopment Area (CRA). In partnership with the Growth Services Department, the Community Services Department contributed to the completion of a comprehensive CRA Master Plan, which includes a detailed Economic Development Plan. Key accomplishments to date include the acquisition of specific properties in the CRA, and demolition and clean-up of an abandoned motel, a site that had significantly contributed to slum and blight conditions within the CRA. These efforts reflect a broader strategy to transform underutilized properties into opportunities for business enterprise, low- to moderate-income and workforce housing that can assist with and encourage development in the CRA. Looking ahead, Marion County Community Services will continue to promote the Catalytic Sites identified in the Master Plan. These sites have been prioritized for redevelopment within low- to moderate-income areas of the CRA to stimulate revitalization and sustainable economic growth.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Service	2024	2028	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Marion County	Community Development	CDBG: \$325,955.00	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
2	Non-Profit Facility	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development	Marion County	Community Development	CDBG: \$565,137.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 275 Persons Assisted
3	Clearance and Demolition	2024	2028	Non-Housing Community Development	Marion County	Community Development	CDBG: \$600,000.00	Buildings Demolished: 2 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Infrastructure	2024	2028	Non-Housing Community Development	Marion County	Community Development	CDBG: \$264,137.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
5	HOME Housing/Construction/Acquisition/Rehab	2024	2028	Affordable Housing	Marion County	Affordable Housing	HOME: \$565,040.00	Homeowner Housing Rehabilitated: 20 Household Housing Unit
6	City of Ocala HOME Consortium	2024	2028	Affordable Housing	Marion County	Affordable Housing	HOME: \$237,355.00	Homeowner Housing Rehabilitated: 2 Household Housing Unit
7	Street Outreach/Supportive Services	2024	2028	Homeless	Marion County	End Homelessness	ESG: \$100,000.00	Homeless Person Overnight Shelter: 4 Persons Assisted
8	Rapid Rehousing	2024	2028	Affordable Housing Homeless Non-Homeless Special Needs	Marion County	End Homelessness	ESG: \$76,466.00	Homelessness Prevention: 24 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Administration	2024	2028	Administration	Marion County	Affordable Housing End Homelessness Community Development Economic Development	CDBG: \$434,607.40 HOME: \$89,155.00 ESG: \$14,308.00	Other: 1 Other

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Public Service
	Goal Description	Assist local non-profits with funds for staff, training, materials, and equipment; to increase capacity to serve low- to moderate-income clients in Marion County, specifically those that provide housing, job skills or improve quality of life. Alternate projects may include public infrastructure, Housing Rehabilitation/Demolition, Declared State of Emergency (Urgent Need), Acquisition, Non-Profit Facility, ADA compliance, and projects located in declared Low Census Tract and Opportunity Zones.
2	Goal Name	Non-Profit Facility
	Goal Description	Assistance to non-profit agencies with facility construction/renovation and acquisition. Specifically serving those agencies that provide housing, job skills and/or improve quality of life for low- to moderate-income clients and the homeless. Alternate projects may include public infrastructure, public service, Housing Rehabilitation/Reconstruction, Declared State of Emergency (Urgent Need), Acquisition, ADA compliance, and projects located in declared Opportunity Zones.

3	Goal Name	Clearance and Demolition
	Goal Description	The County will allocate funding to remediate properties negatively affected by slum and blighted conditions. This will include acquisition, clearance and demolition with the end goal of providing neighborhood revitalization opportunities and/or public infrastructure improvements to help in developing healthy neighborhoods.
4	Goal Name	Infrastructure
	Goal Description	Public utilities projects (water, sewer), neighborhood lighting, facade improvements, streets, sidewalks. Alternate projects may include public service, Housing Rehabilitation/Demolition, Declared State of Emergency (Urgent Need), Acquisition, Non-Profit Facility, ADA compliance, and projects located in declared Opportunity Zones.
5	Goal Name	HOME Housing/Construction/Acquisition/ Rehab
	Goal Description	Rental and owner-occupied rehabilitation of single and multi-family units through both CDBG and HOME Consortium funding. Housing Rehabilitation funds may also be leveraged using State Housing Initiative Program (SHIP) funds. Alternate projects may include public infrastructure, public service, new housing construction, Declared State of Emergency (Urgent Need), non-profit facility, Acquisition, ADA compliance, projects located in declared Opportunity Zones, purchase assistance, Rapid Re-Housing and Homeless Prevention.
6	Goal Name	City of Ocala HOME Consortium
	Goal Description	Marion County participates in a HOME Consortium with the City of Ocala to collaboratively plan and implement affordable housing strategies across multiple jurisdictions. Through this partnership, the County leverages shared resources to develop, rehabilitate, and preserve housing for low-income households.
7	Goal Name	Street Outreach/Supportive Services
	Goal Description	Street outreach and supportive services funded through ESG (Emergency Solutions Grant) assist individuals and families experiencing homelessness by connecting them with emergency shelter, housing, and critical services. These funds support engagement activities to help move people toward stability and permanent housing.

