

# HUD Five-Year Consolidated Plan 2019-2023

## Annual Action Plan 2019-2020



Essential Housing



Community Development



Homelessness

### MARION COUNTY COMMUNITY SERVICES

Community Development Block Grant

HOME Investment Partnership Program

Emergency Solutions Grant



Marion County  
Board of County Commissioners  
August 2019



Amended on May 12, 2020 to add CDBG and ESG Cares Act funds to the 5 Year 2019-2023 and Annual Action Plan for 2019. SP-45 goals have been added as well.

## **Executive Summary**

### **ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The Consolidated Plan consists of the information required in 24 CFR Part 91, Consolidated Submissions for Community Planning and Development Programs. The Consolidated Plan serves as a planning document, application for Federal Funds, strategic plan in carrying out U.S. Department of Housing and Urban Development (HUD) programs, and Action Plan that provides the basis for assessing performance.

The Marion County and City of Ocala HOME Consortium Five Year Consolidated Plan covers the time period from October 1, 2019, through September 30, 2024. The Plan identifies community needs and details those initiatives that will address those needs and is structured in a format that will help to measure performance. This five-year planning document identifies priority housing, homeless, special populations and community development needs, establishes general strategies for addressing those needs, and integrates the application, planning, and citizen participation requirements for the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG), and all other sources of state and federal funds administered through this department. Marion County is designated as an Urban County by HUD and consists of all unincorporated areas in the County.

Marion County's Community Services Department is responsible for administering the CDBG, HOME and ESG funding grants. The Community Services Department is also the lead agency designated to administer HOME funds on behalf of the Marion County HOME Consortium, of which the City of Ocala is a participating member. The City of Ocala receives CDBG funds directly from HUD. The Marion County Board of County Commissioners is the entity responsible for approving the application of grant funds for various activities outlined in the Consolidated Plan and the One-Year Action Plan.

Through a comprehensive process, Marion County and the City of Ocala have identified objectives and outcomes for the 2019-2023 Consolidated Plan. The following goals and objectives are intended to be

accomplished during the Consolidated Plan period and encompass goals established by both the County and City. Certain objectives will be accomplished through the County's CDBG, HOME, or ESG programs and other objectives will be accomplished with City CDBG and HOME funding. In some cases, both County and City will undertake similar activities to meet specific objectives.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

### **Objectives:**

- Rehabilitation of substandard owner-occupied housing to include removal of architectural barriers.
- Demolition/Reconstruction of existing owner-occupied uninhabitable or dilapidated homes with new, energy efficient, affordable housing through a partnering nonprofit.
- Rehabilitation/Construction of affordable rental units.
- CHDO construction of new, affordable owner-occupied housing.
- Public infrastructure to include sidewalks, lighting, façade improvement, water and sewer development.
- Development of permanent supportive housing for the homeless.
- Rental assistance for homeless prevention and rapid rehousing.
- Purchase and down payment assistance.
- Nonprofit capacity building. Economic Development. Urgent Need.

### **Outcomes:**

- Reduce by 4%, Marion County's current Substandard Housing Rate of 5.9% (40 out of 998).
- Increase affordable housing units by 50 (25 rentals, 25 homeowners).
- Increase support of services for low-income persons with special needs (250 persons).
- Increase assistance to agencies that provide Rapid-Rehousing and Homeless Prevention to 55 households.
- Increase support of direct rental assistance to 20 households. Assist Microenterprises with loan/grant funds to mitigate effects of COVID-19. Assist renters/homeowners with grants to pay 3 months rent/mortgage due to loss of income from COVID-19.

Please see attachment for goals chart.

## **3. Evaluation of past performance**

Marion County Community Services Department has developed the following performance management system to monitor the CDBG projects and ensure long term compliance with program requirements. Staff members are assigned specific projects to administer. Staff provide technical assistance to organizations to ensure they are aware of their responsibilities and the requirements of the CDBG program. The procedures of the Department mandate that outreach efforts are in place for enhancing opportunities for minority and women's business enterprises as well as Section 3 business concerns. Staff utilizes checkoff sheets for all activities which are reviewed and approved by the Grants Administrator for the CDBG program. The Marion County HOME Consortium shares a joint responsibility with all of its sub-recipients for carrying out eligible activities in conformance with applicable Federal requirements and procedures. This is accomplished through desk monitoring and on-site monitoring throughout the affordability period of a project.

Under HOME, the Consortium completes their Consolidated Annual Performance Evaluation Reports (CAPERs) in December; therefore accomplishments during the fifth and final year under the 2018-2019 Consolidated Plan have not yet been reported. As of FY 18/19, Marion County and the City of Ocala continue to make progress in meeting its Consolidated Plan objectives of providing decent housing and suitable living environments.

Access to affordable housing has been made available through HOME purchase assistance, as well as through CDBG projects that address immediate housing needs and sustainability. Marion County's past performance during the 2014-2019 Consolidated Plan: Down-payment Assistance – 3 homebuyers assisted (with HOME funds only, most purchase assistances were done through SHIP), Develop Housing (CHDO) – 11 housing units built, Housing Rehabilitation – 82 units completed, Provide Suitable Living Environment – 20 families/individuals assisted, Public Facilities renovations – 12 agencies assisted.

Some barriers the County has faced in achieving goals include having only one certified CHDO . A Community Housing Development Organization (CHDO) is a non-profit organization that is tax-exempt, has a mission of providing affordable housing, a history of serving the community, a board of directors with at least one-third of its members representing the low income community and a demonstrated capacity for carrying out housing projects. HUD requires, in 24 CFR 92.300(a)(1) that at least 15% of a participating jurisdiction's allocation be set aside for CHDOs to use as developers, sponsors or owners of affordable housing. Other barriers include a lack of affordable rental units; deterioration of mobile homes at a higher rate than site-built homes; aging owner-occupied housing units; barriers to shelter for the homeless; and lack of affordable housing developers.

City of Ocala is on track to meeting its Consolidated Plan goals and objectives. The following demonstrates Ocala's past performance during the 2014-2019 Consolidated Plan: Housing Rehabilitation – 75% complete, Homeownership – 38%, Clearance and Demolition – 20%, Acquisition – 100%.

#### **4. Summary of citizen participation process and consultation process**

The Citizen Participation Plan (CPP) encourages public participation, emphasizing involvement by low and moderate-income persons, particularly those living in areas targeted for revitalization and areas where funding is proposed. In addition, it encourages the participation of all its citizens, including minorities, non-English speaking persons, and persons with disabilities. Written materials can be provided in Spanish, and the County makes all reasonable accommodations for persons with special needs that request assistance. Both the County and City have Spanish speaking staff to assist with translation upon request.

During any given program year, Marion County seeks assistance in implementing these programs from outside agencies/organizations through a targeted request for proposal process. Technical assistance is provided to both organizations and individuals, including those representatives of low and moderate income people, who are interested in submitting a proposal to obtain funding for an activity and request such assistance.

Marion County provides the public with reasonable and timely access to information and records relating to the data or content of all federally required documents and publications. Marion County also provides full and timely disclosure of program records and information for the preceding five years consistent with applicable Federal, State and local laws regarding personal privacy and confidentiality.

Action Plans and recommended uses of funding are posted for public review and comment for the requisite 30 days. The County posts display advertisements in the local newspaper. Information is also posted on the County website, in public places and mailed to people and agencies on the mailing list, in accordance with the CPP. Public hearings are held during the 30 day period to receive further comment.

The plan was amended and adopted on January 15, 2019 by the Marion County Board of County Commissioners. Please see attachment.

The plan was amended on April 14, 2020 for the addition of virtual meetings in case of a declared emergency and following HUD waivers from March, 2020, a change in the number of days required for public notification from 30 to 5.

#### **5. Summary of public comments**

At the public comment meetings held by Marion County in planning for and a draft of this Consolidated Plan, no comments were received. For the Consolidated Plan, specific efforts were made to encourage participation in the consolidated planning process by organizations that represent or advocate for physical and developmentally disabled and racial and ethnic minorities. Participation in the needs assessment, public hearings, development of the Consolidated Plan, and proposal requests were solicited through extensive e-mail lists developed by Marion County Community Services.

Through a widely distributed survey some of the comments regarding community needs received were:

- Permanent supportive housing for up to one year
- Bus transportation is needed throughout Marion county for all shift workers
- Community transportation infrastructure

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

No comments were made at the public hearings nor were any comments received in written format.

## **7. Summary**

The development of the 2019-2023 Five Year Consolidated Plan is a time for reflection, planning and goal setting for the staff of Marion County Community Services. By soliciting input and comments from all aspects of business, private, non-profit and for-profit, faith-based organizations, health agencies and the citizens themselves, the county was able to discern true needs that exist and develop plans to address and help lessen the needs. The top priorities that were identified included increasing the number of affordable housing units, both for rent and sale, services to decrease the number of homeless, economic development that leads to jobs, and services for low income individuals and families, and capacity building for current non-profits.

## The Process

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

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

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

Table 1 – Responsible Agencies

#### Narrative

The Marion County Community Services Department is responsible for preparing a 5-Year Consolidated Plan and an Annual Action Plan for the Marion County HOME Consortium, which provides funding for the Home Investment Partnership Grant. The Marion County HOME Consortium includes Marion County and the City of Ocala, which have signed a cooperative agreement with Marion County to participate in the County's HOME programs. Marion County acts as the lead agency for the Marion County HOME Consortium and is responsible for developing and monitoring a citizen participation plan that covers all of the members of the Consortium. The City of Ocala is also a CDBG Entitlement and shares the citizen participation plan with the County as part of the HOME Consortium. As its own Entitlement, the City of Ocala is responsible for the administration of its own CDBG program.

In preparation for the 2019-2023 Consolidated Plan and 2019 Annual Action Plan, the Consortium consulted with other public and private agencies that provide assisted housing, health services and social services, including those focusing on services to children, senior persons, and persons with disabilities and homeless persons. The public and private agencies contacted include, but were not limited to, United Way, Ocala Housing Authority, Association of Retarded Citizens, Salvation Army, Community Foundation, Hospital District and all members of the Marion County Continuum of Care.

In preparation of the 2019-2023 Consolidated Plan and 2019 Annual Action Plan, Consortium members obtained statistical information from the Department of Environmental Protection (EPA), and [www.scorecard.goodguide.com](http://www.scorecard.goodguide.com), an internet data source that integrates over 400 scientific and

governmental databases to generate customized profiles of local environmental quality and toxic chemicals. Data was obtained to address lead-based paint hazards in the community.

The Community Services Department consulted with the Ocala Housing Authority concerning consideration of public housing needs and any planned grant program activities. This consultation ensures and provides a better basis for the certification by the Marion County's Board of County Commissioners that the Consolidated Plan is consistent with the County's assessment of low-income housing needs. This type of consultation will also help ensure that any proposed activities that are directed towards local drug elimination, neighborhood improvement and or any resident programs and or services funded under or by the Ocala Housing Authority and those funded under any programs covered by the Consolidated Plan are fully coordinated to achieve comprehensive community development goals.

### **Consolidated Plan Public Contact Information**

Marion County used public meeting information and surveys to assist in the development of funding priorities. The Community Services staff person responsible for collecting data and comments from the public and other stakeholders regarding the Consolidated Plan was:

Cheryl Martin, Community Services Director – Marion County, 2710 E. Silver Springs Blvd., Ocala, FL 34470.



## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)**

### **1. Introduction**

Marion County and the City of Ocala staff developed this plan with the use of a variety of tools. The process entailed consulting with a variety of public agencies that contribute to the County's Consolidated Plan, CDBG, HOME and ESG activities, agencies that provide services in the County as well as in the City of Ocala and, most importantly, by reaching out to the non-profit organizations and Community Development Corporations that serve the residents of the County and the City of Ocala.

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

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

Private entities can effectively support the delivery of programs and services by offering additional resources that can be leveraged to supplement existing services or fill in gaps. Both the County and City continue to seek additional funding sources for housing and community development activities when possible.

Marion County continues to build relationships with public and assisted housing providers and private and governmental health, mental health and service agencies. Technical Assistance Workshops were organized with the purpose of assessing the needs of service providers, establishing partnerships, and explaining the CDBG/HOME/ESG funding process for the FY 2017 and 2018 allocations. Community, church, governmental, non-profit, and for-profit leaders were invited to attend. A press release was issued by the County's Public Relations Officer and an e-mail blast went out to all agencies on the County's list of interested sub-recipients.

Among attendees were public and assisted housing providers such as the Ocala Housing Authority; Interfaith Emergency Services; Children's Advocacy Center; Arnette House; Habitat for Humanity of Marion County; The Centers; Salvation Army; and other service agencies. Attendees were also from the

County/City staff representing individual departments such as Utilities, Parks and Recreation, and Planning.

Marion County staff play an active role in a number of local community alliance organizations dealing with homelessness, children, elder, and mental health issues. Further, county staff participates in the annual “Community with a Heart” program, sponsored by the Ocala Star Banner; participate in the annual Point in Time count and the Coordination of Care.

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

Marion County and the City of Ocala are greatly involved in the Continuum of Care (CoC) on all levels. Both City and County housing staff attend board meetings once a month, serve on the Grant Ranking Committee, act as Chair for Coordinator Intake Assessment Committee, serve on the CoC Homeless Council board as required by HUD under 24CFR 578 (CoC Program Interim Rule), serve on the HMIS Committee, and attend monthly network services meetings.

In an effort to address the needs of homeless persons, the Housing Committee has conducted several meetings and has brought together all members of the CoC and other not-for-profit agencies involved in providing shelter and case management.

Ocala/Marion County’s CoC has established a strategy for addressing the needs of homeless individuals and families making Permanent Supportive Housing a priority for Marion County. The vision is to develop a collaborative community-wide effort to implement a system that ensures an end to homelessness in Marion County, with every individual and family being self-sufficient and having safe, decent, affordable, permanent housing. The vision includes:

- (1) Street outreach teams, made up of formerly homeless persons and professionals, to identify and gain the confidence of homeless individuals with serious mental illness and/or substance abuse problems.
- (2) Working with the community as a whole to create comprehensive case management for the chronically homeless, basing the model on Housing First as a priority.

(3) Development of additional mental health and substance abuse treatment programs targeting the homeless based on best practices.

(4) Development of comprehensive employment and job training, and supportive services for the chronically homeless throughout the County. Employment and job training would be developed in coordination with the One-Stop Workforce system.

(5) Development of transitional and permanent supportive housing, in concert with those local agencies and organizations that have the capacity to develop housing programs and do case management.

(6) Development of a less complicated client intake system for all homeless individuals to apply for and obtain mainstream and entitlement benefits, and to improve the responsiveness of those organizations that control benefits.

(7) Aggressive member enrollment, training and monitoring of the Homeless Management Information System.

(8) Enhancement of current programs that provide financial assistance and counseling to people at risk of homelessness.

Marion County service providers and local governmental agencies support and encourage the ongoing efforts of the CoC and have used the CoC as a basis for its strategies to address homeless needs planning.

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

After consultation with the CoC lead agency, Marion County Homeless Council, that also receives ESG funds, it has been determined that the County will use its ESG funds for rapid re-housing and outreach and the Marion County Homeless Council will use their ESG funds for short-term assistance.

Currently, the County is researching or reviewing potential sites for permanent supportive rental units. The County developed performance standards and outcomes measurements for the ESG Program.

Upon reviewing past outcomes and results of agencies funded with County ESG funds, it became clear that capacity continues to be a problem. Lack of staff, training for staff they do have, coordination with

other agencies and communication, have made the County rethink how it allocates its ESG funds. The County is currently utilizing a Projected Expenditure spreadsheet for agencies to better budget the funds they receive in order to not end the contract period with leftover funds. A stricter definition of “case manager” is being requested, with outcome measures and tasks clearly spelled out. In moving towards funding homeless outreach workers, the County, City and CoC will coordinate to create a common definition and job description.

In its January 2019 recommendations, the Public Policy Institute of Marion County asked for a restructuring of the lead agency and HMIS lead roles within the CoC to improve performance. “In its current state, the Lead Agency/Collaborative Applicant and HMIS Lead roles are both held by the Marion County Homeless Council. Additionally, the Marion County Homeless Council also serves as a direct service agency that receives funding from the CoC and provides services to Marion County residents. Best practices favor having an organization managing the CoC efforts and not also be a direct service provider.”

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	ARC
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to Face, email, phone for information and funding for improvements to facility for special needs population
2	<b>Agency/Group/Organization</b>	The Salvation Army
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, phone, email consultation regarding homeless needs and facility improvement funding.
3	<b>Agency/Group/Organization</b>	Shepherd's Lighthouse Inc
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, phone, email consultation on homeless needs and facility renovation funding.
4	<b>Agency/Group/Organization</b>	Vets Helping Vets of America
	<b>Agency/Group/Organization Type</b>	Services-Veterans
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, phone, email consultation on homeless needs and facility renovation funding.
5	<b>Agency/Group/Organization</b>	Volunteers of America
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, phone, email consultation on homeless and housing needs and facility renovation funding.
6	<b>Agency/Group/Organization</b>	Interfaith Emergency Services
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, phone, email consultation on homeless needs and facility renovation funding. Assisted with homeless statistics and needs other than housing.
7	<b>Agency/Group/Organization</b>	Project HOPE of Marion County
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, phone, email consultation on homeless needs and facility renovation funding. Rental units for women with children fleeing domestic violence.

8	<b>Agency/Group/Organization</b>	Heart of Florida Health Center, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Dental Services for low-mod income population
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, phone, email consultation on dental/medical needs and equipment funding. Served low to mod income level population.
9	<b>Agency/Group/Organization</b>	Marion County Homeless Council
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, community meetings, emails, phone calls. Distributed Community Surveys; is lead agency for CoC; funding relationship through ESG.
10	<b>Agency/Group/Organization</b>	The Centers, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Substance Abuse; mental health counseling
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, email, phone consultation; assisted in gathering information on the needs of those seeking mental health counseling; funding relationship.
11	<b>Agency/Group/Organization</b>	Transitions Life Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Education Services-Employment

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, phone, email, group meetings. Consultation on needs of adults with developmental disabilities. Funding relationship.
12	<b>Agency/Group/Organization</b>	UNITED WAY OF MARION COUNTY
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Education, Financial, Health, Referral
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, email, phone, community meetings. Assisted with gathering of statistical data on community needs. Funding relationship.
13	<b>Agency/Group/Organization</b>	Early Learning Coalition of Marion County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	childhood education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, phone, email, community meetings. distributed community surveys. funding relationship.
14	<b>Agency/Group/Organization</b>	CREATIVE SERVICES INC.
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, email, phone, consult on housing needs for victims of domestic violence, funding relationship.



15	<b>Agency/Group/Organization</b>	Habitat for Humanity of Marion County, Inc.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, phone, email, community meetings, distributed surveys, funding relationship.
16	<b>Agency/Group/Organization</b>	Literacy Council
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, phone, email, community meetings, funding relationship.
17	<b>Agency/Group/Organization</b>	OCALA HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, phone, email, community meetings, distributed surveys, funding relationship. Consulted on needs of the PHA in our community
18	<b>Agency/Group/Organization</b>	MARION COUNTY PUBLIC SCHOOLS
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Phone, email, community meetings, distributed survey. Discussions consisted of the current needs of the agencies, and their clients as they serve them. It was the intention and desire of Community Service to identify the needs of the partner agencies in hopes of matching needs to funding available throughout the 2019-2024 Consolidated Plan time.
19	<b>Agency/Group/Organization</b>	ARNETTE HOUSE, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless Services - Victims Foster Youth
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via phone calls and emails, this agency is a past sub-recipient and is consulted regarding foster children aging out of care and what needs they may have. Marion County plans to assist the Ocala Housing Authority complete a grant to give housing assistance to this population.
20	<b>Agency/Group/Organization</b>	Marion County Sheriff's Office
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Through the Marion County CoC membership, the Sheriff's office is consulted on homelessness issues. Through this, the CoC has a focus of working on decriminalizing homelessness.
21	<b>Agency/Group/Organization</b>	Ocala/Marion County Chamber & Economic Partnership
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The CEP is consulted via face to face, email and phone calls regarding the financial strength of the county. Community Services plans on partnering with the CEP in developing a Economic Development Incubation center for small businesses.
22	<b>Agency/Group/Organization</b>	Florida Health Department, Marion County
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Health Department was consulted on the Lead Based Paint poisoning statistics. Through a partnership, the agency and Community Services attend training and will be able to map out areas of the county to concentrate lead based paint education.

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

Agency that serves those with HIV/AIDS, other than the local hospitals and health department, a local agency does not exist.

Environmental Protection Agency, not consulted but used the web site for data. There is not a local office to consult, and the web site offers extensive information.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Marion County Homeless Council	Goals do not overlap.
Ocala Housing Authority Agency Plan	Ocala Housing Authority	Goals do not overlap.
College of Central Florida Strategic Plan	College of Central Florida	Goals do not overlap.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Chamber and Economic Partnership Strategic Plan	Chamber and Economic Partnership	Goals do not overlap.
Hospital District of Marion County		Goals do not overlap.
United Way of Marion County		Goals do not overlap.
Community Health Assessment	Florida Health Department Marion County	Goals do not overlap.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Marion County Community Services Department has an on-going relationship with the County's Growth Services and Planning offices, and utilizes their assistance, when necessary, to carry out goals and objectives of the Consolidated Plan. Community Services also meets regularly with representatives of public service agencies, is involved in strategizing to facilitate service, and participate, as needed on various boards. The Department also has its own relationship with developers and regularly works with them in matters related to affordable housing development. Being involved with public service providers, developers and other units of local government throughout the year, facilitates the implementation of the Consolidated Plan. State agencies, such as the State Health Department (for statistical and comparison information in various areas), and the State Environmental Protection Agency (to complete Environmental Assessments), were consulted throughout the year.

**Narrative**

Marion County Community Services consulted with the Florida Department of Health in Marion County regarding service needs of those living with HIV, Hepatitis, drug addiction (specifically opioids), and other community health needs. According to their 2017-18 Annual Report, Marion County Health Department saw 1,432 clients and tested 3,150 individuals for HIV/AIDS. Also, according to the report, 453 clients sought housing through the special needs shelters during Hurricane Irma.

**Modernizing HUD's Consolidated Planning Process to Narrow the Digital Divide and Increase Resilience to Natural Hazards Specific:**

Community Service staff researched the availability and access of Broadband in Marion County. In an analysis of broadband availability in low to moderate-income Census Block groups, pockets were found in each group where only one provider is available. The average number of providers in all Census Blocks was 2.5. There is a total of ten provider companies serving Marion County, however only seven of those have acceptable download and upload broadband speeds as defined by the FCC. At this time, there are four organizations working to narrow the digital divide in Marion County, including internet assistance to families on the national school lunch program, TANF and SSI. Please see Broadband Deployment map in the attachments.

Community Services works closely with FEMA data when completing an Environmental Analysis prior to starting any project. The Department also works with the Emergency Operations Center of Marion County before, during and after an emergency events occurs. Both State and Federal funding that becomes available to residents to mitigate storm damage is managed through the Community Services office, including income certification of applicants.

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## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

In an effort to collect data and narrow down the priority needs of the Consolidated Plan, the HOME Consortium developed a Community Survey, which included categories such as: effective ways to address homelessness, need for services, availability of community facilities, experience finding adequate pay to support a family, and which economic programs the community needs. The survey was distributed to all members of the Continuum of Care (COC) for distribution to clientele residing in Ocala, given to several agencies to pass out to visitors and clients, shared with local houses of faith, health agencies and published on Community Service's website. In addition to surveying the community, Community Service held a round table discussion with housing providers and two public meetings to discuss the development of needs and goals for the Consolidated Plan. Marion County and the City of Ocala staff held workshops with their county commission and city council members to seek their direction and priorities.

The collection of this data directly impacted goal setting for the 2019-2023 Consolidated Plan. The top three areas listed as most important to survey respondents was: 1) Housing, 2) public assistance programs (daycare, drug/alcohol abuse services, healthcare, etc.) and 3) economic development (jobs, businesses, and training). With these responses, and by using the other data received from the citizen participation process Community Services set the top three strategies for the 2019-2023 Consolidated Plan as: Affordable Housing, Homelessness and Community Development.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Public Meeting held on November 1, 2018, 6-7 p.m. Marion County Growth Services Meeting Room.no attendees	none	none	
2	Internet Outreach	Non-targeted/broad community	no direct response	none	none	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	housing providers	21 agencies were in attendance	priority of needs: affordable housing, agency capacity, homelessness	none	



4	survey	Non-targeted/broad community  Residents of Public and Assisted Housing	171 responses returned	top 3 things to help homeless: prevention programs; shelters for abused women & children; short term shelters. top 3 services they have trouble finding: rent assistance; housing; and employment. top program to help them economically: job training programs. top 3 important issues:	none	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				housing; public assistance; and economic development.		
5	Public Hearing	Non-targeted/broad community	Public Hearing held on July 16, 2019 in conjunction with the Marion County Board of County Commissioners Meeting, 10 a.m., Commissioner Auditorium. No public comments received	No comments received	n/a	<a href="https://sire.marioncountyfl.org/sirepub/mtgviewer.aspx?meetid=2510&amp;doctype=AGENDA">https://sire.marioncountyfl.org/sirepub/mtgviewer.aspx?meetid=2510&amp;doctype=AGENDA</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Non-targeted/broad community	Public Notice was published on 10/17/18 noting the public comment period of June 24 through July 24, 2019.	No comments received	No comments not accepted	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

#### Overview continued

##### Age

Marion County has a much higher percentage of older residents than Florida with more than 26% being over age 65. This puts a downward pressure on average household and family size as many of these seniors are living alone. This large senior population most likely contributes to a larger percentage of the population with a disability, 17%.

The median age of Marion County is 48.6 years, an increase of almost 2 years since 2012. The two age groups that make up the largest percentage is 65-74 at 15% and 5-17 at 13%. Those 75 and older make up 11%.

The City of Ocala's median age is 38, also showing an increase of almost 2 years. The largest segment of the population being 25-29. This, in part, may be attributed to the college located within City limits.

##### Race/Ethnicity

Marion County has a higher percentage of its population as white residents and a lower percentage as black residents. The percentage of Hispanic residents in Marion county is less than half of what it is for Florida as a whole. Racial and ethnic disparities in health access exist in Marion County, but to a lesser degree when compared to Florida as a whole.

The population of Marion County is 70.9% White and 12% Black while the ethnicity is 12.5% Hispanic. The remaining percentage is divided between Asian, Multiracial, Native Islander and Other. The most common birthplace for the foreign-born residents of Marion County is Cuba, followed by Haiti and Mexico. Citizenship has been declining since 2015 when it was 97.7% but fell to 96.4% in 2016.

## 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 Source: 2011-2015 CHAS

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
<b>NUMBER OF HOUSEHOLDS</b>										
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 Source: 2011-2015 CHAS

### 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-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 Source: 2011-2015 CHAS

\*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 Source: 2011-2015 CHAS

\*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 Source: 2011-2015 CHAS

\*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.

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## 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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
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 Source: 2011-2015 CHAS

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

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

DRAFT

**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.

DRAFT

## **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):**

DRAFT

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	158
Black or African American	0	35
Asian	0	1
American Indian or Alaska Native	0	5
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
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](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.

**Describe the jurisdiction's need for Public Services:**

**How were these needs determined?**



# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

As required by federal regulations found in 24 CFR 91.210 - The Housing Market Analysis must describe the significant characteristics of the jurisdiction's housing market, including the supply, demand, and condition and cost of housing, and the housing stock available to serve persons with disabilities; and, to serve other low-income persons with special needs, including persons with HIV/AIDS and their families.

According to the American FactFinder's American Community Survey (ACS) Demographic and Housing Estimates the following statistics for Marion County (2010 census data) are:

According to 2013-2017 ACS 5-Year Estimates, the total population is 343,778; median age 48.5; 97.5% were considered a household; 2.5% of the population were institutionalized (group quarters, hospitals; jails); 67% were a family unit; 32% were a nonfamily household; 26.7% lived alone; 25% of households had children under 18 years; and 42% had individuals over 65 years. However, based on DataUSA, the current population is higher at 349,020, an average increase of 10% over eight years as of 2018. Based on the average increase, we can anticipate a population of 354,335 by 2020 and 410,612 by 2029.

Of 164,050 total housing units, there was a 4.3% homeowner vacancy rate, compared to rental vacancy rate of 14%. The average household size of owner-occupied units was 2.28 and 2.55 persons for renter-occupied units.

According to HomeValue.com (<https://www.homevalue.com/>), the 2018 average price of homes sold in Marion County is \$138,233, an increase of 2.95% over 2017 prices. The average list price is \$297,208. There was a slight dip in home value appreciation in late 2017 but that leveled out in 2018. Based on an analysis for Multiple Listing Service statistics for home sales in Marion County, it is forecast for a continued stable and balanced housing market for the first three quarters of 2019 with inventory slowly growing and prices increasing in the 4 to 5 percent range.

In 2019, according to RealtyTrac (<https://www.realtytrac.com/>), 1 in every 1,104 homes faced a foreclosure. 35% of those homes went to auction and 12.6% are bank-owned. The .09% of foreclosures in Marion County was slightly higher than the .07% average for Florida, but much higher than the .04% for the entire county.

At a median price of \$25,925, mobile (manufactured) homes make up 22% of the housing units in the county. Mobile homes depreciate quickly especially if the home is located in a mobile home park and the lot is not owned by the homeowner. Because the definition of "real property" is land and anything attached to it permanently, mobile homes are considered personal property and not real property. Typically, financing a mobile home is costlier than a "stick-built" home. They have higher interest rates

and shorter mortgage loan terms. Mobile homes in Marion County are especially susceptible to hurricane damage.

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

### Introduction

In 2013-2017, according to HomeValue.com (<https://www.homevalue.com/>), the median property value for owner-occupied houses in Marion County, Florida was \$119,200.

Of the owner-occupied households, 49.6% had a mortgage. 50.4% owned their houses “free and clear,” that is without a mortgage or loan on the house. The median monthly housing costs, which includes principal, interest, insurance and taxes, for owners with a mortgage was \$1,046 and for owners without a mortgage it was \$356.

For renter-occupied houses, the median gross rent for Marion County, Florida was \$839. Gross rent includes the monthly contract rent and any monthly payments made for electricity, gas, water and sewer, and any other fuels to heat the house.

Households that pay over thirty percent of their income on housing costs are considered cost-burdened. In 2013-2017 in Marion County 33.2% of owners with a mortgage, 11.4% of owners without a mortgage, and 50.4% of renters were cost-burdened households.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	105,155	66%
1-unit, attached structure	4,220	3%
2-4 units	6,695	4%
5-19 units	6,655	4%
20 or more units	2,313	1%
Mobile Home, boat, RV, van, etc	34,740	22%
<b>Total</b>	<b>159,778</b>	<b>100%</b>

Table 28 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	239	0%	884	3%

	Owners		Renters	
	Number	%	Number	%
1 bedroom	1,625	2%	3,845	12%
2 bedrooms	29,285	30%	12,720	41%
3 or more bedrooms	66,950	68%	13,539	44%
<b>Total</b>	<b>98,099</b>	<b>100%</b>	<b>30,988</b>	<b>100%</b>

**Table 29 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

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

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

Marion County is predominately comprised of single family detached housing with 105,155 units accounting for 66% of the housing stock. The next largest property type is mobile home, boat, RV, van, etc. accounting for 34,740, or 22% of the entire housing stock. Although this number has decreased since the 2010 data, it still remains a high percentage of the housing stock and is often not a suitable living environment. Marion County residents continue to be households seeking mobile home rehabilitation/repairs through the County CDBG and SHIP programs. Due to the minimal housing resale value and amount of repairs needed, Marion County has implemented a policy to only repair septic systems and failing wells, add mobility ramps and only work on those mobile homes built after 1995. The county cannot assist mobile homeowners located in mobile parks because the homeowner only rents the land. During FY 17-18, there were 38 home purchases using these funds. Under CDBG and SHIP, the County offers owner occupied rehabilitation grants and deferred loans. In FY 17-18, 45 site-built homes and mobile homes were rehabilitated. Using HOME and SHIP funds, the County assists income qualified residents with down payment and closing costs. This continues to be a vibrant program with a large number of applications received each year.

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

Marion County expects the inventory of units in OHA's Public Housing Developments will remain the same and both the County and City of Ocala will utilize their housing rehabilitation programs to maintain the current affordable housing stock. It is expected that OHA will maintain their Section 8 contracts. OHA continues to provide housing choice vouchers as long as vouchers are available. If a

family is able to become self-sufficient and move out of an affordable unit, the waiting list is extensive to fill that unit. OHA has plans to purchase property to increase the public housing stock and will use replacement housing funds, federal and state grants, private financing, and capital funds to do so.

Due to the threat of liens expiring on a variety of projects assisted, it is expected that single family homes assisted with rehabilitation and/or purchase assistance will revert to market rate units. With the improving economy and tight housing market, affordable rents are expected to rise out of the reach of low-income families. The county provides homeowner purchase assistance to increase the number of available affordable units.

As a result of market demands and economy growth, it is important that Marion County review long term financial market trends to preserve affordable housing for a possible future downturned economy.

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

Though Marion County has designed its programs to provide available affordable housing, availability of units does not meet the needs of the population. This is demonstrated by waiting lists for housing choice vouchers, rehabilitation assistance, and homeowner assistance. Lack of funding and interested developers does not allow the County to address all affordable housing needs. Through zoning issues and extensive red tape to convert types of zoning, the ability to produce affordable housing suffers. Marion County is studying implementing affordable housing incentives to developers to include a percentage of affordable units and encouraging inclusive zoning.

Assessing the existing and future housing demand is more complicated than outlining the existing housing supply. In order to determine if the housing market in Marion County meets the needs of the population it must be determined that the relative demand and supply of the real estate market. To determine demand for housing, income, price of housing, cost and availability of credit, consumer preferences, investor preferences, price of substitutes and price of complements must be factored in. The core demographic variable is population size and growth, followed by income and price of housing. The housing supply is determined using land, labor, and various inputs such as electricity and building materials.

