



Ocala
Housing Authority



FY 2025 Annual Agency Plan



Dr. Gwendolyn B. Dawson, Chief Executive Officer



**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 3/31/2024

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

I, Michelle Stone, the Chairperson
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year 2025 of the Ocala Housing Authority is consistent
with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Marion County, Florida

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 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
their efforts to further promote decent, safe and sanitary affordable housing to low to moderate
income families in Marion County.

I hereby certify that all the information stated herein, 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 Authorized Official:	Title:
Signature:	Date:

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. 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

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:

05/24/2024

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 05/24/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$105.96

Order No: 10203496

Customer No: 533626

PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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 June 17, 2024, 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 May 21, 2024.

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 20th day of May 2024, at Ocala FL.

OCALA HOUSING AUTHORITY
Equal Housing Opportunity
#10203466 5/24/2024

KAITLYN FELTY
Notary Public
State of Wisconsin

Ocala Housing Authority

Annual Agency Plan

Update FY 2025

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Streamlined Annual PHA Plan <i>(Small PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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	<p> PHA Name: <u>Ocala Housing Authority</u> PHA Code: <u>FL032</u> PHA Type: <input checked="" type="checkbox"/> Small PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>October 1 2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>186</u> Number of Housing Choice Vouchers (HCVs) <u>1511</u> Total Combined <u>1697</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> 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. </p> <p> PHA Plan available at 1629 NW 4th Street Ocala, FL 34475 or www.ocalahousing.org </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <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:																	
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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 <u>Five-Year PHA Plan</u> submission? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. <input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination. <input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> 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;"> <thead> <tr> <th style="text-align: left;">STATEMENT OF FINANCIAL RESOURCES 2023</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Dwelling Rental Income - 95%</td> <td style="text-align: right;">385,193</td> <td>PHA Operations</td> </tr> <tr> <td>Tenant Utilities Reimbursement</td> <td style="text-align: right;">(77,531)</td> <td>Housing Assistance</td> </tr> <tr> <td>PH FSS Escrow (Contra)</td> <td style="text-align: right;">(10,100)</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;">1,324</td> <td>PHA/HCV</td> </tr> <tr> <td>Income from Fraud</td> <td style="text-align: right;">54,701</td> <td>Housing Assistance</td> </tr> <tr> <td>Administrative Fees</td> <td style="text-align: right;">955,049</td> <td>HCV Admin</td> </tr> <tr> <td>HAP Revenue</td> <td style="text-align: right;">9,340,632</td> <td>Housing Assistance</td> </tr> <tr> <td>Grant Revenue</td> <td style="text-align: right;">928,831</td> <td>Housing Assistance/ PHA Operations</td> </tr> <tr> <td>Other Income</td> <td style="text-align: right;">42,678</td> <td>Housing Assistance/ PHA Operations</td> </tr> <tr> <td>FSS Forfeitures</td> <td style="text-align: right;">0</td> <td>PHA/HCV Admin</td> </tr> <tr> <td>Operating Subsidy Revenue</td> <td style="text-align: right;">940,649</td> <td>PHA Operations</td> </tr> <tr> <td>Transfer Capital Fund Operating Subsidy</td> <td style="text-align: right;">487,300</td> <td>PHA Operations</td> </tr> <tr> <td>TOTAL REVENUE</td> <td style="text-align: right;">13,163,726</td> <td></td> </tr> </tbody> </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.. Homeownership Program reviewed and updated the Housing Choice Voucher Homeownership policies in accordance with HUD regulations. (c) The PHA must submit its Deconcentration Policy for Field Office Review.	STATEMENT OF FINANCIAL RESOURCES 2023			Dwelling Rental Income - 95%	385,193	PHA Operations	Tenant Utilities Reimbursement	(77,531)	Housing Assistance	PH FSS Escrow (Contra)	(10,100)	Housing Assistance	Rental	115,000	PHA Operations	Interest Income G/F Investment	1,324	PHA/HCV	Income from Fraud	54,701	Housing Assistance	Administrative Fees	955,049	HCV Admin	HAP Revenue	9,340,632	Housing Assistance	Grant Revenue	928,831	Housing Assistance/ PHA Operations	Other Income	42,678	Housing Assistance/ PHA Operations	FSS Forfeitures	0	PHA/HCV Admin	Operating Subsidy Revenue	940,649	PHA Operations	Transfer Capital Fund Operating Subsidy	487,300	PHA Operations	TOTAL REVENUE	13,163,726	
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<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <p>The Ocala Housing Authority will continue to explore the feasibility of the conversion of our Public Housing unit to Tenant Based Assistance, conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD and Project Based Vouchers.</p> <p>The Ocala Housing Authority will continue to apply for Emergency Safety Grants and additional vouchers.</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <ul style="list-style-type: none"> • Increased staff training in addition to focusing on professional development of staff and staff retention. • All HCV Counselors received their certification as Certified HCV Specialist through Nan McKay. • Compliance audit files, correlate staff training based on compliance observations. • Increased the number of homeownership participants. The Ocala Housing Authority has 19 families utilizing their housing choice voucher through the homeownership program. Five have reached capacity to no longer being eligible due to income levels. They currently pay 100% mortgage. Two participants are in the downpayment assistance qualification process. Additional families actively working towards homeownership. • Completed the implementation of ADA compliant website. • Increased recruitment and retention of landlords utilizing a Housing Navigator. • Monthly landlord meetings are held on the last Wednesday. • The Resident Advisory Board was revamped. • Implemented a dedicated employee to process specialty vouchers (FUP, EHV, VASH, Homeownership) • Increased collection efforts of delinquent accounts; a dedicated employee is responsible for collections. • 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. • The OHA installed surveillance cameras to increase safety measures in its Deer Run public housing development. • Increased the PHA's participation in the Ocala/Marion County Continuum of Care (CoC) and received CoC funding for duplexes under the permanent Supportive Housing Program. • Increased participation in the Family Self-Sufficiency (FSS) Program.
<p>B.4</p>	<p>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.</p> <p>April 25, 2019</p>

(a) Were there any findings in the most recent FY Audit?

Y N
☒ ☐

(b) If yes, please describe:

2020-001 Tenant Files: Eligibility

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

Type of Finding: Other Matter and Significant Deficiency in Internal Control over Compliance

Statement of Condition: Out of a total tenant population of approximately 1,178 vouchers, 25 files were selected for testing.