8	Goal Name	Rapid Rehousing
	Goal Description	<p>Assistance to provide housing relocation and stabilization services and short and/or medium-term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or becoming homeless through ESG and HOME funds.</p> <p>Alternate projects may include Housing Rehabilitation/Reconstruction, Declared State of Emergency (Urgent Need), Acquisition, ADA compliance, projects located in declared Opportunity Zones, Purchase Assistance, Emergency Shelter, and Rental Assistance and Rapid Rehousing.</p>
9	Goal Name	Administration
	Goal Description	Funding for staff to administer the CDBG, HOME, and ESG programs.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects are planned for the PY 2025-2026 using CDBG, HOME, and ESG funding sources.

#	Project Name
1	2025 Public Service Projects
2	Non-Profit Facility
3	Clearance and Demolition
4	Infrastructure
5	City of Ocala - HOME Consortium
6	Affordable Housing
7	2025 Marion County ESG
8	CDBG Administration
9	HOME Administration

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects listed above were selected based on the priorities established through the Consolidated Plan and ongoing meetings and process reviews. These projects meet the needs enumerated in the Needs Assessment section and are prioritized based on available funding. Underserved needs in Marion County include the lack of affordable housing, services in rural areas, and improving coordination among organizations for the underserved population.

AP-38 Project Summary
Project Summary Information

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1	Project Name	2025 Public Service Projects
	Target Area	Marion County
	Goals Supported	Public Service
	Needs Addressed	Community Development
	Funding	CDBG: \$325,955.00
	Description	Public service projects will be focused on job creation, homeless services, financial stability, and non-profit capacity to expand services. Eligibility Citation: 24 CFR Part 570. 201 (e). National Objective: LMI area. Matrix Code: 05H or 05Z
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	TBD low-income persons will be assisted.
	Location Description	Public service projects will occur in unincorporated portions of the county.
	Planned Activities	Marion County Sexual Assault Center, United Way-Strong Families, Vets Helping Vets, Veterans Resource Center, Florida Center for the Blind
2	Project Name	Non-Profit Facility
	Target Area	Marion County
	Goals Supported	Non-Profit Facility
	Needs Addressed	Community Development
	Funding	CDBG: \$565,137.00
	Description	Assistance to non-profit agencies with facility construction and renovation. Specifically serving those agencies that provide housing or job skills or improve quality of life for LMI clients and the homeless. This includes the Silver Springs Library, the Center for the Blind, the Kimberly Center, Strong Families, and United Way. LMA/LMC; Eligibility Citation(s): 570.201(a)(c)(d)(i) Objective: Suitable Living Environment; Outcome: Availability/accessibility; National Objective, Objective, and Outcome are the same for all activities. All activities funded through this program will fall under one of the above-identified Eligibility Citations
	Target Date	9/30/2034