The median home value for single-family housing in the County in 2016 was listed at \$127,000, lower than both the state and national averages. Property taxes range from \$800 to \$1,500,000 annually.

Of the current housing stock, 71.5% are owned units. This number has been declining over the past several years, due to the rising costs of homes compared to stagnant income levels.

In 2015, 22% of low income Marion County residents experienced severe cost burdens, paying over 30% of their income to rent and mortgage. It is estimated that 40% of residents are one incident away from losing their home.

In the County's 2015-2019 Analysis of Impediments to Fair Housing, the identified potential impediments were:

- Mortgage lending disparities
- Lack of Fair Housing Act language/notice in advertising for rental units
- Inadequate supply of affordable rental units
- Income barriers to accessible rental housing
- Upfront rental costs
- Language barriers
- Landlord and tenant education

### **Describe the need for specific types of housing:**

From the 2009-2013 ACS data, the total number of residential properties was 159,778, an increase of only 1.6% since 2006-2010 data. With a population growth of 2%, although still low, the number of units available for housing is not keeping up with growth. The largest growth was in one unit detached structures, usually representing homeownership (increase of 2,858 units). The highest percentage of household income in occupied housing units was \$50,000 to \$74,000 of which 21.7% owned and 15% rented. The largest income category for renters was \$35,000 to \$49,000, while for owners it was the \$50,000 to \$74,999 level. With 25% of the population making under \$25,000, the need for affordable rental units is evident.

### **Discussion**

In 2013-2017, Marion County, Florida had a total of 166,357 housing units. Of these housing units, 68.8% were single-family houses either not attached to any other structure or attached to one or more structures (commonly referred to as "townhouses" or "row houses"). 9.7% of the housing units were located in multi-unit structures, or those buildings that contained two or more apartments. 21.4% were mobile homes, while any remaining housing units were classified as "other," which included boats, recreational vehicles, vans, etc.

1.9% of the housing inventory was comprised of houses built since 2010, while 1.7% of the houses were first built in 1939 or earlier. The median number of rooms in all housing units in Marion County was 5.2 rooms and of these housing units, 59.1% had three or more bedrooms.

In 2013-2017, Marion County had 134,747 housing units that were occupied or had people living in them, while the remaining 31,610 were vacant, or 23%. A large portion of this vacancy rate is due to part-time owners, or "snowbirds". Of the occupied housing units, the percentage of these houses occupied by owners (also known as the homeownership rate) was 75.3% while renters occupied 24.7%. The average household size of owner-occupied houses was 2.42 and in renter-occupied houses it was 2.66 persons.

Ten percent of householders of these occupied houses had moved into their house since 2015, while 3.1% moved into their house in 1979 or earlier. Households without a vehicle available for personal use comprised 5.1% and another 12.7% had three or more vehicles available for use.

The number of one and two bedroom units for owners has dropped but for rental units has increased. Fair Market Rent rates for all size units has increased an average of 116% since 2015.

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

### Introduction

According to the Florida Trend report, the median income of households in 2018 in Marion County was \$41,964. An estimated 7.5% of households had income below \$10,000 a year and 2.2% had income over \$200,000. Households that pay 30% or more of their income on housing costs are considered cost-burdened. In 2013-2017, cost-burdened households in Marion County accounted for 33.2% of owners with a mortgage, 11.4% of owners without a mortgage, and 50.4% of renters. 6.2% of all rentals in Marion County are between \$1,001 and \$1,500 per month. The median home listing price is \$194,900 in 2019, with an average sale price of \$156,900, a 10% percent increase since 2016.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 30 – Cost of Housing

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

Rent Paid	Number	%
Less than \$500	9,888	31.9%
\$500-999	19,024	61.3%
\$1,000-1,499	1,770	5.7%
\$1,500-1,999	150	0.5%
\$2,000 or more	215	0.7%
<b>Total</b>	<b>31,047</b>	<b>100.1%</b>

Table 31 - Rent Paid

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,150	No Data
50% HAMFI	4,153	9,150
80% HAMFI	15,243	24,586
100% HAMFI	No Data	36,025
<b>Total</b>	<b>20,546</b>	<b>69,761</b>

Table 32 – Housing Affordability



## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	602	674	815	1,092	1,191
High HOME Rent	602	655	788	901	986
Low HOME Rent	467	501	601	694	775

**Table 33 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

Homeownership continues to dominate the housing market in Marion County, at 76%. According to Florida Trend (<https://www.floridatrend.com/>), Marion County's poverty rate in 2017 was 16.1%. The median income of households in Marion County was \$41,964. They estimate that 7.5% of households had income below \$10,000 a year and 2.2% had income over \$200,000. With the average rent over \$1,000 it is impossible for almost 20% of the county to afford their rent. A renter would need to make \$3,330 per month to make the \$1,000 a month rent affordable (not pay over 30%). As the housing market continues to grow, the cost of both rent and home purchase is rising beyond the capability of almost one quarter of the residents of Marion County.

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

The current real estate market is rated as "very hot" by Zillow (<https://www.zillow.com/>), which leads to increased competition for the small number of affordable homes. With property values continuing to rise, this market is expected to get tighter. The average home value increased 10.9% in one year and this trend is expected to continue.

According to the Ocala/Marion County Multiple Listing Service (<https://www.omcar.com/community/local-market-statistics/>), there is a very limited supply of rental units in the \$750-900 range, which falls within fair market rent for 2-3 bedroom units. There is a large demand for rental units in this price range due to the fact that rental rates above \$1,000 are not reasonably affordable to low-income families. According to the table on page 48 (Units Size by Tenure),

there are 11,589 rental units that are at least three-bedroom in Marion County. This does not, however, mean that low-income families can afford to live in those units. Many are forced to reside in two-bedroom units not conducive to family size and this causes overcrowding. In addition, hefty deposits, moving costs, and utility costs continue to pose a challenge in finding affordable rental housing.

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

The local market is sustaining rental rates higher than HUD's published HOME/Fair Market rents. Though OHA provides Housing Choice Vouchers and has several subsidized housing developments, higher area median rents may indicate the need to involve more landlords in our housing assistance programs. Landlord participation in subsidized housing programs is essential in maintaining affordable rental housing. In addition, the County will continue with its homeownership assistance and housing rehabilitation programs to provide ownership opportunities and preserve existing affordable housing.

The County has recognized the huge need for affordable rental units, from permanent supportive to total independence. The County has developed plans to recommend all newly constructed rental developments contain a percentage of permanent supportive units. The County also is negotiating to implement a policy that all new housing projects contain a percentage of affordable homes, but may be impeded by proposed Florida House Bill 7103, prohibiting mandatory housing ordinances. Future plans include developing a rental complex of 40-60 units for low income seniors and special needs populations, renovate 4-6 unit complexes for affordable rentals and funding the renovation of affordable housing for disabled veterans.

**Discussion**

According to the Florida Housing Coalition Home Matters report of 2017, workers in most of the Ocala/Marion County metro's most common occupations, including nursing assistants, do not earn enough for a 1-bedroom apartment at fair market rent. Ocala and Marion County's median renter income of \$26,807 is not enough to afford a median priced rental unit. There are nearly twice as many low-income, not cost-burdened households as there are homesteaded sales below the median sales price, suggesting a lack of inventory of moderately priced homes.

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

### **Introduction**

The following section outlines “selected” housing conditions as defined by the Census. These conditions are generally considered identifiers of substandard housing, although the last two conditions on the list relate to the household, not the housing unit. The Census defines a “selected” condition as:

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

An analysis of these items was completed in the Needs Assessment, which showed that cost burden was the most common condition in Marion County.

### **Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":**

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

- Safe electrical wiring system adequate for lighting and other normal electrical devices.
- Heating system capable of sustaining a healthful temperature (consistent with normal, year round climatic conditions).
- Separate, well-lighted and ventilated bathroom that provides user privacy and contains a sink, commode and bathtub or shower stall.
- Appropriate, sanitary and approved drainage system.
- Fully useable sink in the kitchen.
- Adequate space and service connections for a refrigerator.
- An unobstructed egress to a safe, open area at ground level.
- Be free of any barriers that would preclude ingress or egress if the occupant is handicapped.

*Substandard Condition, but Suitable for Rehabilitation:* A dwelling unit in this category does not comply with the standard criteria, or has minor defects that require a certain amount of correction but can still

provide a safe and adequate shelter or has major defects requiring a great deal of correction and will be safe and adequate once repairs are made.

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

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

*Sub-standard Condition but Not Suitable for Rehabilitation:* A dwelling unit is in this category if a cost estimate of repairs, based on the needs identified in a work write-up, exceeds 65% of the just value as determined by the property appraisal or appraisal dated within 6 months of application. Such units are not eligible.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	24,980	25%	14,065	45%
With two selected Conditions	510	1%	925	3%
With three selected Conditions	0	0%	70	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	72,610	74%	15,940	51%
<b>Total</b>	<b>98,100</b>	<b>100%</b>	<b>31,000</b>	<b>99%</b>

Table 34 - Condition of Units

Data Source: 2011-2015 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	32,075	33%	8,000	26%
1980-1999	43,765	45%	13,495	44%
1950-1979	20,135	21%	8,585	28%
Before 1950	2,138	2%	924	3%
<b>Total</b>	<b>98,113</b>	<b>101%</b>	<b>31,004</b>	<b>101%</b>

Table 35 – Year Unit Built

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	22,273	23%	9,509	31%
Housing Units build before 1980 with children present	9,793	10%	5,123	17%

**Table 36 – Risk of Lead-Based Paint**

**Data Source:** 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Vacant Units

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

**Table 37 - Vacant Units**

**Data Source:** 2005-2009 CHAS

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

The majority of Marion County's housing stock was built between 1950 and 1999, with single-unit detached housing accounting for 66% of units followed by mobile homes at 23%. It is estimated that less than 10% of vacant units meet the definition of "substandard, not suitable for rehabilitation". If there is a high number of "other vacant" units (held off the market for repairs, owned by an elderly person no longer living there, units the owner does not wish to rent or sell, or units involved in legal disputes) this may indicate distress or inefficient use of housing stock. In 2015, Marion County had 10,379 such units, approximately 4.1% of all housing units.

Since these units are generally off the market, they do not serve to moderate housing prices by expanding the supply. However, deteriorated or foreclosed "other vacant" units are likely to depress neighboring home values and contribute to local perceptions that a neighborhood is declining. Marion County anticipates a comprehensive housing strategy to include an effort to return abandoned and dilapidated "other vacant" housing units to productive use, both to expand the affordable housing supply and revitalize neighborhoods, while concurrently constructing new affordable houses on vacant land parcels.

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

Housing units built before 1978 may have used lead based paint, which poses a serious health hazard if not taken care of properly. Currently, 31% of the housing stock in Marion County was constructed before 1978 and would need testing and possible removal of lead based paint. Not all of these older homes are being occupied by low income residents. The City of Ocala has a large historic district with over 900 houses built before 1950. These homes tend to be owned by wealthier individuals who can afford to renovate and maintain a home of that age. If not cared for properly, these homes tend to deteriorate quickly and become inhabitable. Marion County requires any home that was built prior to 1978 that will be renovated, purchased or demolished be tested by a Lead Based Paint certified and licensed inspector. The number of units built before 1980 with children present has decreased dramatically since 2010.

## **Discussion**

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

### Introduction

The Ocala Housing Authority (OHA) is an independent agency and does not fall under the purview of either the City of Ocala or Marion County governmental agencies. OHA has been a HUD certified housing counseling agency since 2000. OHA was recertified and awarded grant funds to continue services as a certified housing counseling agency. OHA provides both homeownership and rental housing counseling. Counseling includes information on how to become a homeowner, fair housing rights, credit counseling and foreclosure prevention.

OHA manages approximately 2,142 subsidized rental units, including Section 8 and Section 202 units in various developments. OHA is the only agency in the County to receive Section 8 housing assistance program funding. The purpose of the Housing Choice Voucher Program is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. Rents associated with the federal developments are in accordance with HUD regulations and are 30% of the total income of the household. This is monitored through a yearly income verification to determine any income changes. Eligible applicants are those whose income is within the limits as determined by HUD.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			186	1,288			60	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 38 – Total Number of Units by Program Type**

**Data Source:** PIC (PIH Information Center)

**Describe the supply of public housing developments:**

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

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

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



## Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

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

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

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

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

### Discussion:

Low-income public housing residents largely depend on local housing authorities for access to affordable housing and related services due to credit and other issues that may keep them out of other rent assisted and market rental units. The purpose of public housing authorities (PHA) is to ensure safe, decent, affordable housing and to create opportunities for resident's self-sufficiency and economic independence. OHA is currently the only public housing authority in Marion County managing almost 216 public housing units and over 1,926 housing choice vouchers. Affordable housing is the greatest need throughout the County evidenced by over 2,170 applicants on the public housing waiting list. The need for additional affordable housing units is crucial for Marion County residents, but the lack of affordable land and contractors willing to develop affordable housing is a barrier.



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

### Introduction

The County participates in the Ocala/Marion County Continuum of Care (CoC) and supports efforts to address the needs of homeless persons and persons with special needs that are not homeless but require supportive housing through its relationship with the consortium and with the Marion County Homeless Council. Currently, County staff sit on the Board of Directors for the Homeless Council, attend all consortium meetings, and collaborates when possible in homeless and special population needs projects and activities. The County supports private non-profit organizations whose mission is to provide temporary and transitional housing for homeless persons, persons at risk or being homeless, or persons with special needs.

### Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	100	0	30	16	0
Households with Only Adults	82	0	20	5	0
Chronically Homeless Households	0	0	12	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 40 - Facilities Targeted to Homeless Persons**

Alternate Data Source Name:

PIT

Data Source Comments: 2018

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

The case managers within the single adult and family emergency shelters, the one domestic violence shelter and the one shelter for unaccompanied minors are well versed on the availability of mainstream services for homeless persons. However, such services are not always adequate to fill the need. For the homeless who are not in a sheltered environment, services are even harder to obtain. Marion County's health care system is considered very good for emergency care for homeless persons, but not as adequate for treatment of chronic illness. One shelter that provides medications to those who cannot afford them is usually heavily burdened by the demand. Agencies provide excellent mental health care, but it is hard to treat homeless individuals, arrange proper medical follow up, and assure they remain on needed medications and treatment regimens. Employment services are difficult to target to unsheltered homeless persons. The SSI/SSDI Outreach, Access and Recovery (S.O.A.R.) program of Substance Abuse and Mental Health Administration Association (SMASHA) is a free but intense training program for volunteer and professional staff who work with the homeless and is being used by the lead agency of the CoC, the Homeless Council. They learn to assist homeless persons in applying for SSI/SSDI benefits for which many of them are eligible. When those who are qualified receive these benefits agencies then have a financial tool, if the client is willing to assist, to obtain shelter for these persons. One agency, FreeDOM clinic, offers free dental, optical and medical care, free counseling, immunizations, testing and health education for low income, no income, uninsured and underinsured Marion County residents.

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

In Marion County, homeless shelters consist of one dormitory for homeless men, one for homeless women, and a small number of family rooms at the Center of Hope of the Salvation Army in downtown Ocala. Interfaith Emergency Services, a few blocks away, has a number of rooms and small units for families to shelter in. A limited number of beds for homeless minors exist at Arnette House, and there is one domestic violence shelter for adults and children displaced from shelter due to domestic violence. There are three transitional housing programs for single mothers: Shepherd's Lighthouse, Hands of Mercy Everywhere and Project Hope, and two Transitional Housing Programs for veterans – one at the Salvation Army and one at the RITZ Hotel, now a Volunteers of America veterans facility. There is also a limited number of Supportive Permanent Housing Units for formerly & chronically homeless families. Subsidized Public Housing is difficult to obtain for individuals in many categories.

Out of 571 total homeless persons (PIT 1/25/18), 173 or 30% are chronic. This population requires specialized case management, but must remain housing focused. Marion County has seen an increase in student homelessness, those who are doubled up or living in hotels or motels due to family's loss of

housing or economic hardship. These numbers indicate a need to address this population in its policy and program priorities.

Eligible Marion County residents may receive financial assistance for rent payments or deposits, utility payments or deposits, mortgage payments, to either prevent individuals or families from becoming homeless, or to help those who are experiencing homelessness to be quickly re-housed and stabilized. Additional available services include emergency and transitional shelters, food pantries, soup kitchens, prescription assistance and other needed services to help individuals and families meet their basic needs.

## **MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)**

### **Introduction**

According to the "Culture of Health: Marion County" report by the Marion County Hospital District, Marion ranks 47th in the state (out of 67) for health, and the top 3 causes of death in 2016 were heart disease, cancer and unintentional injury.

Neither the County nor the City receive HOPWA funds and FY 2013 was the first year that Marion County received ESG funds directly. The Marion County Homeless Council is the primary resource for special needs and housing services, however, Marion County does support and fund non-profit agencies that serve special needs populations, such as Transitions Life Center and ARC of Marion County.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

#### *Elderly Residents*

According to the Florida Department of Elder Affairs, the number of elderly persons (age 65+) in Marion County is 28.4% of the population. Approximately 13% of the total population is 75 years or older and 3.5% are 85 years or older.

Approximately 9.4% of the elderly population lives at or below the poverty level. 31,644 over 65 are medically underserved and almost 20,000 elderly 60+ live alone. It is estimated that almost 11% of elderly households are considered cost burdened paying above 30% for housing and having incomes below 50%.

Much of the housing stock in rural Marion was built in the early 1960's and now requires rehabilitation to eliminate hazardous conditions and barriers. In the incorporated and developed areas, newer housing stock was built from the 1990's and these newer units cater to retirees moving to the area. The costs of such repairs for older, substandard housing stock are prohibitive to those living on a fixed income unless

they can obtain some type of assistance. The continuation of affordable housing rehabilitation programs is crucial to maintaining a safe housing stock for older homeowners.

#### *Elderly Facilities & Supportive Services*

Affordable rental housing for the elderly in Marion include units available through the Ocala/Marion Housing Authority, apartment complexes with low rents, and those complexes with market rate rents that are subsidized through government programs.

There are 32 assisted living facilities and 10 skilled nursing facilities in Marion County. There is only 1 adult day care, but 44 companion service companies.

#### *Chronically Ill Residents*

The leading chronic diseases in Marion County are cardiovascular, cancer, diabetes, and respiratory. The top 3 leading causes of death are heart disease, cancer and unintentional injury. In 2015 there was a sharp increase in the number of deaths from Alzheimer's disease.

#### **supportive housing needs cont.**

#### *Developmentally & Physically Disabled Severe Mental Illness & Substance Abuse*

Hospitalizations for mental disorders between 2014-16 reached 7,684, with 263 under 18. In 2016 17.5% of adults engaged in heavy or binge drinking. The housing needs of the disabled, mentally ill, those suffering from substance abuse, and the dually diagnosed vary widely depending upon the extent of the disability and individual needs and preferences. Whereas, the physically disabled many only require structural modifications for accessibility, persons with developmental disabilities, severe mental illness, alcohol and/or drug addiction, or the dually diagnosed often require housing with more intensive supportive services.

Resources in Marion County include The 2-1-1 Association for free, confidential information and referral services; Arnette House Residential Services with 24 hour emergency youth shelter for children 10-17; various behavioral health services offering counselling and training.

#### *HIV/AIDS*

According to the Florida Department of Health 2017 statistics, there were 1,121 persons living with HIV, or 3.1% of the population. There is a lack of official data on the housing needs of this population. The Florida Health Charts for 2017 shows approximately 1,121 presumed living HIV/AIDS cases in Marion County. There were 14 deaths from HIV/Aids in 2017. HIV cases in Marion County are below the state wide levels. The number of cases has held steady since 2009, ranging from a low of 33 in 2014 to a high

of 42 in 2017. Although Marion does not receive Housing Opportunities for People with AIDS (HOPWA) funds directly, HOPWA funds are set aside at the State level for counties to share. Area agencies compete for these funds on a yearly basis.

#### *Elderly Facilities & Supportive Services*

Upscale Retirement/Independent Living Facilities are designed for individuals who are relatively independent; financially, physically and socially. These mid-sized to large campus style communities offer a wide variety of activities and conveniences for the residents.

Affordable rental housing for the elderly in Marion include units available through the Ocala/Marion Housing Authority, apartment complexes with low rents, and those complexes with market rate rents that are subsidized through government programs.

There are 32 assisted living facilities and 10 skilled nursing facilities in Marion County. There is only 1 adult day care, but 44 companion service companies.

#### *Chronically Ill Residents*

The leading chronic diseases in Marion County are Cardiovascular disease, cancer, diabetes, and respiratory diseases. The top 3 leading causes of death are heart disease, cancer and unintentional injury. In 2015 there was a sharp increase in the number of deaths from Alzheimer's disease. The Florida Health Charts for 2017 shows approximately 1,121 presumed living HIV/AIDS cases in Marion County. There were 14 deaths from HIV/Aids in 2017. HIV cases in Marion County are below the state wide levels. The number of cases has maintained steady since 2009, ranging from a low of 33 in 2014 to a high of 42 in 2017. Although Marion does not receive Housing Opportunities for People with AIDS (HOPWA) funds directly, HOPWA funds are set aside at the State level for counties to share. Area agencies compete for these funds on a yearly basis.

#### **supportive housing needs -2 cont.**

#### *Developmentally & Physically Disabled Severe Mental Illness & Substance Abuse*

Hospitalizations for mental disorders between 2014-16 reached 7,684, with 263 under 18. In 2016 17.5% of adults engaged in heavy or binge drinking. The housing needs of the disabled, mentally ill, those suffering from substance abuse, and the dually diagnosed vary widely depending upon the extent of the disability and individual needs and preferences. Whereas, the physically disabled many only require structural modifications for accessibility, persons with developmental disabilities, severe mental illness, alcohol and/or drug addiction, or the dually diagnosed often require housing with more intensive supportive services.



Resources in Marion County include The 2-1-1 Association for free, confidential information and referral services; Arnette House Residential Services with 24 hour emergency youth shelter for children 10-17; various behavioral health services offering counselling and training.

#### *HIV/AIDS*

According to the Florida Department of Health 2017 statistics, there were 1,121 persons living with HIV, or 3.1% of the population. There is a lack of official data on the housing needs of this population.

#### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Annie Johnson Senior Center in Dunnellon provides emergency food assistance and utility assistance. St. Theresa/St. Vincent DePaul Society provides emergency food assistance, utility and financial assistance for the Belleview area. A similar service for emergency food assistance in the Forest is provided by Help Agency. The Multi-purpose Senior Center provides weekly activities for seniors and serves lunch. The local Salvation Army provides breakfast and dinner at its soup kitchen.

Brother's Keeper operates a soup kitchen at Interfaith Emergency Services; this service is enhanced by a centralized food bank operation for emergency food distribution from the Interfaith Emergency Services food bank.

#### **Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

#### **For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Marion County is the lead agency for the Marion County/City of Ocala HOME Consortium. Through these funds, the consortia plan to acquire, construct and renovate rental affordable housing for the county residents. The City of Ocala has a strong single family, owner-occupied rehabilitation program using HOME funds. Community Services plans to acquire multi-unit complexes and maintain a percentage of the units for permanent supportive clients in partnership with an agency that will provide case

management. Utilizing surplus property from the county, Community Services will rehabilitate one house, demolish and clear two mobile homes and replace with new manufactured homes on five lots. Three of these will be reserved for permanent supportive housing.

Community Services has submitted a substantial amendment to its 2014-2019 Consolidated Plan to include Tenant Based Rental Assistance to its HOME and ESG funding. This service was implemented in 2018 to assist homeless persons both that need permanent supportive housing, and those that don't in partnership with the City. The Consortia will work with a local homeless agency to build a community "Pavilion" for the homeless to access during the day for various services. Community Services will assist an agency to acquire and renovate a complex of buildings that will be used to serve clients with various needs, from housing to HIV testing.

## **MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)**

### **Describe any negative effects of public policies on affordable housing and residential investment**

Land use regulations, complicated impact fees and permitting delays contribute to the high cost of housing in Marion County. According to a report published by The James Madison Institute, higher home prices can be explained by several factors, some of which are out of the control of policy makers and some of which are a direct result of policies adopted by state and local governments. Higher costs for construction labor and materials are other factors outside the control of homebuilders and policy makers that can increase the price of housing.

More stringent building codes which require builders to use different or more materials than they otherwise would lead to higher costs. By levying higher taxes and impact fees on new development or causing delays through a cumbersome and lengthy permitting process or growth management preview process has a direct impact on housing costs. Land use regulations often restrict the amount of developable land and increase the complexity and uncertainty of the permitting process, significantly increasing housing prices.

Marion County has a Transportation Impact Fee, based on the type and/or size of the residential unit. In early 2010 a moratorium on the collection of these fees was placed. It expired in October of 2015. Impact fees are one-time capital charges levied against new development designed to cover the portion of capital costs of infrastructure consumed by the new development. According to the Marion County Planning Department, a single family detached 2,000 sq. ft. home paid \$1,397 in impact fees in 2018.

Other barriers the County has faced in achieving goals include having only one certified CHDO . A Community Housing Development Organization (CHDO) is a non-profit organization that is tax-exempt, has a mission of providing affordable housing, a history of serving the community, a board of directors with at least one-third of its members representing the low income community and a demonstrated capacity for carrying out housing projects. HUD requires, in 24 CFR 92.300(a)(1) that at least 15% of a participating jurisdiction's allocation be set aside for CHDOs to use as developers, sponsors or owners of affordable housing. Other barriers include a lack of affordable rental units; deterioration of mobile homes at a higher rate than site-built homes; aging owner-occupied housing units; barriers to shelter for the homeless; and lack of affordable housing developers.

## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

The following section outlines the employment, labor force, educational attainment data which informed the priorities in this Plan.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,756	2,136	2	7	5
Arts, Entertainment, Accommodations	11,341	4,684	16	16	0
Construction	6,327	4,051	9	14	5
Education and Health Care Services	15,410	3,105	22	11	-11
Finance, Insurance, and Real Estate	3,935	1,146	6	4	-2
Information	938	78	1	0	-1
Manufacturing	5,459	2,338	8	8	0
Other Services	2,479	991	3	3	0
Professional, Scientific, Management Services	4,382	1,712	6	6	0
Public Administration	0	0	0	0	0
Retail Trade	13,261	5,962	19	21	2
Transportation and Warehousing	2,411	1,037	3	4	1
Wholesale Trade	3,141	1,548	4	5	1
Total	70,840	28,788	--	--	--

**Table 41 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	103,503
Civilian Employed Population 16 years and over	91,040
Unemployment Rate	12.02
Unemployment Rate for Ages 16-24	29.77
Unemployment Rate for Ages 25-65	6.68

**Table 42 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	14,344
Farming, fisheries and forestry occupations	3,544
Service	12,254
Sales and office	26,085
Construction, extraction, maintenance and repair	9,234
Production, transportation and material moving	5,305

**Table 43 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	51,985	62%
30-59 Minutes	25,550	31%
60 or More Minutes	5,770	7%
<b>Total</b>	<b>83,305</b>	<b>100%</b>

**Table 44 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,705	1,360	8,410

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	26,835	3,560	16,320
Some college or Associate's degree	27,110	2,644	12,885
Bachelor's degree or higher	13,370	845	5,449

**Table 45 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	444	800	1,134	2,530	3,840
9th to 12th grade, no diploma	3,949	2,645	2,460	6,900	8,235
High school graduate, GED, or alternative	7,150	9,570	9,385	27,780	30,905
Some college, no degree	4,964	6,630	6,385	16,320	16,595
Associate's degree	1,235	2,420	3,390	7,494	5,485
Bachelor's degree	673	2,620	2,660	8,559	9,295
Graduate or professional degree	80	489	1,195	4,180	6,125

**Table 46 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	174,499
High school graduate (includes equivalency)	194,002
Some college or Associate's degree	215,481
Bachelor's degree	291,685
Graduate or professional degree	394,363

**Table 47 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Based on Table 43, Sales and Office is the number one sector and has increased since 2010 data by 7.5%. Next is Management, business and financial, with a slight decrease. Ranking third are service sector jobs

with the number increasing by less than 80 people. The leading industry is still Education and Health Care Services with 3,105 jobs for \$15,410 people. Overall, the number of jobs since 2010 data has increased by 1.6% with an increase in the workforce by only 1.1%.

### **Describe the workforce and infrastructure needs of the business community:**

The total population in the civilian workforce is 103,503, a decrease of 9% over 2010, with an unemployment rate of 12.2%. Several sectors of workforce have seen a decrease in the number of people entering that category, including construction, extraction, maintenance and repair, and production, transportation and material moving. Even the second largest sector, Management, Business and Financial, has seen a decrease of over 1%.

Marion County is a large county, the 17th largest in Florida out of 67 counties. Because of that, travel time to and from work is a burden to some. 7% of workers have to travel 60 or more minutes to get to and from work. However, the majority of employees, 62% travel less than 30 minutes.

Increasing economic opportunity is a key component to ensuring the viability of Marion County. The County is dedicated to sustaining existing businesses while encouraging new business opportunities that promote job creation. Employment is fundamental to providing financial independence for families and individuals and in providing a stable economic environment.

With education and health care services being the top employers in Marion County, attaining a certain level of education is imperative to obtaining sustainable employment in this area. Top employers include the Marion County School Board and Monroe Regional Medical Center, who typically require a college degree or certification for employment. Though Marion County is home to the College of Central Florida, 52% of residents have not earned a bachelor's degree or above. Only six percent of Marion County residents do not have a high-school diploma, however 1,360 of them are unemployed, suggesting the need for increased education and employment training. Further, as retail is a leading industry in Marion County, hourly rates must be increased for affordable living.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

Advocating for large businesses to find their home in Marion County is a good effort as it could create jobs, however, the skills and educational attainment of residents often does not match what large industries require. Focusing on the development of existing industries and on providing better educational opportunities and employment training is vital to Marion County's economic climate.

Marion County included in its Comprehensive Plan that it will strive to sustain and enhance the economic health of the community by supporting economic activities that increase and diversify the economic base, create higher paying job opportunities, support the retention and expansion of current businesses, encourage the relocation of business and industry to and within Marion County, and provide a positive business environment which will allow residents to prosper.

The County's Chamber and Economic Partnership (CEP) has been very active in recruiting business and growing the economy in a variety of ways: they started a business incubator that has successfully helped start several businesses, has actively worked with the City of Ocala and Marion County in the development of business parks, including the most recent agreement with FedEx that located a major distribution hub here.

The Tourist Development Council (TDC) has been instrumental in developing new and updated marketing initiatives for Marion County and the City of Ocala which is key to attracting employers.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

In the Marion County market, much like most of the rest of the country, that there is a misalignment between the skills employers are needing and the skills of the current workforce. The community at large is making several strategic efforts to align skills training with the needs, create seamless certificate and degree ladders, and recruit individuals to the community who already possess high-demand skills.

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The business community, through the CEP, is working closely with CareerSource CLM (WIB), the College of Central Florida (CF), Marion Technical College (MTC), Marion County Public Schools, and local governments to implement the above strategy of alignment, seamless credential ladders, and recruitment. The target industries for the CEP are the same targets for CareerSource and the same areas of training for the three education providers.



For example, each month there are approximately 1,000 open nursing positions in the Ocala Metro area. The healthcare sector continues to grow and expand creating more demand in this area. The school system, MTC, and CF, have created a number of programs to meet the demand with each taking a different area of focus so as to not duplicate efforts. High School students can be a part of dual-credit programs and earn certifications to allow them to be work ready upon graduation while continuing their education to higher levels degrees and credentials. This is a targeted high-demand occupation for CareerSource and the CEP works to provide employer support for growth and diversification in the sector. Additionally, the CEP maintains an active talent attraction effort to recruit existing nurses from similar size metros in the northeast which may not be experiencing the same level of growth and opportunity. Local governments are supportive of the efforts as they meet unified goals of job creation with higher wage positions and investment in the community.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Not in a significant manner.

The CEP partners closely with both Marion County and local jurisdictions to provide a unified approach to economic growth. The strategy, named Moving Forward, is built around the premise of a single source for a holistic approach to economic growth including business attraction, business retention, and business creation. The business attraction goal is to attract primary employers with higher wages and capital investment in key targeted sectors that will raise overall incomes in the community. A significant effort is put into assisting existing businesses and helping them remove barriers to growth. The approach has been very successful and has helped to impact the announced creation of nearly 6,500 jobs and more than half a billion dollars in capital investment in the last few years. More importantly, the average wages for these jobs is 17% above the County average wage. Finally, the effort to support and encourage entrepreneurship has seen the growth of a very successful business incubator which has had approximately two dozen businesses graduate in the last five years and has supported hundreds of others. The education providers and CareerSource are active partners with this overall initiative.

The overall impact on the community has seen the area record a job growth rate which is second in the state and in the top 15 in the nation. The average weekly wage in the community has grown 14.5% over the last five years (compared to a national growth rate of 4.5% over the same period).

## **Discussion**

Overall, Marion County has 25,658 establishments that have paid employees. The largest number of these are in the retail sector, followed by health care and social assistance. The Chamber & Economic Partnership continues to expand current business creation efforts through its Entrepreneurial Programming, Technical Assistance, Capital Access Initiatives, and the Power Plant Business Incubator. The Power Plant Business Incubator offers early stage companies help to raise capital; hire employees; gain access to strategic partners, customers and mentors; provides resources; helps mitigate risks and cultivate results.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Much of the housing stock in the five incorporated areas of Marion County is newly built. Investigation must be performed in older neighborhoods to find the poor housing conditions. Community Development outreach programs have performed several housing condition surveys, and have found that substandard housing is usually concentrated in lower income neighborhoods with older housing stock. Concentration refers to 25% or more.