Exceptions were noted as follows:

- 1 tenant file where the wage income was miscalculated. The corrected income caused the initial HAP rent to increase by \$269.
- 1 tenant file where the child support income was miscalculated. The corrected income caused the initial HAP rent to decrease by \$13.
- 1 tenant file where the utility allowance was reported for the incorrect amount. The corrected utility allowance amount caused the initial HAP rent to decrease by \$9.
- 1 tenant file where the utility allowance was reported for the incorrect amount, but there was no effect on the HAP rent.
- 1 tenant file where the elderly/disability deduction allowance was improperly awarded (should have been excluded). There was no effect on the HAP rent.
- 1 tenant file was missing the EIV form.

Recommendation: The Authority should correct the deficiencies noted in the tested files and utilize an ongoing quality control review process on the entire tenant population to ensure proper compliance with the requirements related to tenant eligibility. Ongoing staff training and timely management reviews should be utilized to ensure staff is aware of acceptable procedures. In addition, the Authority should review staffing levels, skill sets and caseload.

Current Status: The finding has not been corrected. See finding 2021-001 under Schedule of Findings and Questioned Costs. The following is the corrective action planned by the Authority regarding the current finding:

Finding

No.

2021-001 Tenant Files: Eligibility

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

Type of Finding: Other Matter and Significant Deficiency in Internal Control over Compliance

This is a repeat finding of 2020-001 from September 30, 2020. Originally reported as finding 2019-001 from September 30, 2019 (Material Weakness in Internal Control and Material Noncompliance)

Statement of Condition: Out of a total tenant population of approximately 1,126 vouchers, 25 files were selected for testing.

Exceptions were noted as follows:

- 3 tenant files with 214 affidavit errors (either missing or box not checked). However, all tenants were U.S. citizens based on their birth certificates and as such were eligible for the program.
- 1 tenant file where the Form 9886 was not in the file.
- 2 tenant files with income errors. 1 tenant file where the childcare income was miscalculated and would have caused the HAP rent to decrease by \$56. 1 tenant file where the income from the prior year was used and was not verified for the current year income calculation.
- 1 tenant file where the tenant's prior year childcare expenses were used and was not verified for the current year expense calculation.
- 3 tenant files with utility allowance errors. One tenant file error would have decreased the HAP rent by \$28. Another tenant file error would have increased the HAP rent by \$23. The third error was calculated correctly on the 52776 form but reported incorrectly on the Form 50058. This error would not have changed the HAP rent.
- 1 tenant file where the rent reasonableness procedure appeared not to be performed (or form misplaced), but the rent for the unit appeared reasonable. In addition, the rent reasonable form for the subsequent period for this tenant was in the file and showed the rent to be reasonable.

Recommendation: The Authority should correct the deficiencies noted in the tested files and utilize an ongoing quality control review process on the entire tenant population to ensure proper compliance with the requirements related to tenant eligibility. Ongoing staff training and timely management reviews should be utilized to ensure staff is aware of acceptable procedures. In addition, the Authority should review staffing levels, skill sets and caseload.

Action Taken:

The Authority concurs with this finding. The Authority has an established review, oversight and training process and will continue to improve its review, oversight, and training process to ensure proper procedures are being followed. All audit findings will be corrected.

The Authority is in the process of changing its file maintenance system to ensure all forms including, but not limited to, Declaration 214, are completed properly by the HCV waiting list applicants prior to the issuance of vouchers. This will also enable staff to thoroughly review all forms prior to admission and during regular recertification and interim adjustment processing. A file checklist has been developed for staff to ensure that all documents are completed and signed to monitor the quality of their work.

Corrective Action Plan

September 30, 2021

The HCV Counselor caseloads are distributed equitably amongst Counselors to promote efficiency and accuracy while working on each HCV participant's file. The Counselor's caseload is also divided alphabetically and assigned by multifamily developments to track and monitor counselors' strength and weaknesses, and to determine if additional training and/or monitoring is needed.

Internal file reviews are being completed and management will continue to conduct a 10% review for each Counselor's processing of annual recertifications. This percentage may increase if work product indicates a need for more stringent review. To further ensure compliance and accuracy, the HCV Program Manager will review at least 1 out of every 5 intake files.

All HCV staff will attend Voucher Specialist training and Nan McKay HCV Rental Calculation Certification training. Effective Date: June 23, 2022

	<p>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.</p>
B.1	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>OHA may request approval for units to undergo modernization/status changes on a case-by-case basis as needed."</p> <p>(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.</p> <p>(c) 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. The OHA will project base some of its vouchers (approx. 150) will be consistent with the PHA Plan that includes increasing affordable housing in the community.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>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</p>
C	<p>Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(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.</p>
C.2	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <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.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><u>Form HUD-50077-CRT-SM</u>, <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.</p>

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
☐ ☒

If yes, include Challenged Elements.

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>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</p> <table border="1" data-bbox="228 520 1377 1780"> <tr> <td data-bbox="228 520 1377 562"> Fair Housing Goal: </td> </tr> <tr> <td data-bbox="228 562 1377 940"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>The Ocala Housing Authority will increase tenant, landlord, 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.</p> </td> </tr> <tr> <td data-bbox="228 940 1377 982"> Fair Housing Goal: </td> </tr> <tr> <td data-bbox="228 982 1377 1339"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>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.</p> </td> </tr> <tr> <td data-bbox="228 1339 1377 1381"> Fair Housing Goal: </td> </tr> <tr> <td data-bbox="228 1381 1377 1780"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>The Ocala Housing Authority's Compliance Director will provide training on 504 Compliance, review criminal background policy and procedures, reasonable accommodations and holds a membership to HDLI.</p> </td> </tr> </table>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>The Ocala Housing Authority will increase tenant, landlord, 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.</p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>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.</p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>The Ocala Housing Authority's Compliance Director will provide training on 504 Compliance, review criminal background policy and procedures, reasonable accommodations and holds a membership to HDLI.</p>
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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)(ii)) 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)(iii))

☐ **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(n)(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/hopec6/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(i))

☐ **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/hopec6. (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/hopec6/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(i))

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.