	Estimate the number and type of families that will benefit from the proposed activities	50 persons assisted
	Location Description	N/A
	Planned Activities	Assistance to non-profit agencies with facility construction and renovation.
3	Project Name	Clearance and Demolition
	Target Area	Marion County
	Goals Supported	Clearance and Demolition
	Needs Addressed	Community Development
	Funding	CDBG: \$600,000.00
	Description	Funding will be used to eliminate slum and blight throughout the County. Eligibility Citation: 24 CFR Part 570. 208 (b)(2). National Objective: Slum/blight spot basis. Matrix Code: 04
	Target Date	9/30/2034
	Estimate the number and type of families that will benefit from the proposed activities	1 building will be demolished
	Location Description	Project will be undertaken throughout Marion County
	Planned Activities	Costs of demolishing slum and blighted buildings
4	Project Name	Infrastructure
	Target Area	Marion County
	Goals Supported	Infrastructure
	Needs Addressed	Community Development
	Funding	CDBG: \$265,137.00
	Description	
	Target Date	9/30/2034

	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Project will be undertaken throughout Marion County
	Planned Activities	Phase 2 of the Stanton-Weirsdale project
5	Project Name	City of Ocala - HOME Consortium
	Target Area	Marion County
	Goals Supported	City of Ocala HOME Consortium
	Needs Addressed	Affordable Housing
	Funding	HOME: \$237,355.00
	Description	City of Ocala Homeowner Rehab Program through HOME Consortium funding. Housing rehabilitation funds may also be leveraged using SHIP funds. HOME Eligibility Citation(s): 92.206(a)(c)(d) &(f); HOME Objective: Decent Housing; HOME Outcome: Availability/Accessibility.
	Target Date	9/30/2031
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner housing rehabilitated: 4 household housing unit
	Location Description	Project will be undertaken throughout Marion County
	Planned Activities	Housing Rehabilitation
6	Project Name	Affordable Housing
	Target Area	Marion County
	Goals Supported	HOME Housing/Construction/Acquisition/ Rehab
	Needs Addressed	Affordable Housing
	Funding	HOME: \$565,040.00
	Description	HOME funds will be used for new home construction. HOME Eligibility Citation(s): 92.206(a)(c)(d) &(f); HOME Objective: Affordability; HOME Outcome: Availability/Accessibility.
	Target Date	9/30/2031

	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Project will be undertaken throughout Marion County
	Planned Activities	Ocala Housing Authority - Prosper Villas Project, TBD
7	Project Name	2025 Marion County ESG
	Target Area	Marion County
	Goals Supported	Street Outreach/Supportive Services Rapid Rehousing Administration
	Needs Addressed	End Homelessness
	Funding	ESG: \$190,774.00
	Description	<p>Assistance for costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent non-facility-based care. This includes engagement and case management; Assistance for monthly rent, deposits and/or utility payments for individuals and or families, both homeless and those faced with homelessness. Funds to provide housing relocation, stabilization services and short and/or medium-term rental assistance. This is necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing through ESG funding. Program facilitates providing essential services to shelter residents; rapidly rehousing homeless individuals and families and preventing families and individuals from becoming homeless by funding eligible activities within the following ESG Program components: Street Outreach, Emergency Shelter; Homelessness Prevention; Rapid Re-Housing and Data Collection. National Objective: LMC Eligibility Citation(s): 576.102, 576.103, 576.105, 576.106, 576.107, 576.108, 576.109. Objective: Decent Housing; Outcome: Affordability; National Objective, Objective, and Outcome are the same for all activities funded through the Homeless and Homelessness Prevention Services Program. All activities funded through this program will fall under one of the above-identified Eligibility Citations. The County commits to staying within the 7.5% admin cap. The County will use no more than 7.5% of the annual allocation for administrative expenses</p>

	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	Homeless person overnight shelter: 4 persons assisted. Homelessness prevention: 20 persons assisted
	Location Description	Project undertaken throughout Marion County
	Planned Activities	Street outreach/Supportive Services. Homeless Prevention. ESG administration: \$14,308; Street outreach allocation: \$100,000; Homeless prevention allocation: \$76,466
8	Project Name	CDBG Administration
	Target Area	Marion County
	Goals Supported	Administration
	Needs Addressed	Affordable Housing End Homelessness Community Development Economic Development
	Funding	CDBG: \$434,607.00
	Description	Administrative costs associated with CDBG activities. Marion County commits to staying within the admin caps for each grant. For CDBG, the County commits to staying within the 20% admin cap. The County will use no more than 20% of the annual allocation, plus up to 20% of program income for administrative expenses
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Marion County
	Planned Activities	Administrative costs associated with CDBG activities
9	Project Name	HOME Administration
	Target Area	Marion County