In Reddick, only 29% of the structures were built before 1960; 32% for McIntosh, and 20% for Dunnellon. Older homes are difficult to rehabilitate in an economical way. Many owners just abandon the structures, forcing the County to condemn and remove the units.

Pockets of low income persons and a higher than average substandard housing stock are concentrated in the rural unincorporated areas of Marion County. Substandard housing for the rental population varies in severity. Except for some of the Housing Authority properties, all of the large rental apartment communities are in good shape. Private rental duplexes, triplexes, mobile homes and single family homes are more likely to be in substandard condition.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

There are 5 areas in Marion County that contain a high number of households living in poverty. They are: East Lake Weir, zip code 32133 with 82.9%, Orange Lake, zip code 32681 at 63. %, Ocala's 34475 at 38.6%, Ft. McCoy, 32134 zip code at 28% and Citra zip code 32113 at 26.7%. In this case, concentration refers to the higher than average number of households living in poverty.

According to FactFinder: 32133 is a small community in the town of Lake Weir that sits on the lake. Most roads are private and not county maintained. There are 54 households living in 32133, all White. Of 77 housing units, 44 are vacant and 64 were built before 1939. Most homes are heated with wood and are valued between \$100,000 and \$149,999.

32681 has 81 total housing units most built between 1970 and 1979. 62% of the homes are valued between \$50,000 and \$99,999. 60% of residents are low-income families making between \$5,000 and \$9,999, with 52% living below the poverty level. 19% are 65 to 69 years old, and 96% are White.

34475 is a community in the western side of Ocala. With a population of 12,177, it is 43% White and racial minorities are concentrated here with 52% of population being Black. There is a concentration of

low-income families with only 9% of the population make over \$75,000 annually. There is only 1 public school in the area.

32134 comprises of the town of Ft. McCoy, in the eastern side of the county. There is a public library, 3 fire stations and 1 public school. Low-income families are concentrated here where the median household income is \$34,288 and 30% are below the poverty line. There are few ethnic minorities, 96% are White. Out of 5,941 housing units, almost 50% are 1 unit, detached, 30% are valued at less than \$50,000.

32113 covers the north east part of Marion County, including the town of Citra. There are two public schools and 2 private schools, and two firehouses. The population of 6,627 has 2,849 housing units. There are few ethnic minorities, 80% of the population is White, and 14.7% is Black, but a concentration of low-income families, 25.5%, live below the poverty line. There are 67 establishments for employment in the area.

### **What are the characteristics of the market in these areas/neighborhoods?**

There are 4 incorporated cities in Marion County that are rural, with small populations. These cities include the areas of low income family concentrations and housing problems in the county.

In Belleview, the average home value is \$254,450. Foreclosures increased in 2019 by 10%. Most homes were built between 1980-89.

In McIntosh, with a population of 477, the market is slow. The houses range in sale price from under \$100,000 to over \$400,000 according to Zillow.com

Reddick, a small community in northwest Marion County, is small, population 538, but with a large population of horse ranches and owners. The median list price is \$440,000.

In Dunnellon, with a population of 1,798, has a median sales prices of \$139,999.

**Are there any community assets in these areas/neighborhoods?**

There are public libraries in all of the incorporated cities in Marion County. Belleview has a sports complex and a community center is being constructed. Several parks are located in Dunnellon. Reddick and Fort McCoy also have parks and community boat ramps. Orange Lake has a community Center.

**Are there other strategic opportunities in any of these areas?**

In Marion Oaks, a community in the southern part of the county, the McGinley Center is being built. This is an economic development center that will be an incubator for small businesses.

A World Equestrian Center is being built in the western part of the county, that will include a stadium, a hotel, and eventually homes. This will be an employment boom for local residents.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

This Strategic plan for Marion County seeks to address needs identified for Community Development, Essential Housing and Homeless individuals and/or families. Details in this section outline how CDBG, HOME, and ESG funds will be expended during the five year period from October 1, 2019 through September 30, 2024. These strategies have been developed in cooperation with the other Consortium member, the City of Ocala, with the intent of leveraging funds to meet the needs of the Community as a whole. The priorities are based on Needs Assessment, Market Analysis, and Analysis of Impediments to Fair Housing study, citizen participation, and program eligibility requirements. The Five Year Plan is intended to support the goals of all Consortium members to include:

- Public Service
- Public Infrastructure in low income areas
- Non-Profit Facility Improvement
- Increase Essential Housing
- Renovate existing housing for low income families
- Acquire Essential Housing
- Provide Down Payment Assistance to Homebuyers
- Clearance and Demolition of unsafe structures for public use or housing
- Street Outreach to connect the homeless to essential services
- Rapid Rehousing to provide permanent housing to homeless individuals/families
- Homeless Prevention to families who are at imminent risk of becoming homeless
- Rental Assistance to low income families

Both the County and City focus their priorities on those projects and programs that meet program requirements, meet the goals of the Department, have long-term impact on low-to-moderate income residents, and help address other federal priorities, such as fair housing and sustainability.

The Consolidated Plan priorities and goals will influence the programming of funds for each Annual Action Plan. It will also determine how funding decisions are made, will be reviewed annually, and adjusted as necessary.





## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	Marion County
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Marion County currently does not have any target areas and instead looks at project opportunities in eligible areas across the county. Community Services is considering a Neighborhood Revitalization Strategy Area located in the current Community Revitalization Area (CRA). This is an area of Marion County that includes a large tourist attraction, Silver Springs, now owned by the state and being reviewed for future use. There are also small businesses, motels and housing ranging from run down mobile homes to newly constructed apartment buildings. Revitalization is needed to upgrade the store fronts, building facades and renovate and/or reconstruct homes.

Describe the basis for allocating investments geographically within the state

Marion County and the City of Ocala utilize a formal application process for identifying eligible projects that meet the priority needs identified in the Consolidated Plan. Geographically, these priority need activities are allocated as follows:

Marion County is 1,663 square miles in size, and is the 17th most populous county in Florida at 354,353 (2017). There are five incorporated cities in the county: Ocala, Dunnellon, Belleview, McIntosh and Reddick. Marion County Community Services covers the entire county for HOME and ESG, and the entire county except within the city limits of Ocala, for CDBG. Some Marion County CDBG funds are expended within the city limits of Ocala on public facilities for agencies serving the county as a whole when a centralized location near transportation is most important to providing services. The City of Ocala receives its own allocation of CDBG dollars. All HOME funds expended by Marion County and the City of Ocala are within their respective areas of the county with the exception of CHDO funds which are distributed cooperatively for the best project regardless of location.

The City of Ocala primarily funds activities benefitting census block groups 14.01 (2) and (3), census tracts 17 and 18, and census tract 20.02, which have above average levels of minorities and/or low income residents.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 49 – Priority Needs Summary

1	<b>Priority Need Name</b>	Community Development
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development
	<b>Geographic Areas Affected</b>	Marion County
	<b>Associated Goals</b>	Public Service Public Infrastructure Non-Profit Facility New Housing Construction Acquisition CV - Economic Development CV - Public Service Administration Economic Development
	<b>Description</b>	Community Development will include Public Services projects, Public Utilities/Infrastructure, and Non-Profit bricks and mortar projects. Projects that will benefit neighborhoods, communities, populations, not just one family or individual. A possible Neighborhood Revitalization Strategy Area (NRSA) program may be implemented after further study.
	<b>Basis for Relative Priority</b>	Through the various studies, surveys and inputs received, housing is the highest priority. While community development is a vital piece of the Marion County Community Services goals, it is a non-housing category and therefore ranked low.
2	<b>Priority Need Name</b>	Essential Housing
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Marion County
	<b>Associated Goals</b>	New Housing Construction Housing Rehabilitation/Reconstruction Acquisition Purchase Assistance Tenant Based Rental Assistance and Rapid Rehousing Homeless Prevention CV - Rent Assistance CV - Financial Assistance Administration

	<b>Description</b>	<p>The health, safety, and welfare of Ocala and Marion County and the strength of the local economy hinges on an adequate supply of affordable housing for working families, elders, and people with disabilities living on fixed incomes. Money spent on affordable housing construction and rehabilitation has a ripple effect on local economics. Contractors and suppliers spend money on materials and labor, and workers spend their earnings locally.</p> <p>For many low-income residents housing is a source of stress rather than respite. Thousands of working families are paying more than 30% of their income for housing, and cutting back on necessities like nutritious food and health care. Others are responding to high housing costs by living in substandard housing, doubling up with family and friends or moving frequently. With an adequate supply of affordable housing, families put down roots, stay healthy and get ahead.</p>
	<b>Basis for Relative Priority</b>	<p>Housing of all types: rental, owner occupied, temporary, and permanent supportive, is vital to the health and wellbeing of Marion County citizens. Affordable housing and the homelessness issue have been on every major agenda discussed by governments, non-profits and for-profits alike, and has become a number one issue with the citizens themselves. Through the Citizen Participation process, city and county government is being looked to for solving both problems. For this, Community Services is ranking essential housing as high priority.</p>
<b>3</b>	<b>Priority Need Name</b>	Homelessness
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low  Large Families  Families with Children  Elderly  Public Housing Residents  Rural  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth</p>

<b>Geographic Areas Affected</b>	Marion County
<b>Associated Goals</b>	<p>Street Outreach</p> <p>Tenant Based Rental Assistance and Rapid Rehousing</p> <p>Homeless Prevention</p> <p>ESG CV -1 - Shelter Operation</p> <p>ESG CV-1 - Emergency Temporary Shelter</p> <p>ESG CV - 2 Emergency Shelter</p> <p>ESG CV2 Shelter Operation</p> <p>ESG CV-2 Housing Stabilization</p> <p>ESG CV-2 HMIS</p> <p>ESG CV-2 Homeless Prevention</p> <p>ESG CV-2 Rapid Re-housing</p> <p>ESG CV-2 Outreach</p> <p>Administration</p>
<b>Description</b>	<p>In Marion County, 48% of all households experiencing homelessness are unsheltered. 271 persons sleep outside or in a place not meant for human habitation every night in Marion County. Community Services plans to focus on outreach, rapid re-housing, TBRA, homeless prevention and public service support of agencies that serve the homeless.</p>
<b>Basis for Relative Priority</b>	<p>Two in-depth studies of the state of housing in Marion County were completed, in 2017 and 2019, respectively.</p> <p>According to the report from Florida Housing Coalition, Home Matters 2017, Ocala and Marion County's picture on homelessness is mixed. HUD data suggests that the Marion County CoC has made progress in reducing homelessness and the number of homeless. However, the PIT count has limitations. Considering that the data shows a growing problem of housing instability among families with school-aged children and youth...permanent supportive housing and repaid re-housing depends on an adequate supply of affordable housing.</p> <p>The Public Policy Institute's January 2019 report on Homelessness concludes that "The Marion homeless assistance system has an overabundance of emergency shelter and transitional housing beds relative to permanent housing beds. Eighty percent of beds available are emergency shelter or transitional housing. Only five adult beds are available for permanent supportive housing."</p>

## **Narrative (Optional)**

Priority needs were determined through a comprehensive citizen and stakeholder participation process including a survey, public focus groups, and stakeholder meetings. Additionally, results of the needs assessment and marketing analysis portion of this Consolidated Plan further identified priority needs for the 2019-2023 plan. Housing and community development activities are intended to benefit extremely low, low, and moderate income households or individuals within the County and the City.

HOME funds are distributed through the City and the County using remaining annual funds after CHDO and administration portions are taken out. Funding priorities are given to those proposals and projects that show outcomes consistent with the annual goals. ESG funds are distributed through an application process and awarded to agencies showing the capacity to spend the funds according to program requirements. CDBG funds for the County are distributed through an ongoing proposal and application process awarding to projects that adhere to the program guidelines, time lines, funding limits and national objectives. Public service, public facility, and public improvement activities are evaluated for fulfilling at least 51% of the population that are low and moderate-income and that housing activities are direct benefit activities with income category determined during the application process.



## SP-30 Influence of Market Conditions - 91.415, 91.215(b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The high level of cost burdened low-income households. The increase in rent area wide.
TBRA for Non-Homeless Special Needs	The high level of cost burdened low-income households. The increase in rent area wide. The lack of housing specific to special needs.
New Unit Production	Qualified developers. Available affordable land. Population increase. Low wage earners priced out of the current market.
Rehabilitation	Deterioration of current housing stock. Age and condition of housing.
Acquisition, including preservation	The availability of tax delinquent and foreclosed properties located in the County. Availability of reasonably priced multi-unit properties.

**Table 50 – Influence of Market Conditions**

## **SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

This section outlines CDBG, HOME, and ESG funding Marion County and the City of Ocala anticipate receiving on an annual basis for the 2015-2023 period covered by this Consolidated Plan. The table below combines County and City annual allocations and expected amounts available for the remainder of the Consolidated Plan.

Marion County Community Services also anticipates receiving additional emergency funds in 2020 to combat the COVID-19 Pandemic.

Marion County's anticipated annual allocations include:

- CDBG - \$1,923,601 with \$7,694,404 available for the remainder of the Consolidated Plan.CDBG-CV - \$1,165,299.
- HOME - \$814,301 with \$3,257,252 available for the remainder of the Consolidated Plan.
- ESG - \$159,000 with \$636,000 available for the remainder of the Consolidated Plan.ESG-CV - \$2,133,323.

The City of Ocala's anticipated annual allocations include:

- CDBG - \$447,430 with \$1,789,720 available for the remainder of the Consolidated Plan.
- HOME - \$200,000 with \$800,000 available for the remainder of the Consolidated Plan.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,923,601	0	301,753	2,225,354	7,694,404	The CDBG program is a flexible program that provides communities with resources to address a wide range of unique community development needs.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	814,313	0	214,789	1,029,102	3,257,252	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions of which Marion County/City of Ocala Consortium is a member.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	159,401	0	0	159,401	637,604	The ESG program is a program that provides resources to address homelessness and special needs.
Other	public - federal	Acquisition Housing New construction for ownership	1,000,000	0	0	1,000,000	1,600,000	Using Program IncomeThis will be reported in DRGR

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other – CDBG-CV	public - federal	Admin and Planning Economic Development Financial Assistance Public Services Rental Assistance	2,190,780	0	0	2,190,780	0	CDBG-CV funds to prevent, prepare for and respond to coronavirus. These funds will be used for Public Service grants, Microenterprise emergency loan program, and Rent/Mortgage Subsistence payments for up to 3 months.
Other – ESG-CV	public - federal	Admin and Planning Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Other	2,133,323	0	0	2,133,323	0	ESG-CV funds will be used to mitigate the effects of COVID-19 on the literal homeless and potential homeless persons, using rapid-re-housing, homeless prevention, homeless outreach, case management, emergency shelter and shelter operations.

Table 51 - Anticipated Resources

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

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

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

## **Discussion**

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
GREATER OCALA COMMUNITY DEVELOPMENT CORP	Regional organization	Economic Development	Jurisdiction
OCALA HOUSING AUTHORITY	PHA	Public Housing	Jurisdiction
Habitat for Humanity of Marion County, Inc.	CHDO	Ownership	Jurisdiction
City of Ocala	Government	Economic Development Ownership Rental neighborhood improvements	Jurisdiction
MARION COUNTY HOMELESS COUNCIL	Non-profit organizations	Homelessness	Jurisdiction
CareerSource Citrus Levy Marion	Regional organization	Economic Development	Region
COMMUNITY LEGAL SERVICES OF MID-FLORIDA	Regional organization	public services	Region
Community With A Heart	Non-profit organizations	public services	Jurisdiction
Interfaith Emergency Services	Non-profit organizations	Homelessness	Jurisdiction
Marion Senior Services	Non-profit organizations	Homelessness public services	Jurisdiction
Ocala/Marion County Chamber & Economic Partnership	Non-profit organizations	Economic Development	Jurisdiction
Volunteers of America	Non-profit organizations	Homelessness Rental	Region

**Table 52 - Institutional Delivery Structure**  
**Assess of Strengths and Gaps in the Institutional Delivery System**

The institutional delivery list in no way covers all of the organizations, agencies, contractors, and private developers that are vital to Community Services implementing the Consolidated Plan. The list has been condensed to include organizations that address the various needs of the citizens of Marion County. Marion County and the City of Ocala are listed as individual organizations; but include multiple departments that are involved in providing resources for Community Services.

Communication is key to an effective institutional delivery system. However, as in the problem with the agencies that serve the homeless, too many agencies function in a silo. “Lack of system collaboration among community stakeholders,” was listed as one of two major problems in Marion County, from the “Ending Homelessness in Marion County” October 2018 report. Community Services plans to implement quarterly stakeholder round table discussions to help alleviate this problem. Possible different groups will be representatives from housing, funders, homeless prevention, community development, and economic stability.

The key strength in Marion County is the passion and dedication of the staff, both paid and volunteer, that work endlessly to improve the lives of the residents. From free dental exams, to a hot meal, from rental assistance to constructing affordable homes, the systems in Marion County are productive and successful.

#### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		X
Employment and Employment Training	X	X	



Supportive Services			
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Food	X	X	X

Table 53 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

On any given night, according to the Marion County Point in Time Count 2018, there are 420 households experiencing homelessness, comprised of 571 persons. The PIT Count for 2019 is still ongoing and is expected to be completed by September 2019. United Way of Marion County, the Public Policy Institute of Marion County, Marion County and the City of Ocala came together to demonstrate a community-wide effort to start the action steps necessary to begin addressing and ultimately ending homelessness. By agreeing that “safe and stable housing is the only true end to homelessness” and the fact that no community can address homelessness in programmatic silos, Marion County has identified two major problems: lack of permanent housing interventions and lack of system collaboration among community stakeholders. Through the recommendations from the above study conducted in 2018, it is expected that implementation will result in a 40% reduction in sheltered homelessness, and a 50% reduction in unsheltered homelessness.

Currently, there are 32 agencies in Marion County serving the homeless, from group homes for unaccompanied youth, to food pantries for families to transitional housing for veterans.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The report on homelessness in Marion County, published in January 2019 by the Public Policy Institute of Marion County gave a list of recommendations for the community to improve service delivery and address the homeless needs. These recommendations are:

- Build capacity in the Continuum of Care lead agency to better coordinate the community effort
- Build capacity of the CoC governing board
- Integrate outreach into the coordinated entry system
- Implement diversion practices
- Increase service agency participation in the coordinated entry system

- Lower the barriers to entry for all emergency shelter and transitional programs
- Focus services on permanent housing placement
- Integrate shelter and transitional services into the coordinated entry system
- Limit use of motel vouchers
- Establish a targeted rapid re-housing program for particular scores on the VI-SPDAT
- Ensure use of best practices
- Invest in permanent housing units through scattered site leasing
- Increase permanent supportive housing for chronic and disabled homeless

Included in the special needs populations of Marion County are: elderly; physically and mentally handicapped; alcohol and drug addicts; youth aging out of foster care; and adults leaving institutional living, such as incarceration and hospitalization. Except for services for seniors and physical handicapped, services for the other special needs populations are limited. Especially in light of the current opioid crisis, there are few providers and limited access of mental health and addiction counseling. For this reason, Marion County Community Service in 2019 and 2020 is partnering with a local agency to purchase and renovate several buildings to provide space and support for these type of services.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

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

Included in the five year strategy is a development of a multifamily housing unit for low income senior and special needs populations; construction/renovation/development of scattered site permanent supportive housing; and implementation of a revised structure for the CoC and the lead agency.

## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Service	2019	2023	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Marion County	Community Development	CDBG: \$952,333	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Public Infrastructure	2019	2023	Non-Housing Community Development	Marion County	Community Development	CDBG: \$4,075,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 250 Households Assisted  Facade treatment/business building rehabilitation: 5 Business
3	Non-Profit Facility	2019	2023	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Marion County	Community Development	CDBG: \$1,185,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	New Housing Construction	2019	2023	Affordable Housing Homeless Non-Homeless Special Needs	Marion County	Community Development Essential Housing	CDBG: \$1,225,000 HOME: \$500,000 NSP: \$1,000,000	Rental units constructed: 20 Household Housing Unit  Homeowner Housing Added: 28 Household Housing Unit
5	Housing Rehabilitation/Reconstruction	2019	2023	Affordable Housing	Marion County	Essential Housing	CDBG: \$308,300 HOME: \$597,280	Rental units rehabilitated: 1 Household Housing Unit  Homeowner Housing Rehabilitated: 8 Household Housing Unit
6	Acquisition	2019	2023	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Marion County	Community Development Essential Housing	CDBG: \$250,000 HOME: \$1,775,000	Homeowner Housing Added: 5 Household Housing Unit  Housing for Homeless added: 5 Household Housing Unit
7	Purchase Assistance	2019	2023	Affordable Housing Non-Homeless Special Needs	Marion County	Essential Housing	HOME: \$500,000	Direct Financial Assistance to Homebuyers: 8 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Street Outreach	2019	2023	Homeless	Marion County	Homelessness	ESG: \$350,000	Homeless Person Overnight Shelter: 500 Persons Assisted
9	Tenant Based Rental Assistance and Rapid Rehousing	2019	2023	Affordable Housing Homeless Non-Homeless Special Needs	Marion County	Essential Housing Homelessness	HOME: \$500,000 ESG: \$235,000	Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted
10	Homeless Prevention	2019	2023	Affordable Housing Homeless Non-Homeless Special Needs	Marion County	Essential Housing Homelessness	ESG: \$150,000	Homelessness Prevention: 20 Persons Assisted
11	Administration	2019	2023	Administrative	Marion County	Community Development Essential Housing Homelessness	CDBG: \$384,720 HOME: \$58,631	Other: 1 Other
12	CV - Economic Development	2019	2022	Economic Development	Marion County	Community Development	CDBG20-CV: \$520,000	Businesses assisted: 15 Businesses Assisted
13	CV - Public Service	2020	2020	Non-Housing Community Development prepare, prevent and respond to COVID-19	Marion County	Community Development	CDBG: \$280,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	CV- Covid Response	2020	2023	Non-Housing Community Development to prevent and respond to Covid-19	Marion County	Community Development	CDBG: \$590,386	Public Facility projects to assist non- profits with assisting low income individuals in response to Covid-19  200 Persons Assisted
15	CV - Rent Assistance	2020	2020	Affordable Housing	Marion County	Essential Housing	CDBG: \$265,791	Other: 50 Other
16	CV- Housing Rehab	2020	2022	Affordable Housing	Marion County	Essential Housing	CDBG:\$30,000	Housing Rehab to assist low to moderate-income owner-occupied homes with housing rehab in response to Covid-19.  3 households
17	CV - Financial Assistance	2020	2020	Affordable Housing	Marion County	Essential Housing	CDBG: \$66,448	Other: 30 Other
18	ESG CV – Street Outreach	2020	2020	Homeless	Marion County	Homelessness	ESG: \$293,471	Other: 150 Other
19	ESG CV - Emergency Shelter	2020	2020	Homeless	Marion County	Homelessness	ESG: \$1,054,320	Homeless Person Overnight Shelter improvements: 500 Persons Assisted
20	ESG CV-2 Homeless Prevention	2020	2020	Homeless	Marion County	Homelessness	ESG20-CV: \$307,500	Homelessness Prevention: 30 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	ESG CV-2 Rapid Re-housing	2020	2020	Homeless	Marion County	Homelessness	ESG20-CV: \$264,700	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted
22	CV Admin	2020	2022	Administrative	Marion County	Other	CDBG20-CV: \$438,155 ESG20-CV: \$213,323	Other

Table 54 – Goals Summary

## Goal Descriptions

1	Goal Name	Public Service
	Goal Description	<p>Assist local non-profits with funds for staff, training, materials, equipment, to increase capacity to serve low to moderate income clients in Marion County, specifically those that provide housing, job skills or improve quality of life. Partner with the Community Foundation Non-Profit Resource Center to create a source for education, best practices and management training.</p> <p>Alternate projects may include public infrastructure, Housing Rehabilitation/Demolition, Declared State of Emergency Urgent Need, Acquisition, Non-Profit Facility, ADA compliance, and projects located in declared Opportunity Zones.</p>



2	<b>Goal Name</b>	Public Infrastructure
	<b>Goal Description</b>	Public utilities projects (water, sewer), neighborhood lighting, facade improvements, streets, sidewalks. Alternate projects may include public service, Housing Rehabilitation/Demolition, Declared State of Emergency Urgent Need, Acquisition, Non-Profit Facility, ADA compliance, and projects located in declared Opportunity Zones.
3	<b>Goal Name</b>	Non-Profit Facility
	<b>Goal Description</b>	Assistance to non-profit agencies with facility construction/renovation. Specifically serving those agencies that provide housing, job skills and/or improve quality of life for low to moderate income clients, and to the homeless. Alternate projects may include public infrastructure, public service, Housing Rehabilitation/Reconstruction, Declared State of Emergency Urgent Need, Acquisition, ADA compliance, and projects located in declared Opportunity Zones.
4	<b>Goal Name</b>	New Housing Construction
	<b>Goal Description</b>	The development of newly constructed units for rental or owner occupied, single and multi-family units. CDBG funds will be used for acquisition, in anticipation of developing a possible partnership who may qualify as a CBDO for new construction. HOME funds will be used for new home construction. This category includes CHDO funding and projects. NSP program income funds will be used to construct new homes for sale to low- to moderate income individuals/families. Alternate projects may include public infrastructure, public service, Housing Rehabilitation/Reconstruction, Declared State of Emergency (Urgent Need), non-profit facility, Acquisition, ADA compliance, projects located in declared Opportunity Zones, purchase assistance, Tenant Based Rental Assistance, Rapid Re-Housing and Homeless Prevention.
5	<b>Goal Name</b>	Housing Rehabilitation/Reconstruction
	<b>Goal Description</b>	Rental and owner occupied rehabilitation of single and multi-family units through both CDBG and HOME Consortium funding. Housing Rehabilitation funds may also be leveraged using State Housing Initiative Program (SHIP) funds. Alternate projects may include public infrastructure, public service, new housing construction, Declared State of Emergency Urgent Need, non-profit facility, Acquisition, ADA compliance, projects located in declared Opportunity Zones, purchase assistance, Tenant Based Rental Assistance, Rapid Re-Housing and Homeless Prevention.

6	<b>Goal Name</b>	Acquisition
	<b>Goal Description</b>	Purchase of existing housing, buildings, and land, for the purpose of rental, home ownership and non-profit facility. Alternate projects may include public infrastructure, public service, Housing Rehabilitation/Demolition, Declared State of Emergency Urgent Need, non-profit facility, ADA compliance, new construction, projects located in declared Opportunity Zones, purchase assistance, Tenant Based Rental Assistance, Rapid Re-Housing and Homeless Prevention.
7	<b>Goal Name</b>	Purchase Assistance
	<b>Goal Description</b>	Assistance with down payment, closing costs, and fees for qualified low to moderate income home buyers of affordable housing. Alternate projects may include Housing Rehabilitation/Reconstruction, Declared State of Emergency Urgent Need, Acquisition, ADA compliance, projects located in declared Opportunity Zones, Tenant Based Rental Assistance, Rapid Re-Housing and Homeless Prevention.
8	<b>Goal Name</b>	Street Outreach
	<b>Goal Description</b>	Assistance for costs of providing essential services necessary to reach out to unsheltered homeless people, connect them with emergency shelter, housing or critical services and provide urgent non-facility based care. To include engagement and case management. Alternate projects include rapid re-housing, homeless prevention, emergency shelter, and rental assistance.
9	<b>Goal Name</b>	Tenant Based Rental Assistance and Rapid Rehousing
	<b>Goal Description</b>	Assistance for monthly rent, deposits and/or utilities payments for individuals and or families, both homeless and those faced with homelessness. Funds to provide housing relocation, stabilization services and short and/or medium term rental assistance. This is necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing through HOME and ESG funding. Alternate projects may include Housing Rehabilitation/Reconstruction, Declared State of Emergency Urgent Need, Acquisition, ADA compliance, projects located in declared Opportunity Zones, purchase assistance, Emergency Shelter, and Homeless Prevention.

10	<b>Goal Name</b>	Homeless Prevention
	<b>Goal Description</b>	<p>Assistance to provide housing relocation and stabilization services and short and/or medium term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or becoming homeless through ESG and HOME funds.</p> <p>Alternate projects may include Housing Rehabilitation/Reconstruction, Declared State of Emergency Urgent Need, Acquisition, ADA compliance, projects located in declared Opportunity Zones, purchase assistance, Emergency Shelter, and Rental Assistance and Rapid Rehousing.</p>
11	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	To provide administrative oversight to CDBG and HOME to include Fair Housing Activities.
12	<b>Goal Name</b>	CV - Economic Development
	<b>Goal Description</b>	Through Economic Development, the County plans to offer a Microenterprise Loan Program to qualified local businesses to mitigate the effects of the COVID-19 virus on employees and operations.
13	<b>Goal Name</b>	CV - Public Service
	<b>Goal Description</b>	Assistance to not-for-profits that have experienced reduced staff and operation funds due to COVID-19.
14	<b>Goal Name</b>	CV- Covid Response
	<b>Goal Description</b>	<p>Public Facility Improvements and expansion for Non-profits who serve low to moderate income citizens to provide social distancing to meet Covid pre-cautionary measures and or additional satellite offices which will help with reducing the number of people in one location.</p> <p>Projects may include but not limited to: job training center, increasing beds space for homeless shelters, financial stability</p>

15	<b>Goal Name</b>	CV- Rent Assistance
	<b>Goal Description</b>	Assistance to current tenants that have experienced lost or reduced wages due to COVID-19 and can't pay their rent.
16	<b>Goal Name</b>	CV- Housing Rehab
	<b>Goal Description</b>	Assist low to moderate owner-occupied housing with housing repairs who were affected by Covid either financially and or their health.
17	<b>Goal Name</b>	CV - Financial Assistance
	<b>Goal Description</b>	Assistance to current homeowners who have experienced reduced or lost wages due to COVID-19 Pandemic and need assistance paying their mortgage payment
18	<b>Goal Name</b>	ESG CV-Outreach
	<b>Goal Description</b>	Assist homeless shelters with homeless outreach to assist during the COVID 19 pandemic to assess and use diversion for those living on the streets  Alternate Projects may include: Emergency Temporary Shelter, Emergency Shelter , Shelter Operation, Housing Stabilization, Homeless Prevention, Rapid Re-housing, and/or HMIS.
19	<b>Goal Name</b>	ESG CV Emergency Shelter
	<b>Goal Description</b>	Homeless Shelter Improvements to allow for expansion for increased bed utilization due to 50 % capacity. Services to shelter participants to include: childcare, education services, legal services, substance abuse treatment, transportation; shelter renovations to respond to COVID 19  Alternate Projects may include: Emergency Temporary Shelter, Shelter Operation ,Housing Stabilization, HMIS, Homeless Prevention, Rapid Re-housing, and/or Outreach.
20	<b>Goal Name</b>	ESG CV-2 Homeless Prevention
	<b>Goal Description</b>	Assist those extremely low-income clients currently living in a permanent unit but face eviction due to covid 19  Alternate Projects may include: Emergency Temporary Shelter, Emergency Shelter , Shelter Operation, Housing Stabilization, HMIS, Rapid Re-housing, and/or Outreach.

<b>21</b>	<b>Goal Name</b>	ESG CV-Rapid Re-housing
	<b>Goal Description</b>	Assist those homeless and extremely low-income participants get into rental unit during the covid 19 pandemic by assisting with deposits and rent.  Alternate Projects may include: Emergency Temporary Shelter, Emergency Shelter , Shelter Operation, Housing Stabilization, Homeless Prevention, HMIS, and/or Outreach.
<b>22</b>	<b>Goal Name</b>	CV - Administration
	<b>Goal Description</b>	Administration for the oversight of COVID CDBG and HOME funds.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Together, Marion County and the City of Ocala will provide affordable housing opportunities for 85 families through its purchase assistance, rental and supportive housing, and long-term assistance activities. Additionally, approximately 80 units will be rehabilitated/constructed to maintain the affordable housing stock and further provide affordable housing opportunities. Affordable housing activities are targeted towards extremely low, low, and moderate-income families.

Using the HUD COVID-19 funding, Community Services anticipates assisting approximately 75-100 l-m income families with housing assistance in the form of Emergency Temporary Shelter, Urgent Need, Financial Assistance to homeowners and Rent assistance.

## **SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Ocala Housing Authority (OHA) offers accessible units for the disabled. However, it is the smallest population served by OHA, compared with the elderly and families. OHA has a very small need for handicapped units and often has more handicap and sensory units than residents/applicants in need. OHA and Marion County help refer people to accessible unit providers if requested.

### **Activities to Increase Resident Involvements**

OHA has been a HUD certified housing counseling agency since 2000. OHA was recertified in 2006 and awarded grant funds to continue services as a certified housing counseling agency. OHA provides both homeownership and rental housing counseling. Counseling includes information on how to become a homeowner, fair housing rights, and credit counseling and foreclosure prevention. OHA provides the following counseling services:

- Home Improvement and Rehabilitation Counseling;
- Homebuyer Education Programs;
- Loss Mitigation;
- Marketing and Outreach Initiatives;
- Mobility and Relocation Counseling;
- Money Debt Management;
- Mortgage Delinquency and Default Resolution Counseling;
- Pre-Purchase Counseling;
- Post-Purchase Counseling; Renters Assistance; and
- Services for Homeless.

OHA also offers the Family Self-Sufficiency, Homebuyers Club and Homeownership counseling programs. These programs assist Section-8 participants and residents of the public housing communities in becoming economically self-sufficient and attain homeownership.

OHA maintains ongoing resident initiatives. Resident Councils are active in each of OHA's Public Housing communities where meetings are held every other month. Guest speakers keep residents informed of new programs and opportunities. An OHA staff person attends all meetings as a liaison. A representative from the Ocala Police Department attends all meetings to assist with Neighborhood Watch Programs.