OCALA HOUSING AUTHORITY

Portfolio

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All Awards



See Project Status
 Shortfall Award

☐ Show Zero
Balance Projects

	Program Area	Award No.	Authorized	Disbursed	Payments in Process	Available Balance
Capital Fund Program						
	CFP	FL29P032501-21	446,698.00	432,313.82	0.00	14,384.18
	CFP	FL29P032501-22	548,867.00	546,996.00	0.00	1,871.00
	CFP	FL29P032501-23	579,633.00	0.00	0.00	579,633.00
	CFP	FL29P032501-24	0.00	0.00	0.00	0.00
	CFP Subtotal:		\$1,575,198.00	\$979,309.82	\$0.00	\$595,888.18
Operating Fund						
	OFND	FL032-00000124D	696,908.00	441,959.00	0.00	254,949.00
	OFND	FL032-201ISF23D	104,700.00	0.00	0.00	104,700.00
	OFND	FL032-202ISF22D	83,168.00	52,619.00	0.00	30,549.00
	OFND	FL032-202ISF23D	104,699.00	0.00	0.00	104,699.00
	OFND Subtotal:		\$989,475.00	\$494,578.00	\$0.00	\$494,897.00
Resident Opport & Self Sufficiency						
	ROSS	FSS23FL4966	147,919.00	132,541.52	0.00	15,377.48
	ROSS	FSS23FL496601	147,919.00	39,980.87	0.00	107,938.13
	ROSS	ROSS201458	239,250.00	233,380.94	0.00	5,869.06
	ROSS Subtotal:		\$535,088.00	\$405,903.33	\$0.00	\$129,184.67
Special Needs Assistance						
	SNAP	FL0341L4H142212	37,144.00	26,802.85	0.00	10,341.15
Portfolio Totals:			Awards: 12	\$3,136,905.00	\$1,906,594.00	\$0.00 \$1,230,311.00

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[Privacy Statement](#)

**Certifications of Compliance with
PHA Plan and Related Regulations
(Small PHAs)**

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

**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 ___ 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 _____ 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 certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which 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 Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (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 manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last

Annual PHA Plan (check all policies, programs, and components that have been changed):

- ___ 903.7a Housing Needs
___ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
 x 903.7c Financial Resources
 x 903.7d Rent Determination Policies
___ 903.7h Demolition and Disposition
 x 903.7k Homeownership Programs
___ 903.7r Additional Information
 x A. Progress in meeting 5-year mission and goals
 ___ B. Criteria for substantial deviation and significant amendments
 ___ C. Other information requested by HUD
 ___ 1. Resident Advisory Board consultation process
 ___ 2. Membership of Resident Advisory Board
 ___ 3. Resident membership on PHA governing board

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.
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.
 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.), 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.

7. 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.
8. For a PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - 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 site-based waiting lists 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 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(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
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.
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 acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing 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 24 CFR 85.20 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 be available at all times and 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Ocala Housing Authority

FL 032

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2020 - 2025

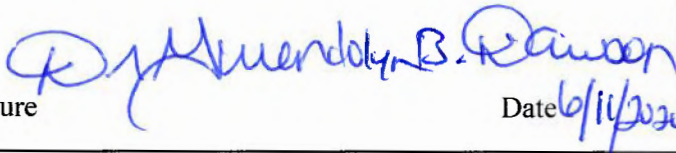
Annual PHA Plan for Fiscal Year 2025

I hereby certify that all the information stated herein, 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 Chairman: Ms. Latoria Francis

Signature



Date

6/11/2024

Signature

Date

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. 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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:

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

Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	0	329,505	
Households	0	129,115	
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	11,170	14,635	22,835	14,520	65,955
Small Family Households	3,725	3,990	5,665	4,430	24,580
Large Family Households	555	830	1,515	674	3,070
Household contains at least one person 62-74 years of age	2,455	4,063	7,650	4,620	21,595
Household contains at least one person age 75 or older	1,434	3,470	5,815	3,195	12,349
Households with one or more children 6 years old or younger	1,824	1,862	2,659	1,343	4,875

Table 6 - Total Households Table

Data Source: 2011-2015 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	185	185	145	80	595	79	160	129	35	403
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	100	15	49	214	25	0	10	24	59
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	169	210	164	90	633	25	154	158	137	474
Housing cost burden greater than 50% of income (and none of the above problems)	3,435	2,550	830	40	6,855	2,520	3,290	2,310	595	8,715

	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)	150	1,545	3,090	1,079	5,864	845	2,450	4,515	2,195	10,005
Zero/negative Income (and none of the above problems)	1,090	0	0	0	1,090	1,220	0	0	0	1,220

Table 7 – Housing Problems Table

Data 2011-2015 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	3,845	3,045	1,155	259	8,304	2,650	3,615	2,610	795	9,670
Having none of four housing problems	730	2,230	4,780	3,830	11,570	1,620	5,760	14,285	9,640	31,305
Household has negative income, but none of the other housing problems	1,090	0	0	0	1,090	1,220	0	0	0	1,220

Table 8 – Housing Problems 2

Data 2011-2015 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	1,730	1,840	1,588	5,158	915	1,569	1,534	4,018
Large Related	365	374	403	1,142	65	265	409	739
Elderly	560	1,178	1,019	2,757	1,770	3,164	4,054	8,988
Other	1,230	1,039	1,105	3,374	674	840	933	2,447
Total need by income	3,885	4,431	4,115	12,431	3,424	5,838	6,930	16,192

Table 9 – Cost Burden > 30%

Data 2011-2015 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	1,680	1,065	184	2,929	730	1,044	490	2,264
Large Related	330	234	160	724	65	135	160	360
Elderly	500	809	339	1,648	1,235	1,679	1,339	4,253
Other	1,215	605	215	2,035	515	460	359	1,334
Total need by income	3,725	2,713	898	7,336	2,545	3,318	2,348	8,211

Table 10 – Cost Burden > 50%

Data 2011-2015 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	194	275	174	115	758	65	83	53	143	344
Multiple, unrelated family households	30	10	25	20	85	0	65	124	18	207

	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
Other, non-family households	0	25	0	4	29	0	0	0	0	0
Total need by income	224	310	199	139	872	65	148	177	161	551

Table 11 – Crowding Information - 1/2

Data Source: 2011-2015 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 average family size of rental and owner-occupied housing in Marion County is 2.48 persons. This indicates that of the 75.3% of occupied units in Marion County, a very small percentage are single person households. However, the largest population of homeless in Marion County according to the latest PIT count, is single men, creating a need for studio and one-bedroom units. Both County and City housing programs are available to all eligible low-income persons whether single person households or two or more person households. In 2017, 16.2% of people were in poverty. (US Census Bureau)

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.

What are the most common housing problems?

Since 2013, the number of rental and owner occupied homes without adequate kitchen facilities has almost doubled. The most crowded homes, whether rented or owned, is for those whose income is less than 30% AMI, however, for owner occupied homes the number of overcrowded homes has dropped by 45%. The severely overcrowded homes have dropped for both renters and homeowners.