Goals Supported	Administration
Needs Addressed	Affordable Housing End Homelessness Community Development Economic Development
Funding	HOME: \$89,155.00
Description	Administrative costs associated with HOME activities. For HOME, the County commits to staying within the 10% admin cap. The County will also use no more than 10% of the annual allocation, plus up to 10% of program income, for administrative expenses.
Target Date	9/30/2028
Estimate the number and type of families that will benefit from the proposed activities	N/A
Location Description	Marion County
Planned Activities	Administrative costs associated with HOME activities

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Funding will be directed to qualified LMI census tracts, in addition to other areas indirectly through assistance to LMI households that are income-qualified for program funding. All the CDBG funding (100 percent) will benefit LMI clientele and areas.

Neither Marion County nor the City of Ocala implement any HUD-designated geographic-based priority areas such as Neighborhood Revitalization Strategy Areas or empowerment zones.

Additional text and maps can be found in the Grantee Unique Appendices Attachment.

Geographic Distribution

Target Area	Percentage of Funds
Marion County	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Marion County will allocate its CDBG funds to those geographic areas whose population is over 51 percent LMI or to LMI clientele. At least 70 percent of all the County's CDBG funds are budgeted for activities that principally benefit LMI persons, per HUD guidelines.

Additional text can be found in the Grantee Unique Appendices Attachment.

Discussion

The County is committed to funding projects that support unincorporated residents, specifically those LMI households.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

According to a recent Florida SHIP Local Housing Assistance Plan (2022–2025), the purpose of the program in partnership with Marion County is the following:

- To meet the housing needs of the very low-income and LMI households.
- To expand production of and preserve affordable housing.
- To further the housing element of the local government's comprehensive plan specific to affordable housing.

As noted in the Strategic Plan, the following strategies will be utilized to address affordable housing:

- Increase the current inventory of affordable rental properties, both single- and multi-family.
- Continue to improve the current inventory of owner-occupied single-family units through the rehabilitation of major systems, including mobile homes built after 1994.
- Work with a developer to plan and produce affordable rental units.
- Partner with OHA to build much-needed 1- and 2-bedroom rental units.
- Continue to work with County and City governments to create incentives to construct new affordable housing units.

One Year Goals for the Number of Households to be Supported	
Homeless	24
Non-Homeless	44
Special-Needs	0
Total	68

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	0
Rehab of Existing Units	48
Acquisition of Existing Units	0
Total	68

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

Marion County and the City of Ocala's housing rehabilitation program and down payment assistance to income-qualified families, through both CDBG and HOME, has been instrumental in assisting with sustaining and acquiring affordable housing. The Marion County HOME Consortium continues to build new and renovate existing single- and multi-family affordable units.

The Marion County **Purchase Assistance Program** is designed to assist home buyers with the purchase of a new or existing single-family home. Funding may be used for down payment, closing costs, principal buy-down, and repairs as needed for affordable homeownership. An eligible home is defined as an existing single-family home, to include modular or manufactured homes built after June 1994. SHIP funds may be used in conjunction with a first mortgage loan obtained from a participating lender, not-for-profit developer, or Florida Housing Finance Corporation's Bond Program.

The **Owner-Occupied Rehabilitation/Demolition-Reconstruction program** is designed to assist eligible homeowners with needed repairs, alterations, mitigation, or additions to improve their health, safety, and well-being or contribute to the structural integrity, long-term affordability, and preservation of their owner-occupied home. The home must be suitable for rehabilitation. Loans for assistance may include costs related to all eligible repairs such as testing, inspections, engineering, permit fees, and abatement and pest control. If rehabilitation will exceed the maximum award for rehabilitation, the homeowner may be eligible for reconstruction. Reconstruction will only be considered for eligible owners who will participate in voluntary relocation. Relocation costs will be the responsibility of the homeowner.