Residents receive a monthly newsletter/calendar that includes vital OHA information, updates from HUD and local community information. Public Housing staff walk through each community several times a month to maintain a visible presence on site and in an effort to increase customer service.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the 'troubled' designation**

N/A

## **SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)**

### **Barriers to Affordable Housing**

Land use regulations, complicated impact fees and permitting delays contribute to the high cost of housing in Marion County. According to a report published by The James Madison Institute, higher home prices can be explained by several factors, some of which are out of the control of policy makers and some of which are a direct result of policies adopted by state and local governments. Higher costs for construction labor and materials are other factors outside the control of homebuilders and policy makers that can increase the price of housing.

More stringent building codes which require builders to use different or more materials than they otherwise would lead to higher costs. By levying higher taxes and impact fees on new development or causing delays through a cumbersome and lengthy permitting process or growth management preview process has a direct impact on housing costs. Land use regulations often restrict the amount of developable land and increase the complexity and uncertainty of the permitting process, significantly increasing housing prices.

Marion County has a Transportation Impact Fee, based on the type and/or size of the residential unit. In early 2010 a moratorium on the collection of these fees was placed. It expired in October of 2015. Impact fees are one-time capital charges levied against new development designed to cover the portion of capital costs of infrastructure consumed by the new development. According to the Marion County Planning Department, a single family detached 2,000 sq. ft. home paid \$1,397 in impact fees in 2018.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

1. **Expedited process of development approvals:** Require developers of more than a four unit affordable housing project to attend pre-application meeting to further expedite the process. An affordable housing project of four units or less would bypass the pre-application meeting and be directed to a staff member from Community Services to request expedited review.
2. **Accessory dwelling units:** allow rental accessory dwelling units adjacent to single-family units by inclusion in the LDC.
3. **Flexible lot considerations:** Allow home size flexibility on smaller lots in Residential zones. All other building requirements for Residential zoning would apply.
4. **Ongoing regulatory review process:** Identify a senior staff member from Community Services to act as an affordable housing liaison.



5. **Surplus lands inventory:** Include a Surplus Property incentive strategy in the 2019-2022 Marion County LHAP.

6. **Transportation hubs and transit-oriented development:** support of development near transportation hubs and major employment centers and mixed-use developments.

Marion County allocates approximately \$600,000 annually to rehabilitate site built homes, provide repairs to very low income mobile homeowners and accessibility ramps to low income homeowners, with a primary purpose of maintaining the affordable housing stock and sustaining safe and decent housing for the very low income residents. Community Services has offered 0% loans for new construction of single family owner occupied homes to developers. This is under consideration to be raised to 1% to return funds to the county to continue the cycle of building. It is also under consideration to offer loans for rental projects to developers and current landlords.

## **SP-60 Homelessness Strategy - 91.415, 91.215(d)**

Describe how the jurisdiction's strategic plan goals contribute to:

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

By following the recommendations of the 2017 Home Matters (<https://www.marioncountyfl.org/home/showdocument?id=13917>) report for Ocala and Marion County and the 2019 Homelessness Report by the Public Policy Institute of Marion County, the County and City have created the strategic goals to address the homelessness issue. The recommendation that covers outreach, diversion and coordinated entry specifically addresses the need to improve reaching out to homeless persons. To reach a desired state of assessing and identifying households experiencing homelessness for appropriate housing options, the strategy will be:

1. Integrate outreach in to the Coordinated Entry System by training outreach workers, administering VI-SPDATs, and attending Coordinated Entry meetings;
2. Implement diversion practices in all intake and assessment processes at all agencies; and
3. Increase service agency participation in the Coordinated Entry System.

### **Addressing the emergency and transitional housing needs of homeless persons**

Marion County and the City of Ocala desire uniform, low barrier eligibility requirements for households to obtain shelter and permanent supportive housing. Support services in emergency shelter and transitional housing should be housing-focused, decrease length of stay and create flow in the system. To do this, Public Policy Institute recommends:

1. Lower barriers to entry for all emergency shelter and transitional programs
2. Focus emergency shelter and transitional program services on permanent housing placement
3. Integrate shelter and transitional programs into the Coordinated Entry System
4. Limit use of motel vouchers

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

Marion County recognizes that Rapid-ReHousing is a permanent housing solution designed to help households quickly exit homelessness through housing navigation/location, financial assistance and support services. To improve the existing system, the County and City will:

1. Establish a targeted Rapid ReHousing program for households scoring between a 4 and 9 on the VI-SPDAT
2. Ensure Rapid ReHousing providers use best practices

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

According to the Public Policy Institute's 2019 report, there are many faith-based and charity-style interventions in Marion. These include services aimed at managing the immediate needs associated with homelessness including food distribution, clothing, camping gear and hygiene items. "If a lack of affordable housing can contribute to ill health and educational problems among low-income families and children, then affordable housing is the foundation for good health and achievement in school." (Newman, S.J. and Harkness, J. 1999. The Long-Term Effects of Housing Assistance on Self-Sufficiency.)

The Consortium's Strategic Plan Goals of Creating Suitable Living Environments, Providing Decent, Affordable housing and Creating Economic Opportunities will all contribute to assisting low-income households with avoiding homelessness. To that end, the following local services are available:

- Faith based organizations and churches provide emergency food and financial assistance;
- Community Legal Services provides representation in eviction, foreclosure, and public housing proceedings;
- Marion County Homeless Council provides mortgage, rental and utility assistance, including relocation and motel/hotel placement;
- Ocala Housing Authority provides consumer credit counseling and housing re-modification;
- One Stop Workforce Connection provides job development and prepares participants for job search; provides counseling; identifies job skills; assists in preparation of resume writing and interview skills;
- Vocational Rehabilitation provides retraining for persons with documented disabilities;
- Department of Children and Families provides economic services, including TANF, food stamps, Medicaid, challenge grant, grant-in-aid for homeless shelters, plans and coordinates direct services;
- Community Action Agency provides financial assistance for utility payments;

- Marion County School Board connects families with community services to prevent homelessness, provides breakfast and weekend backpack meals for homeless students identified at the beginning of the school year;
- United Way of Marion County provides unity between local resources and Marion residents through the 2-1-1 system;
- Experience Works provides retraining job opportunities for senior residents 55 and over; and
- Marion County Veteran services provides training, healthcare and outreach services for local veterans.

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The County and City implement lead-safe work practices in all housing activities. The County's Construction Coordinator has taken the training to be certified as a lead based paint inspector and tester. The City requires contractors to have a Lead Renovation, Repair and Painting certification and to follow effective lead-safe work practices prior to working on a pre-1978 housing. This requirement will apply to renovation, repair or painting activities where more than six square feet of lead-based paint is disturbed in a room or where 20 square feet of lead-based paint is disturbed on the exterior. The affected contractors include builders, painters, plumbers and electricians. Trained contractors must post warning signs, restrict occupants from work areas, contain work areas to prevent dust and debris from spreading, conduct a thorough cleanup, and verify that cleanup was effective. Homeowners are notified, provided the requisite brochure and sign a form certifying they have been provided this information. The County requires that any structure constructed prior to 1978 be inspected for LBP and if found in evidence be effectively mitigated.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Lead is a toxic metal that was used for many years in paint and was banned for residential use in 1978. Exposure to lead can result in health concerns for both children and adults. Children under six years of age are most at risk because their developing nervous systems are especially vulnerable to lead's effects and because they are more likely to ingest lead due to their more frequent hand-to-mouth behavior. By implementing the practices listed above, the County and City strive to prevent any health hazards to the families they partner with.

### **How are the actions listed above integrated into housing policies and procedures?**

Policies and Procedures read as follows:

- The County's Construction Coordinator has undergone lead training and will inspect/test any rehabilitation projects where lead safe regulations are triggered by the homes age or scope of work.
- Contracts for rehabilitation where a home is pre-1978 will only be awarded to a contractor, or subcontractor with a Lead: Renovation, Repair and Painting certification.
- When federal funds are being used, an Environmental Review Worksheet to include a Lead Safe Housing Rule checklist is included. If any items are triggered a decision is made on whether to mitigate or look for other funding sources for the project.
- The county and city Owner-Occupied Housing Rehabilitation program provides the general rehabilitation necessary to bring the structure into compliance with applicable building codes, rehabilitation standards, and lead-based paint regulations.

- Costs of inspecting, testing, and abatement of lead-based paint and asbestos containing materials pursuant to applicable regulations are eligible program costs.
- Homeowner will be provided with the requisite HUD approved brochure and homeowner must sign a certification that they have reviewed and understand the lead paint information.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The American Dream is defined in terms of economic independence and self-sufficiency as a decent, safe and sanitary home, a good job and the resources to raise children. The alternative is poverty consisting of dependence on society to provide for basic needs.

There is no one factor that causes poverty, thus initiatives aimed at eradicating poverty have to address a variety of interrelated social issues, education training, access to healthcare, family problems, crime, unemployment, inadequate housing, deteriorating neighborhoods, welfare independence and issues related to the lack of self-worth and aspiration.

The County and City recognize the interrelationship between housing and economic opportunities and the need to pursue both in order to assist households attain self-sufficiency. Both recognize while they have defined priority strategy areas, that they are not separate or isolated strategies. These strategies are inter-related and impact, reinforce and contribute to each other to achieve the common goal of creating and sustaining a viable, vibrant community. The health of the County, its special needs populations and the community at large cannot be artificially separated as they are an integral part of the whole. The betterment and improvement of any part inevitably contributes to the betterment of the other segments of the community. The County and City believe the implementation of the housing and neighborhood revitalization activities outlined in this Consolidated Plan will help reduce the number of households in poverty. All of the programs outlined in this Consolidated Plan are intended to provide benefits to Marion County residents that are considered low income and/or fall below the federal poverty line.

To promote economic opportunity in Marion County, the Chamber and Economic Partnership (CEP) formed to create a one-stop approach to business retention, attraction and creation efforts. Moving Forward is a charge reflecting the desire to be a unified voice and catalyst for the business community. By working together with partners and community investors, the CEP continues to improve the quality of life and build a strong base for economic development in Marion County.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Recognizing that poverty is a complex issue, Marion County will prioritize projects for this affordable housing plan that are targeted towards individual self-sufficiency. Because Marion County and the City of Ocala receive separate CDBG funding, this funding is governed by different authorities. Both the County and City work diligently to complement and maximize efforts taken to ensure a seamless coordination of services. Various agencies are engaged in efforts to fight poverty and improve working relationships to enhance efforts in serving the most vulnerable residents.

The County and City are committed to eliminating the effects of poverty among its residents. The jurisdiction recognizes that it may not be possible to end poverty all together, but is dedicated none the less to better understanding its causes and finding a way to reverse the cycle of poverty.

The city, one of the major employers in Marion County, is participating in workforce development programs to reduce dependency on government funds. Staff participate in the Ocala Housing Authority's Self-Sufficiency Program.

Housing rehabilitation is provided to assist in maintaining affordable housing and reducing household costs. Programs are coordinated when possible to assist in reducing poverty and continued to support subsidized housing providers incorporating programs and services that promote tenant transition to self-sufficiency. Various federal, state, and local agencies are utilized to leverage funding sources for the development of economic opportunities when possible.



## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The Marion County Community Services Department has developed the following performance management system to monitor the grant projects and ensure long term compliance with program requirements. Staff members are assigned specific projects and activities to monitor. A procedure manual for all Home Improvement Programs (owner-occupied, housing rehabilitation) has been developed and provided to all participating jurisdictions. County staff provide technical assistance to the City of Ocala and nonprofit organizations to ensure that they are aware of their responsibilities and the requirements of the CDBG program. The procedures of the Community Services Department mandate and require that outreach efforts are in place for enhancing opportunities for minority and women's business enterprises as well as Section 3 business concerns. The staff utilize comprehensive check-off sheets for all activities which are reviewed and approved by the Grant Administrator. County staff input data and information into the Consolidated Plan Management Process tool in order to more completely and accurately monitor any proposed projects which are included in this Consolidated Plan. The Marion County HOME Consortium, as a recipient of Federal funds, shares a joint responsibility with all of its sub recipients for carrying out eligible activities in conformance with applicable Federal requirements and procedures. This is accomplished through desk monitoring and onsite monitoring through-out the affordability period of a project.

In addition, the City of Ocala's Community Development Services Department is responsible for the overall administration and implementation of the City's CDBG and HOME programs. The Community Development Services Department ensures compliance with federal regulations through its review of grant application funding requests, recipient contracts, quarterly performance reports, and sub-recipient monitoring. Further, the City maintains records of program accomplishments, funding spent, people served, housing units rehabilitated, and other information to help ensure compliance with the federal regulations. All data is submitted to HUD on a timely basis and is input into the IDIS reporting system on a quarterly basis.

The City does not fund public service activities, therefore, no monitoring of sub-recipients is required. In the case of funding sub-recipients in the future, the City will comply with the requirements of 24 CFR Part 91.230. The City's guidelines require the monitoring of all CDBG sub-recipients to ensure that activities are carried out in furtherance of the Annual Plan and to ensure long-term compliance with requirements of the programs, including minority business outreach and the comprehensive planning requirements. The City gathers relevant data through required reports and monitoring of these organizations as required by federal regulations. Local agencies respond to special requests from the Community Development Services Department for information about these programs. As such, this information is incorporated into the Plan and is available for assessing progress.

The County and City utilize a performance based evaluation system to monitor each sub-recipient. During the program year, the performance of each sub-recipient is evaluated based on the specific milestones outlined in each project proposal. Progress towards those goals is reported on a quarterly and on an annual basis.

## Expected Resources

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

#### Introduction

This section outlines CDBG, HOME, and ESG funding Marion County and the City of Ocala anticipate receiving on an annual basis for the 2015-2023 period covered by this Consolidated Plan. The table below combines County and City annual allocations and expected amounts available

for the remainder of the Consolidated Plan.

Marion County Community Services also anticipates receiving additional emergency funds in 2020 to combat the COVID-19 Pandemic.

Marion County's anticipated annual allocations include:

- CDBG - \$1,923,601 with \$7,694,404 available for the remainder of the Consolidated Plan.CDBG-CV - \$1,165,299.
- HOME - \$814,301 with \$3,257,252 available for the remainder of the Consolidated Plan.
- ESG - \$159,000 with \$636,000 available for the remainder of the Consolidated Plan.ESG-CV - \$2,133,323.

The City of Ocala's anticipated annual allocations include:

- CDBG - \$447,430 with \$1,789,720 available for the remainder of the Consolidated Plan.
- HOME - \$200,000 with \$800,000 available for the remainder of the Consolidated Plan.

## **Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,923,601	0	301,753	2,225,354	7,694,404	The CDBG program is a flexible program that provides communities with resources to address a wide range of unique community development needs.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	814,313	0	214,789	1,029,102	3,257,252	HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. HOME funds are awarded annually as formula grants to participating jurisdictions of which Marion County/City of Ocala Consortium is a member.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	159,401	0	0	159,401	637,604	The ESG program is a program that provides resources to address homelessness and special needs.
Other	public - federal	Acquisition Housing New construction for ownership	1,000,000	0	0	1,000,000	1,600,000	Using Program IncomeThis will be reported in DRGR

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other – CDBG-CV	public - federal	Admin and Planning Economic Development Financial Assistance Public Services Rental Assistance	2,190,780	0	0	2,190,780	0	CDBG-CV funds to prevent, prepare for and respond to coronavirus. These funds will be used for Public Service grants, Microenterprise emergency loan program, and Rent/Mortgage Subsistence payments for up to 3 months.
Other – ESG-CV	public - federal	Admin and Planning Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Other	2,133,323	0	0	2,133,323	0	ESG-CV funds will be used to mitigate the effects of COVID-19 on the literal homeless and potential homeless persons, using rapid-re-housing, homeless prevention, homeless outreach, case management, emergency shelter and shelter operations.

Table 55 - Expected Resources – Priority Table

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

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



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

## **Discussion**

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Service	2019	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Marion County	Community Development	CDBG: \$152,333	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted
2	Public Infrastructure	2019	2024	Non-Housing Community Development	Marion County	Community Development	CDBG: \$605,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 25 Households Assisted Facade treatment/business building rehabilitation: 1 Business

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Non-Profit Facility	2019	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Marion County	Community Development Essential Housing Homelessness	CDBG: \$900,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted
4	New Housing Construction	2019	2024	Affordable Housing Homeless Non-Homeless Special Needs	Marion County	Community Development Essential Housing Homelessness	CDBG: \$25,000 HOME: \$122,147	Rental units constructed: 1 Household Housing Unit Homeowner Housing Added: 11 Household Housing Unit
5	Housing Rehabilitation/Reconstruction	2019	2024	Affordable Housing	Marion County	Essential Housing	CDBG: \$108,300 HOME: \$169,280	Homeowner Housing Rehabilitated: 5 Household Housing Unit
6	Acquisition	2019	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Marion County	Essential Housing	CDBG: \$50,000 HOME: \$456,244	Homeowner Housing Added: 2 Household Housing Unit Housing for Homeless added: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Purchase Assistance	2019	2024	Affordable Housing Non-Homeless Special Needs	Marion County	Essential Housing	HOME: \$100,000	Direct Financial Assistance to Homebuyers: 8 Households Assisted
8	Street Outreach	2019	2024	Homeless	Marion County	Homelessness	ESG: \$73,000	Homeless Person Overnight Shelter: 150 Persons Assisted
9	Tenant Based Rental Assistance and Rapid Rehousing	2019	2024	Affordable Housing Homeless Non-Homeless Special Needs	Marion County	Essential Housing Homelessness	HOME: \$100,000 ESG: \$47,000	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted
10	Homeless Prevention	2019	2024	Affordable Housing Homeless Non-Homeless Special Needs	Marion County	Homelessness	ESG: \$30,000	Homelessness Prevention: 5 Persons Assisted
11	Administration	2019	2023	Administrative	Marion County	Community Development Essential Housing Homelessness	CDBG: \$384,720 HOME: \$81,431 ESG: \$9,401	Other: 1 Other
12	CV - Economic Development	2019	2022	Economic Development	Marion County	Community Development	CDBG20-CV: \$500,000	Jobs created/retained: 3 Jobs Businesses assisted: 12 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	CV - Public Service	2020	2020	Non-Housing Community Development prepare, prevent and respond to COVID-19	Marion County	Community Development	CDBG20-CV: \$280,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
14	CV – Covid Response	2020	2022	Non-Housing Community Development prepare, prevent and respond to COVID-19	Marion County	Community Development	CDBG20-CV: \$590,386	Public Facility projects to assist non-profits with assisting Low/Moderate income individuals in response to Covid-19: 100 Persons Assisted
15	CV - Rent Assistance	2020	2020	Affordable Housing	Marion County	Essential Housing	CDBG20-CV: \$265,791	Homelessness Prevention: 100 Persons Assisted
16	CV – Housing Rehab	2020	2022	Affordable Housing	Marion County	Essential Housing	CDBG20-CV: \$30,000	Homelessness Prevention: 3 households
17	CV - Financial Assistance	2020	2020	Affordable Housing	Marion County	Essential Housing	CDBG20-CV: \$66,448	Homelessness Prevention: 25 Persons Assisted
18	ESG CV-2 Outreach	2020	2022	Homeless			ESG \$293,471	Other: 150 Other
19	ESG CV- Emergency Shelter	2020	2022	Homeless	Marion County	Homelessness	ESG \$1,054,320	Overnight/Emergency Shelter/Transitional Housing Beds added: 100persons

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	ESG CV- Homeless Prevention	2020	2022	Homeless	Marion County	Homelessness	ESG \$307,500	Homelessness Prevention: 30 Persons Assisted
21	ESG CV-Rapid Re-housing	2020	2022	Homeless	Marion County	Homelessness	ESG \$264,700	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted
22	CV -Administration	2019	2022	Administrative	Marion County	Community Development Essential Housing Homelessness	CDBG20CV: \$438,155  ESG20CV: \$213,323	Other: 1 Other

Table 56 – Goals Summary

## Goal Descriptions

1	Goal Name	Public Service
	Goal Description	Assist local non-profits with funds for staff, training, materials, equipment, to increase capacity to serve low to moderated income clients in Marion County, specifically those that provide housing, job skills or improve quality of life. Marion County is extending 2018 contracts with two local non-profits, Saving Mercy and the Marion County Literacy Council, to enable them to expend their remaining grant balance. Will work with Community Foundation to give local non-profits capacity training. Will consider other projects as presented.

<b>2</b>	<b>Goal Name</b>	Public Infrastructure
	<b>Goal Description</b>	<p>Public utilities project (water, sewer), neighborhood lighting, facade improvements, streets, sidewalks.</p> <p>2019 projects may include: Weirsdale Phase II, Silver Springs Shores Utilities Phase II, CRA project phase I, and other projects that qualify.</p> <p>2019 Alternate Projects may include: Housing Rehabilitation, Park and Recreation improvements, ADA construction compliance, Non- Profit Facility, Projects located in declared Opportunity Zones, and Declared State of Emergency (Urgent Need)</p>
<b>3</b>	<b>Goal Name</b>	Non-Profit Facility
	<b>Goal Description</b>	<p>Assistance to non-profit agencies with facility construction/renovation. Specifically serving those agencies that provide housing, job skills, services to the homeless and or improve the quality of life for low to moderate income clients.</p> <p>2019 projects may include: Hospital District renovation Phase II, Marion County Senior Services, Homeless Engagement Center</p> <p>2019 Alternate projects may include: Public Infrastructure, Public Service, Housing Rehabilitation/Reconstruction, Business Incubator, projects located in declared Opportunity Zones, Declared State of Emergency (Urgent Need), or other non- profit facility projects received through the open request for proposal process.</p>
<b>4</b>	<b>Goal Name</b>	New Housing Construction
	<b>Goal Description</b>	<p>The development of newly constructed units for rental or owner occupied, single and multi-family units. CDBG funds will be used for acquisition and predevelopment cost. Home funds will be used for new construction.</p> <p>2019 projects may include: (HOME Consortium) New Construction of Single Family unit for sale or rent (CDBG) Pre-Development Cost</p> <p>2019 Alternate projects may include: Public Infrastructure, Public Service, Housing Rehabilitation/Reconstruction, Declared State of Emergency(Urgent Need), Non-Profit Facility, Acquisition, ADA Compliance, Projects located in Declared Opportunity Zone, Purchase Assistance, Tenant Based Rental Assistance, Rapid Rehousing and Homeless Prevention.</p>

5	<b>Goal Name</b>	Housing Rehabilitation/Reconstruction
	<b>Goal Description</b>	<p>Rental and owner occupied rehabilitation of single and multi family units.</p> <p>2019 projects may include: (HOME Consortium)- Housing Rehab by the City of Ocala</p> <p>(SHIP)- Housing Rehab by Marion County</p> <p>(CDBG)- Housing Rehab by Marion County</p> <p>2019 Alternate Projects May include: Public Infrastructure, Public Service, New Housing Construction, Declared State of Emergency(Urgent Need), Non-Profit Facility, Acquisition, ADA Compliance, Projects located in Declared Opportunity Zone, Purchase Assistance, Tenant Based Rental Assistance, Rapid Rehousing and Homeless Prevention.</p>
6	<b>Goal Name</b>	Acquisition
	<b>Goal Description</b>	<p>Purchase of existing housing, land, buildings for the purpose of rental, homeownership, and non-profit facility.</p> <p>2019 Projects may include: (HOME) Multi family rental acquisition</p> <p>(CDBG) none at this time</p> <p>2019 Alternate projects may include: Public Infrastructure, Public Service, Housing Rehabilitation/Reconstruction, Declared State of Emergency(Urgent Need), Non-Profit Facility, New Housing Construction, ADA Compliance, Projects located in Declared Opportunity Zone, Purchase Assistance, Tenant Based Rental Assistance, Rapid Rehousing and Homeless Prevention.</p>
7	<b>Goal Name</b>	Purchase Assistance
	<b>Goal Description</b>	<p>Assistance with down payment, closing cost, and fees for qualified low to moderate income homebuyers of affordable housing.</p> <p>2019 Projects may include: Marion County HOME new purchase assistance applicants</p> <p>2019 Alternate projects may include: Housing Rehabilitation/Reconstruction, Declared State of Emergency(Urgent Need), Acquisition, ADA Compliance, Projects located in Declared Opportunity Zone, Purchase Assistance, Tenant Based Rental Assistance, Rapid Rehousing and Homeless Prevention.</p>



8	<b>Goal Name</b>	Street Outreach
	<b>Goal Description</b>	<p>Assistance for costs of providing essential services necessary to reach out to unsheltered homeless people, connect them with emergency shelter, housing or critical services and provide urgent non facility based care to include engagement and case management.</p> <p>2019 projects may include: City of Ocala and Interfaith Homeless Outreach Workers</p> <p>2019 Alternate projects may include: Rental Assistance, Rapid Rehousing, Homeless Prevention and Emergency Shelter.</p>
9	<b>Goal Name</b>	Tenant Based Rental Assistance and Rapid Rehousing
	<b>Goal Description</b>	<p>Assistance for monthly rent, deposits and/or utilities payments for individuals and or families, both homeless and those faced with homelessness through ESG and HOME funding. Funds to provide housing relocation, stabilization services and short and/or medium term rental assistance. Which is necessary to help a homeless individual or family move as quickly as possible into permanent housing and achieve stability in that housing.</p> <p>2019 Projects May include: Rent Assistance through the Coordinated Entry process by qualified Homeless Service Providers</p> <p>2019 Alternate projects may include Housing Rehabilitation/Reconstruction, Declared State of Emergency Urgent Need, Acquisition, ADA compliance, projects located in declared Opportunity Zones, purchase assistance, Emergency Shelter, and Homeless Prevention.</p>
10	<b>Goal Name</b>	Homeless Prevention
	<b>Goal Description</b>	<p>Assistance to provide housing relocation and stabilization services and short and/or medium term rental assistance necessary to prevent an individual or family from moving into an emergency shelter or becoming homeless through ESG and HOME funds.</p> <p>2019 Projects may include: Rent assistance for prevention of homelessness through qualified Homeless Service Providers</p> <p>Alternate projects may include Housing Rehabilitation/Reconstruction, Declared State of Emergency Urgent Need, Acquisition, ADA compliance, projects located in declared Opportunity Zones, purchase assistance, Emergency Shelter, and Rental Assistance and Rapid Rehousing.</p>

11	<b>Goal Name</b>	CV - Economic Development
	<b>Goal Description</b>	Through Economic Development, the County plans to offer a Microenterprise Loan Program to qualified local businesses to mitigate the effects of the COVID-19 virus on employees and operations.
12	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	CDBG and HOME administrative dollars
13	<b>Goal Name</b>	CV - Public Service
	<b>Goal Description</b>	Public Service funds will be to support those non-profits that have lost income, staff, good or services due to the COVID-19 pandemic.
14	<b>Goal Name</b>	CV – Covid Response
	<b>Goal Description</b>	Public facilities projects that will support non-profits with improvements and expansion as a result of Covid response. Such as but not limited to: business incubator to improve job skills, expansion of homeless shelters and financial stability.
15	<b>Goal Name</b>	CV - Rent Assistance
	<b>Goal Description</b>	Under the COVID-19 Pandemic, Rent Assistance will fund a rent payment grant to qualified low- to moderate-income individuals/families who have had a decrease in income due to the coronavirus and need help with up to 3 months of rent or mortgage payments, to include arrears.
16	<b>Goal Name</b>	CV – Housing Rehab
	<b>Goal Description</b>	Owner Occupied housing rehab for families who experienced health and or financial hardships due to the COVID-19 Pandemic.
17	<b>Goal Name</b>	CV - Financial Assistance
	<b>Goal Description</b>	Financial assistance will consist of up to 3 months of mortgage payments for low to mod income qualified families/individuals who have lost income due to COVID-19 pandemic.

18	<b>Goal Name</b>	ESG CV- Outreach
	<b>Goal Description</b>	assist shelters and agencies to do homeless street outreach during pandemic to assess and divert those living on the street  Alternate Projects may include: Emergency Temporary Shelter, Emergency Shelter , Shelter Operation, Housing Stabilization, Homeless Prevention, Rapid Re-housing, and/or HMIS.
19	<b>Goal Name</b>	ESG CV - Emergency Shelter
	<b>Goal Description</b>	Assist Shelters with improvements and expansion to assist participants in shelters during the pandemic with child care, training, job skills, legal services, substance abuse treatment, transportation  Alternate Projects may include: Emergency Temporary Shelter, HMIS , Shelter Operation, Housing Stabilization, Homeless Prevention, Rapid Re-housing, and/or Outreach.
20	<b>Goal Name</b>	ESG CV-2 Homeless Prevention
	<b>Goal Description</b>	assist extremely low income participants to stay in current housing with assistance with deposits and rent  Alternate Projects may include: Emergency Temporary Shelter, Emergency Shelter , Shelter Operation, Housing Stabilization, HMIS, Rapid Re-housing, and/or Outreach.
21	<b>Goal Name</b>	ESG CV-2 Rapid Re-housing
	<b>Goal Description</b>	assistance to homeless participants to move into rental unit during the pandemic to assist with deposits and rent  Alternate Projects may include: Emergency Temporary Shelter, Emergency Shelter , Shelter Operation, Housing Stabilization, Homeless Prevention, HMIS, and/or Outreach.
22	<b>Goal Name</b>	CV- Administration
	<b>Goal Description</b>	Provide Administration oversight for CDBG and ESG CV.



## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Marion County Community Services issued a Notice of Funding Availability in February of 2019 for the FY19-20. In a change of procedure, agencies were invited to submit proposals throughout the year that would be evaluated on their relevance to the annual priorities and ability to be a successful project. At this time, proposals are still be accepted for the ESG and CDBG Public Service and Agency Facility categories.

In response to the HUD COVID-19 emergency funding Community Services issued a NOFA in April 2020. Applications will be open until the funding is expended in full.