The number of renters who are severely cost burdened has increased 12%, but for homeowners has decreased 28%. Additionally, the number of households with zero income for renters has increased 37% but dropped for homeowners. These numbers show the increased likelihood of maintaining financial stability by owning a home in Marion County.

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

Small family households and households containing at least one person 62-74 years of age continue to account for the largest number of households in Marion County. This is consistent with why small related households for renters and elderly households for owners are the household types most affected by housing problems at both >30% and >50% cost burden. Large families that are renting have the highest cost burden.

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

Expanded assistance for low-income individuals and families is crucial both to promoting recovery and minimizing the growth and extent of poverty. Lack of sustainable employment is a large factor impacting low-income individuals and families with children. The largest industries in Marion County are retail trade (19%), health care and social assistance (15%) and construction (9%). The highest paying industries are utilities, finance & insurance and education services. Employment training and assistance in obtaining employment with the goal of self-sufficiency is a large need in Marion County.

According to a 2016 Median Household Income census tract map, the lowest income area was tracts 15, 16, 17 and 18 with a median \$25,183 annual income. This incorporates the west side of the City of Ocala and the west central part of the county.

The largest demographic living in poverty in Marion County is Female aged 25-34, with a 17.6% of the entire population living below poverty (compared to the national average of 14%). By race and ethnicity, Whites make up over 60% of those living in poverty, 22% Black and 12% Hispanic.

According to the Marion County Point in Time Count, 2018, on any given night, there are 420 households experiencing homelessness, comprised of 571 persons, in Marion County. In 2017, 67 households, comprised of 178 persons, were placed in housing. Twenty-four of those households were living in places not meant for human habitation. The remaining households were case managed or housed from within shelters or transitional housing. In households without children there were 255 total unsheltered persons, 85 of which are chronically homeless. Unsheltered households represent 48% of the total number of households experiencing homelessness. Seventy one percent (215) of unsheltered persons are male. Of 113 homeless families with children, 16 are unsheltered. According to a report from Florida Housing Coalition, unsheltered households are not all unsheltered due to shelters being at capacity, it is "because of the barriers to access emergency shelter, i.e. no tolerance for substance use disorders, random drug testing, and mandatory participation in life skills classes, maximum stays and lack of access to the shelter during daytime hours."

There are currently three providers administering rapid re-Housing in Marion County, filling vacancies with referrals directly from Coordinated Entry and the "By Name" list.

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:

Marion County does not maintain nor provide estimates of at-risk population sizes.

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

In Marion County, demographic and socio-economic profiles are often strong predictors of patterns of homelessness. Many families/individuals are literally one pay check away from becoming homeless. Other crippling calamities such as extensive medical expenses, reduced hours of employment, or rental evictions due to landlord foreclosures, add to the challenges and problems in acquiring or maintaining affordable housing.

Specific housing characteristics that affect Marion County residents are age of the home and the cost of repairs and upkeep; weatherization including hurricane shutters and flood insurance; and the cost of maintenance and/or replacement of septic systems and wells.

In Marion County, affordable housing is always a need for low-income individuals and families with children. In many cases, especially for the very-low and extremely-low income, elderly, and disabled, even housing assistance is not enough. Elderly residents in Marion County are typically on a fixed income and many disabled residents are unable to work or receive minimal income. Housing and utility costs in Marion County are again on the rise and rentals often require hefty deposits. Receiving assistance through the Ocala Housing Authority's housing choice voucher program makes the cost of living more affordable, but many families still struggle to make ends meet. However, there is a large waiting list, in 2018 there were 2,170 on the list, and, in some cases, clients can wait up to two years.

In 2017, 25,000 low-income households were paying more than 30% of their income for housing. Over 13,000 very low-income households paid more than 50%. A typical family at 80% of AMI paid between 75% and 78% of its income for housing and transportation costs combined. Workers in most of the Ocala/Marion County areas most common occupations don't earn enough for a 1-bedroom apartment at Fair market Rent.

Discussion

In Marion County, low-income renters experience a significant housing cost burden with 50% of renters paying more than 35% of their household income. For owner-occupied housing, 30% pay more than 35% of their household income. Much of the lower cost housing in Marion County is older homes that are starting to deteriorate, some even becoming dilapidated and aging manufactured homes. These homes have original roofing that leaks, insufficient plumbing, older windows and HVAC systems that increase energy costs, and structural damage making for an unsuitable living environment and forcing low-income individuals and families to seek higher cost housing.

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

Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
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Households	0	129,115	
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

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Large Family Households	555	830	1,515	674	3,070
Household contains at least one person 62-74 years of age	2,455	4,063	7,650	4,620	21,595
Household contains at least one person age 75 or older	1,434	3,470	5,815	3,195	12,349
Households with one or more children 6 years old or younger	1,824	1,862	2,659	1,343	4,875

Table 6 - Total Households Table

Data Source: 2011-2015 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										
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Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	100	15	49	214	25	0	10	24	59
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	169	210	164	90	633	25	154	158	137	474
Housing cost burden greater than 50% of income (and none of the above problems)	3,435	2,550	830	40	6,855	2,520	3,290	2,310	595	8,715

	Renter					Owner				
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Housing cost burden greater than 30% of income (and none of the above problems)	150	1,545	3,090	1,079	5,864	845	2,450	4,515	2,195	10,005
Zero/negative Income (and none of the above problems)	1,090	0	0	0	1,090	1,220	0	0	0	1,220

Table 7 – Housing Problems Table

Data 2011-2015 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	3,845	3,045	1,155	259	8,304	2,650	3,615	2,610	795	9,670
Having none of four housing problems	730	2,230	4,780	3,830	11,570	1,620	5,760	14,285	9,640	31,305
Household has negative income, but none of the other housing problems	1,090	0	0	0	1,090	1,220	0	0	0	1,220

Table 8 – Housing Problems 2

Data 2011-2015 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
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Small Related	1,730	1,840	1,588	5,158	915	1,569	1,534	4,018
Large Related	365	374	403	1,142	65	265	409	739
Elderly	560	1,178	1,019	2,757	1,770	3,164	4,054	8,988
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Total need by income	3,885	4,431	4,115	12,431	3,424	5,838	6,930	16,192

Table 9 – Cost Burden > 30%

Data 2011-2015 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
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Table 11 – Crowding Information - 1/2

Data Source: 2011-2015 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 average family size of rental and owner-occupied housing in Marion County is 2.48 persons. This indicates that of the 75.3% of occupied units in Marion County, a very small percentage are single person households. However, the largest population of homeless in Marion County according to the latest PIT count, is single men, creating a need for studio and one-bedroom units. Both County and City housing programs are available to all eligible low-income persons whether single person households or two or more person households. In 2017, 16.2% of people were in poverty. (US Census Bureau)

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Specific housing characteristics that affect Marion County residents are age of the home and the cost of repairs and upkeep; weatherization including hurricane shutters and flood insurance; and the cost of maintenance and/or replacement of septic systems and wells.