New Construction—Home-Ownership: One of Marion County's priorities is to increase affordable housing within the county. This strategy is designed to incentivize the development and construction of affordable housing units for sale to SHIP-eligible homebuyers. Marion County will assist sponsors with the acquisition, infrastructure, and construction costs associated with producing affordable, residential, owner-occupied housing for SHIP-eligible home buyers. SHIP assistance will be repaid to the County by the developer from the proceeds of the home's sale. A portion of the County's assistance, up to \$75,000.00, may be used to assist the homebuyer with down payments.

Rental assistance should go to income-eligible households who can pay ongoing rent and utilities but do not have the resources to pay the first month's rent, last month's rent, and deposits or utilities arrearages necessary to attain affordable rental housing. This strategy will also provide rental assistance to those who are homeless or are fleeing domestic violence. Maximum assistance is six months, to include the payment of the first month's rent, last month's rent, deposit, utilities, and arrearages.

Tax Credit Partnership with FHFC: The Florida Housing Finance Corporation (FHFC) administers federal and state tax credit programs, such as LIHTC and the Live Local Tax Credit, to incentivize the development of affordable rental housing through private and public partnerships. Marion County aligns

with these efforts by leveraging HOME-ARP and other entitlement funds to support developments like Carrfour—currently constructing 59 supportive units with a planned second phase—demonstrating a strategic, collaborative approach to growing an inclusive and resilient community

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AP-60 Public Housing - 91.420, 91.220(h)

Introduction

The OHA is the active PHA in Marion County. The OHA, a certified HUD Housing Counseling Agency, manages and provides subsidized housing to 185 families through the public housing and PSH programs and manages 48 affordable units scattered throughout Marion County. The OHA serves approximately 1,523 HCV participants who utilize their vouchers through several different mainstream and specialty voucher programs: HCV Homeownership Vouchers, VASH vouchers, EHV, and FUP voucher assistance.

Actions planned during the next year to address the needs to public housing

PHAs in Florida are created as independent organizations under Florida Statutes. Thus, the County interfaces with the local housing authorities on activities by request, and the County has contributed to safe and sound public housing, as well as the provision of recreational and other social accommodations. The County's policy, however, is not to substitute CDBG funds for funds that are available to OHA through other federal programs.

OHA provides rental assistance to over 1,700 families and manages 185 affordable rental units scattered throughout the county. OHA is the only agency in the County to receive HCV ("Section 8") program funding. The purpose of the HCV and public housing programs is to promote adequate and affordable housing, economic opportunities, and a suitable living environment free from discrimination. Rents associated with the federal developments are in accordance with HUD regulations and participants pay 30 percent of the total income of the household. This is monitored through an annual income verification to determine any income and household composition changes. Eligible applicants are those whose income is within the limits as determined by HUD.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

OHA is a HUD-certified housing counseling agency. OHA provides homeownership, foreclosure, credit repair, and rental housing counseling. The agency also provides information on how to become a homeowner, fair housing rights, credit counseling, and foreclosure prevention. OHA also provides

counseling services on the following:

- Home improvement and rehabilitation counseling.
- Homebuyer education programs.
- Loss mitigation.
- Marketing and outreach initiatives.
- Money debt management.
- Mortgage delinquency and default resolution counseling.
- Post-purchase counseling.

OHA operates several different programs that support residents' paths toward homeownership. For those residents who desire to pursue homeownership, OHA's Homebuyer's Club provides education and support in monthly classes held at OHA's main office on topics such as:

- Credit repair.
- Budgeting.
- Mortgage search.
- Realtor roles and responsibilities.
- Buyers' rights.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A. OHA is designated as a high performer, as documented through HUD's PIC with its HCV program, and is a standard performer in its public housing program.

Discussion

N/A

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

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 agencies 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 Action Plan and the Five-Year Strategic Plan.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Over the next year), Marion County will continue to build and maintain a systematic response to homelessness, utilizing the following goals to guide all actions to progress:

1. Build BoG membership and engagement through member orientation content created to educate incoming leadership on the history of CoC FL-514, including an overview of the regulatory responsibilities, program components, and more.
2. Organize and deliver services more effectively through the expansion of outreach services with County entitlement grant dollars, the implementation of diversion practices through CoC and County entitlement grant dollars and system-wide training of the program's eligible uses, case management expansion, and a central access point via low-barrier day-center.
3. Expand coordination and partnership of supportive services at the local level by strengthening local partnerships amongst supportive service providers and mandatory use of coordinated entry procedures for services to ensure collaborative case management.
4. Educate CoC membership on the local need for PSH and fund scattered-site leasing and subsidized affordable housing development projects for long-term households with disabilities.
5. Continue the campaign to lower shelter and transitional housing entry barriers.

