



# Second Program Year Action Plan

The CPMP First Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

## Narrative Responses

### GENERAL

#### Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 2 Action Plan Executive Summary:

Marion County and the City of Ocala are eligible for funding under the Community Development Block Grant (CDBG), CDBG-R, NSPI Entitlement, State of FL FHOP Funds and the HOME Investment Partnership Program (HOME). Marion County and the City of Ocala formed a Consortium to create a cohesive approach to addressing the housing challenges in Marion County. The incorporated cities of Belleview, Dunnellon, McIntosh and Reddick are not participating jurisdictions. These Federal funds must be expended to achieve the following goals for low-income households and/or predominantly low-income areas:

#### **CDBG**

- Provide Decent Housing
- Create Suitable Living Environments
- Expand Economic Opportunities

#### **HOME**

- Expand the supply of decent, safe, sanitary and affordable housing

The Annual Action Plan describes the Federal and Non-Federal resources expected to be available to address priority needs and goals identified in the Second Year Consolidated Plan. Federal regulations require the Action Plan to be updated annually. The Action Plan must contain a list of Federal and Non-Federal resources, a description of activities expected to be undertaken during the upcoming year to address priorities in the Consolidated Plan, a description of geographical areas to be assisted, and a list of activities directed towards the homeless and other special need populations. Marion County uses CDBG and HOME funds in the unincorporated areas of the County and contracts with the City of Ocala to use a proportionate share of HOME funds within the City limits of Ocala. As a Consortium, Community Housing Development Organization (CHDO) projects are awarded according to ranking criteria which determines the best project to address the priority needs regardless of geographic location. Marion County shall be the lead agency having overall responsibility for overseeing the development of the Consolidated Plan and ensuring that the Consortium's HOME program is carried out in compliance with the requirements in 24 CFR Parts 91

and 92. The City of Ocala shall be the other participating member. Marion County and the City of Ocala used public meeting information and surveys to assist in the development of funding priorities. The Community Development plan will be carried out through a combination of public, private and non-profit organizations, many of which participate in the citizen participation process. Technical assistance will be provided to develop and train newly designated CHDO's as well as other housing partners. Map #1 in the next section, identifies the location of concentrated efforts for Marion County's CDBG and HOME projects over the next five funding years (2009/10 through 2014/15) in relation to census identified Low/Moderate Income (L/M) block groups and Areas of Minority Concentrations (AOMC).

### **2010/11**

For the grant year October 1, 2010 through September 30, 2011, Marion County will receive \$1,930,716 in Federal CDBG and \$915,399 in Federal HOME funds.

### **SPECIFIC OBJECTIVES AND ACCOMPLISHMENTS:**

Marion County, like the rest of the Country, has seen a decrease in the median area housing sales price, due to the shift in the housing industry. While the median home price has spiraled dramatically, it is still well out of reach for our low/mod income residents living in Marion County. In spite of the drop in home prices many homes remain out of reach for our most vulnerable population due to job loss, lack of skills and education, vulnerable economic times and the loss of construction and housing industry jobs that comprised a large portion of economic landscape. Combining the changes in the job market along with the recent loss of funding through our State SHIP program bring added anguish to low to moderate income persons seeking affordable housing. These economic changes have forced cities and counties throughout the state to search for ways to maintain their existing affordable housing stock while addressing the foreclosure crisis and maintaining our low to moderate income neighborhoods from further deterioration. Additionally, the State has eliminated the SHIP funding from the Affordable Housing Trust Fund which places a greater strain on FL communities to provide match money for HOME and CHDO projects. Please refer to the following Table 3A Summary of Specific Annual Objectives:

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
DH 1.1	Emergency Mobile Home Repair	CDBG	2009	# of families assisted	60	45	75 %
			2010				%
			2011				%
			2012				%
			2013				%
MULTI-YEAR GOAL							%
Affordability of Decent Housing (DH-2)							
DH 2.1	Provide down payment assistance to 20 families Develop housing with local CHDO for homeownership	HOME	2009	# of families assisted	50	7	14 %
			2010				%
			2011				%
			2012				%
			2013				%
MULTI-YEAR GOAL							%
Sustainability of Decent Housing (DH-3)							
DH 3.1	Provide and install ramps for physically disabled person		2009	# of families assisted	24	14	58%
			2010				%
			2011				%
			2012				%
			2013				%
MULTI-YEAR GOAL							%
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.1	Build and develop dental clinic and	CDBG	2009	# of completed projects	1	1	100%
			2010				%
			2011				%
			2012				%
			2013				%
MULTI-YEAR GOAL							%
Affordability of Suitable Living Environment (SL-2)							
SL 2.1			2009				%
			2010				%
			2011				%
			2012				%
			2013				%
MULTI-YEAR GOAL							%
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1	Acquire and rehab transitional living		2009	# of completed project	1	1	100 %
			2010				%
			2011				%
			2012				%
			2013				%
MULTI-YEAR GOAL							%