#	Project Name
1	Weirsdale Phase 2
2	Utilities: Shores Phase 2
3	CRA
4	4.5 Acre Development Phase 1
5	CHDO
6	Multi Family Rental Acquisition
7	Rental Assistance
8	City of Ocala Projects
9	City of Ocala HOME Administration
10	CDBG Administration
11	HOME Administration
12	2019 ESG
13	Purchase Assistance
14	Senior Services
15	Public Service Projects

#	Project Name
16	Hospital District Renovation
17	Owner Occupied Rehab
19	Public Infrastructure Proposed Projects
20	Homeless Engagement Center
21	Scattered Site Acquisition
23	CV - Public Services
24	CV – Housing Rehab
25	CV- Covid Response
26	CV - Economic Development
27	CV - Rent Assistance
26	CV - Financial Assistance
27	ESG 2020 Marion County
30	CV - Administration

**Table 57 – Project Information**

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

## **AP-38 Project Summary**

### **Project Summary Information**

<b>1</b>	<b>Project Name</b>	Weirsdale Phase 2
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Public Infrastructure
	<b>Needs Addressed</b>	Community Development
	<b>Funding</b>	CDBG: \$275,000
	<b>Description</b>	Begin construction of project design identified in phase 1
	<b>Target Date</b>	9/1/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 households, low income census tract
	<b>Location Description</b>	Weirsdale, FL
	<b>Planned Activities</b>	water/sewer connections
<b>2</b>	<b>Project Name</b>	Utilities: Shores Phase 2
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Public Infrastructure
	<b>Needs Addressed</b>	Community Development
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Acquire property in which to place a lift station.
	<b>Target Date</b>	9/1/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	approximately 60 households, low income census tract
	<b>Location Description</b>	Silver Springs Shores
	<b>Planned Activities</b>	water/sewer connections
<b>3</b>	<b>Project Name</b>	CRA
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Public Infrastructure

	<b>Needs Addressed</b>	Community Development
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Business Facade improvements; street lighting
	<b>Target Date</b>	9/1/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	low to moderate income, 2,000 families
	<b>Location Description</b>	Silver Springs CRA, Ocala, FL
	<b>Planned Activities</b>	Hiring a consultant to create a Master Plan
4	<b>Project Name</b>	4.5 Acre Development Phase 1
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	New Housing Construction
	<b>Needs Addressed</b>	Essential Housing
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	consultant for Development of affordable rental units for seniors and special needs low income
	<b>Target Date</b>	9/1/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50, low income
	<b>Location Description</b>	Marion County
	<b>Planned Activities</b>	hire a consultant to develop plans to construct multi family senior and special needs housing
5	<b>Project Name</b>	CHDO
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	New Housing Construction
	<b>Needs Addressed</b>	Essential Housing



	<b>Funding</b>	HOME: \$122,147
	<b>Description</b>	construction of 1-2 new single family owner occupied home(s)
	<b>Target Date</b>	9/1/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 low to moderate income family
	<b>Location Description</b>	This is a competitive process but any awarded funds must be used in Marion County.
	<b>Planned Activities</b>	construction
<b>6</b>	<b>Project Name</b>	Multi Family Rental Acquisition
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Acquisition
	<b>Needs Addressed</b>	Essential Housing
	<b>Funding</b>	HOME: \$456,244
	<b>Description</b>	Purchase of land and/or existing structures
	<b>Target Date</b>	9/1/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 low to moderate income
	<b>Location Description</b>	This is part of the competitive funding and as such specific location(s) are unknown at this time. However, all funds awarded must be spent entirely in Marion County.
	<b>Planned Activities</b>	Acquisition, construction/renovation, rehabilitation of rental units.
<b>7</b>	<b>Project Name</b>	Rental Assistance
	<b>Target Area</b>	Marion County

	<b>Goals Supported</b>	Tenant Based Rental Assistance and Rapid Rehousing
	<b>Needs Addressed</b>	Essential Housing
	<b>Funding</b>	HOME: \$100,000
	<b>Description</b>	HOME TBRA
	<b>Target Date</b>	9/29/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	low to mod income families, 10
	<b>Location Description</b>	Marion County
	<b>Planned Activities</b>	rent, deposits, utilities assistance
8	<b>Project Name</b>	City of Ocala Projects
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Housing Rehabilitation/Reconstruction
	<b>Needs Addressed</b>	Essential Housing
	<b>Funding</b>	HOME: \$169,280
	<b>Description</b>	Owner occupied rehabilitation, and/or reconstruction; purchase assistance
	<b>Target Date</b>	9/29/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 units rehabbed, low to moderate income 6 purchase assistances, low to moderate income
	<b>Location Description</b>	City of Ocala limits
9	<b>Planned Activities</b>	Rehab of owner occupied homes
	<b>Project Name</b>	City of Ocala HOME Administration
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Housing Rehabilitation/Reconstruction Purchase Assistance

	<b>Needs Addressed</b>	Essential Housing
	<b>Funding</b>	HOME: \$22,800
	<b>Description</b>	Administrative costs associated with HOME activities
	<b>Target Date</b>	9/29/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	Within the City of Ocala boundaries
	<b>Planned Activities</b>	Administration
<b>10</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Public Service Public Infrastructure Non-Profit Facility New Housing Construction Housing Rehabilitation/Reconstruction Acquisition Purchase Assistance Street Outreach Tenant Based Rental Assistance and Rapid Rehousing Homeless Prevention
	<b>Needs Addressed</b>	Community Development Essential Housing Homelessness
	<b>Funding</b>	CDBG: \$384,720
	<b>Description</b>	Administrative costs associated with CDBG activities
	<b>Target Date</b>	9/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	administration
<b>11</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	New Housing Construction Housing Rehabilitation/Reconstruction Acquisition Purchase Assistance Tenant Based Rental Assistance and Rapid Rehousing
	<b>Needs Addressed</b>	Essential Housing Homelessness
	<b>Funding</b>	HOME: \$81,431
	<b>Description</b>	Administrative costs associated with HOME activities
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	
	<b>Planned Activities</b>	administration
<b>12</b>	<b>Project Name</b>	2019 ESG
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Street Outreach Tenant Based Rental Assistance and Rapid Rehousing Homeless Prevention
	<b>Needs Addressed</b>	Essential Housing Homelessness

	<b>Funding</b>	ESG: \$159,401
	<b>Description</b>	Outreach, rapid re-housing and homeless prevention activities
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 individuals or families at risk of becoming homeless; 10 individuals or families as literal homeless 10 individuals receiving outreach services
	<b>Location Description</b>	
	<b>Planned Activities</b>	Rapid Re-housing and Homeless Prevention rental assistance including deposits, utilities, arrears; and Homeless Outreach Services. Outreach assistance not to exceed \$70,000.
<b>13</b>	<b>Project Name</b>	Purchase Assistance
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Purchase Assistance
	<b>Needs Addressed</b>	Essential Housing
	<b>Funding</b>	HOME: \$100,000
	<b>Description</b>	Down payment and closing cost assistance loaned to qualified low to mod income homebuyers
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 low to mod income families
	<b>Location Description</b>	Marion County
<b>14</b>	<b>Planned Activities</b>	downpayment and closing costs assistance
	<b>Project Name</b>	Senior Services
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Non-Profit Facility
	<b>Needs Addressed</b>	Community Development

	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Renovation of the Marion County Senior Services facility.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 low income seniors
	<b>Location Description</b>	Marion County
	<b>Planned Activities</b>	renovation to enlarge the dining area to accommodate 5 more tables, enlarge a meeting space multi-use room, including use for storing the food bank supplies.
15	<b>Project Name</b>	Public Service Projects
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Community Development Homelessness
	<b>Funding</b>	CDBG: \$152,333
	<b>Description</b>	Public service projects with Literacy Council, Saving Mercy, the Community Foundation and funds will be available for a new proposed project.
	<b>Target Date</b>	3/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 homeless individuals 20 special needs adults
	<b>Location Description</b>	This is a competitive grant, but all projects and funding awarded must be located in Marion County

	<b>Planned Activities</b>	<p>staff support funding for the local Marion County Literacy Council assisting adults</p> <p>case management for Saving Mercy Corporation while housing homeless men and women</p> <p>scholarships for 5 nonprofits to attend capacity building training</p>
16	<b>Project Name</b>	Hospital District Renovation
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Non-Profit Facility
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	Renovate several buildings in the new HD complex to use for homeless and low income wrap around services
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Very low and low income families and individuals</p> <p>Approximately 11,000 individuals</p>
	<b>Location Description</b>	Marion County
17	<b>Planned Activities</b>	After renovation of this campus, several agencies that provide medical, mental health, dental, case management and counseling to homeless families and individuals will open.
	<b>Project Name</b>	Owner Occupied Rehab
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Housing Rehabilitation/Reconstruction
	<b>Needs Addressed</b>	Essential Housing
	<b>Funding</b>	CDBG: \$108,300
	<b>Description</b>	Homeowner assistance with rehabilitation of owned units
	<b>Target Date</b>	9/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 families, low to moderate income
	<b>Location Description</b>	Marion County
	<b>Planned Activities</b>	Rehabilitation projects to include roofing, h/vac, sewer and or septic repair, handicapped accommodations
<b>18</b>	<b>Project Name</b>	Public Infrastructure Proposed Projects
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Public Infrastructure
	<b>Needs Addressed</b>	Community Development
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	This is a competitive project. At this time the type of projects expected are: sidewalks, lighting, water/sewer, building facade, etc.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	low to mod income families and individuals 5 HH or 10 individuals
	<b>Location Description</b>	Marion County
	<b>Planned Activities</b>	installation/repair: sidewalks, roads, lighting water/sewer connections, repairs building facade improvements
<b>19</b>	<b>Project Name</b>	Homeless Engagement Center
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Public Infrastructure
	<b>Needs Addressed</b>	Community Development Homelessness



	<b>Funding</b>	CDBG: \$400,000
	<b>Description</b>	construction of an outdoor pavilion
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 individuals
	<b>Location Description</b>	City of Ocala, Marion County
	<b>Planned Activities</b>	Construction in partnership with the City of Ocala and a homeless service provider of an outdoor pavilion Engagement Center to serve the homeless during the day with referrals, food, outreach, etc.
<b>20</b>	<b>Project Name</b>	Scattered Site Acquisition
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Acquisition
	<b>Needs Addressed</b>	Essential Housing
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Purchase of single unit vacant lots
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 families
	<b>Location Description</b>	Marion County
	<b>Planned Activities</b>	purchase or acquisition through surplus properties of vacant lots suitable for building a housing unit (or duplex) for a low to moderate income family.
<b>21</b>	<b>Project Name</b>	CV - Public Services
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Community Development

	<b>Funding</b>	CDBG20-CV: \$280,000
	<b>Description</b>	Assistance to not-for-profits experiencing financial difficulties due to COVID-19 and or need to expand services to benefit low income households who need of Covid Response. Non-profits that are experiencing a loss of income, a loss of employees, a loss of goods or services may apply for Public Service assistance. Items such as food for food banks, supplies for personal protection equipment, salary for temporary employee to assist in addressing the covid-19 pandemic will be funded.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 families, l-m, served by the agencies funded
	<b>Location Description</b>	Marion County
	<b>Planned Activities</b>	Public Service projects will be used to assist local non-profits who will expand and maintain services in response to Covid . Such as lost funding, employees, goods or services during the global pandemic. Some projects may be funding for case management, staffing, transportation, counseling, food to restock food banks, and personal protective equipment (masks, gloves) for staff and clients.  See section 105(a)(8) (42 U.S.C. 5305 (a)(8)); 24 CFR 570.201(e)
22	<b>Project Name</b>	CV – Covid Response
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Public Facility
	<b>Needs Addressed</b>	Community Development
	<b>Funding</b>	CDBG20-CV: \$590,386
	<b>Description</b>	Assistance to not-for-profits who are in need to improve and or expand its facilities to provide proper social distancing.
	<b>Target Date</b>	12/31/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 families, l-m, served by the agencies funded
	<b>Location Description</b>	Marion County
	<b>Planned Activities</b>	Not limited to: Satellite Business Incubators to improve job skills training and entrepreneurship, Homeless Shelter expansion to provide more beds, and Financial Sustainability for low income individuals in response to Covid.
23	<b>Project Name</b>	CV - Economic Development
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	CV - Economic Development
	<b>Needs Addressed</b>	Community Development
	<b>Funding</b>	CDBG20-CV: \$520,000
	<b>Description</b>	Assistance to Microenterprises experiencing financial difficulties due to COVID-19
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Anticipate 30-40 business applications
	<b>Location Description</b>	Various Marion County locations, outside the city limits of Ocala
	<b>Planned Activities</b>	<p>Provide technical assistance, grants, loans, and other financial assistance to establish, stabilize, and expand microenterprises that provide medical, food delivery, cleaning, and other services to support home health and quarantine. Assistance will cover up to 6 months of salary, utilities, rent and debt payments. The maximum amount per business is \$25,000. The program is being managed by the local Chamber of Commerce. They will be paid up to \$20,000 to manage the program under delivery costs; this will include everything from creating the application to requesting reimbursement.</p> <p>See section 105(a)(22) (42 U.S.C. 5305 (a)(22)); 24 CFR 570.201(o)</p>

24	<b>Project Name</b>	CV - Rent Assistance
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Essential Housing
	<b>Funding</b>	CDBG: \$265,791
	<b>Description</b>	Assistance to tenants whose income has been affected by COVID-19 and are having trouble paying their rent
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 families, l-m income
	<b>Location Description</b>	Marion County, outside the city limits of Ocala
25	<b>Planned Activities</b>	<p>This homeless prevention CDBG-CV funds will pay for up to 3 months of rent assistance, either arrears or future, for those who can show a loss of income directly due to COVID-19. Income limits are 80%, with most at 50% or 30%. This is a one time assistance, with funds going directly to the landlord.</p> <p>Based on Matrix Code 05Q, Subsistence Payments 24 CFR 570.207(b)(4) or 42 U.S.C. 5305(a)(8) + 24 CFR 570.482(c)(2)</p>
	<b>Project Name</b>	CV- Housing Rehabilitation
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Essential Housing
	<b>Funding</b>	CDBG20-CV: \$30,000
	<b>Description</b>	Assistance Owner Occupied Low to moderate income households who experienced health and/or financial hardship with Covid
	<b>Target Date</b>	12/31/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 families, l-m, served by the agencies funded
	<b>Location Description</b>	Marion County
	<b>Planned Activities</b>	owner occupied households who need housing rehab to improve the quality of life due to covid such as but not limited to grab bars, ramps , improved air circulation, plumbing improvements, and roof repairs.
26	<b>Project Name</b>	CV - Financial Assistance
	<b>Target Area</b>	Marion County
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Essential Housing
	<b>Funding</b>	CDBG: \$66,448
	<b>Description</b>	Assistance to homeowners whose income has been affected by COVID-19 and are having trouble paying the mortgage
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 l-m income families
	<b>Location Description</b>	Marion County outside the city limits of Ocala.
27	<b>Project Name</b>	ESG 2020 Marion County
	<b>Target Area</b>	Marion County

<b>Goals Supported</b>	ESG CV - Emergency Shelter ESG CV- Homeless Prevention ESG CV- Rapid Re-housing ESG CV Outreach
<b>Needs Addressed</b>	Homelessness
<b>Funding</b>	ESG: \$169,022 ESG20-CV: \$2,133,323
<b>Description</b>	Funding for homeless shelters for improvement and expansion of shelters along with operational assistance to include supplies, equipment, case management and outreach; funding for shelters experiencing overcrowding or a closed shelter due to the COVID-19 response but needing temporary emergency shelter for new homeless individuals/families such as a motel room. Funding for Emergency Shelter to include case management, childcare, education, and other services as needed. May also include Shelter renovations. Homeless Management Information System is also included for equipment, supplies, technical support, and participation fees. Housing Relocation and Stabilization funding for utility payments of up to 24 months. Rapid Re-Housing and homeless prevention are also included. This amount also includes Administrative costs.
<b>Target Date</b>	9/15/2022
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Expect 10-20 homeless families needing emergency, 50 people. Utility payments for up to 100 persons. Rapid re-housing and homeless prevention for approximately 50 people. Homeless or extremely low income (30%): 420
<b>Location Description</b>	Marion County, including the City of Ocala.

	<b>Planned Activities</b>	<p>Administration of and activities to include assistance for shelter operations to include supplies, equipment, case management, outreach and personal protection equipment; assistance for shelters to provide emergency temporary housing (motels) for families/individuals not able to enter the shelter due to overcrowding or being closed due to COVID-19; assistance to families through homeless agencies for rapid re-housing and homeless prevention; HMIS assistance to new and existing agencies; utility payments (up to 24 months including 6 months in arrears).</p> <p>Emergency Shelter: improvement and expansion to include but not limited to :childcare, education, legal services, health/mental health, life skills, substance abuse treatment, transportation, renovations</p> <p>Shelter Operations: maintenance, supplies, temporary motel rooms</p> <p>Housing Stabilization: 3 months utilities payments</p> <p>HMIS: hardware, software, tech support, participation fees</p> <p>Homeless Prevention: deposits, rent</p> <p>Rapid Rehousing: deposits rent</p> <p>Outreach: assess, divert street homeless</p>
28	<b>Project Name</b>	CV - Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG20-CV: \$438,155
	<b>Description</b>	
	<b>Target Date</b>	9/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	No direct benefit, administration costs only
	<b>Location Description</b>	Marion County

	<b>Planned Activities</b>	Administration
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## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

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

Neither the County nor the City have designated target areas. Activities are undertaken in HUD eligible areas that are primarily considered low-income/minority concentrations, County and City wide. Both the County and the City use HUD's definition for minority and low-income concentrations. HUD defines areas of racial or ethnic concentration as geographic areas where the percentage of a specific minority or ethnic group is 10 percentage points higher than the county's overall percentage. The definition of a low-income concentration is that the Area Median Income of a Block Group must be below 50% of the Area Median Income for the Metropolitan Statistical Area (MSA).

There are three census tracts considered Areas of Minority Concentration (more than 50% minority representation), which are the same for the County and the City. The census tracts are 15 (61% minority), 17 (60% minority), and 18 (91% minority). Some Marion County CDBG funds are expended within the city limits of Ocala on public facilities for agencies serving the county as whole when a centralized location near transportation is most important to providing services. The City of Ocala receives its own allocation of CDBG dollars. All HOME funds expended by Marion County and the City of Ocala are within their respective areas of the county with the exception of CHDO funds which are distributed cooperatively for the best project regardless of location.

The City of Ocala primarily funds activities benefitting census block groups 14.01 (2) and (3), census tracts 17 and 18, and census tract 20.02, which have above average levels of minorities and/or low income residents.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Marion County	100

**Table 58 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Marion County and the City of Ocala use HUD's definitions of low-income and minority concentration (as described above) for determining any geographical investments. For public service, public facility, or public improvement activities, funding is distributed only to census tracts that are at least 51% low and moderate-income. Housing activities are a direct benefit and funding is distributed based on eligibility

guidelines as determined by County, City, and HUD guidelines. Funds for housing activities can be distributed County or City wide.

### **Discussion**

No additional discussion.

## Affordable Housing

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

#### Introduction

In FY 2019, Marion County will improve the housing stock using CDBG, HOME, and ESG funds by providing acquisition, housing rehabilitation, purchase assistance, mobile home repairs, rental and supportive housing, and long-term assistance to attain sustainability for very low and low income persons. In addition, the City will provide housing rehabilitation assistance, purchase assistance, and demolition/construction of housing. All recipients must complete the application process and meet income requirements. Homeowners are served on a first come first ready basis.

One Year Goals for the Number of Households to be Supported	
Homeless	15
Non-Homeless	50
Special-Needs	2
Total	67

**Table 59 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	23
The Production of New Units	3
Rehab of Existing Units	30
Acquisition of Existing Units	3
Total	59

**Table 60 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

No additional discussion.

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

### **Introduction**

The Ocala Housing Authority manages approximately 2,142 subsidized rental units, including Section 8 and Section 202 units in various developments. The Ocala Housing Authority is the only agency in the County to receive Section 8, housing assistance program funding. The purpose of the Housing Choice Voucher Program is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. Rents associated with the federal developments are in accordance with HUD regulations and are 30% of the total income of the household. This is monitored through a yearly income verification to determine any income changes. Eligible applicants are those whose income is within the limits as determined by HUD.

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

The Ocala Housing Authority will continue to manage approximately 2,142 subsidized rental units, including Section 8 and Section 202 units in various developments. The Ocala Housing Authority is the only agency in the County to receive Section 8, housing assistance program funding. The purpose of the Housing Choice Voucher Program is to promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination. Rents associated with the federal developments are in accordance with HUD regulations and are 30% of the total income of the household. This is monitored through a yearly income verification to determine any income changes. Eligible applicants are those whose income is within the limits as determined by HUD.

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

Ocala Housing Authority has been a HUD certified housing counseling agency since 2000. OHA was recertified in 2006 and awarded grant funds to continue services as a certified housing counseling agency. OHA provides both homeownership and rental housing counseling. Counseling includes

information on how to become a homeowner, fair housing rights, and credit counseling and foreclosure prevention. OHA provides the following counseling services:

- Home Improvement and Rehabilitation Counseling;
- Homebuyer Education Programs;
- Loss Mitigation;
- Marketing and Outreach Initiatives;
- Mobility and Relocation Counseling;
- Money Debt Management;
- Mortgage Delinquency and Default Resolution Counseling;
- Post-Purchase Counseling;
- Pre-Purchase Counseling;
- Renters Assistance; and
- Services for Homeless.

OHA also offers Family Self-Sufficiency, Homebuyers Club, and Homeownership counseling programs. These programs assist Section-8 participants and residents of the public housing communities in becoming economically self-sufficient and attain homeownership.

OHA maintains ongoing resident initiatives. Resident Councils are active in each of OHA's Public Housing communities where meetings are held every other month. Guest speakers keep residents informed of new programs and opportunities. An OHA staff person attends all meetings as a liaison. A representative from the Ocala Police Department attends all meetings to assist with Neighborhood Watch Programs.

Residents receive a monthly newsletter/calendar that includes vital OHA information, updates from HUD and local community information. Public Housing staff walk through each community several times a month to maintain a visible presence on site and in an effort to increase customer service.

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

N/A

## **Discussion**

OHA is designated as a High Performer as documented through HUD's Public and Indian Housing Information Center with its Housing choice Voucher Program and a standard performer in its Public

Housing Program.

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

### **Introduction**

Homelessness is a critical issue for all jurisdictions throughout Marion County. Every community has a homeless population and providing adequate housing and services is a significant challenge. The individuals who are homeless are typically affected by a complex set of unmet social, economic, and housing needs. These needs may include affordable housing, stable employment, treatment of medical conditions, childcare assistance, credit history, adequate rental assistance, and treatment of substance abuse and/or mental illness.

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

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

- (1) Create Street outreach teams, made up of formerly homeless persons and professionals, to identify and gain the confidence of homeless individuals with serious mental illness and/or substance abuse problems.
- (2) Work with the community as a whole to create a comprehensive case management program for the chronically homeless, basing the model on Housing First as a priority.
- (3) Develop additional mental health and substance abuse treatment programs targeting the homeless, based on best practices.
- (4) Develop comprehensive employment, job training, and supportive services for the chronically homeless throughout the County. Employment and job training would be developed in coordination with the One-Stop Workforce system.
- (5) Develop transitional and permanent housing (with appropriate supports), in concert with those local agencies and organizations that have the capacity to develop housing programs.
- (6) Develop a less complicated client intake system for all homeless individuals to apply for and obtain mainstream and entitlement benefits, and to improve the responsiveness of those organizations that control benefits.
- (7) Conduct aggressive member enrollment, training and monitoring of the Homeless Management

Information System.

(8) Enhance current programs which provide financial assistance and counseling to people at risk of homelessness.

It was identified in the January 2019 Public Policy Institute (PPI) report on Homelessness, that outreach activities, those aimed at unsheltered people who are homeless in whatever location they naturally stay, needed to be strengthened. They recommended outreach workers be trained to administering the VI-SPDATs and attend the Coordinated Entry meetings within two months of plan implementation.

Additional recommendations involved the diversion program, the strategy that prevents homelessness for people at the point when they are seeking shelter. A minimum of 20% of households seeking services should be diverted, and 100% of shelter providers should utilize the diversion assessment tool.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Emergency shelters must focus on a singular mission: placing clients into permanent housing as quickly as possible. With that in mind, the 2019 PPI study cited above, made the following recommendations for shelters: 1) 100% of shelter beds and transitional housing comply with the Housing First model; 2) staff are properly trained on trauma-informed care, basic behavioral health knowledge, and Housing First; 3) case managers are trained on Housing First, housing focused case management; 4) length of stay is reduced over time, measured in 6-month increments; 5) housing placements are increased over time; 6) maximum of 2 shelter staff are trained and conduct VI-SPDATs; 7) track the number of diverted individuals from their program; and 8) limit the use of motel vouchers.

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

Marion County will continue to support local agencies that offer various services to those individuals



making a transition to permanent housing and independent living through Public Service agency capacity grants. Agencies such as United Way's Strong Family program offers intensive training in financial, job skills and family dynamics. Several agencies incorporate on-going case management for those clients as they receive rental, rapid-rehousing and homeless prevention assistance.

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

As Marion County and the CoC strengthen its Outreach program, the intention is to create partnerships with the city and county law enforcement agencies, the city and county jail administrators and with various health care facilities to encourage and train them to utilize the city and county outreach workers and system.

Marion County intends to address the issue of the criminalization of homelessness, defined as a system that consistently utilizes punitive measures to try and address homelessness.

As the Marion County CoC is reorganizing this year, it is looking to hold several meetings and round table discussions with area hospitals and clinics, drug and alcohol treatment centers, mental health treatment providers and facilities, the Sheriff's office and jail personnel, and the 2 agencies in the county that service youth aging out of the foster system. Once needs are identified and a conversation started on how each agency can move the needle on homelessness.

## **Discussion**

Homelessness is a multi-faceted problem in Marion County. From insuring the HMIS system is being used correctly, to nonprofit capacity to tackle the various problems, Community Services and the City of Ocala are committed to partnering with each other and all homelessness agencies to improve the service and care of the homeless population.

In Marion County, there is a need for affordable housing for the elderly and special needs population.

Community Services is in negotiation with a local hospital that leases county property, but which has a large amount of unused land, 4.7 acres. Community Services would like to build residential apartments for the elderly, with a percentage set aside for special needs.

Community Services has partnered with the Hospital District, a public agency to purchase and renovate a campus of 6 buildings to be used as a one stop facility for drug/alcohol treatment; HIV/Aids testing; mental health counseling and testing; and dental services all for low income, homeless and public housing residents.

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

### **Introduction**

Marion County will utilize a number of policies intended to provide additional flexibility in housing site planning and promote more intense development where appropriate. The county will also continue to consider alternate forms of residential development, including various types of small-lot, single-family subdivisions; senior citizen multifamily housing developments offering various degrees of care and assistance; mixed-use residential, and office and commercial developments. Marion County will continue to seek out and offer Technical Assistance to those agencies that may qualify as a CHDO.

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

1. **Expedited process of development approvals:** Require developers of more than a four unit affordable housing project to attend pre-application meeting to further expedite the process. An affordable housing project of four units or less would bypass the pre-application meeting and be directed to a staff member from Community Services to request expedited review.
2. **Accessory dwelling units:** allow rental accessory dwelling units adjacent to single-family units by inclusion in the Land Development Code.
3. **Flexible lot considerations:** Allow home size flexibility on smaller lots in residential zones. All other building requirements for residential zoning would apply.
4. **Ongoing regulatory review process:** Identify a senior staff member from Community Services to act as an affordable housing liaison.
5. **Surplus lands inventory:** Include a surplus property incentive strategy in the 2019-2022 Marion County LHAP.
6. **Transportation hubs and transit-oriented development:** support of development near

transportation hubs and major employment centers and mixed-use developments.

## **Discussion**

No additional discussion

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

### **Introduction**

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

### **Actions planned to address obstacles to meeting underserved needs**

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

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

### **Actions planned to foster and maintain affordable housing**

It is the goal of Marion County to foster and maintain affordable housing for citizenry in all quadrants. In accordance with HUD regulations, the Marion County Consortium has updated its Analysis of Impediments to Fair Housing Choice. CDBG and HOME funds will be used to initiate rehabilitation and reconstruction projects that will bring as many sub-standard housing conditions as possible up to building code. This will also include testing for asbestos and lead based paint where applicable to ensure the health and welfare of our citizenry. The County will also continue to partner with Habitat for Humanity and the Ocala Housing Authority by providing purchase assistance funds to aid qualified

citizens realize their dream of becoming homeowners.

### **Actions planned to reduce lead-based paint hazards**

A large amount of the homes in the City of Ocala were constructed prior to 1979 which highly increases the likelihood of the occurrence of lead associated health hazards. The City conducts lead tests on all structures built before 1979 that are scheduled for either rehabilitation, demolition, or purchasing assistance, as well as asbestos testing where applicable. Marion County's Community Services Construction Coordinator attended the Seagull Environmental Training for Lead Paint certification. Marion County only uses contractors that are lead trained and certified to carry out their rehabilitation and demolition projects. For all rehabilitation projects (except sewer connections), pamphlets explaining the nuances of lead based paint hazards are provided to the applicant.

Community Services is researching Lead Based Paint Clearance Techs and Examiners to create a database of companies to call on when lead based paint is identified.

All properties assisted with State and Federal funds built prior to 1978 will have visual examination for deteriorated paint.

All landlords are required to include an attachment to their leases a Lead Warning Statement and confirm that they have complied with all notification requirements.

All agencies receiving funding for renovation and rent assistance will be encouraged to attend the Lead Based Paint Visual Assessment Training.

Community Services will work with the Health Department to identify properties in the community that have had a child with an elevated blood lead level. This will enable us to mark that area as a high probability area of lead based paint.

All clients receiving rental assistance will be given pamphlets, information, forms and reports on lead based paint, its health hazards, how to identify where it may be, and what steps to take if identified as existing.

## **Actions planned to reduce the number of poverty-level families**

It continues to be a major goal of Marion County and the City of Ocala to reduce and eventually eliminate the number of poverty level families. This of course is no small task. Today the needs of families far exceed the resources in which to satisfy those needs. Too many families still do not have adequate housing, adequate transportation, access to basic nutritional needs (there is no major grocery store located in West Ocala), adequate educational and job opportunities, or adequate health care. There still exists a very large schism between the “haves and the have nots” and this divide appears to be widening.

One way that will help prevent poverty is by conducting rehabilitation projects and reconstruction projects on houses that are currently below the standard code acceptance. Applicants who are deemed to be low to moderate in income level will receive assistance from the pre-mentioned funding sources to aid them in bringing their homesteads to a safe and decent level. Marion County will also continue to partner with Habitat for Humanity in aiding low income residents in their efforts to be first time homeowners.

Marion County is seeking to positively affect the local poverty levels by aggressively locating or creating economic development opportunities that will bring increased job openings to the citizenry. Through partnership with the Chamber and Economic Partnership and the City of Ocala, a small business incubator project is being planned.

Along with the housing and economic development initiatives, Marion County and the City of Ocala will continue to work closely with local organizations in dealing with social issues that contribute to high poverty levels. By assisting public service agencies to reinvest and stabilize neighborhoods and expand the reach of their services, clients and citizens will benefit. The reinvestment and economic development activities combined with the programs of the public service organizations, will serve to reduce the amount of poverty experienced in the county.

## **Actions planned to develop institutional structure**

Partnership is a vital piece of the community puzzle for Marion County. Future plans include a non-profit certification program through the Non-Profit Resource Center with possible funding with Public Service dollars; funding a Master Plan with the county Community Redevelopment Area to identify needs and

resources; and continued local, state and national training programs for staff to stay current on trends in community development.

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

Several steps are taken to ensure coordination between public and private housing and social service agencies during the program year. Each of these steps will help facilitate information exchange between the county, city, and those providing public services. The following steps are taken to enhance coordination amongst agencies:

- A technical assistance workshop is held at the beginning of each grant year to educate nonprofit agencies on the grant funds, application process, eligible uses, additional requirements when utilizing these funds, and long-term conditions on their use.
- Ocala/Marion County's housing and community development plan is carried out through a combination of public, private and non-profit organizations, many of which participate in the Citizen Participation Process. With HOME funds and the Consortium with the City of Ocala, the County works with the City to develop and train CHDO's as well as other housing partners.
- Both county and city staff continue to play active roles in the community alliance organizations dealing with homelessness (Homeless Council), children's issues (Children's Alliance), community issues (Community with a Heart) and mental health issues (Mental Wellness Coalition).

### **Discussion**

No further discussion.



## **Program Specific Requirements**

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

#### **Introduction**

Marion County Community Services Department makes funding awards through procurement processes called Requests for Proposals (RFPs). An RFP is an open and competitive funding allocation process in which Community Services will set the desired outcomes and agencies respond by submitting a proposal requesting an investment to achieve these outcomes by providing specific program or project services. The specific requirements for requests for proposals will be detailed in procurement materials. Funding opportunities and materials are posted on the county Web page: [www.marioncountyfl.org](http://www.marioncountyfl.org); i targeted emails; and via an ad in the local newspaper. See specifically the Funding Proposal Policy attachment.

Requests for Proposals indicate the amount and type of funding anticipated for specific funding areas, funding outcomes, priorities for funding, and eligible activities for contracts awarded through the RFP. All agencies submitting proposals for funding through the competitive RFP will demonstrate their ability to deliver established outcomes for clients by providing specific services.

Proposals are accepted year round. If the project meets the current requirements and funding focus area, and funds are available, a full application is requested and the project is put on the schedule to be completed within the next year. If funds are not currently available, the project is accepted as a "Plan B" project, to cover either a cancelled, delayed or non-performing current project. If it doesn't become a Plan B project, it is moved to the next fiscal year as an approved project.

Funding is provided in the form of a contract between the recipient agency and Community Services. The contract contains terms and conditions of funding, reporting and invoicing requirements, performance expectations and service delivery levels, record keeping responsibilities, and consent to on site monitoring as requested by the County.

#### **Community Development Block Grant Program (CDBG)**

##### **Reference 24 CFR 91.220(I)(1)**

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed

0

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

### **Other CDBG Requirements**

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

### **HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)**

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

No other forms of investment will be used.

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

Included in all HOME project contracts is the following language:

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

documents will provide for the extinguishment of the affordable housing requirements only in the event of a third-party foreclosure or deed in lieu of foreclosure.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
  - Included in all HOME project contracts is the following language: "AFFORDABILITY PERIOD – is hereby defined as the period the HOME-assisted Unit must meet the requirements for a qualified low-income family; that the rental property owner charges no more than the restricted HOME rents and provides specific tenant protections. For rental projects, the Affordability Period begins on the date of execution of this Agreement and is in effect for the appropriate number of years based on HOME funding amount and at the direction of COUNTY."
  - "The housing shall be rented to an individual/family who qualifies as low- to moderate-income. The family shall be determined income eligible in accordance with the area median income limits for Marion County, Florida as published annually by HUD and adjusted for family size. DEVELOPER is responsible for qualifying the family as income eligible for assistance. Income documentation shall be in a form consistent with HOME requirements as stated in the HUD *Technical Guide for Determining Income and Allowances under the HOME Program* found at <http://www.hud.gov/offices/cpd/affordablehousing/library/modelguides/2005/1780.cfm>."
  - "Rent Limitations: Rents for tenants cannot exceed the lower of the area's Fair Market Rent (FMR) or thirty percent (30%) of the adjusted income of a family whose annual income equals sixty five percent (65%) of AMI."
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that

will be used under 24 CFR 92.206(b), are as follows:

n/a

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

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

See attached ESG Standards

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

Coordinated Entry provides access for all persons in need of assistance through the use of multiple locations called access points. These points include 2-1-1, accessible by phone, text, chat and TDD 24/7 including bilingual operators; Interfaith Emergency Shelter; Shepherd's Lighthouse; St. Theresa Catholic Church; Marion County Homeless Council; His Compassion Outreach; and Salvation Army.

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

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

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

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

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

Each program year, a request for proposals is issued to any and all agencies qualified to offer homeless assistance. If the proposal supports specific annual goals, and funding is available, a

complete application is requested. Agencies are judged on past performance, clear and measurable goals, and agency capacity to carry out the funded project in a timely manner. Allocation is based on available funds, current community needs, and number of individuals/families that will be served.

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

By working with many of the Marion County agencies that service the homeless population, Community

Services relies on their authority and direct communication with both current and former homeless individuals. The City of Ocala, which will most likely be funded for outreach services during the 2019-2023 5 year Plan, has plans to hire a formerly homeless individual as a Street Outreach employee.

The Ocala/Marion County Continuum of Care (CoC) already includes citizen input in its operations. The lead agency for the CoC is Marion County Homeless Coalition (MCHC), and it leads a broad coalition of government, faith communities, and the not-for-profits, the business community and homeless and formerly homeless people working together to end homelessness in Marion County. ESG funding decisions are coordinated with MCHC, as lead CoC agency, and its Rank and Review committee.

The CoC brings together local governments, religious institutions, not-for-profits, philanthropic organizations, shelter and housing providers, the private sector and engaged citizens in a coordinated effort that both responds to the immediate crisis of homeless individuals and addresses the root causes of the problem in our region. Community partners ensure that the effort to end homelessness in Marion County incorporates the expertise of people who experience homelessness – including those who are at risk of becoming homeless or were formerly homeless – at all levels of implementation, evaluation, and plan revision.