Addressing the emergency shelter and transitional housing needs of homeless persons

During the consultation for the Annual Action Plan, the sheltered and unsheltered homeless, the unmet needs of those at risk of homelessness as defined in 24 CFR 91.5, and those fleeing domestic violence, dating violence, sexual assault, stalking as defined in 24 CFR 5.2003, and human trafficking were discussed. Marion County Community Services Department staff quickly discovered that, not unlike other places in Florida, there is an immediate need for emergency and transitional housing for these persons, and it is very limited. This sometimes results in service providers' utilization of motels for their clients. It should be noted that Marion County, along with other partners within the CoC and BoG, may soon face challenges related to emergency shelter capacity. Recent discussions with The Salvation Army have raised concerns regarding the sustainability of operations at the Marion County Emergency Shelter due to internal financial constraints. At one point, a temporary closure of up to 12 months was under consideration. While the shelter remains open through the Labor Day holiday, ongoing coordination efforts among The Salvation Army leadership and community partners are focused on identifying viable solutions to maintain operations and minimize disruption for current residents. Future opportunities for expanded shelter services in the southern area of the county are being considered.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Marion County supports local agencies that offer various services to those individuals making a transition to permanent housing and independent living through Public Service agency capacity grants. Programs such as United Way's Strong Family program offer intensive financial, job skills, and family dynamics training. Several agencies incorporate ongoing case management for clients receiving rent, rapid re-housing, and homeless prevention assistance. The goal of a shelter system is to make homelessness rare, brief, and non-recurring. The County supports service providers throughout the County using both CDBG and ESG funding while also coordinating with the CoC to achieve this goal.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Funding from ESG, SHIP, and ERA 2 helps low- and very-low income households at risk of homelessness

by supporting local agencies like Interfaith Emergency Services and Brother's Keeper. The Coordinated Entry System, run by the CoC, uses a vulnerability assessment to prioritize homeless individuals and families for rapid rehousing. Rapid rehousing is provided by agencies such as Interfaith Emergency Services, Shepherd's Lighthouse, and Saving Mercy.

Discussion

N/A

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AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Marion County prepared an AI for the five-year period of 2019–2024.

The AI revealed the emergence and worsening of several major categories of impediments to fair housing, including but not limited to: the persisting effects and existence of redlining and other forms of systemic discrimination, the aftermath of the foreclosure and financial crises, and the concentration of indicators of low opportunity and of health risks in neighborhoods of color with a corresponding lack of housing mobility.

The AHAC is an 11-member board, appointed per Florida Statute 420.9076, to review and make recommendations regarding the established policies and procedures, ordinances, land development regulations, and adopted local government Comprehensive Plan, as they pertain to impediments to the development of affordable housing of the local governing bodies' respective jurisdictions in Marion County.

Barriers to affordable housing in Marion County include, but are not limited to:

- Low supply and high cost of existing homes.
- High cost of materials to construct homes.

These barriers make it difficult for the developer/builder to provide an affordable unit to the end user. In addition, Marion County's population is growing quickly, with approximately 318 new people moving to the area every week. Within the last five years, major employers such as Amazon, Chewy, and Federal Express have built satellite offices in Marion County. Employees are commuting to work from outside of Marion County due to the lack of housing supply. Similarly, many new jobs are higher paying, which further exacerbates the need for housing affordable to LMI households.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The County, informed by the AHAC described above, are currently exploring ways to mitigate barriers to help expedite the production of affordable housing, such as:

- Focusing development within the County's Urban Growth Boundary and near employment hubs to assist with transportation disparity for LMI residents.
- Reviewing and possibly changing land use and zoning near employment centers to incentivize

developers to develop near employment centers.