In Marion County, affordable housing is always a need for low-income individuals and families with children. In many cases, especially for the very-low and extremely-low income, elderly, and disabled, even housing assistance is not enough. Elderly residents in Marion County are typically on a fixed income and many disabled residents are unable to work or receive minimal income. Housing and utility costs in Marion County are again on the rise and rentals often require hefty deposits. Receiving assistance through the Ocala Housing Authority's housing choice voucher program makes the cost of living more affordable, but many families still struggle to make ends meet. However, there is a large waiting list, in 2018 there were 2,170 on the list, and, in some cases, and clients can wait up to two years.

In 2017, 25,000 low-income households were paying more than 30% of their income for housing. Over 13,000 very low-income households paid more than 50%. A typical family at 80% of AMI paid between 75% and 78% of its income for housing and transportation costs combined. Workers in most of the Ocala/Marion County areas most common occupations don't earn enough for a 1-bedroom apartment at Fair market Rent.

Discussion

In Marion County, low-income renters experience a significant housing cost burden with 50% of renters paying more than 35% of their household income. For owner-occupied housing, 30% pay more than 35% of their household income. Much of the lower cost housing in Marion County is older homes that are starting to deteriorate, some even becoming dilapidated and aging manufactured homes. These homes have original roofing that leaks, insufficient plumbing, older windows and HVAC systems that increase energy costs, and structural damage making for an unsuitable living environment and forcing low-income individuals and families to seek higher cost housing.

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

The following tables show the number of households with disproportionately greater needs for all housing problems, severe housing problems, and cost burden. A disproportionately greater need exists when the members of racial or ethnic groups at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

In the first two sections (NA-15 and NA-20) housing problems are defined as:

- Lacking complete kitchen facilities
- Lacking complete plumbing facilities
- More than one person per room
- Housing costs more than 30% of household income

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	7,500	1,354	2,310
White	4,770	929	1,569
Black / African American	1,440	260	525
Asian	10	0	0
American Indian, Alaska Native	19	0	4
Pacific Islander	0	0	0
Hispanic	1,199	154	194

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 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	10,655	3,995	0
White	7,170	3,264	0
Black / African American	1,695	325	0
Asian	120	4	0
American Indian, Alaska Native	60	0	0
Pacific Islander	0	0	0
Hispanic	1,489	378	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 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	11,375	11,465	0
White	7,815	8,870	0
Black / African American	1,780	1,155	0
Asian	135	190	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	4	0
Hispanic	1,480	1,020	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 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	4,310	10,205	0
White	3,130	8,454	0
Black / African American	575	809	0
Asian	119	74	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	380	800	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 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

In comparing Table 16 to the same data in the last Consolidated Plan (2014-2019), those households with 0%-30% of AMI with one or more of the problems decreased 12%, but households without income increased slightly. For 30%-50%, one or more problem households increased by 10%, 50-80% by 4% and 80%-100% decreased almost 10%.

The American Indian, Alaska Native population is quite small in Marion County; however the percentage experiences one or more housing problems for the 0-30% and 30-50% income categories is high, 83% and 100%. There may be a margin of error that might account for this. For the Asian population, the housing problems are also high, 100% and 97% for the same income levels.

For Hispanics with an income level of 0-30%, a disproportionate percentage are experiencing problems, 78% or 1,199 households. For the 30-50% income, it is 80%. African Americans in the 30-50% category are also high at 84%.

These numbers will assist in targeting the income levels and race/ethnicity for housing assistance.

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

As expected, the data below bears out the fact that the poorest of the community live in housing in the worst conditions and with the most problems. In the county as a whole, almost three times as many families below 30% AMI have one or more of the major housing problems.

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	6,495	2,350	2,310
White	4,075	1,620	1,569
Black / African American	1,264	424	525
Asian	0	10	0
American Indian, Alaska Native	4	15	4
Pacific Islander	0	0	0
Hispanic	1,094	259	194

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 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	6,660	7,990	0
White	4,340	6,090	0

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
Black / African American	1,215	810	0
Asian	80	44	0
American Indian, Alaska Native	60	0	0
Pacific Islander	0	0	0
Hispanic	919	954	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 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	3,765	19,065	0
White	2,395	14,285	0
Black / African American	740	2,195	0
Asian	90	235	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	4	0
Hispanic	420	2,074	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 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	1,054	13,470	0
White	674	10,925	0
Black / African American	200	1,190	0
Asian	54	144	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	85	1,100	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 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

In comparing all income levels with severe housing problems, as the income levels rises, the number of units with one of the four problems decreases. In all economic groups, housing problems are experienced by all ethnic groups. It is only in the below 30% group that the number of homes with one or more problems outnumbers those with no problems.

In the Severe Housing Problems, for the 0-30% category, Hispanics show a higher percentage than any other group at 71%. In the 30-50% income level, Black/African American (60%), Asian (65%) and American Indian, Alaskan Native (100%) are above 50% in experiencing problems. And in the 50-80% level, Black/African Americans are again over 50% at 61%.

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

In reviewing the data for Marion County, the percentages for those racial and ethnic groups experiencing housing cost burden did not reflect any one group as higher than the other, in relation to the percentage of that group in the general population.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	88,230	21,300	17,100	2,450
White	72,925	15,795	11,235	1,674
Black / African American	6,855	2,600	3,105	545
Asian	1,220	264	215	0
American Indian, Alaska Native	175	15	59	4
Pacific Islander	8	0	0	0
Hispanic	6,220	2,344	2,280	204

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion

In comparison to the Table 21 in the last Consolidated Plan (2014-19), only the under 30% AMI households saw an increase in housing cost burden, with Whites being 82.5% of those households. Housing cost burdens occur across all racial groups and as expected is highest in the below 30% income category. The percentages for racial groups experience housing cost burden reflect the overall racial population percentages in Marion County.

Across all income levels, Black/African Americans experience a high cost burden, 44%. Hispanics are also high at 42%.