5. Describe performance standards for evaluating ESG.

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

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

Included in Community Services' ESG contracts with agencies is the following language:

- Sub-Grantee shall follow the requirements for housing stability case management outlined in 24 CFR Part 576.401(e)
- Sub-Grantee shall work with the Continuum of Care to ensure the screening, assessment and referral of Project participants are consistent with the written standards required by Homeless Management Information Systems ("HMIS").
- The Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4826), the residential Lead-Based Paint Hazard Reduction Act of 1993 (42 U.S.C. 4851-4856), and implementing regulations at 24 CFR Part 35, subparts A, B, H, J, K, M and R shall apply to all housing occupied by Project participants
- Sub-Grantee cannot use ESG funds to help a Project participant remain or move into housing that does not meet the minimum habitability standards provided in 24 CFR Part 576.403(c)(1-10).
- Sub-Grantee shall become familiar with and agrees to comply with the ESG Project regulations set forth at 24 CFR Part 576 and applicable related federal regulations, including but not limited to 24 CFR Part 5, 24 CFR Part 84, and 24 CFR Part 85; and applicable Office of Management and Budget (OMB) Circulars referenced within the regulations. Sub-Grantee also agrees to comply with all other applicable federal, state and local laws, regulations and policies governing the funds provided under this Agreement.
- Sub-Grantee, in a manner satisfactory to County, shall carry out or cause to be carried out all services described or referred to in **Exhibit B** [scope of work, time line and budget], which is attached hereto and made a part of hereof. Such services shall be performed, except as otherwise specifically stated herein, by persons or instrumentalities solely under the dominion and control of Sub-Grantee.

ESG Performance Standards are included in the attachments.

no further discussion

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b>
	American Community Survey
	<b>List the name of the organization or individual who originated the data set.</b>
	U.S. Department of Commerce, United States Census Bureau.
	<b>Provide a brief summary of the data set.</b>
	The American Community Survey (ACS) is an ongoing statistical survey that samples a small percentage of the population every year. It is a nationwide, continuous survey designed to provide communities with reliable and timely demographic, housing, social, and economic data every year.
	<b>What was the purpose for developing this data set?</b>
The purpose of developing this data is to give communities the information they need to plan investment and services.	
<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>	
The ACS serves the nation by providing a consistent and cohesive collection of population, social, housing and economic characteristics that are comparable across all U.S. geographies.	
ACS forms are not mailed to specific people, but rather to specific addresses. The sample is designed to ensure good geographic coverage and does not target individuals. By focusing on quality geographic coverage, the ACS can produce a good picture of the community's people and housing by surveying a representative sample of the population.	
<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>	
2013-2017	
<b>What is the status of the data set (complete, in progress, or planned)?</b>	
Complete.	

2	<b>Data Source Name</b>
	PIT
	<b>List the name of the organization or individual who originated the data set.</b>
	D.W. Yonce, City of Ocala, FL
	<b>Provide a brief summary of the data set.</b>
	The Point in Time Count for 2019, January and May
	<b>What was the purpose for developing this data set?</b>
	This is a required HUD activity
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>
	January and May of 2019
	<b>Briefly describe the methodology for the data collection.</b>
	volunteers going to known locations of homeless camps and individuals to ask them to complete a survey
	<b>Describe the total population from which the sample was taken.</b>
	325,000
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>
	493 total in sheltered homeless, 444 unsheltered
3	<b>Data Source Name</b>
	Public Policy Institute
	<b>List the name of the organization or individual who originated the data set.</b>
	Scot Quintel, Homeless Study Committee Chairman
	<b>Provide a brief summary of the data set.</b>
	The Public Policy Institute is a not-for-profit organization that provides careful analysis of the issues and trends that shape and affect Marion County. In 2018 homelessness was chosen as its topic and over a 12 month period, with a committee of interested citizens, researched this topic.



	<p><b>What was the purpose for developing this data set?</b></p> <p>To develop a set of recommendations that can be accomplished in a 12-18 month period with meaningful results.</p> <p>To determine if the 3 factors to successfully address homelessness exists in Marion County: leadership, a plan and funding.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>This study covered the entire county, but not only local efforts but researched efforts of other communities across the country seeking best practices.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>September 2017 to January 2018.</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>The study was completed and a comprehensive report, "Homelessness, The Long Way Home" was published in January 2019 and distributed through out the county. The report was used extensively in creating this Consolidated Plan and is used by housing agencies, city and county representatives, and service agencies interested in the homelessness issue.</p>
4	<p><b>Data Source Name</b></p> <p>Ending Homelessness in Marion County</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Florida Housing Coalition</p> <p><b>Provide a brief summary of the data set.</b></p> <p>A report was written by the funding arm of Florida's agency on Housing to review current and the desired state in Marion County of the homeless crisis response system. Five areas were reviewed: Outreach and Coordinated Entry; Prevention and Diversion, Short-term emergency shelter, Rapid ReHousing and Permanent Supportive Housing.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>The recommendations in the report set out to offer a roadmap to a system that ensures homelessness is entirely prevented whenever possible, or, if it cannot be prevented, is a rare, brief, and one-time experience.</p>

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The report focused on the entire county, with specific attention given to the Continuum of Care board and members.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2017-2018</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Completed, with the report, "Ending Homelessness in Marion County", published in 2018.</p>

## City of Ocala

Community Development Services

Community Development Block Grant

# HUD Five-Year Consolidated Plan 2019-2023

## ANNUAL ACTION PLAN 2019-2020



Rehabilitation Services



Demolition Services



Homelessness



Amended on May 29, 2020 to add CDBG Cares Act funds to the CDBG 2019-2023 Five-Year Consolidated Plan and 2019-2020 Annual Action Plan and Amendment to the Citizen Participation Plan.

## **Executive Summary**

### **ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The Consolidated Plan consists of the information required in 24 CFR Part 91, Consolidated Submissions for Community Planning and Development Programs. The Consolidated Plan serves as a planning document, application for Federal Funds, strategic plan in carrying out U.S. Department of Housing and Urban Development (HUD) programs, and Annual Action Plan that provides the basis for assessing performance.

The City of Ocala and Marion County HOME Consortium Five Year Consolidated Plan covers the time period from October 1, 2019, through September 30, 2024. The Plan identifies community needs and details those initiatives that will address those needs and is structured in a format that will help to measure performance. This five-year planning document identifies priority housing, homeless, special populations and community development needs, establishes general strategies for addressing those needs, and integrates the application, planning, and citizen participation requirements for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME).

The City of Ocala Community Development Services Department is responsible for administering the CDBG funding grant and other State funding grant. The Community Services Department is the lead agency designated to administer HOME funds on behalf of the Marion County HOME Consortium, of which the City of Ocala is a participating member. The City of Ocala receives CDBG funds directly from HUD. The City of Ocala Community Development Services Department is the entity responsible for approving the application of grant funds for various activities outlined in the Consolidated Plan and the One-Year Annual Action Plan.

Through a comprehensive process, the City of Ocala and Marion County have identified objectives and outcomes for the 2019-2024 Consolidated Plan. The following goals and objectives are intended to be accomplished during the Consolidated Plan period and encompass goals established by both the City

and County. Certain objectives will be accomplished through the County's CDBG, HOME, or ESG programs and other objectives will be accomplished with City CDBG and HOME funding. In some cases, both County and City will undertake similar activities to meet specific objectives.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

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

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

**Goal 2 – Clearance/Demolition/Acquisition-** two activities: demolition of abandoned-dilapidated, vacant housing and acquisition of property suitable for construction of affordable housing.

- **Objective** - Provide Decent Affordable Housing
- **Outcome** - Affordability
- **Specific Outcome Indicator** – Removal of 10 structures and acquisition of 1 property.

**Goal 3 – Public Facility/Public Infrastructure-** two activities: construction of sidewalks and lighting in underserved neighborhoods and provide assistance to a local non-profit for construction of facility.

- **Objective** – Low- to- Mod Area Benefit LMA
- **Outcome** – Quality of Life
- **Specific Outcome Indicator** – Removal of 10 structures and acquisition of 1 property.

**Goal 4 – Planning and Administration-** Program administration

- **Objective** - Provide Decent Affordable Housing
- **Outcome** - Sustainability
- **Specific Outcome Indicator** – General Program Administration

## **3. Evaluation of past performance**

The City of Ocala funds activities consistent with the goals and objectives of the 2014-2018 Consolidated Plan and activities also having the greatest impact on addressing community needs. As in previous years, the City funded various activities that continued to improve housing conditions and improve the living environment within the City of Ocala.

Ocala continues to progress in meeting its Consolidated Plan goals and funding activities benefitting at least 70% low-to moderate-income persons as certified to in the 2014-2018 Consolidated Plan.

#### **4. Summary of citizen participation process and consultation process**

The Citizen Participation Plan (CPP) encourages public participation, emphasizing involvement by low and moderate-income persons, particularly those living in areas targeted for revitalization and areas where funding is proposed. In addition, it encourages the participation of all its citizens, including minorities, non-English speaking persons, and persons with disabilities. Written materials can be provided in Spanish, and the City makes all reasonable accommodations for persons with special needs that request assistance. The City has Spanish speaking staff to assist with translation upon request.

During any given program year, the City seeks assistance in implementing these programs from outside agencies/organizations through a targeted request for proposal process. Technical assistance is provided to both organizations and individuals, including those representatives of low- and moderate-income people, who are interested in submitting a proposal to obtain funding for an activity and request such assistance.

The City provides the public with reasonable and timely access to information and records relating to the data or content of all federally required documents and publications. The City also provides full and timely disclosure of program records and information for the preceding five years consistent with applicable Federal, State and local laws regarding personal privacy and confidentiality.

On May 30, 2019, an advertisement was published in the Ocala Star Banner soliciting public comment on the development of the 2019-2024 CDBG Consolidated Plan and the 2019-2020 Annual Action Plan. A draft of the Citizen Participation Plan was also made available for review. This provided for the 30-day public comment period from May 30, 2019 through June 30, 2019. During this comment period a public hearing was held on June 19, 2019 to receive further comment.

For the development of the 2019-2024 CDBG Consolidated Plan and the 2019-2020 Annual Action Plan, draft documents with recommended uses of funding were made available for public review and an advertisement was published in the Ocala Star Banner on July 2, 2019 providing for the 30-day public comment period from July 2, 2019 through August 2, 2019. During this comment period a public hearing was held on July 22, 2019 to receive further comment. The Citizen Participation Plan was revised in 2019 and adopted by City Council on August 6, 2019. See attached Citizen Participation Plan document.

The plan was amended for the addition of virtual meetings in case of a declared emergency and following HUD waivers on March 27, 2020, a change in the number of days required for public notification from 30 days to 5 days.

A publication in the Ocala Star Banner was placed on July 16 for the public hearing in reference to the CDBG-CV Funding. A Public hearing took place on July 30, 2020 at the Citizens Center Building at 5:30pm with no comments being made. The City would accept comments from July 15, 2020 to August 15, 2020.

## **5. Summary of public comments**

At the public hearing held on July 30, 2020, no comments were given.

At the public hearing held on June 19, 2019, two comments were received.

- Develop one location for the homeless to be assisted for legal aid, medical, housing, etc.
- Create an employment training center for the homeless.

The Community Needs Survey resulted in 168 responses. As is typical of these types of tools, not every respondent answered every question. Paper responses are included as an attachment.

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

All comments were accepted.

## **7. Summary**

Citizen participation was solicited, and public comments have been considered in the development of this document.

## The Process

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

#### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

Agency Role	Name	Department/Agency
CDBG Administrator	Ocala	Community Development Services Department

Table 61– Responsible Agencies

### Narrative

The City of Ocala is a CDBG Entitlement Community and receives its funds directly from HUD, which are reported under this Consolidated Plan. The City is also a HOME Participating Jurisdiction through the Marion County/Ocala HOME Consortium. Marion County is the lead agency responsible for reporting consortium activities, including the City of Ocala's HOME funds. The City's HOME funding, activities, and strategies are described under the Marion County 2019-2024 Consolidated Plan.

The City of Ocala's Community Development Services Department is the lead agency responsible for the implementation of its federal CDBG grant program. The Community Programs Division oversees the administration of all housing and community development activities undertaken using CDBG funds and is the responsible agency in reporting accomplishments. The Division's manager is responsible for the development of the City's Five-Year Consolidated Plan (for the CDBG program), the Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report. The Director reviews the reports and City Council ultimately approves the final version of the Plans.

### Consolidated Plan Public Contact Information

The City of Ocala used public meeting information and surveys to assist in the development of funding priorities. The Community Programs Manager is responsible for collecting data and comments from the public and other stakeholders regarding the Consolidated Plan:



Burnadine Rich, Manager, Community Programs – City of Ocala, 201 SE 3rd Street, 2nd Floor, Ocala, FL 34471, Email: [brich@ocalafl.org](mailto:brich@ocalafl.org), Phone:352-629-8322

## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)**

### **1. Introduction**

As a CDBG Entitlement and a HOME Participating Jurisdiction in the Marion County/Ocala HOME Consortium, the consultation process for the 2019-2024 Consolidated Plan is conducted in partnership between the City of Ocala and Marion County. The consultation process is one process for the purposes of this plan. As a result, certain information may overlap. Staff from the City and County conducted agency consultation with various social service providers, public service agencies, housing agencies, non-profit organizations, and other relevant stakeholders. Results of these consultations helped to provide the basis for the City's five-year strategy as outlined in the 2019-2024 Consolidated Plan

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

The Community Programs Division coordinates with various public, private, and non-profit agencies in carrying out its activities. Collaboration between and among local, county, and state agencies is critical for addressing community needs and achieving the goals and objectives identified in the Consolidated Plan. The City fosters and maintains partnerships with other public and private agencies for the successful delivery of its housing and community development programs.

Private entities effectively support the delivery of programs and services by offering additional resources that can be leveraged to supplement existing services or fill in gaps. The City of Ocala continues to seek additional funding sources for housing and community development activities whenever possible.

Several steps have been taken to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. Each of these steps helps facilitate information exchange between the City and those providing public services. Ocala's housing and community development plan is carried out through a combination of public, private and non-profit organizations, many of which participate in the citizen participation process.

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

Staff members from the City of Ocala and Marion County hold seats on the Continuum of Care (CoC) board. The City has created an Office of Homeless Prevention which is led by the City's Social Services Liaison. Our liaison is a retired police major and has strong ties to the community. He currently chairs the CoC Board, conducts the annual PIT count, administers additional periodic PIT counts and serves on the board of the local Salvation Army.

In an effort to address the needs of homeless persons, the Housing Committee has conducted several meetings and has brought together all members of the CoC and other not-for-profit agencies involved in providing shelter and case management.

Ocala/Marion County's CoC has established a strategy for addressing the needs of homeless individuals and families making Permanent Supportive Housing a priority for Marion County. The vision is to develop a collaborative community-wide effort to implement a system that addresses homelessness in Marion County, with every individual and family being self-sufficient and having safe, decent, affordable, permanent housing. The vision includes:

2. Creation of street outreach teams made up of formerly homeless persons and professionals, to identify and gain the confidence of homeless individuals with serious mental illness and/or substance abuse problems. The city recently hired an Outreach and Referral Specialist to work with the Social Services Liaison.
3. Working with the community as a whole to create comprehensive case management for the chronically homeless, using the Housing First model
4. Development of additional mental health and substance abuse treatment resources targeting the homeless based on best practices
5. Development of comprehensive employment and job training, and supportive services for the chronically homeless throughout the County. Staff has a close relationship with CareerSource Citrus Levy Marion, the community's local workforce board.
6. Development of transitional and permanent housing (with appropriate supports), in concert with those local agencies and organizations that have the capacity to develop housing programs and perform case management.
7. City staff actively sought and obtained training in the use of the VI-SPDAT assessment tool and recently began administering the assessment in an effort to more quickly link homeless individuals to services.
8. Aggressive member enrollment, training and monitoring of the Homeless Management Information System

9. Enhancement of current programs which provide financial assistance and counseling to people at risk of homelessness

Marion service providers and local governmental agencies support and encourage the ongoing efforts of the CoC and have used the CoC as a basis for its strategies to address homeless needs planning.

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

The City of Ocala does not receive or administer ESG funds. The City does participate in the Continuum of Care and supports the Marion County Homeless Council in efforts assisting homeless and special needs populations. The City did participate in consultations with the Homeless Council, however does not utilize its CDBG funds for homeless activities. The City coordinates with the County and the Homeless Council when possible to assist in eliminating homelessness in Marion County. The Homeless Council and Marion County are the lead entities utilizing funds to benefit homeless and special needs populations

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 62– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Marion County Homeless Council
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Throughout the year the organization participated with the city in face-to-face meetings, community meetings, through e-mails, and by phone calls and they distributed Community Needs Surveys on behalf of the City. It is anticipated that staff's relationships with this agency will increase coordination of services.
2	<b>Agency/Group/Organization</b>	The Salvation Army
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Throughout the year the organization participated with the city in face-to-face meetings, community meetings, through e-mails, and by phone calls. It is anticipated that staff's relationships with the Salvation Army staff will increase coordination of services and provide better outcomes for our homeless population.
3	<b>Agency/Group/Organization</b>	Vets Helping Vets of America
	<b>Agency/Group/Organization Type</b>	Services-Veterans
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Throughout the year the organization participated with the city in face-to-face meetings, community meetings, through e-mails, and by phone calls. It is anticipated that staff's relationships with this agency will increase the success of veterans in our community.
4	<b>Agency/Group/Organization</b>	Interfaith Emergency Services
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Throughout the year the organization participated with the city in face-to-face meetings, community meetings, through e-mails, and by phone calls and they distributed Community Needs Surveys on behalf of the City. It is anticipated that staff's relationships with this agency will increase coordination of services.
5	<b>Agency/Group/Organization</b>	The Centers, Inc.
	<b>Agency/Group/Organization Type</b>	Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Substance Abuse; mental health counseling
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Throughout the year the organization participated with the city in face-to-face meetings, community meetings, through e-mails, and by phone calls. It is anticipated that staff's relationships with this agency will increase coordination of services for those needing mental health counseling.
6	<b>Agency/Group/Organization</b>	CREATIVE SERVICES INC.
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, email, phone, consult on housing needs for victims of domestic violence
7	<b>Agency/Group/Organization</b>	Habitat for Humanity of Marion County, Inc.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, phone, email, community meetings, funding relationship
8	<b>Agency/Group/Organization</b>	Literacy Council
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, phone, email, community meetings
9	<b>Agency/Group/Organization</b>	OCALA HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Elderly Persons Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Throughout the year the organization participated with the city in face-to-face meetings, community meetings, through e-mails, and by phone calls and they distributed Community Needs Surveys on behalf of the City. It is anticipated that staff's relationships with this agency will increase coordination of services.
10	<b>Agency/Group/Organization</b>	Shepherd's Lighthouse Inc
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, phone, email consultation on homeless needs
11	<b>Agency/Group/Organization</b>	KID CENTRAL
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Victims of Domestic Violence Services-homeless Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, phone, and email concerning needs of families and children and how CDBG program activities can provide needs.
12	<b>Agency/Group/Organization</b>	Marion County Sheriff's Office
	<b>Agency/Group/Organization Type</b>	Law Enforcement
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face, email to discuss transitioning individuals out of the jail system into housing.
13	<b>Agency/Group/Organization</b>	Ocala/Marion County Chamber & Economic Partnership
	<b>Agency/Group/Organization Type</b>	Business Leaders Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The office has an ongoing relationship with the staff and have discussed homeless issues. The entity distributed the Community Needs Assessment questionnaire to their membership.
14	<b>Agency/Group/Organization</b>	Career Source CLM
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	face to face, emails and an ongoing relationship with the VP for Business recruitment. Discuss community jobs, housing and homeless issues.
15	<b>Agency/Group/Organization</b>	MARION COUNTY PUBLIC SCHOOLS
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Face to face meeting with school board member to discuss housing needs of children.

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

Agency that serves those with HIV/AIDS, other than the local hospitals and health department, a local agency does not exist.

Lead-Based Paint - Environmental Protection Agency was not consulted. However, staff uses resources available on the EPA and DEP websites.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Marion County Homeless Council	Goals do not overlap
Ocala Housing Authority Agency Plan	Ocala Housing Authority	Goals do not overlap
Chamber and Economic Partnership Strategic Plan	Ocala/Marion County Chamber & Economic Partnership	Goals do not overlap
Hospital District of Marion County	Hospital District of Marion County	Goals do not overlap
2018 Florida ALICE Report	United Way of Florida	Goals do not overlap
Community Health Assessment	Florida Health Department Marion County	Goals do not overlap
Homelessness: The Long Way Home	Public Policy Institute of Marion County, Inc.	Goals do not overlap

**Table 63– Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The Community Development Services Department has an on-going relationship with Marion County Community Services, and uses their assistance, when necessary, to carry out goals and objectives of the Consolidated Plan. Community Programs staff regularly meets with representatives of public service agencies, is involved in strategizing to facilitate service, and participates, as needed on various boards. The City's creation of the Office of Homeless Prevention has created synergy between departments within the city and has enhanced relationships with local law enforcement and the judicial system. These newly formed relationships have provided additional avenues for communicating needs of our citizens. The city will endeavor to build relationships with state entities to strength housing and homeless programs in the community.

### **Narrative**

Modernizing HUD's Consolidated Planning Process to Narrow the Digital Divide and Increase Resilience to Natural Hazards Specific:

The City operates a fiber network and staff is exploring the possibility of providing additional service at reduced rates.

The Community Development Services staff has regular communications with the City's Water/Sewer department and regularly discusses flood mitigation in flood prone areas.

Department works closely with EPA and DEP representatives as part of the administration of the City's Brownfields Program.

Department staff regularly communicate with emergency operations team to coordinate housing/shelter services for homeless particularly during storm events.





## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

City of Ocala Amendment to the 2020 Citizens Participation Plan and the Amendment to the 2020 Action Plan for the release of the Cares Act, Supplemental Funding (CDBG CV-1) issued by the US Department of Housing and Urban Development (HUD), this amendment will be in effect till September 30,2021.

The plan was amended for the addition of virtual meetings in case of a declared emergency and following HUD waivers on March 27, 2020, a change in the number of days required for public notification from 30 days to 5 days.

A publication in the Ocala Star Banner was placed on July 16 for the public hearing in reference to the CDBG-CV Funding. A Public hearing took place on July 30,2020 at the Citizens Center Building at 5:30pm with no comments being made. The City would accept comments from July 15, 2020 to August 15,2020.

This Amendment to its Citizen Participation Plan as outlined in the Five-Year Consolidated Plan dated 2019-2023. As per the newly guidance delivered because of the Coronavirus Aid, Relief, and Economic Security (CARES) Act, Public Law 116-136, signed into law on March 27, 2020 to combat the effects of COVID-19, the following amendment is proposed to the City of Ocala's Citizen Participation Plan as Follows: Funding to the Meals on Wheels Program in the amount of \$50,000.00 and Chamber & Economic Partnership (CEP) to administer \$200,000.00 as Microenterprise Emergency Loans to small businesses within the city limits, with a max of \$25,000.00 in the form of a forgivable loan with \$20,000 as administration money. Hearing for this Amendment was April 1 ,2020, there were no comments to this hearing.

The City of Ocala recognizes how critical citizen participation is to the Consolidated Plan process. The City is a CDBG Entitlement community and a member of the Marion County/Ocala HOME Consortium. Because of this arrangement, the City and County conduct the citizen participation process as a partnership to include both programs. A public notice was published outlining the City's proposed CDBG budget and activities. Public hearing was held on June 19, 2019 to solicit input from pertinent stakeholders and City residents. In addition, a survey

was available to public to provide further opinion on City housing and community development needs. The Consolidated Plan was published on May 30, 2019 for a 30-day public comment period. The Citizen Participation Process provides a basis for determining needs and setting priorities, however, two public comments were made. All public comments received during the process are considered. Plan was adopted on August 6, 2019.

A publication in the Ocala Star Banner was placed on July 16 for the public hearing in reference to the CDBG-CV Funding. A Public hearing took place on July 30, 2020 at the Citizens Center Building at 5:30pm with no comments being made. The City would accept comments from July 15, 2020 to August 15, 2020.

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	two citizens attended public hearing	two public comments were received	none	
2	Newspaper Ad	Non-targeted/broad community	no direct response	no comments	none	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	survey	Non-targeted/broad community  Residents of Public and Assisted Housing	168 responses to the survey were received	four comments were received	none	
4	Public Hearing	Non-targeted/broad community  Residents of Public and Assisted Housing	no direct response	no comments	none	
5	Newspaper Ad	Non-targeted/broad community	None	No Comments received	None	
6	Public Meeting	Non-targeted/broad community	No direct Response	None	None	

**Table 64– Citizen Participation Outreach**

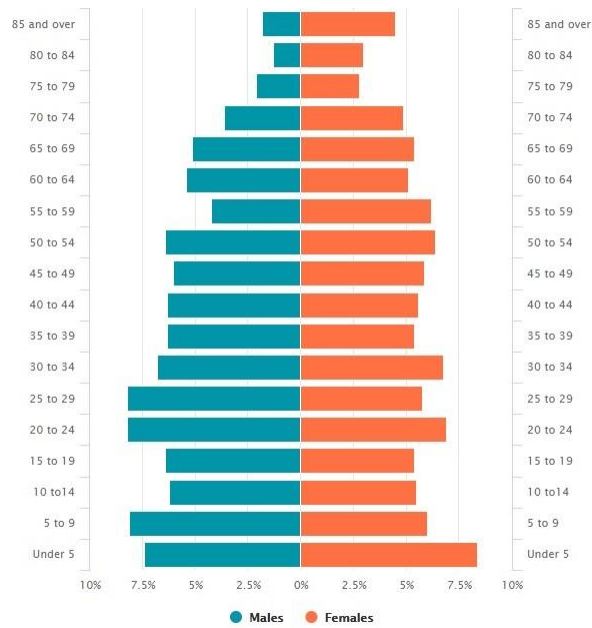
## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

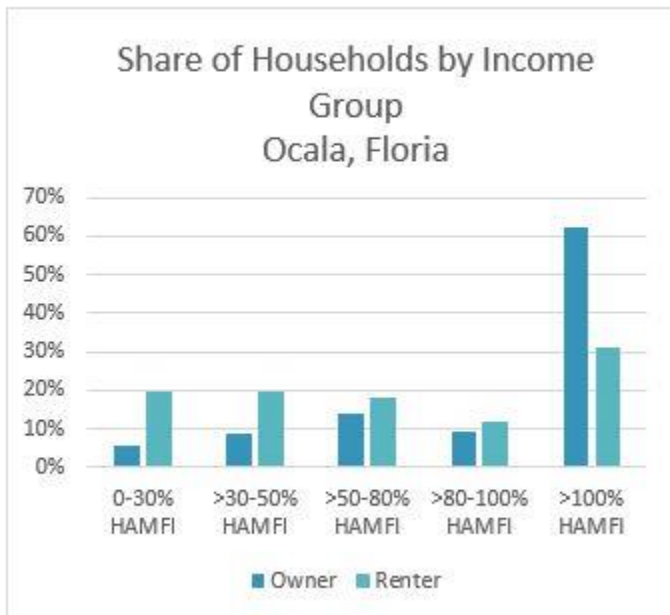
The population of Ocala city, Florida in 2011-2015 was 57,209, up from 56,315 in 2010. (2010 Decennial Census, 2011-2015 American Community Survey) Ocala has a population of 29,325 (51.3 percent) females and 27,884 (48.7 percent) males. There are 21,664 households in Ocala city, Florida. The average household size is 2.50 people. Families make up 56.5 percent of the households in Ocala. This figure includes both married-couple families (35.4 percent) and other families (21.1 percent). Female householder families with no husband present and own children under 18 years are 10.3 percent of all households. Nonfamily households make up 43.5 percent of all households. *Age:* The median age in Ocala is 36.1 years. An estimated 24.5 percent of the population is under 18 years, 35.3 percent 18 to 44 years, 22.8 percent 45 to 64 years, and 17.4 percent is 65 years and older. 27.1 percent of all households have one or more people under the age of 18; 31.0 percent of all households have one or more people 65 years and over. For Ocala's population reporting one race alone, 69.1 percent are White; 23.0 percent are Black or African American; 0.5 percent are American Indian and Alaska Native; 3.3 percent are Asian; 0.0 percent are Native Hawaiian and Other Pacific Islander, and 0.9 percent are some other race. An estimated 3.1 percent report two or more races. An estimated 11.3 percent of the people in Ocala city, Florida are Hispanic. An estimated 60.2 percent of the people in Ocala city, Florida are White non-Hispanic. People of Hispanic origin may be of any race. *Disability* In Ocala city, Florida, 14.7 percent of the population report a disability. The likelihood of having a disability varies by age - from 3.6 percent of people under 18 years old, to 13.1 percent of people 18 to 64 years old, and to 37.1 percent of those 65 and over.

Population by Age and Sex for Ocala city, Florida in 2011-2015

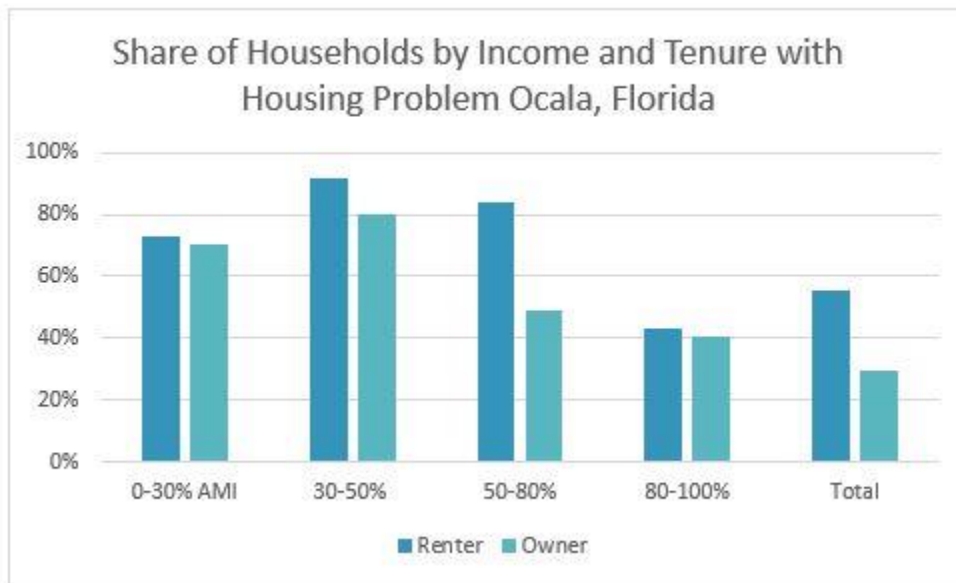


## Population

### COST BURDEN



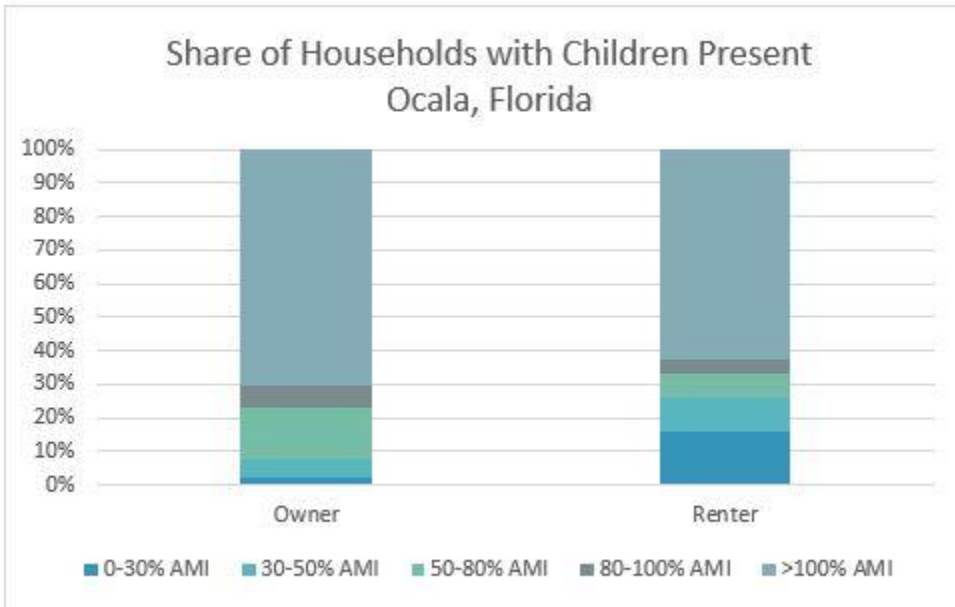
## Share of Household by Income



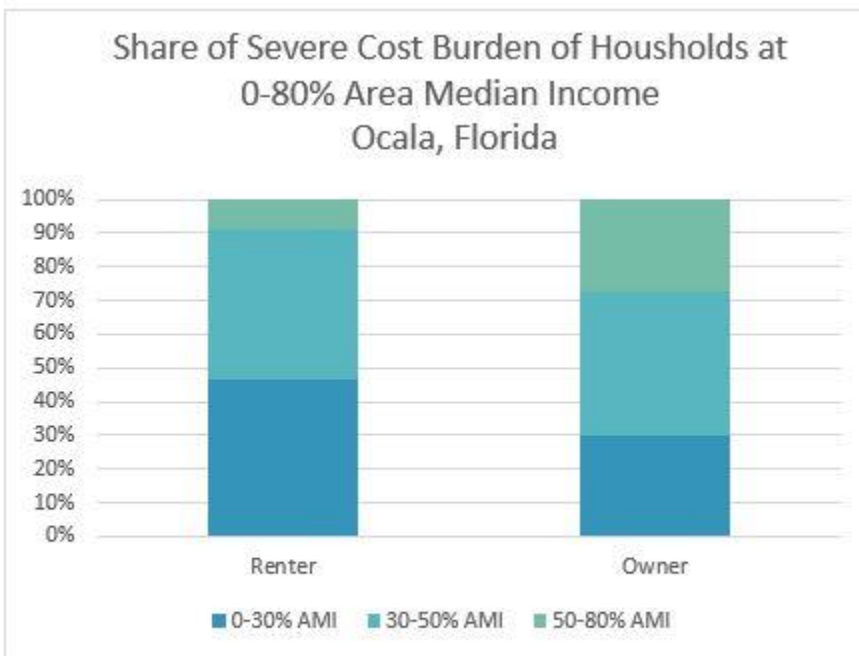
Share of Household by Income and Tenure

Share of Households by Income Level and Tenure with Housing Problem					
Tenure	0-30% AMI	30-50%	50-80%	80-100%	Total
Renter	73%	92%	84%	43%	56%
Owner	70%	80%	49%	41%	30%
(2011-2015 Comprehensive Housing Affordability Strategy)					

Share of Household by Income Level and Tenure



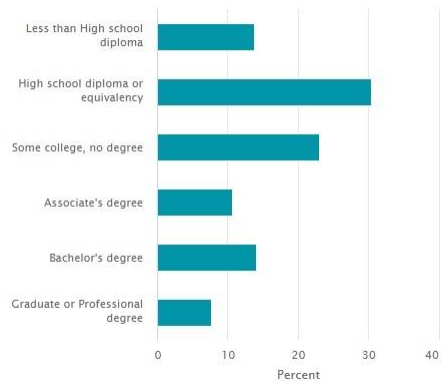
#### Share of Household with children



(2011-2015 Comprehensive Housing Affordability Strategy)

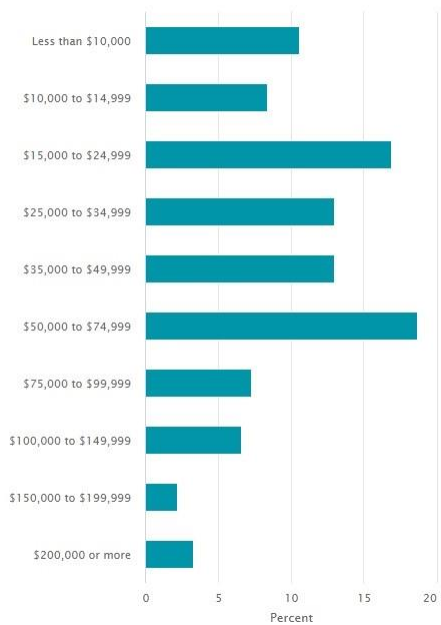
#### Share of Severe Cost Burden

Educational Attainment of People in Ocala city, Florida in 2011-2015



## Educational Attainment

Household Income in Ocala city, Florida in 2011-2015



## Household Income



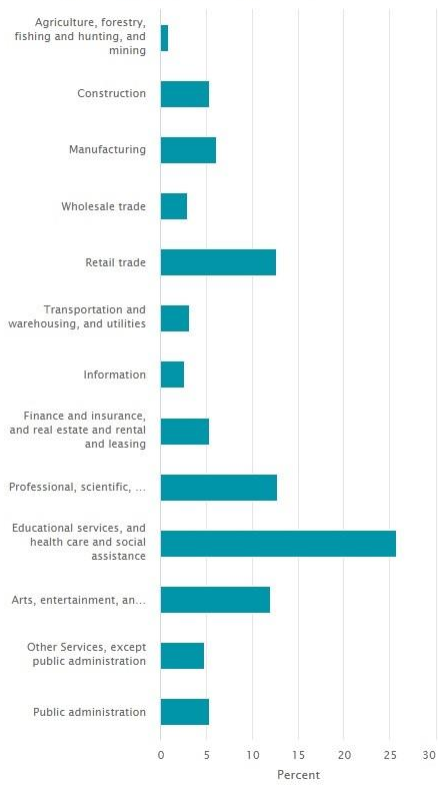
### Housing Type in Ocala, Florida

Structure Description	Percent
Single-family houses	55.0
Apartments in multi-unit structures	39.1
Mobile homes	5.9
Boat, RV, van, <del>etc</del>	0.0

(2011-2015 ACS 5-Year Narrative Profile)

### Housing Type

Percent by Industry in Ocala city, Florida in 2011-2015



## Percent by Industry



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

### **Describe the jurisdiction's need for Public Facilities:**

The City has a need for public facilities as indicated below:

Healthcare facilities, centers for people with disabilities, homeless facilities (for health, etc.), senior centers and mental health facilities.