- Presenting deferred tax and impact fees to developers for multi-family development within strategic areas that will benefit LMI families and workforce housing.
- Including community services in the pre-development meetings between staff and developers to facilitate and expedite the development process.
- Focus on getting Affordable Housing funding
- Improving outreach through educational events

Discussion

The AI was approved by the County Commission on January 15, 2019. The AI is a comprehensive review and evaluation of Marion County's laws, regulations, administrative policies, housing market, and housing practices to determine whether any barriers (e.g., availability and affordability) to fair housing are present. This report can be found on the Community Services Department's resource page on the Marion County public website.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Listed below are the actions planned to address the obstacles in meeting underserved needs, developing affordable housing, reducing lead-based paint hazards, reducing the number of families living in poverty, improving institutional capacity and structure, and encouraging coordination between all housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Various elements produce obstacles to meeting needs within the community. Addressing all housing, homeless, and community development needs is a difficult task due to restricted funding. Marion County and the City of Ocala utilize all possible resources and continue to seek leveraging sources to meet as many underserved needs as possible. The current housing market and economic environment also serve as barriers to meeting needs. Unemployment rates have increased, adding to the number of families and individuals needing access to services the capacity to fund and implement existing or additional programs is limited.

Marion County continues to utilize its CDBG, HOME, and ESG funds to the fullest extent to assist in meeting underserved needs. The County also leveraged efforts with public and private funding agencies to supplement federal funds and increase the resources available to address community needs.

Actions planned to foster and maintain affordable housing

It is the goal of Marion County to foster and maintain affordable housing for citizenry in all quadrants. CDBG and HOME funds will be used to initiate rehabilitation and reconstruction projects that will bring as many sub-standard housing conditions as possible up to building code. This will also include testing for asbestos and lead-based paint where applicable to ensure the health and welfare of the citizenry. The County will also continue to partner with Habitat for Humanity, OHA and other non-profit and for-profit agencies by providing purchase assistance funds to help qualified citizens realize their dreams of becoming homeowners.

Actions planned to reduce lead-based paint hazards

Marion County will continue educational efforts to inform residents of lead-based paint hazards in general. In particular, all CDBG, HOME, and ESG program housing assistance program participants will receive specific notice regarding lead-based paint hazards and all contractors will be required to adhere to lead-based paint safe work practices before, during, and after all home improvement projects.

Marion County consults with the Marion County Health Department to review lead-based paint hazard data, educate the public, and mitigate housing units in which lead has been found. Property statistic

reports are pulled for all housing projects to determine the year of construction. If the year of construction is 1978 or earlier, an inspector certified in lead paint assessment completes the testing for the presence of lead and provides the homeowner with the U.S. Environmental Protection Agency Lead Awareness brochure. To date, none of the housing projects in Marion County have tested positive for lead, although the City of Ocala has had some lead abatement activity.

Actions planned to reduce the number of poverty-level families

The County believes that the implementation of the housing and neighborhood revitalization activities outlined in this Annual Action Plan will help reduce the number of households in poverty. All of the programs outlined in this Annual Action Plan are intended to provide benefits to Marion County residents who are considered low-income or fall below the federal poverty line.

In addition, Marion County anticipates awarding CDBG funding for case management and self-help education programs to extremely low- and low-income households. These programs educate attendees, address behavioral issues, and promote sustainability while providing support for a Housing First program through ESG. It was a priority to focus on education and case management to help reduce the number of families living at the poverty level.

Actions planned to develop institutional structure

Marion County Community Services is implementing several strategies to improve the institutional structure and the service delivery system. By increasing intentional communication with stakeholders, service delivery will become more focused and will overlap less. By partnering with several agencies, new facilities will be created to serve the day-to-day needs of agencies that provide various services to the community in one location.

Actions planned to enhance coordination between public and private housing and social service agencies

Marion County Community Services and the City of Ocala Community Development Services coordinate with various public, private, and non-profit agencies to carry out activities. Collaboration between local, county, and state agencies is important to successfully carry out the goals and objectives identified in the Annual Action Plan and address community needs. It is essential to foster and maintain partnerships with other public and private agencies for the successful delivery of its housing and community development programs.