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?

CHAS data demonstrates that none of the groups represented in the tables above show disproportionately greater needs that are at least 10 percentage points higher than the percentage of persons in the category as a whole.

The race/ethnicity with the highest percentage of housing problems, severe housing problems, and cost burden is Caucasian followed by Black/African Americans. This is consistent with population trends in Marion County as 80% of the population is White and 12% of the population is Black/African American. This indicates that if there were a racial or ethnic group that has a disproportionately greater need than the needs of the jurisdiction as a whole, it would be Caucasians. Most occupied housing in Marion County (owner or rental) is occupied by these race/ethnicities. Hispanic, Asian, Native American and other races make up less than 10% of the population.

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

N/A

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

N/A

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

Introduction

Ocala Housing Authority (OHA) is currently the public housing authority in Marion County, managing 216 public housing units and 1,300 housing choice vouchers. 1,500 applicants are on the public housing waiting list. OHA provides homeownership and rental housing counseling, and family self-sufficiency.

OHA is the agency to receive Section 8 housing assistance funding. Rents associated with the federal developments are in accordance with HUD regulations. This is monitored through a yearly income verification to determine any income changes.

OHA maintains ongoing resident initiatives. Resident Councils are active in the Public Housing communities with meetings every other month. An OHA staff person attends all meetings as a liaison and a representative from the Police Department attends.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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

	Certificate	Mod-Rehab	Public Housing	Program Type				
				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

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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:

OHA has a waiting list of 1,372 applicants for public housing units. There is a low need for accessible units as only 3.5% of the population has reported having a disability and being below the poverty level. OHA is available to help locate accessible units if requested.

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?

OHA provides housing for 1,500 low income families through its Housing Choice Voucher (HCV) Program, Public Housing (186) and open market units (30). OHA provides 1,372 vouchers to the residents of Marion County, 108 for Veteran Assisted Supportive Housing (VASH). In 2019 OHA opened the housing choice voucher waiting list and received 2,000 applications. There are currently 2,170 residents on the waiting list.

Marion County has experienced dramatic increases in rents in the past three years. Though the economy is strong, wages have not increased at a similar rate as has housing and it has created a great void of affordable units in Marion County. Studies show there is a lack of available 1 and 2 bedroom units.

Affordable child care is a need for families assisted by OHA. They are unable to afford to have children in safe and secure environments, provide healthy and nutritious meals, or provide the educational support. Transportation is equally important. Many residents are dependent upon public transportation for daily tasks.

The ability to provide a suitable living environment to residents is directly linked to the ability to provide essential services. Continually decreasing funding allocations limits access to child care and transportation, particularly for smaller public housing authorities.

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

The problems experienced by the residents of public housing are also faced by low- to moderate-income families looking for affordable units. The problems with child care and transportation experienced by public housing residents is mirrored in the general population.

Discussion

The needs of low-income public housing residents largely depend on local housing authorities for access to affordable housing and related services due to the lack of income, credit issues and resources. Public housing residents in Marion County are in need of social services to help attain self-sufficiency. Residents are in need of 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:

In September of 2018, the Public Policy Institute (PPI), the City of Ocala, Marion County and the United Way of Marion County contracted with the Florida Housing Coalition to assess Marion County's homeless services system and to make recommendations on how to increase its effectiveness. The report, entitled "Homelessness, The Long Way Home", (<https://www.marioncountyfl.org/departments-agencies/departments-a-n/community-services>) was published in January 2019 and made 13 specific recommendations in five categories: 1) Outreach and Coordinated Entry; 2) Prevention and Diversion; 3) Short-term Emergency Shelter; 4) Rapid Re-Housing; and 5) Permanent Supportive Housing. (See page 91 under SP-40 Institutional Delivery Structure - 91.415, 91.215(k) for the list of recommendations.) The community was invited to participate in the study by joining a study group. Each group met bi-weekly for the first 4 months of the study and then bi-monthly until September 2018. Collectively, 67 individuals from 33 organizations participated in the study. The work groups were: Asset Mapping; Best Practices; Integration of Services; and Communication and Awareness.

According to the 2019 Marion County PIT count (which will be completed by September 2019), homelessness has been declining since a spike in 2014. This is in line with the overall decline of homelessness in Florida. The count estimates approximately 474 persons were homeless at the time the count was conducted. Thirty eight percent of homeless persons are unsheltered; 16% of persons experiencing homelessness in Marion are chronically homeless, the same number as the Florida average.

According to the 2017 Housing Inventory Count, (excluding Veteran's beds and child-only beds), Marion's homeless assistance system has an overabundance of emergency shelter and transitional housing beds and few permanent housing beds. Of the available 306 homeless beds, 80% are emergency shelter or transitional compared to only 7% for permanent supportive or 13% for permanent housing.

This section of the Consolidated Plan provides data on persons and families who are homeless in Marion County. The data below is from the 2018 Ocala/Marion County Point in Time (PIT) count, the Housing Inventory Count (HIC), and the CoC's System Performance Measures (Sys PM).

According to the PPI study, there are 32 agencies, including faith based, that service the homeless population of Marion County. These services range from food pantries to soup kitchens to transitional housing. Of these agencies, 10 provide shelter. According to the housing inventory count included in that report, there are 504 year round beds available. Most maintain at least a 75% utilization rate. The lowest utilization is for facility based beds for youth.

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)	9	0	0	0	0	0
Persons in Households with Only Children	48	0	0	0	0	0
Persons in Households with Only Adults	294	0	0	0	0	0
Chronically Homeless Individuals	121	5	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	27	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	4	0	4	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:

PIT

Data Source Comments:

Indicate if the homeless population is: Partially Rural Homeless

Rural 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 Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Alternate Data Source Name:

PIT

Data Source Comments:

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:

In Marion County, rural areas range from small, outlying communities to isolated homes in the Ocala National Forest. As the majority of homeless services are located within the City of Ocala, the majority of the counted unsheltered and sheltered homeless are in the metro area. Unfortunately, data that describes a person living in the rural areas is not kept.

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):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	158
Black or African American	0	35
Asian	0	1
American Indian or Alaska Native	0	5
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	19
Not Hispanic	0	423

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 2018 Marion County PIT count indicates that there were 444 unsheltered adults and children in Marion County, with 493 sheltered. Of that estimate, only 9 children were found homeless and none were unaccompanied minors. Only 27 unsheltered veterans were counted, but of those, nine were reported to have psychiatric issues and 12 had substance abuse issues. Access to services to become self-sufficient for veterans has increased in Marion County through Volunteers of America of Florida housing programs and the availability of VASH funding.