### **How were these needs determined?**

The City recently conducted a Community Needs Assessment survey and included results from agency consultation, public hearings, and inter-agency input to identify community needs. This assessment included distribution of surveys at various community meetings and through the use of Survey Monkey. Respondents were asked to rank community needs on a scale of 1 to 5 with 1 being the lowest need and 5 indicating the highest need. Results indicate that the highest ranked need is for healthcare facilities at 13.4%; followed by centers for people with disabilities at 12.96%; homeless facilities (health, etc.) at 12.90%; senior centers at 12.67% and mental health facilities at 12.42%.



## Community Needs Survey

### INTRODUCTION:

The City of Ocala, through its Community Programs Division, is undertaking the development of the 2019-2024 Consolidated Plan. Through the U.S. Department of Housing and Urban Development (HUD) the City receives approximately \$447,430 each year in Community Development Block Grant (CDBG) funds to invest in low- and moderate- income communities. A Consolidated Plan is required by HUD every five years.

Part of the Consolidated Planning process requires outreach to citizens, municipal leaders, officials, and key stakeholders to request input on housing and community development needs and conditions and to provide input in HUD-funded activities for the next five years. As such, the City of Ocala is requesting your participation in this Community Needs Survey. The questions are focused on housing, community development and economic development needs at the local level. Data obtained from this survey will be used to assess:

1. Current and projected demographic, housing, and economic development trends
2. Specific needs for subpopulations such as homeless, persons with disabilities (i.e. mental, physical, developmental), persons with HIV/AIDS and their families, public housing residents, elderly, youth, etc.
3. The City's prior Consolidated Plan goals and accomplishments
4. Local resources
5. Other local or state planning initiatives or funding sources that can be leveraged by the Consolidated Plan

Your participation in this survey is important in determining Ocala's affordable housing and services needs throughout the city. Please complete this survey by 5:00 pm on Thursday, July 24, 2019.

Please forward this notice to your colleagues, family or friends that live in the City of Ocala <https://www.surveymonkey.com/r/KN6C3PC>

Should you need assistance or have questions regarding the survey, please contact Burnadine Rich at (352) 629-8322 or at [brich@ocalafl.org](mailto:brich@ocalafl.org).

Community Development Services Department, Community Programs Division  
201 SE 3<sup>rd</sup> Street 2<sup>nd</sup> Floor Ocala, Florida 34471  
(352) 629-CITY (2489) · [www.ocalafl.org](http://www.ocalafl.org)

### Community Needs Survey

**PUBLIC NOTICE  
CITY OF OCALA, FLORIDA  
COMMUNITY DEVELOPMENT BLOCK GRANT  
2019-2024 CDBG CONSOLIDATED PLAN  
2019-2024 CDBG CITIZEN PARTICIPATION PLAN  
2019-2020 CDBG ANNUAL ACTION PLAN**

The City of Ocala is in the process of developing three important Community Development Block Grant (CDBG) documents, including the following: 2019-2024 Consolidated Plan, 2019-2024 Citizen Participation Plan, and the 2019-2020 Annual Action Plan.

The **2019-2024 CDBG Consolidated Plan** will cover the 5-year period beginning on October 1, 2019 and ending on September 30, 2024 and provides the framework for the planning process that will be used by the City to identify goals, strategies and objectives for addressing priority housing, homeless, community, and economic development needs and resources, and to tailor a strategic plan for meeting those needs as required by the U.S. Department of Housing and Urban Development (HUD).

Through the Consolidated Plan (often called the "Con Plan"), the City engages the community, both in the process of developing and reviewing the proposed plan, and as partners and stakeholders in the implementation of community development programs. By consulting and collaborating with other public and private entities, the City can coordinate community development programs with a range of other plans, programs and resources to achieve greater impact. The 5-year Consolidated Plan describes the City's community development priorities, multi-year goals based on an assessment of housing and community development needs, an analysis of housing and economic market conditions, impediments to fair housing choice (Fair Housing Act of 1968, As Amended, and Section 800 Accommodations), and available resources.

**Public Hearing**

A Public Hearing will be held on June 19, 2019 from 4:30 p.m. – 5:30 p.m., at the City of Ocala Community Development Services Department located at 201 SE 3rd St., 2nd Floor, Ocala, FL 34471. The public is invited to submit written comments from May 30, 2019 through June 30, 2019 regarding the 5-Year Consolidated Plan 2019-2024 to the Community Development Services Department located at 201 SE 3rd St., 2nd Floor, Ocala, FL 34471 or email to brich@ocalfi.org. All written comments **MUST BE RECEIVED** by Community Development Services no later than 5:00 p.m., on June 30, 2019. If reasonable accommodations are needed to participate in this meeting please contact the Community Development Services Department a minimum of 48 hours in advance so that arrangements can be made by calling 352-629-8231.

The **2019-2024 CDBG Citizen Participation Plan** outlines the City's policies and procedures for citizen participation in the development of the Consolidated Plan and the Annual Action Plan, the review of Performance Reports, and the review of substantial amendments to any approved documents. The City is required to provide opportunities for the public to participate in the development of the Consolidated Plan. The plan must provide a summary of the citizen participation efforts made, including efforts to broaden public participation, a summary of citizen comments or views on the plan, and a written explanation of comments not accepted and the reasons why these comments were not accepted. The public, including low-and moderate-income persons and community residents, neighborhood representatives, and in areas where CDBG funds are proposed for use, minorities from any socio-economic group, persons with disabilities, public housing residents, local and regional financial institutions, including the Continuum of Care, businesses, developers, nonprofit organizations, philanthropic organizations, and faith-based organizations is encouraged to attend the public hearing. The Citizen Participation Plan is a pathway for all citizens to exercise their voices and influence decisions that affect the communities, neighborhoods, and quality of life.

**Public Hearing**

A Public Hearing will be held on June 19, 2019 from 4:30 p.m. – 5:30 p.m., at the City of Ocala Community Development Services Department located at 201 SE 3rd St., 2nd Floor, Ocala, FL 34471. The public is invited to submit written comments from May 30, 2019 through June 30, 2019 regarding the 2019-2024 CDBG Citizen Participation Plan to the Community Development Services Department located at 201 SE 3rd St., 2nd Floor, Ocala, FL 34471 or email to brich@ocalfi.org. All written comments **MUST BE RECEIVED** by Community Development Services no later than 5:00 p.m., on June 30, 2019. If reasonable accommodations are needed to participate in this meeting please contact the Community Development Services Department a minimum of 48 hours in advance so that arrangements can be made by calling 352-629-8231. Section 504 – Rehabilitation Act of 1973 and Americans with Disabilities Act of 1990 [ADA], As Amended.

**The 2019-2020 Annual Action Plan**

The Consolidated Plan is carried out through Annual Action Plans, which provide concise summaries of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan. The City reports on accomplishments and progress toward Consolidated Plan goals in the **Consolidated Annual Performance and Evaluation Report (CAPER)**.

**Public Hearing**

A Public Hearing will be held on June 19, 2019 from 4:30 p.m. – 5:30 p.m., at the City of Ocala Community Development Services Department located at 201 SE 3rd St., 2nd Floor, Ocala, FL 34471. The public is invited to submit written comments from May 30, 2019 through June 30, 2019 regarding the 2019-2020 CDBG Annual Action Plan to the Community Development Services Department located at 201 SE 3rd St., 2nd Floor, Ocala, FL 34471 or email to brich@ocalfi.org. All written comments **MUST BE RECEIVED** by Community Development Services no later than 5:00 p.m., on June 30, 2019. If reasonable accommodations are needed to participate in this meeting please contact the Community Development Services Department a minimum of 48 hours in advance so that arrangements can be made by calling 352-629-8231.

**Response to Citizen comments:**

The public is encouraged to attend and participate in the public hearing and citizen participation process. A written response to all written comments will be given within 15 days of receipt of all comments.

The City shall consider the views of citizens, public agencies and other interested parties in preparing drafts and final submissions and attach a summary of such comments as they relate to each plan. The Consolidated Plan and Citizen Participation Plan will be submitted to HUD on or before August 15, 2019.

For more information or to submit comments on the Consolidated Plan and/or Citizen Participation Plan contact Burnadine Rich, Community Programs Manager at (352) 629-8231.

20190604449

☐ **PROOF O.K. BY:** \_\_\_\_\_ ☐ **O.K. WITH CORRECTIONS BY:** \_\_\_\_\_

**PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE**

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## 2019-2024 Con Plan, APP Advertisement



### 2019 Community Needs Survey Results

Please Identify the area of Ocala in which you live			Age		
	#	% of Total		#	% of Total
Northwest	27	16.6%	Under 18	0	0.0%
Northeast	43	26.4%	18 to 24	1	0.7%
Southwest	42	25.8%	25 to 34	7	5.1%
Southeast	51	31.3%	35 to 44	20	14.5%
Total	163		45 to 54	10	7.2%
Demographic Information			55 to 64	43	31.2%
Male	57	34.8%	65 to 74	45	32.6%
Female	107	65.2%	75 or older	12	8.7%
Total	164		Total	138	
Race			Housing		
White	110	65.5%	Homeowner	120	71.4%
Black/African American	42	25.0%	Renter	44	26.2%
Asian	0	0.0%	Homeless	4	2.4%
American Indian	1	0.6%	Total	168	
Pacific Islander	0	0.0%	Salary Range		
Hispanic	14	8.3%	Below \$25,000	23	13.9%
Other Race	1	0.6%	\$25,000 to \$39,000	43	25.9%
Total	168		\$40,000 to \$59,000	47	28.3%
			\$60,000 or above	53	31.9%
			Total	166	

Ocala Florida Community Needs Survey Results - 2019

Page 1 of 3

## Community Needs Survey Results 2019

### Describe the jurisdiction's need for Public Improvements:

The City's Comprehensive Plan identifies several infrastructure needs including sanitary sewer, solid waste, stormwater management, potable water, and natural groundwater aquifer. Public facility/infrastructure goals include:

- The City of Ocala shall secure adequate capacity for treatment and disposal of wastewater, install and maintain adequate wastewater collection and transmission facilities, take steps to conserve water, and maintain sufficient and equitable financing to provide services for the sanitary sewer customers
- To provide safe, efficient, and economical disposal of solid waste in a manner that protects public health and the environment

- To provide stormwater management facilities necessary to protect public and private property, health, and safety from potential flood damage and groundwater contamination
- The City of Ocala shall secure and maintain adequate potable water treatment, storage, and distribution facilities; maintain or reduce per capita demands; and maintain sufficient and equitable financial measures to provide services to potable water customers
- To preserve and maintain aquifer water quality and quantity

### **How were these needs determined?**

The City recently conducted a Community Needs Assessment survey and included results from agency consultation, public hearings, and inter-agency input to identify community needs. This assessment included distribution of surveys at various community meetings and through the use of Survey Monkey. Respondents were asked to rank public infrastructure needs on a scale of 1 to 5 with 1 being the lowest need and 5 indicating the highest need. Results indicate that the highest ranked need is for drinking water system improvements at 47.59%; followed by street improvements at 43.29%; sewer system improvements at 40.61%; flood drainage improvements at 39.63%, stormwater management system improvements at 36.36% and sidewalk improvements at 33.13%.

### **Describe the jurisdiction's need for Public Services:**

There is a great need for public services in the City of Ocala ranging from senior services, youth services, domestic violence services to educational and employment services. The lack of CDBG funding limits priority needs the City can fund, and since affordable housing is a higher need, the City focuses its funding on housing activities. The City takes the best approach to revitalizing target areas to provide a suitable living environment and focusing on expanding economic opportunities. These needs are best met through housing and community development activities such as homeownership programs and infrastructure improvements. Historically, it has been demonstrated that directly funding public service activities does not serve the greatest benefit as it often does not provide a connection between beneficiaries and the community. The City is confident that through its community revitalization efforts, low-income residents will receive the greatest benefit. The City offers many public service programs funded through local resources that will directly benefit low-income residents and provide the services needed.

### **How were these needs determined?**

The City recently conducted a Community Needs Assessment survey and included results from agency consultation, public hearings, and inter-agency input to identify community needs. This assessment



included distribution of surveys at various community meetings and through the use of Survey Monkey. Respondents were asked to rank community needs on a scale of 1 to 5 with 1 being the lowest need and 5 indicating the highest need. Results indicate that the highest ranked need is for homeless supportive services at 56.52%; followed by employment/job training services at 55.3%; youth services at 54.07%; health services at 53.49% and services for people with disabilities at 52.31%.

**Based on the needs analysis above, describe the State's needs in Colonias**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Based on information available to the City, the Consolidated Plan must describe the significant characteristics of Ocala's housing market, including the supply, demand, condition and cost of the house, and the housing stock available to service persons with disabilities and other special needs. The Market Analysis will also touch on the following key points:

- The condition of the public and assisted housing;
- A brief inventory of facilities, housing, and services that meet the needs of homeless persons;
- Regulatory barriers to affordable housing;
- The significant characteristics of jurisdiction's economy



## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

The following section outlines the employment, labor force, educational attainment data which informed the priorities in this Plan

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	278	63	2	0	-2
Arts, Entertainment, Accommodations	3,034	6,498	17	14	-3
Construction	1,225	2,001	7	4	-3
Education and Health Care Services	4,377	14,519	24	31	7
Finance, Insurance, and Real Estate	967	2,440	5	5	0
Information	247	651	1	1	0
Manufacturing	1,450	4,411	8	10	2
Other Services	636	1,508	4	3	-1
Professional, Scientific, Management Services	1,104	2,197	6	5	-1
Public Administration	0	0	0	0	0
Retail Trade	3,145	8,448	18	18	0
Transportation and Warehousing	608	1,690	3	4	1
Wholesale Trade	798	1,836	4	4	0
Total	17,869	46,262	--	--	--

**Table 65 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	24,460
Civilian Employed Population 16 years and over	21,510
Unemployment Rate	12.07
Unemployment Rate for Ages 16-24	32.10
Unemployment Rate for Ages 25-65	7.44

**Table 66 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	4,405	
Farming, fisheries and forestry occupations	910	
Service	3,090	
Sales and office	5,575	
Construction, extraction, maintenance and repair	1,455	
Production, transportation and material moving	855	

**Table 67 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,095	79%

Travel Time	Number	Percentage
30-59 Minutes	3,460	17%
60 or More Minutes	760	4%
<b>Total</b>	<b>20,315</b>	<b>100%</b>

**Table 68 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,265	420	1,845
High school graduate (includes equivalency)	4,635	515	2,955
Some college or Associate's degree	6,520	640	2,535
Bachelor's degree or higher	4,825	485	1,040

**Table 69 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	74	385	140	475	775
9th to 12th grade, no diploma	1,210	660	455	1,415	915
High school graduate, GED, or alternative	1,770	2,250	1,835	4,020	3,375
Some college, no degree	1,780	2,100	1,605	2,685	2,325
Associate's degree	370	880	850	1,615	690
Bachelor's degree	280	995	1,440	1,925	965

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	10	610	440	940	900

**Table 70 - Educational Attainment by Age**

**Data Source:** 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,464
High school graduate (includes equivalency)	21,970
Some college or Associate's degree	29,689
Bachelor's degree	40,838
Graduate or professional degree	55,685

**Table 71 – Median Earnings in the Past 12 Months**

**Data Source:** 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on Table 5, Education and Health Care Services are the number one sectors with 4,377 workers. Next is Retail Trade with 3,145 workers. Third is Arts, Entertainment and Accommodations jobs with 3,034 workers. The leading industry is still Education and Health Care Services with 14,519 jobs.

### Describe the workforce and infrastructure needs of the business community:

The total population in the civilian workforce is 24,460, a decrease of 9% over 2010, with an unemployment rate of 12.2%. Several sectors of workforce have seen a decrease in the number of people entering that category, including construction, extraction, maintenance and repair, and production, transportation and material moving. Even the second largest sector, Management, Business and Financial, has seen a decrease of over 1%. Marion County is a large county, the 17th largest in Florida out of 67 counties. Because of that, travel time to and from work is a

burden to some. 7% of workers have to travel 60 or more minutes to get to and from work. However, the majority of employees, 62% travel less than 30 minutes. Increasing economic opportunity is a key component to ensuring the viability of Marion County. The County is dedicated to sustaining existing businesses while encouraging new business opportunities that promote job creation. Employment is fundamental to providing financial independence for families and individuals and in providing a stable economic environment. With education and health care services being the top employers in Marion County, attaining a certain level of education is imperative to obtaining sustainable employment in this area. Top employers include the Marion County School Board and Monroe Regional Medical Center, who typically require a college degree or certification for employment. Though Marion County is home to the College of Central Florida, 52% of residents have not earned a bachelor's degree or above. Only six percent of Marion County residents do not have a high-school diploma, however 1,360 of them are unemployed, suggesting the need for increased education and employment training. Further, as retail is a leading industry in Marion County, hourly rates must be increased for affordable living.

Ocala is located in the heart of Central Florida and is the midway point between Atlanta and Miami – an area of nearly 40 million people. Additionally, Ocala is centered among major metropolitan areas of Jacksonville, Orlando and Tampa, all within a two-hour drive. This strategic location is just one of the reasons progressive decision-makers have chosen Ocala for their relocation or expansion. Ocala is located along Interstate 75 and US Highways 301, 441 and 27 which provide immediate access to most parts of Florida and the interstate system. The Ocala International Airport is a premier general aviation airport serving commercial, industrial and corporate needs. There are also six international airports within a two-hour drive of Marion County. Fifteen seaports surround Ocala MSA including five large-scale port operations. These major ports handle containers; bulk shipments of agricultural, chemical, petroleum or other products; vehicles and project cargo; and general cargo. Many of the ports have drafts of 40' and with direct access to both rail and interstate highways. Class I carrier CSX Transportation brings extensive resources and long-haul shipping. Short line carrier Florida Northern Railroad works closely with CSX to offer a variety of transloading services to bring the advantages of rail to non-rail served sites.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period.**  
**Describe any needs for workforce development, business support or infrastructure these changes may create.**

Advocating for large businesses to find their home in Marion County is a good effort as it could create jobs, however, the skills and educational attainment of residents often does not match what large industries require. Focusing on the development of existing industries and on providing better educational opportunities and employment training is vital to Marion County's economic climate.



The City included in its Comprehensive Plan that it will strive to sustain and enhance the economic health of the community by supporting economic activities that increase and diversify the economic base, create higher paying job opportunities, support the retention and expansion of current businesses, encourage the relocation of business and industry to and within the City of Ocala and provide a positive business environment which will allow residents to prosper.

The City's Chamber and Economic Partnership (CEP) has been very active in recruiting business and growing the economy in a variety of ways: they started a business incubator that has successfully helped start several businesses, has actively worked with the City of Ocala and Marion County in the development of business parks, including the most recent agreement with FedEx that located a major distribution hub here.

The Tourist Development Council (TDC) has been instrumental in developing new and updated marketing initiatives for Marion County and the City of Ocala which is key to attracting employers.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

In the City market, much like most of the rest of the country, that there is a misalignment between the skills employers are needing and the skills of the current workforce. The community at large is making several strategic efforts to align skills training with the needs, create seamless certificate and degree ladders, and recruit individuals to the community who already possess high-demand skills.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The business community, through the CEP, is working closely with CareerSource CLM (WIB), the College of Central Florida (CF), Marion Technical College (MTC), Marion County Public Schools, and local governments to implement the above strategy of alignment, seamless credential ladders, and recruitment. The target industries for the CEP are the same targets for CareerSource and the same areas of training for the three education providers. For example, each month there are approximately 1,000 open nursing positions in the Ocala Metro area. The healthcare sector continues to grow and expand creating more demand in this area. The school system, MTC, and CF, have created a number of programs to meet the demand with each taking a different area of focus so as to not duplicate efforts. High School students can be a part of dual-credit programs and earn certifications to allow them to be work ready upon graduation while continuing their education to higher levels degrees and credentials. This is a targeted high-demand occupation for CareerSource and the CEP works to provide employer support for growth and diversification in the sector. Additionally, the CEP maintains an active talent attraction effort to recruit existing nurses from similar size metros

in the northeast which may not be experiencing the same level of growth and opportunity. Local governments are supportive of the efforts as they meet unified goals of job creation with higher wage positions and investment in the community.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Not in a significant manner.

The CEP partners closely with both the City and local jurisdictions to provide a unified approach to economic growth. The strategy, named Moving Forward, is built around the premise of a single source for a holistic approach to economic growth including business attraction, business retention, and business creation. The business attraction goal is to attract primary employers with higher wages and capital investment in key targeted sectors that will raise overall incomes in the community. A significant effort is put into assisting existing businesses and helping them remove barriers to growth. The approach has been very successful and has helped to impact the announced creation of nearly 6,500 jobs and more than half a billion dollars in capital investment in the last few years. More importantly, the average wages for these jobs is 17% above the County average wage. Finally, the effort to support and encourage entrepreneurship has seen the growth of a very successful business incubator which has had approximately two dozen businesses graduate in the last five years and has supported hundreds of others. The education providers and CareerSource are active partners with this overall initiative. The overall impact on the community has seen the area record a job growth rate which is second in the state and in the top 15 in the nation. The average weekly wage in the community has grown 14.5% over the last five years (compared to a national growth rate of 4.5% over the same period).

**Discussion**

Overall, Marion County has 25,658 establishments that have paid employees. The largest number of these are in the retail sector, followed by health care and social assistance. The Chamber & Economic Partnership continues to expand current business creation efforts through its Entrepreneurial Programming, Technical Assistance, Capital Access Initiatives, and the Power Plant Business Incubator. The Power Plant Business Incubator offers early stage companies help to raise capital; hire employees; gain access to strategic partners, customers and mentors; provides resources; helps mitigate risks and cultivate results.



## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The City has identified the Tucker Hill Subdivision as a concentrated area having a high-level of low-income citizens, slum and blighted conditions, and crime. This Subdivision has multiple housing problems and will be the focus of the City's rehabilitation funds in 2019. For the purpose of this plan "concentration" is defined as geographic areas where the percentage of a specific minority or ethnic group is 10 percentage points higher than the City's overall percentage. The definition of a low-income concentration is that the Area Median Income of a Block Group must be below 50% of the Area Median Income for the Metropolitan Statistical Area (MSA).

In the incorporated areas, including the City, much of the housing stock is newer. Investigation must be performed in older neighborhoods to find poor housing conditions. Community Development outreach programs have performed several housing conditions surveys and have found that substandard housing is usually found in lower income neighborhoods within the City with older housing stock.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

HUD defines areas of racial or ethnic concentration as geographic areas where the percentage of a specific minority or ethnic group is 10 percentage points higher than the county's overall percentage. The definition of a low-income concentration is that the Area Median Income of a Block Group must be below 50% of the Area Median Income for the Metropolitan Statistical Area (MSA)

The City of Ocala primarily funds activities benefitting census block groups 14.01 (2) and (3), census tracts 17 and 18, and census tract 20.02, which have above average levels of minorities and/or low-income residents

### **What are the characteristics of the market in these areas/neighborhoods?**

The distressed neighborhoods in the identified census tracts have an older housing stock, higher vacancy rates, and are areas of low and moderate income concentration, as well as minority concentration. These communities also often have higher crime rates and quality of life issues like poor home maintenance and proliferation of dumping and litter.

### **Are there any community assets in these areas/neighborhoods?**

In many of the low-income and minority concentrated areas there is access to public parks and recreational spaces for youth. Organizations such as the Marion County Children Alliance and Boys & Girls Club, promote after-school and tutoring activities in these areas for the youth. This helps to occupy their time when out of school and decrease chances of getting into criminal activity. It has also been identified that West Ocala is a health desert and health services are needed within the neighborhood due to the lack of public transportation in these target areas. This also limits access to other community assets, amenities, and employment opportunities.

### **Are there other strategic opportunities in any of these areas?**

The City of Ocala has several projects underway in these areas including Operation Tuscawilla. This project is a joint effort of multiple City departments working together with community organizations, local businesses and neighborhood/citizen groups. The project will address critical issues that will help foster safe/healthy neighborhoods, cultivate redevelopment efforts and revitalize Tuscawilla Park. Further, it will improve the safety of the neighborhoods.

Phoenix Heights is another project that will assist in the neighborhood's redevelopment through acquisition, demolition and site and infrastructure improvements. The project will disconnect the current association of Busbee Quarters with the former Royal Oak charcoal plant. The plant was on the property immediately to the west of Busbee Quarters, and all structures on the property have been demolished. Redevelopment of Busbee Quarters and the former Royal Oak charcoal plant currently known as Reed Place will reconnect these properties to the Lillian Bryant Center, the West Ocala Community Center, the Aquifer Recharge Park and other social, recreational and Economic opportunities. This project will also allow City staff to devise a plan for the disposition and redevelopment of the acquired properties, which will include seeking private sector partnership, opportunities and interest.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

This Strategic plan for the City of Ocala seeks to address needs identified for Community Development, Essential Housing and Homeless individuals and/or families. Details in this section outline how CDBG funds are proposed to be expended during the five-year period from October 1, 2019 through September 30, 2024. These strategies have been developed in cooperation with the other Consortium member, Marion County, with the intent of leveraging funds to meet the needs of the Community as a whole. The priorities are based on Needs Assessment, Market Analysis, Analysis of Impediments to Fair Housing study (completed 12/18/2018), citizen participation, and program eligibility requirements. The Five-Year Plan is intended to support the goals of all Consortium members to include:

- Public Service
- Public Infrastructure in low to moderate income areas
- Renovate existing housing for low to moderate income families
- Clearance and Demolition of unsafe structures for public use or housing

Both the County and City focus their priorities on those projects and programs that meet program requirements, meet the goals of the Department, have long-term impact on low-to-moderate income residents, and help address other federal priorities, such as fair housing and sustainability.

The Consolidated Plan priorities and goals will influence the programming of funds for each Annual Action Plan. It will also determine how funding decisions are made, will be reviewed annually, and adjusted as necessary



## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 72 - Geographic Priority Areas

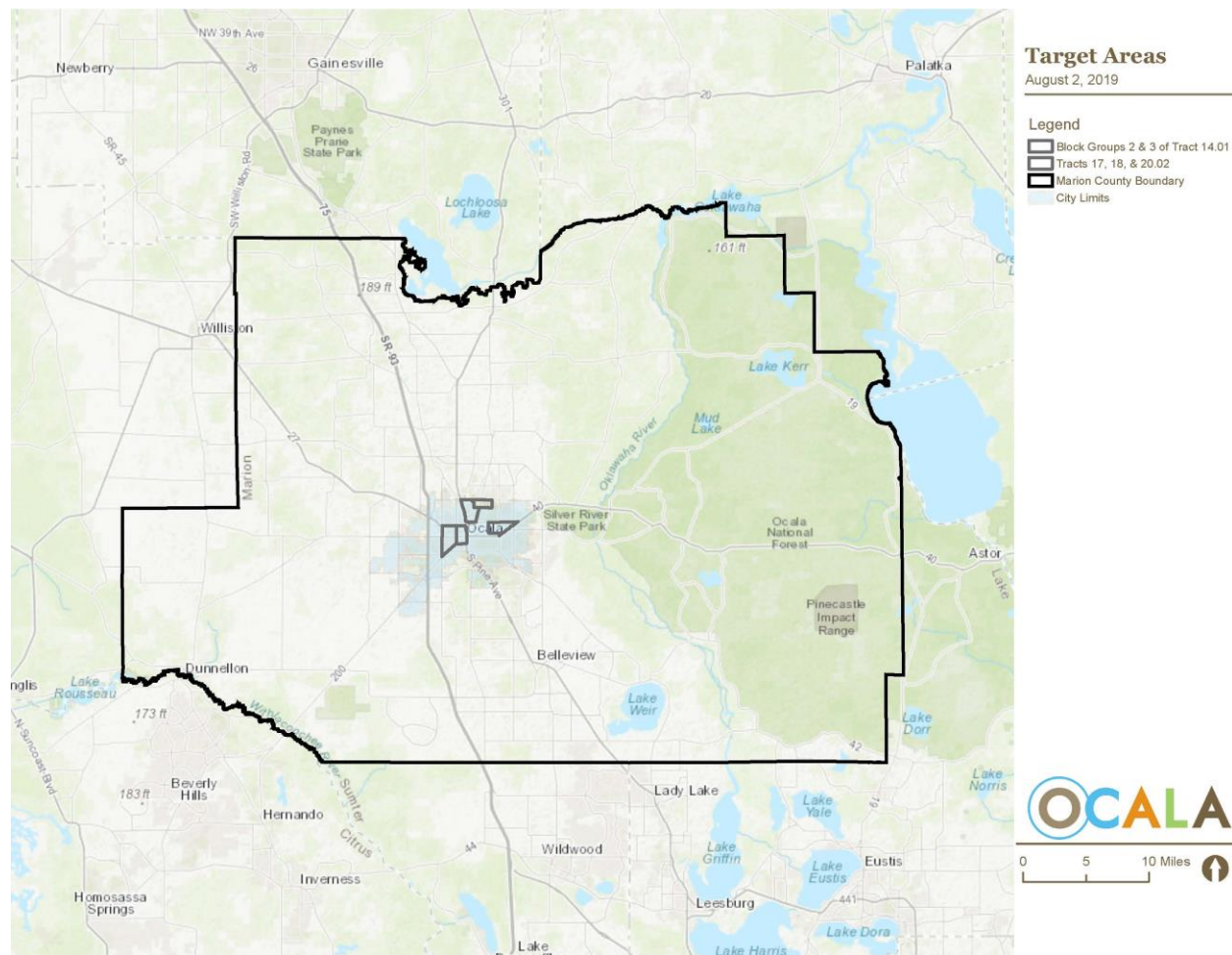
1	Area Name:	City of Ocala
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

### General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Describe the basis for allocating investments geographically within the state

The City utilizes HUD eligibility criteria for funding activities. The City only funds LMA activities meeting the criteria that at least 51% of the target area is low and moderate-income. Housing activities are direct benefit activities and are funded based on income eligibility criteria. There are no specific geographic target areas for housing activities. The City of Ocala primarily funds activities benefitting census block groups 14.01 (2) and (3), census tracts 17 and 18, and census tract 20.02, which have above average levels of minorities and/or low-income residents.



## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 73 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Housing Improvements
	<b>Description</b>	Support the national objective of providing decent affordable housing through rehabilitation of substandard housing.
	<b>Basis for Relative Priority</b>	Housing Needs Assessment
2	<b>Priority Need Name</b>	Clearance/Demolition
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Quality of Life

	<b>Description</b>	Support the national objective of providing a suitable living environment and sustainability through the demolition of dilapidated buildings.
	<b>Basis for Relative Priority</b>	Housing Needs Assessment
3	<b>Priority Need Name</b>	Acquisition
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Quality of Life
	<b>Description</b>	Support the national objective of providing a suitable living environment and sustainability through the acquisition of property to be used for housing and community development needs.
	<b>Basis for Relative Priority</b>	Not applicable
4	<b>Priority Need Name</b>	Planning and Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Planning and Administration
	<b>Description</b>	Administration of CDBG program

	<b>Basis for Relative Priority</b>	Not applicable
5	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development
	<b>Geographic Areas Affected</b>	City of Ocala
	<b>Associated Goals</b>	Public Facilities/Infrastructure
	<b>Description</b>	
	<b>Basis for Relative Priority</b>	Not applicable
6	<b>Priority Need Name</b>	Public Infrastructure
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	City of Ocala
	<b>Associated Goals</b>	Public Facilities/Infrastructure
	<b>Description</b>	Support the national objective of providing a suitable living environment and sustainability through Public Infrastructure and community development needs.
	<b>Basis for Relative Priority</b>	Not applicable
7	<b>Priority Need Name</b>	CV - Economic Development Assistance
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Non-housing Community Development
	<b>Geographic Areas Affected</b>	City of Ocala
	<b>Associated Goals</b>	CV - Economic Development
	<b>Description</b>	Community Development Services will include Microenterprises and Medical Manufacturing, that will benefit neighborhoods, communities populations. The funds will support the Business that was designed to focus on the City's COVID-19 relief and recovery activities.
	<b>Basis for Relative Priority</b>	Not applicable

8	<b>Priority Need Name</b>	CV - Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	City of Ocala
	<b>Associated Goals</b>	Quality of Life CV - Public Service
	<b>Description</b>	Public Services, Meals on Wheels - Deliver meals on wheels to quarantined individuals or individuals that need to maintain social distancing due to medical vulnerabilities.  Health Care job training - Carry out job training to expand the pool of health care workers and technicians that are available to treat disease within a community.

	<b>Basis for Relative Priority</b>	
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### **Narrative (Optional)**

The grantee describes rationale for establishing the allocation priorities given to each category of priority needs, particularly among extremely low-income, low income and moderate-income households.



## **SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

This section outlines CDBG funding the City of Ocala anticipates receiving on an annual basis for the 2019-2024 period covered by this Consolidated Plan

The City of Ocala Community Development Services also anticipates receiving additional emergency funds in 2020 to combat the COVID-19 Pandemic.

The City of Ocala's anticipated annual allocations include:

- CDBG - \$447,430 with \$1,789,720 available for the remainder of the Consolidated Plan.
- CDBG-CV anticipated allocation for 2020 \$267,710

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	447,430	0	0	447,430	1,789,720	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs
Other	public - federal	Admin and Planning Economic Development Public Services Other	267,710	0	0	267,710	0	CDBG-CV 1 funds to prevent, prepare for and respond to coronavirus

Table 74 - Anticipated Resources

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

The City leveraged other sources of funding when possible to supplement CDBG projects and provide maximum assistance in meeting community needs. Most programs use other funds to leverage the limited state and Federal funds. The City's SHIP program offers down-

payment and closing cost assistance, with lender's mortgage funds providing the bulk of the housing investment. Community Development Block Grant funds are often used in conjunction with other funding. CDBG funds do not require a match

The HOME program requires a 25% local match for any HOME funds drawn. The State of Florida has the State Housing Initiative Partnership (SHIP) Program that local entitlement counties and cities are able to use as match for HOME. The City of Ocala has designated SHIP as their local match for HOME activities. SHIP Mortgage Loan Agreements provide for the recapture of funds in accordance with HOME requirements. Recaptured funds will be designated as HOME Funds for future expenditures

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

When feasible the City will use surplus property to incentivize development of affordable housing.

**Discussion**

The regulatory cap for CDBG Administration is 20% of the total awarded allocation.

## SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Ocala	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Ocala Housing Authority	PHA	Public Housing	Jurisdiction
Marion County Homeless Council	Non-profit organizations	Homelessness	Jurisdiction
Habitat for Humanity of Marion County, Inc.	CHDO	Ownership	Jurisdiction
CareerSource Citrus Levy Marion	Regional organization	Economic Development	Region
COMMUNITY LEGAL SERVICES OF MID-FLORIDA	Regional organization	public services	Region
Community With A Heart	Non-profit organizations	public services	Jurisdiction
Interfaith Emergency Services	Non-profit organizations	Homelessness	Jurisdiction
Ocala/Marion County Chamber & Economic Partnership	Non-profit organizations	Economic Development	Jurisdiction
Volunteers of America	Non-profit organizations	Homelessness Rental	Region
Marion Senior Services	Non-profit organizations	public services	Jurisdiction

**Table 75 - Institutional Delivery Structure**

## Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery list in no way covers all of the organizations, agencies, contractors, and private developers that are vital to Community Development Services implementing the Consolidated Plan. The list has been condensed to include organizations that address the various needs of the citizens in the City. The City of Ocala and Marion County are listed as individual organizations; but include multiple departments involved in providing resources to Community Development Services. Communication is key to an effective institutional delivery system. However, as in the problem with the agencies that serve the homeless, too many agencies function in silos. “Lack of system collaboration among community stakeholders,” was listed in the “Ending Homelessness in Marion County” October 2018 report as one of two major community problems. Community Services plans to implement quarterly stakeholder round table discussions to help alleviate this problem. Representatives from housing, finance, homeless prevention, community development, and economic sustainability. The key strength in Marion County and the City of Ocala is the passion and dedication of the staff, both paid and volunteer, that work endlessly to improve the lives of the residents. Many free services such as dental exams, hot meals and health physicals are being provided.

On an annual basis, the City’s Community Program staff meets with the approved contractors in its rehabilitation program. The goal is to keep an open line of communication between citizens, the contractors, and the City. It is an opportunity to discuss the program in an open forum and to receive suggestions from the contractor’s concerning continuous improvement, while remaining within the federal guidelines. These meetings contribute to fostering relationships between the City and its contractors, instill a sense of partnership in the program between the City, contractors, and citizenry, and reiterate the City’s high expectations of job performance from the contractors. These meetings have proven very valuable in breaking down stereotypes associated with low-income homeowners.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
<b>Other</b>			
		X	

**Table 76 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

United Way of Marion County, the Public Policy Institute of Marion County, Marion County and the City of Ocala came together to demonstrate a community-wide effort to address homelessness. Currently, there are 32 identified agencies in Marion County serving the homeless, from group homes for unaccompanied youth, to food pantries for families to transitional housing for veterans. A recent collaboration between a non-profit, the City, the County and the local hospital district is now providing additional mental health, dental, and health services free to the public and targeted to the homeless.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The report on homelessness in Marion County, published in January 2019 by the Public Policy Institute of Marion County gave a list of recommendations for the community to improve service delivery and address the homeless needs. These recommendations are:

- Build capacity in the Continuum of Care lead agency to better coordinate the community effort
- Build capacity of the CoC governing board
- Integrate outreach into the coordinated entry system
- Implement diversion practices
- Increase service agency participation in the coordinated entry system
- Lower the barriers to entry for all emergency shelter and transitional programs
- Focus services on permanent housing placement
- Integrate shelter and transitional services into the coordinated entry system
- Limit use of motel vouchers
- Establish a targeted rapid re-housing program for particular scores on the VI-SPDAT
- Ensure use of best practices
- Invest in permanent housing units through scattered site leasing
- Increase permanent supportive housing for chronic and disabled homeless

Included in the special needs populations in the City and Marion County are: elderly; physically and mentally handicapped; alcohol and drug addicts; youth aging out of foster care; and adults leaving institutional living, such as incarceration and hospitalization. Except for services for seniors and physical handicapped, services for the other special needs populations are limited. Especially in light of the current opioid crisis, there are few providers and limited access of mental health and addiction counseling.

### **Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Community Development Services Department coordinated with various public, private, and non-profit agencies in carrying out its activities. Collaboration between local, county, and state agencies is important in successfully carrying out the goals and objectives identified in the Consolidated Plan and addressing community needs. It is essential that the City foster and maintain partnerships with other public and private agencies for the successful delivery of its housing and community development programs.

Private entities can effectively support the delivery of programs and services by offering additional resources that can be leveraged to supplement existing services or fill in gaps. The City of Ocala continues to seek additional funding sources for housing and community development activities when possible.

Several steps are taken to ensure coordination between public and private housing and social service agencies during the program year. Each of these steps facilitates information exchange between the City and those providing public services. The Community Programs Manager monitors ongoing activities resulting in enhanced cooperation and coordination between the City and private and non-profit entities. Ocala's program is carried out through a combination of public, private and non-profit organizations, many of which participate in the citizen participation process. In addition, the City's Office of Homeless Prevention (a division of the City's Community Development Services Department) works closely with all homeless service providers and is closely tied to the Marion County Continuum of Care.



## SP-45 Goals - 91.415, 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Improvements	2019	2023	Affordable Housing	City of Ocala	Housing Rehabilitation	CDBG: \$1,250,000	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Quality of Life	2019	2023	Affordable Housing Non-Housing Community Development	City of Ocala	Clearance/Demolition Acquisition CV - Public Services	CDBG: \$30,000	Buildings Demolished: 10 Buildings
3	Public Facilities/Infrastructure	2019	2023	Non-Housing Community Development	City of Ocala	Public Facilities Public Infrastructure	CDBG: \$509,719	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 250 Households Assisted
4	Planning and Administration	2019	2023	Non-Housing Community Development Planning and Administration	City of Ocala	Planning and Administration	CDBG: \$447,430	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	CV - Public Service	2019	2021	Non-Housing Community Development Public Service	City of Ocala	CV - Public Services	Public - Federal CDBG CV 1: \$65,000	Public service activities other than Low/Moderate Income Housing Benefit: 254 Persons Assisted
6	CV - Economic Development	2019	2022	Non-Housing Community Development Economic Development	City of Ocala	CV - Economic Development Assistance	Public - Federal CDBG CV 1: \$200,000	Businesses assisted: 8 Businesses Assisted

**Table 77 – Goals Summary**

## Goal Descriptions

1	Goal Name	Housing Improvements
	Goal Description	
2	Goal Name	Quality of Life
	Goal Description	Support the national objective of providing a suitable living environment through clearance and demolition of dilapidated structures causing hazardous conditions and acquiring property to be used for housing and community development needs.
3	Goal Name	Public Facilities/Infrastructure
	Goal Description	Funds will be used for public infrastructure projects in underserved community. In addition, the City may assist local non-profit with facility needs.

4	Goal Name	Planning and Administration
	Goal Description	Planning and Administration of CDBG to include Fair Housing activities.
5	Goal Name	CV - Public Service
	Goal Description	Public service activities - meals on wheels and Health Care Job training. Assistance to not-for-profits that have experienced reduced staff and operation funds due to COVID-19.
6	Goal Name	CV - Economic Development
	Goal Description	Microenterprises and Medical Manufacturing Through Economic Development, the County plans to offer a Microenterprise Loan Program to qualified local businesses to mitigate the effects of the COVID-19 virus on employees and operations.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City of Ocala will provide affordable housing services to approximately 25 extremely low, low, and moderate income households over a five year period.



## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City's CDBG program requires that structures constructed prior to 1978 be inspected for lead-based paint (LBP). Homeowners are notified of the possibility of lead, provided the requisite brochure and asked to sign an acknowledgement of receipt of the brochure. If LBP is found, and funding is available to effectively mitigate, the City will hire the appropriate professionals to do the work. The City does not perform LBP inspection and uses certified environmental inspectors to provide inspection and documentation services. Certified contractors performing remediation work must do so in accordance with industry standards including posting of appropriate warning signs, restricting occupants from work areas, containing work areas to prevent dust and debris from spreading, conducting thorough cleanup, and verifying that cleanup was effective.

### **How are the actions listed above integrated into housing policies and procedures?**

Policies and Procedures read as follows:

- The City's Rehabilitation Specialist will inspect rehabilitation projects where lead safe regulations are triggered by the home's age or scope of work.
- Contracts for rehabilitation where a home is pre-1978 will only be awarded to a contractor, or subcontractor with a Lead: Renovation, Repair and Painting certification.
- When federal funds are being used, appropriate documentation is completed.
- The City Owner-Occupied Housing Rehabilitation program provides the general rehabilitation necessary to bring the structure into compliance with applicable building codes, rehabilitation standards, and lead-based paint regulations.
- Costs of inspecting, testing, and abatement of lead-based paint and asbestos containing materials pursuant to applicable regulations are eligible program costs.
- Homeowners are provided with the requisite HUD approved brochure and homeowner(s) must sign a certification that they have received the lead-based paint information.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City recognizes the interrelationship between housing and economic opportunities and the need to pursue both in order to assist households attain self-sufficiency. The City of Ocala recognizes while it has defined priority strategy areas, that they are not separate or isolated strategies. The City believes these strategies are inter-related and impact, reinforce and contribute to each other to achieve the common goal of a viable, vibrant City. The health of the City, its special needs populations and the community at large cannot be artificially separated as they are an integral part of the whole. The betterment and improvement of any part inevitably contributes to the betterment of the other segments of the community. The City believes the implementation of the housing and neighborhood revitalization activities outlined in the Consolidated Plan will help reduce the number of households in poverty. All of the programs outlined in the Consolidated Plan are intended to provide benefits to Ocala residents that are considered low income and/or fall below the federal poverty line. The City of Ocala is committed to eliminating the effects of poverty among its residents. The City recognizes that it may not be possible to end poverty all together but is dedicated none the less to better understanding its causes and finding a way to reverse the cycle of privation. The City has an Economic Improvement Fund, financed from profits from the City's electric utility. Funds are provided to existing or incoming businesses, usually an industrial sector business, that will increase the number of jobs available in the community. The City, one of the major employers in Marion County, is participating in workforce development programs to reduce dependency on government funds. CDBG staff is participating in the Ocala Housing Authority's Self-Sufficiency Program and the Citrus-Levy-Marion Workforce Development Board One-Stop center. The City provided housing rehabilitation to assist in maintaining affordable housing and reduce household costs. The City coordinated programs when possible to assist in reducing poverty and continued to support subsidized housing providers incorporating programs and services that promote tenant transition to self-sufficiency. The City worked with various federal, state, and local agencies to leverage funding sources for the development of economic opportunities when possible.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

It continues to be a major goal of the City of Ocala to reduce and eventually eliminate the number of poverty level families in the City. This of course is no small task. Today the needs of families far exceed the resources the City has in which to satisfy those needs. Too many families in the city still do not have adequate housing, adequate transportation, access to basic nutritional needs (there is no major grocery store located in West Ocala), adequate educational and job opportunities, or adequate health care. There still exists a very large schism between the "haves and the have not's" and this divide appears to be widening by the day. City officials are well aware of the existing problems and along with City staff; they continue to work diligently to find solutions to this most pressing issue. Through the use of CDBG, HOME, SHIP and local Affordable Housing funds, the City will use these funds to strongly attack

the slum and blighted conditions in this neighborhood by demolishing and removing buildings that contribute the slum and blight areas city wide. The City will also commit funds to bettering the everyday living conditions of residents in this area (and City wide) by connecting eligible citizens that are currently using wells and/ or septic systems, to the City's water and sewer system. Another way that the City will help prevent poverty is by conducting rehabilitation projects and reconstruction projects on several houses that are currently below the standard code acceptance. Applicants who are deemed to be low to moderate in income level will receive assistance from the pre-mentioned funding sources to aid them in bringing their homesteads to a safe and decent level. The City will also continue to partner with Habitat for Humanity in aiding low income residents in their efforts to be first time homeowners. The City is also seeking to positively affect the local poverty levels by aggressively seeking economic development opportunities that will bring increased job opportunities to the citizenry. As discussed earlier, the city has already closed on two large economic deals that together will produce nearly 250 jobs and that will help sustain hundreds more. The City is also pursuing another venture that will not only produce jobs but will provide additional affordable housing for low income individuals, and housing for special needs individuals. Along with the housing and economic development initiatives, the City will continue to work closely with local organizations such as The Governor's West Neighborhood Revitalization Council, The Ocala Police Department, Work Force and other local organizations in dealing with social issues that contribute to high poverty levels. The City will work with these and other organizations as they attack health, educational, and employment issues that highly contribute to Ocala's poverty level. The City's plan to reinvest and stabilize neighborhoods will be an assistance to public service organizations and those that will benefit from them being able to expand the reach of their services. The reinvestment and economic development activities of the City; combined with the programs of the city's public service organizations will serve to reduce the amount of poverty experienced in the City of Ocala.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Ocala's Community Programs division of the Community Development Services Department is responsible for the overall administration and implementation of the City's CDBG and HOME programs. The Community Development Services Department ensures compliance with federal regulations through its review of grant application funding requests, recipient contracts, quarterly performance reports, and sub-recipient monitoring. Further, the City maintains records of program accomplishments, funding spent, people served, housing units rehabilitated, and other information to help ensure compliance with the federal regulations. All data will be submitted to HUD on a timely basis and will be entered in the IDIS reporting system on a quarterly basis.

The City does not fund public service activities, therefore no monitoring of sub-recipients is required. In the case of funding sub-recipients in the future, the City will comply with the requirements of 24 CFR Part 91.230. The City's guidelines require the monitoring of all CDBG sub-recipients to ensure that activities are carried out in furtherance of the Annual Plan and to ensure long-term compliance with requirements of the programs, including minority business outreach and the comprehensive planning requirements. The City gathers relevant data through required reports and monitoring of these organizations as required by federal regulations.

The City conducts all monitoring in accordance with HUD regulations for the City's CDBG Entitlement program and for HOME funds received through the Ocala/Marion County Home Consortium. The City will monitor the progress of their rehabilitation projects through regular (typically weekly) inspections by the City's Rehabilitation Specialist. The Rehabilitation Specialist will work to ensure that all rehabilitations and associated activities are conducted in accordance with the Florida Building and under local building standards.



## Expected Resources

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

#### **Introduction**

This section outlines CDBG funding the City of Ocala anticipates receiving on an annual basis for the 2019-2024 period covered by this Consolidated Plan

The City of Ocala Community Development Services also anticipates receiving additional emergency funds in 2020 to combat the COVID-19 Pandemic.

The City of Ocala's anticipated annual allocations include:

- CDBG - \$447,430 with \$1,789.720 available for the remainder of the Consolidated Plan.
- CDBG-CV anticipated allocation for 2020 \$267,710

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	447,430	0	0	447,430	1,789,720	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs
Other	public - federal	Admin and Planning Economic Development Public Services Other	267,710	0	0	267,710	0	CDBG-CV 1 funds to prevent, prepare for and respond to coronavirus

Table 78 - Expected Resources – Priority Table

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

The City leveraged other sources of funding when possible to supplement CDBG projects and provide maximum assistance in meeting community needs. Most programs use other funds to leverage the limited state and Federal funds. The City's SHIP program offers down-payment and closing cost assistance, with lender's mortgage funds providing the bulk of the housing investment. Community Development Block Grant funds are often used in conjunction with other funding. CDBG funds do not require a match

The HOME program requires a 25% local match for any HOME funds drawn. The State of Florida has the State Housing Initiative Partnership (SHIP) Program that local entitlement counties and cities are able to use as match for HOME. The City of Ocala has designated SHIP as their local match for HOME activities. SHIP Mortgage Loan Agreements provide for the recapture of funds in accordance with HOME requirements. Recaptured funds will be designated as HOME Funds for future expenditures

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

When feasible the City will use surplus property to incentivize development of affordable housing.

### **Discussion**

The regulatory cap for CDBG Administration is 20% of the total awarded allocation.

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Improvements	2019	2024	Affordable Housing	City of Ocala	Housing Rehabilitation	CDBG: \$106,066	Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Quality of Life	2019	2024	Affordable Housing Non-Housing Community Development		Clearance/Demolition Acquisition	CDBG: \$6,000	Buildings Demolished: 2 Buildings Other: 1 Other
3	Public Facilities/Infrastructure	2019	2023	Non-Housing Community Development	City of Ocala	Public Facilities Public Infrastructure	CDBG: \$251,943	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
4	Planning and Administration	2019	2024	Non-Housing Community Development Planning and Administration	City of Ocala	Planning and Administration	CDBG: \$89,486	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	CV - Public Service	2019	2021	Non-Housing Community Development Public Service	City of Ocala	CV - Public Services	Public - Federal CDBG CV 1: \$67,710	Public service activities other than Low/Moderate Income Housing Benefit: 254 Persons Assisted
6	CV - Economic Development	2019	2022	Non-Housing Community Development Economic Development	City of Ocala	CV - Economic Development Assistance	Public - Federal CDBG CV 1: \$200,000	Businesses assisted: 8 Businesses Assisted

**Table 79 – Goals Summary**

## Goal Descriptions

1	Goal Name	Housing Improvements
	Goal Description	
2	Goal Name	Quality of Life
	Goal Description	Support the national objective of providing a suitable living environment through the demolition of structures causing hazardous conditions and the acquisition of land to be used for housing and community development activities
3	Goal Name	Public Facilities/Infrastructure
	Goal Description	Provide safe environment, sidewalks and lighting and assist local non-profit with facility needs

4	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	
5	<b>Goal Name</b>	CV - Public Service
	<b>Goal Description</b>	<p>Public Services, Meals on Wheels - Deliver meals on wheels to quarantined individuals or individuals that need to maintain social distancing due to medical vulnerabilities.</p> <p>Health Care job training - Carry out job training to expand the pool of health care workers and technicians that are available to treat disease within a community.</p>
6	<b>Goal Name</b>	CV - Economic Development
	<b>Goal Description</b>	

## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

The following details projects the City of Ocala will undertake in FY19-20.

Table 26 – Project Information

#	Project Name
1	Housing Rehabilitation
2	Clearance/Demolition/Acquisition
3	Public Facilities/Infrastructure
4	Planning and Administration
8	CV - Economic Development
9	CV - Public Services

Table 80 – Project Information

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

Priorities were determined by review of Community Needs Survey Results and input from supporting agencies, city administration, and city council.

2019 CDBG-CV 1 funds were allocated based on needs of micro-enterprises and increase in food delivery needs by local program administrator.



## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Housing Rehabilitation
	<b>Target Area</b>	City of Ocala
	<b>Goals Supported</b>	Housing Improvements
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$250,000
	<b>Description</b>	Housing Rehabilitation for owner-occupied homes.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Five households
	<b>Location Description</b>	
	<b>Planned Activities</b>	Rehab homes for homeowners.
2	<b>Project Name</b>	Clearance/Demolition/Acquisition
	<b>Target Area</b>	City of Ocala
	<b>Goals Supported</b>	Quality of Life
	<b>Needs Addressed</b>	Clearance/Demolition Acquisition
	<b>Funding</b>	CDBG: \$6,000

	<b>Description</b>	Provide quality of place by removing blighted structures and acquiring properties suitable for housing.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimate demolishing two buildings
	<b>Location Description</b>	
	<b>Planned Activities</b>	Demolish blighted structures and acquire properties suitable for housing.
<b>3</b>	<b>Project Name</b>	Public Facilities/Infrastructure
	<b>Target Area</b>	City of Ocala
	<b>Goals Supported</b>	Public Facilities/Infrastructure
	<b>Needs Addressed</b>	Public Facilities Public Infrastructure
	<b>Funding</b>	CDBG: \$101,943
	<b>Description</b>	Construct sidewalks and install lighting under Phase 1
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 households will benefit
	<b>Location Description</b>	Project area, West Ocala.
	<b>Planned Activities</b>	Install sidewalks and lighting in phases.
<b>4</b>	<b>Project Name</b>	Planning and Administration
	<b>Target Area</b>	City of Ocala

	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$89,486
	<b>Description</b>	Planning and Administration activities.
	<b>Target Date</b>	9/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Citizens of Ocala
	<b>Location Description</b>	City of Ocala
	<b>Planned Activities</b>	Planning and Administration
	<b>5 Project Name</b>	CV - Economic Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	CV - Economic Development
	<b>Needs Addressed</b>	CV - Economic Development Assistance
	<b>Funding</b>	Public - Federal CDBG CV 1: \$200,000
	<b>Description</b>	24 CFR 570.201(o), National Objective LMJ, Matrix Code 18c
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This will benefit approximately eight local businesses that have been affected by the COVID-19 Pandemic. Microenterprises have 5 or fewer employees including the owner. A minimum of jobs retained will be 8.
	<b>Location Description</b>	City of Ocala city limits

	<b>Planned Activities</b>	Loan a maximum amount of \$25,000 to micro-enterprises for the purpose of retaining jobs due to COVID-19. Provide forgivable loans to small businesses/microenterprises, for financial assistance, technical assistance, or general support services to owners of microenterprises. A microenterprise is a business with five or fewer employees, including the owner(s).
6	<b>Project Name</b>	CV - Public Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	CV - Public Service
	<b>Needs Addressed</b>	CV - Public Services
	<b>Funding</b>	Public - Federal CDBG CV 1: \$67,710
	<b>Description</b>	This will meet the National Objective using the LMI as a Urgent need from the COVID-19 Pandemic, with a Matrix Code of 05A
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	254
	<b>Location Description</b>	City of Ocala shut-ins due to the COVID-19 Pandemic
	<b>Planned Activities</b>	Deliver meals on wheels to quarantined individuals or individuals that need to maintain social distancing due to medical vulnerabilities and COVID-19.

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

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

Neither the County nor the City have designated geographic target areas. Activities are undertaken in HUD eligible areas that are primarily considered low-income/minority concentrations, County and City wide. The City uses HUD's definition for minority and low-income concentration.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Ocala	100

**Table 81 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The City of Ocala primarily funds activities benefitting census block groups 14.01 (2) and (3), census tracts 17 and 18, and census tract 20.02, which have above average levels of minorities and/or low-income residents

### **Discussion**

No additional discussion

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

### **Introduction**

There are various elements that produce obstacles to meeting needs within the community. Addressing all housing, homeless, and community developments needs is a difficult task due to restricted funding. The City utilizes all possible resources and continues to seek leveraging sources to meet as many underserved needs as possible. The current housing market and economic environment also serve as barriers to meeting needs. Unemployment rates have increased adding to the number of families and individuals needing access to services and many times the capacity to fund and implement existing or additional programs is limited. Also, in the City, the scarcity of land that can be utilized to construct affordable housing becomes a barrier in meeting housing needs. The most significant obstacle to addressing the needs of homeless citizens is the lack of available funding. The jurisdiction receives Supportive Housing Program funds, FEMA funds and financial resources from the Department of Families and Children to assist Marion residents with mortgage, rent and utility assistance. These funding sources can only address a small portion of the homeless needs in the County. Dramatic cuts in State funding and decreases in private donations, local non-profit homeless service providers are having a difficult time meeting the needs of the growing homeless population. In addition, programmatic requirements for other HUD competitive grants do not always coincide with determined local needs. Listed below are the actions planned to address the obstacles in meeting underserved needs, developing affordable housing, reducing lead based paint hazards, reducing the number of families living in poverty, improving institutional capacity and structure and encouraging coordination between all housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The City continues to utilize its CDBG and HOME funds to the fullest extent to assist in meeting underserved needs. Leveraging efforts with public and private funding agencies were also made to supplement federal funds and increase the resources available to address community needs.

The most significant obstacle to addressing the needs of homeless citizens is the lack of available funding. The jurisdiction receives Supportive Housing Program funds, FEMA funds and financial resources from the Department of Families and Children to assist Marion residents with mortgage, rent and utility assistance. These funding sources can only address a small portion of the homeless needs in the County. Dramatic cuts in State funding and decreases in private donations, local non-profit homeless service providers are having a difficult time meeting the needs of the growing homeless population. In addition, programmatic requirements for other HUD competitive grants do not always coincide with determined local needs.

### **Actions planned to foster and maintain affordable housing**

It is the goal of the City of Ocala to foster and maintain affordable housing for citizenry in all quadrants. In accordance with HUD regulations, the City, in conjunction with the Marion County

Consortium, updated the Analysis of Impediments to Fair Housing Choice in 2018. The City will use CDBG and HOME funds to initiate rehabilitation projects that will bring as many sub-standard housing conditions as possible, up to building code. This will also include testing for asbestos and lead based paint where applicable to ensure the health and welfare of our citizenry. The City will also continue to partner with Habitat for Humanity and the Ocala Housing Authority; by providing purchasing assistance funds to aid qualified citizens realize their dream of becoming home owners.

### **Actions planned to reduce lead-based paint hazards**

A large amount of the homes in the City were constructed prior to 1979 which highly increases the likelihood of the occurrence of lead associated health hazards. The City currently contracts with PBo3 out of Deltona, Florida and DK Environmental & Construction Services, Inc. out of Kissimmee, Florida to conduct lead test on all structures built before 1979; that are scheduled for either, rehabilitation, demolition, or purchasing assistance, as well as asbestos testing where it is applicable. The City only uses contractors that are lead trained and certified to carry out their rehabilitation and demolition projects. For all rehabilitation projects (except sewer connections), the City provides the applicant with a pamphlet explaining the nuisances of lead based paint hazards.

### **Actions planned to reduce the number of poverty-level families**

It continues to be a major goal of the City of Ocala to reduce and eventually eliminate the number of poverty level families in the City. This of course is no small task. Today the needs of families far exceed the resources the City has in which to satisfy those needs. Too many families in the city still do not have adequate housing, adequate transportation, access to basic nutritional needs (there is no major grocery store located in West Ocala), adequate educational and job opportunities, or adequate health care. There still exists a very large schism between the “haves and the have not's” and this divide appears to be widening by the day. City officials are well aware of the existing problems and along with City staff; they continue to work diligently to finds solutions to this most pressing issue.

### **Actions planned to develop institutional structure**

The Public Community Programs Division of the City of Ocala’s Community Development Services Departments responsible for the implementation of the City’s neighborhood services program. This division is responsible for administering the CDBG and HOME dollars that are received from HUD and reinvesting those dollars back into needed areas of the City to improve overall living conditions and help reduce and eliminate slum and blighted conditions. The Community Programs Division works in conjunction with the Redevelopment and Economic Development Divisions of the Community Development Services Department to attract new business and economic opportunities as well as redeveloping existing commercial opportunities that will produce new job opportunities that will serve the community as a whole to reduce the City’s level of poverty, homelessness, criminal activity, and blighted conditions. These divisions often share resources and ideas in looking for inventive ways to leverage their resources and talents in order to serve the broadest range of customers with ever

shrinking funds. The City of Ocala's Public Community Programs Division also works very closely with Marion County's Community Services. As part of the Marion County Consortium, the City collaborates with the County on funding projects, leveraging funds with private organizations, and training opportunities. The two entities have established a quarterly meeting with the United Way and other local lead agencies, where we will all meet to better understand the needs of the community, explore the resources available to meet those underserved needs, and better coordinate and understand the projects that are in motion so that we are not duplicating efforts. The City also partners with the Marion County Homeless Council and is a regular participant in their meetings and workshops. The City contributes and participates at the requested levels in order to aid the Council in addressing the homeless situation that exists in the area. Currently the City is working with the Homeless Council to better assess the Council's current role in the community and determine what that role should be going forward. The City and the Council are collaborating on shifting the current process and views that exist among those agencies that aid in providing for homeless clients so that resources and efforts can best be maximized. On a quarterly basis, the Public Community Development Services Department meets with the approved contractors in its rehabilitation program. The Senior Manager of Public Community Development Services meets with representatives of companies of all of the trades that participate in the rehabilitation program quarterly. The goal is to keep an open line of communication between the citizenry, the contractors, and the City. It is an opportunity to discuss the program in an open forum and to receive suggestions from the contractors as to what they are experiencing and what ways can the City be easier to do business with, while remaining within the federal guidelines. These meetings contribute to fostering relationships between the City and its contractors, instill a sense of partnership in the program between the City, contractors, and citizenry, and reiterate the City's high expectations of job performance from the contractors. These meetings have proven very valuable in breaking down stereotypes of the City's rehabilitation program and have begun to reestablish the faith of the business community in the program.

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

Several steps are taken to ensure coordination between public and private housing and social service agencies during the program year. Each of these steps will help facilitate information exchange between the county, city, and those providing public services. The following steps are taken to enhance coordination amongst agencies:

- A technical assistance workshop is held at the beginning of each grant year to educate nonprofit agencies on the grant funds, application process, eligible uses, additional requirements when utilizing these funds and long-term conditions on their use.
- Ocala/Marion County's housing and community development plan is carried out through a combination of public, private and non-profit organizations, many of which participate in the citizen participation process. With the addition of HOME funds and the formation of the consortium with the City of Ocala, the County works with the City to develop other housing



partners.

- Both county and city staff continue to play active roles in the community alliance organizations dealing with homelessness (Homeless Council), children's issues (Children's Alliance), and community issues (Community with a Heart) and mental health issues (Mental Wellness Coalition).

## **Discussion**

## Program Specific Requirements

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

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(l)(1)

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

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

#### Other CDBG Requirements

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

## Discussion

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> American Community Survey
	<b>List the name of the organization or individual who originated the data set.</b> US Census Bureau and US Department of Housing and Urban Development.
	<b>Provide a brief summary of the data set.</b> Housing, demographic, housing market, employment, education, income, population, and economic data provided from the 2010 Census.
	<b>What was the purpose for developing this data set?</b> To collect important data relevant to the population in the United States.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2006-2012
	<b>Briefly describe the methodology for the data collection.</b> Survey
	<b>Describe the total population from which the sample was taken.</b> United States
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> All demographics.