Discussion

N/A

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

See below for CDBG, HOME, and ESG program specific requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

No other forms of investment will be used.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Included in all HOME project contracts is the following language:

RECAPTURE – is hereby defined as the method COUNTY has chosen to recoup all of the HOME assistance if the housing is sold (voluntary or involuntary) as described in 24 CFR 92.254 (5) (ii). Section VII – REPAYMENT OF LOAN All HOME funds are subject to repayment in the event the Project does not meet the Project requirements as outlined in this Agreement. It is understood that upon the completion of the Project, any HOME funds reserved but not expended under this Agreement, will revert to COUNTY. Sale of the property by DEVELOPER to another developer may occur only with the approval of COUNTY. Provisions in those sale documents will provide for the extinguishment of the affordable housing requirements only in the event of a third-party foreclosure or deed in lieu of foreclosure.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
 - Included in all HOME project contracts is the following language: "AFFORDABILITY PERIOD – is hereby defined as the period the HOME-assisted Unit must meet the requirements for a qualified low-income family; that the rental property owner charges no more than the restricted HOME rents and provides specific tenant protections. For rental projects, the Affordability Period begins on the date of execution of this Agreement and is in effect for the appropriate number of years based on HOME funding amount and at the direction of COUNTY."
 - "The housing shall be rented to an individual/family who qualifies as low- to moderate-income. The family shall be determined income eligible in accordance with the area median income limits for Marion County, Florida as published annually by HUD and adjusted for family size. DEVELOPER is responsible for qualifying the family as income eligible for assistance. Income documentation shall be in a form consistent with HOME requirements as stated in the HUD 'Technical Guide for Determining Income and Allowances under the HOME Program' found at <http://www.hud.gov/offices/cpd/affordablehousing/library/modelguides/2005/> 1780.cfm."
 - "Rent Limitations: Rents for tenants cannot exceed the lower of the area's Fair Market Rent (FMR) or thirty percent (30%) of the adjusted income of a family whose annual income equals sixty five

percent (65%) of AMI."

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

See attached ESG Standards.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Coordinated Entry provides access for all persons in need of assistance through the use of multiple locations called access points. These points include Interfaith Emergency Shelter; Shepherd's Lighthouse; St. Theresa Catholic Church; Wear Gloves, Inc.; NHDC; Brother's Keeper; His Compassion Outreach; and Salvation Army.

The VI-SPDAT acuity tool/survey is used as a guide to understanding the vulnerabilities and levels of assistance needed. A score of 9 has been established as a baseline score from which prioritization for housing will occur. Higher scores represent increased vulnerabilities and service needs.

As required by both regulation and the local CoC, a Coordinated Entry assessor maintains a by-name list, a listing of every known homeless individual and family in Marion County. The assessor attempts to match the highest scoring household which most closely matches an agency's target population. Each agency receiving a name off the list is asked to update HMIS and send the assessor the results of any referrals.

Case conferencing meetings are open to all providers and held regularly to discuss progress of referrals, needed process changes and case specific issues.

This coordinated assessment system described in the CoC Manual (see attachment) meets HUD requirements, according to 24 CFR 578.3.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Each program year, request for proposals are accepted based on priorities to any and all agencies qualified to offer homeless assistance. If the proposal supports specific annual goals, and funding is available, a complete application is requested. Agencies are judged on past performance, clear and measurable goals, and agency capacity to carry out the funded project in a timely manner. Allocation is based on available funds, current community needs, and number of individuals/families that will be served.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

By working with many of the Marion County agencies that service the homeless population, Community Services relies on their authority and direct communication with both current and former homeless individuals.

5. Describe performance standards for evaluating ESG.

The performance standards for evaluating ESG are based on the intended purpose of the service type and the expected outcome of fulfilling that purpose. Marion County collaborates with the Ocala/Marion County Continuum of Care to set and evaluate required performance standards per ESG activity. Street outreach activities are intended to expand outreach and services to homeless persons. Homelessness prevention services seek to reduce the number of homeless households that

seek emergency shelter. Rapid Rehousing services are intended to reduce the length of homelessness with households served placed in and maintained in permanent housing. The Homeless Management Information System is intended to increase and maintain the data quality of the ESG programs within HMIS with the expectation that no more than 5% miss or null data is required for all required fields.

N/A

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