According to the PIT count, prior to program entry, families with and without children were living in hotel/motels they paid for, and/or staying with family and friends. There were no veterans with children living in a shelter at the time of the last PIT count.

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

Thirty eight percent of the homeless population is unsheltered and includes all racial and ethnic groups. According to the 2019 PIT count, for those sheltered homeless, the majority were non-Hispanic, and White. In Marion County, with a total population of 349,000, 81% are White, 12% are Black and 10% Hispanic. For those living in poverty the percentages follow the same breakdowns, with 62% of Whites, 21% of Blacks and 12% of Hispanics living in poverty. By virtue of one of the causes of homelessness being poverty, the racial and ethnic numbers for those being homeless, the numbers mirror poverty levels: 35% White, 8% Black and 4% Hispanic. Extremely low income is becoming a part of every racial

and ethnic group in the county and will lead to homelessness in many communities just by virtue of the community's cost of living. When you add to this to the knowledge that extremely low income persons suffer from substance abuse, mental illness, lower education completion levels, and other issues that reduce the skill levels at which they can function, the issue becomes definable as a different set of parameters that may intersect but not duplicate traditional groups; groups such as extremely low income, low education levels, mental illness and others also define those most at risk of a homeless experience.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2019 PIT Count and the US Census Bureau, the homeless population of Marion County includes:

- Ages between 10 and 82 years
- Forty-eight first time; 59 more than 365 days; 15 more than 4 times per year; and, the highest number of years to have been homeless at 24 years.
- The majority of the homeless population is single males, followed by households of 2; only 3 had households of more than 5 persons
- Nine individuals were fleeing abuse
- Forty-six were receiving disability benefits; 86 had physical disabilities; 71 had psychiatric or emotional conditions; and 60 had substance abuse issues

Discussion:

The annual PIT counts continue to be the strongest source of homeless data for Marion County. Over the past five years, the count has fluctuated, with 2014 being the highest and 2018 the lowest. It is hard to attribute the drop in the number of homeless to any one reason, but the improvements in communication, use of the HMIS system, and the coordination of services certainly play a large role. The only significant increase in homeless populations is in the number of families with a 144% increase between 2011 and 2016 (according to the Florida Housing Coalition Marion County Home Matters Report of 2017; (<https://www.marioncountyfl.org/home/showdocument?id=13917>).

In order to meet the need of affordable housing for the homeless, Marion County must increase its supply of rental units, including permanent supportive housing and rapid re-housing. Continuing to

require agencies that receive HUD dollars to follow the Housing First model and other proven best practices, Marion County should be able to continue seeing drops in the homeless population numbers.

Marion County's low-income households continue to struggle with high housing costs. Low-income households are further burdened by transportation costs, and homelessness is of particular concern to family households.

The PPI study recommends emergency shelters and transitional programs lower the barriers to entry by reducing or eliminating drug testing, criminal background checks (with the exception of sex offenders at family shelters), sobriety requirements, time limits, treatment compliance requirements, employment requirements, and program fees. They also recommend the limited use of motel vouchers, to be utilized only when all emergency beds are full; and focusing emergency shelter and transitional program services on permanent housing placement, including housing navigation, access to coordinated entry, and housing-focused case management.

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

Introduction

Marion County has a long track record of funding, promoting and supporting organizations and public agencies that provide services to low-income persons with special needs. Non-homeless persons with special needs often require supportive housing and case management services which allow them to live independently and avoid homelessness or institutionalization. Through its use of Community Development Block Grant (CDBG) funds and State Housing Initiative Program (SHIP) funding, Marion County will continue to prioritize and provide resources to local providers of non-homeless special needs populations when, and if, available. Both CDBG and SHIP funds have been used to rehabilitate housing for special needs populations. Over the past five years, Marion County has awarded grants to agencies that specifically work with special needs populations: Transitions Life Center serving mentally and developmentally disabled adults; Advocacy Resource Center of Marion County serving persons with intellectual and developmental disabilities; Marion County Senior Services that provides support and referrals for seniors in need; and, Veterans Helping Veterans serving disabled veterans. Similarly, CDBG funding has been used by various organizations to support fair housing laws as well as advocating for additional accessible housing. Marion County will continue to support nonprofit agencies when applying for federal and state funding to create or improve housing and supportive services for subpopulations that are not homeless but may require housing or supportive services.

Describe the characteristics of special needs populations in your community:

Elderly: In 2016, the median age of all people in Marion County was 48.6 years. Data indicates that 25.8% of the population are over 65 years of age. Native-born citizens, with a median age of 47.4 years, were generally younger than foreign-born citizens, with a median age of 55. The median age in Florida is approximately 41.6, with a slight gap in gender at 51.1% females and 48.9% males in the state.

According to the Department of Elder Affairs, State of Florida "2017 Profile of Older Floridians in Marion County"

(http://elderaffairs.state.fl.us/doea/pubs/stats/County_2017_projections/Counties/Marion.pdf), 9.4% of the elderly population (60 and older) live below the poverty guideline. The highest growth rate is for the 60+ population. 31,644 60+ are medically underserved; 27,155 live alone; 48.6% receive SNAP or food stamps; 19,385 have one type of disability and 20,321 have two or more disabilities. Marion County has 1,380 skilled nursing facility beds, and in 2017, had 281,223 Medicaid patient days in skilled nursing facility beds. There are 28 home health agencies; 44 companion service companies, 32 assisted living facilities with a total of 1,944 beds and 1 adult day care facility with 30 beds. 11,121 Marion County residents are age eligible for Medicaid.

Mental Health: Overall, the State of Florida is ranked 32nd in the ranking of states with prevalence of mental illness and access to care. According to the Florida Department of Health in Marion County, one of the factors that affects the mental health of residents is the problem with the intersection of mental health, law enforcement and the criminal justice system. Mental/behavioral health was ranked the most difficult to obtain by residents. In the 2019 Marion County Community Health Survey, 16.8% of respondents said they didn't get the mental health care they needed due to cost, appointment availability, and lack of providers, insurance issues, transportation issues and caregiver responsibilities. In Marion County, there is one Mental Health professional for every 100,000 people.

The rate of emergency department visits per 1,000 people for mental health reasons displayed has been decreasing in recent years in Marion County, a decrease also seen across the state. Hospitalizations for mental health reasons for all ages has decreased slightly, but increased for those 0-17 years of age. Suicides by those between 15 and 20 years of age has seen an increase. Domestic violence offense rates have trended downward, but continue to have a 33.2% higher rate than the rate for Florida as a whole.