Availability/Accessibility of Economic Opportunity (EO-1)								
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
EO 1.1	Support Section 3 Incubator/Entrepreneur Program	CDBG HOME	2009	# of participants	40		%	
			2010				%	
			2011				%	
			2012				%	
			2013				%	
MULTI-YEAR GOAL						%		
Affordability of Economic Opportunity (EO-2)								
EO 2.1	Provide economic opportunities through job creation		2009	# of jobs created	0		%	
			2010				10	%
			2011				10	%
			2012					%
			2013					%
MULTI-YEAR GOAL						%		
Sustainability of Economic Opportunity (EO-3)								
EO 3.1			2009				%	
			2010				%	
			2011				%	
			2012				%	
			2013				%	
MULTI-YEAR GOAL						%		
Neighborhood Revitalization (NR-1)								
NR 1.1	Build and develop 2 community centers, and 1 youth center		2009	# of projects completed			%	
			2010				%	
			2011				%	
			2012				%	
			2013				%	
MULTI-YEAR GOAL						%		
Other (O-1)								
O 1.1			2009				%	
			2010				%	
			2011				%	
			2012				%	
			2013				%	
MULTI-YEAR GOAL						%		
Other (O-2)								
O 2.1			2009				%	
			2010				%	
			2011				%	
			2012				%	
			2013				%	
MULTI-YEAR GOAL						%		

Marion County has developed a Local Housing Assistance Plan to meet the housing needs of extremely low, very low, low and moderate-income households, to expand production of and preserve affordable housing, and to further the housing element of the local government comprehensive plan specific to affordable housing. Marion County has adopted a Plan that increases the availability of affordable residential units by partnering with local lenders and other partners committed to leveraging SHIP funds with private and public funding. The local Lender's Consortium has agreed to reduce their fees to help lower client costs.

An Affordable Housing Advisory Committee (AHAC) was formed by Marion County Resolution 08R-270 on July 1, 2008 By State Statute and per Board of County Commissioners actions, the Committee is made up of appointed and ad hoc members representing a cross-section of the affordable housing development community. The Committee included many members who had participated in the 2006 Affordable and Workforce Housing report prepared by the Public Policy Institute, and they agreed to use that study as a baseline for completing the goals required by Section 420.9706 F.S., which required the establishment of an affordable housing advisory committee to recommend monetary and nonmonetary incentives as part of an affordable housing incentive plan. The meetings were advertised as required by the sunshine law and open to the public. In addition to the hours spent together at these meetings, Committee members spent many additional hours reviewing materials, including studies and reports from other jurisdictions, in developing their recommendations. At the pleasure of the Board of County Commissioners, the Committee is interested in continuing to serve as an active board by helping to draft implementing legislation, and by continuing to monitor the demand for affordable housing and the ability of, and restrictions on, the development community in meeting those needs.

#### Committee Recommendations:

1. Impact & Development Fees - The Committee recommends the elimination of fees for housing affordable to households at or below 80% MFI, and a sliding scale for fees for housing affordable to households between 80% to 120% MFI. In addition, the Committee recommends the following: Transportation Impact Fee Ordinance 02-8, adopted April 22, 2002, allows the county administrator to approve an agreement for twelve (12) equal monthly payments of the impact fee for applicants who meet the Marion County S.H.I.P. Program guidelines for low income families. A forty dollar (\$40.00) nonrefundable process fee will be charged for all applications for a deferred payment agreement.
  - a. Waive all transportation impact fees for housing affordable to families at or below 80% MFI,
  - b. Establish a separate fund to pay school, water & sewer fees for housing affordable to families at or below 80% MFI,
  - c. Establish lien mechanisms to recapture these fees if the house is sold within 10 years,
  - d. Waive property taxes on land donated to non-profit organization for five years with the requirement that the property must be developed within that time frame.

Special consideration should be given to provide incentives to development accessible to public transportation routes and large employment areas, particularly for workforce housing that supports local government economic development incentive projects.