The Baker Act is a legal procedure whereby persons with mental health issues who have been deemed to be a danger to themselves or others may be mandated to undergo an involuntary mental health exam. Marion County numbers for individuals being "Baker Acted" reflect the overall Florida average of 850+ per 100,000 persons (Marion County, 830 per 100,000).

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

As the median property value in Marion County is \$127,000, and the largest demographic living in poverty is Males aged 55-64, affordable housing is of prime concern for the elderly of low- to moderate-income.

By using CDBG funds for rehabilitation of existing owner occupied homes, the elderly and those families with special needs members are able to make repairs and upgrades in order to stay in their home, including building handicapped ramps. Under HOME and SHIP, Marion County offers purchase assistance to the elderly and those with special needs to become homeowners and live in safe, affordable homes.

According to the Marion County Steering Committee for Health's May 2019 "Health Needs Assessment", generational poverty, lack of affordable housing and homelessness, and lack of understanding of the issues are major factors affecting Marion County. A major economic factor is that the mobile home housing stock is in poor condition. Affordable housing is ranked as the number 5 factor that contributes to a healthy community. In a survey to county residents in need of medical care, affordable utilities was the second biggest challenge, followed by housing as number six.

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

According to the WellFlorida Council website, HIV Care Programs (<https://hivcareprograms.org/>), is an optimal resource built to educate the public about healthcare and support services for people living with HIV in North Central Florida (including Marion County), HIV prevention and how to stay healthy. Services include Housing Opportunities Program (HOP), assisting HIV-positive persons with temporary assistance for housing needs and to prevent homelessness.

According to FLHealthCharts.com, in 2017 Marion County had 1,121 residents testing positive for HIV. The ratio of Black rate to White rate was 4.5:1. Reported AIDS cases ratio is even higher at 6.1:1.

According to HIV.gov website, there are 6 health centers that treat and test for HIV. There are 4 Ryan White care centers, 1 mental health center, 4 substance abuse centers and 2 family planning centers. There are no housing assistance centers.

Discussion:

According to the US Census Bureau, ACS 2009-2013, Marion County compares less favorably to Florida as a whole in income by race/ethnicity. Marion County's income levels are between 10 to 20 percent lower than the comparable Florida averages. The national trend of income disparity between Whites, Blacks and Hispanics is also reflected in Marion County. When there is lower income, there may be less disposable income for things such as preventive healthcare, better nutrition and transportation options.

Nearly 20% of Marion County residents are in poverty, with a particularly distressing high rate of children in poverty, 30.1%.

Since 2004, Marion County has mirrored the trend in Florida in unemployment. In 2014 the rate was 7.2 compared to Florida at 6.1. Marion County was surpassed the rates of public assistance for Florida in the categories of households with social security income; households with supplemental security income; and households with food stamps.

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

Describe the jurisdiction's need for Public Facilities:

In order to determine public facility needs, Community Services' staff performed an assessment of prior program year projects and the direct impact on beneficiaries. The demand for public facilities in Marion County is also determined by applications received through an ongoing application process. A comprehensive review of past accomplishments, input received through citizen participation efforts, and applications for funding identified shelter renovations/construction, soup kitchen construction and renovation, public building renovation, and supportive housing renovations.

Community Services has noted an increase in agencies returning for more funding on projects funded previously, (i.e. first a roof, now a floor). To be better stewards of HUD funds, Community Services is not awarding the full amounts requested, but are having the agencies contribute up to 50% of the requested renovation funds. They are also required to present a capital funding plan for future maintenance and repair issues, and quarterly financial reports to track financial capacity.

Due to the daily threat to the quality of the water in the numerous springs in the county, a strong law to protect the springs from invasion by septic runoff was proposed and passed. When enacted, this will increase the cost of replacing old septic systems and installing new ones. This will place a heavy burden on low income neighborhoods. Marion County Community Services will partner with the Utilities Department to offer funding grants for qualified families needing to replace their septic systems. It will also work with low income neighborhoods to improve drainage systems, and with the local CRA to improve lighting and add sidewalks, curbs, and façade improvements.

How were these needs determined?

Through communication and cooperation with the Planning, Utilities and the Growth Services departments, Community Services is able to anticipate needs of the low-income census tracts of the county for streets, utility upgrades, lighting, etc.

Agency public facility projects are noted via applications for assistance, surveys and direct communication with various agencies in the county. In 2018, in response to the Notification of Funding Availability, 7 agencies submitted public facilities applications with 5 approved; in 2017, 8 were received and 3 approved.

In the public survey distributed throughout the community, it was noted that the community needed more senior centers.

Describe the jurisdiction's need for Public Improvements:

There is an evident need for public improvements within Marion County including improvements to public parks, recreational areas, and additional greenway space. The citizen participation process and consultation with various service agencies determined public improvements to be a low priority as far as CDBG funds were regarded. Limited funding only allows the County to address high priority needs. The County depends on funding sources received through other departments, such as Parks and Recreation, to prioritize public improvement projects and possibly address that need. The County is partnering with the Parks and Recreation Department in 2018 and 2019 to construct public bathrooms in a park, Blue Run of Dunnellon, a high use access park to the Rainbow Springs.

In consultation with the Community Revitalization Area (CRA) County staff, improvements to the area known as the Silver Springs area, has been chosen as medium to high priority. An old theme park, Silver Springs, is now owned by the State of Florida but sits vacant and unused. The neighboring businesses, motels and neighborhoods have declined over the years. These improvements will be costly and time consuming, more than Community Services can support alone. Because of this, projects will be phased for Community Services, starting with adding Public Street lighting, and doing business façade upgrades. Phase Two will include owner occupied home rehabilitation and/or reconstruction. It is being discussed to make a part of the CRA a Neighborhood Revitalization Strategy Area. Please see accompanying map.

In the public survey distributed through the community, it was noted that the community needed improved infrastructure (e.g., water, sewer, streets).

How were these needs determined?

Community Service's staff members personally toured the CRA. Ongoing meetings and consultations with CRA staff and the Planning department have assisted in creating plans for improvements based on current needs.

A one page survey was distributed throughout the community; 171 total responses were received.

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

Lauren 2
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

<p>EXHIBIT 16-3: EMERGENCY TRANSFER PLAN FOR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING (HCV VERSION)</p>
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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.