2. Lot Flexibility - Create a new Zoning classification (AH1 - residential) (AH2 – multi-family/rental) specifically for affordable housing that allows development on 40' lots. Allow the use of right-of-way in calculating set-back requirements. Development process – Create / appoint a point person to act as an affordable housing liaison to expedite the process. Require pre-development meetings between staff and developers to facilitate and expedite the development process. Assure public participation in a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

**Incentive a.:** The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.

**Incentive b.:** The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

**Incentive c.:** The allowance of flexibility in densities for affordable housing.

**Incentive d.:** The reservation of infrastructure capacity for housing for very-low income persons, low-income persons, and moderate-income persons.

**Incentive e.:** The allowance of affordable accessory residential units in residential zoning districts.

**Incentive g.:** The allowance of flexible lot configurations, including zero-lot line configurations for affordable housing.

**Incentive h.:** The modification of street requirements for affordable housing

**Incentive i.:** The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

**Incentive j.:** The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

**Incentive k.:** The support of development near transportation hubs and major employment centers and mixed-use developments.

### **Priority #1 – Affordable Housing**

Marion County has identified the need for more than 5,800 housing units by 2011 for residents with incomes below 80% MFI. This is due to the projected population increases in addition to the 20,000 current residents with housing problems such as, sub-standard housing, affordability and overcrowding.

Due to the higher percentage of substandard units in the City of Ocala (9%) vs. the County (4%), the City will focus funding on rehabilitation while the County will give priority to purchase assistance for first-time homebuyers. The following chart lists the accomplishments of the Marion County Community Services over the past five years.

*\*Note: The total number of households assisted is declining significantly due to the cap set by the State on funding and higher subsidies per unit due to rising housing costs.*

### **2010/11**

Marion County and the City of Ocala, as required by State Statute Section 420.9076, have formed an Affordable Housing Advisory Committee to review the established policies and procedures, ordinances, land development regulations,

and adopted local government comprehensive plans of the appointing local governments and recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

Using HOME CHDO funds, Marion County and the City of Ocala will work with Habitat for Humanity and other certified CHDO's in this county to develop housing opportunities to serve very low and low-income families in Marion County. Habitat for Humanity, Ocala Leased Housing and Neighborhood Housing Development Corporation will create affordable housing in our designated areas of concentration.

Marion County Community services are working diligently to serve the needs of our elderly veterans. According to CHAS over 27% of the residents of this county are over the age of 65. The VFW of Fort McCoy Home was funded to develop permanent supportive housing units and rehabilitation of some of the older units to bring them into compliance. This project is well under way and will produce over twenty units of permanent supportive housing and significantly increase the quality of living for those currently residing in the VFW of Ft. McCoy.

**Priority #2 – Homelessness and Special Needs Housing**

More than 1,000 units of transitional and permanent housing are needed to address the needs of the current homeless population. There is also a need for permanent supportive housing for homeless people with special needs.

Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	219	0	80
	Transitional Housing	120	0	75
	Permanent Supportive Housing	34	4	50
	Total	373	4	205

**2010/11**

Supporting and encouraging organizations interested in developing **affordable housing options** is our priority this year and next.

HOME, ADDI, SHIP and HHR Funds	Goals	Accomplishments				
		09/10 YR 1	10/11 YR 2	11/12 YR 3	12/13 YR 4	13/14 YR 5
<b>Marion County Affordable Housing Strategies</b>						
Homeowner Purchase Assistance	<b>50</b>	7				
Homeowner Rehabilitation	<b>51</b>	8				
<b>Homeowner Demolition &amp; Construction</b>						
* Site Built Home	<b>2</b>	0				
* Manufactured Home (HHR)	<b>0</b>	0				
Collaborative Rebuilding (MTRN)	<b>0</b>	0				
Construction of Rental Units	<b>0</b>	0				
Site Development	<b>0</b>	0				
Disaster Recovery – Non HHR	<b>0</b>	0				
Foreclosure Intervention	<b>2</b>					

Habitat for Humanity of Marion County plans to construct five condo-style buildings of four units each for homeownership. The units will target elderly and disabled homeless individuals currently living in transitional housing. The condo-style concept includes all outside maintenance costs with the mortgage payment, which assists this population. Habitat was awarded HUD SHP funding for the first unit to be built in 2009.

**Transitional Housing for special needs populations** is also under development. Project HOPE received a donation of five acres of land from the City of Ocala to build transitional housing for homeless families. They are now in Phase 2, which is the design phase. They are still several years from completion as they must also seek funding sources before construction can begin. Breaking Free Ministries will also be adding 6 beds of transitional housing for ex-offender women reentering mainstream society.

### **Priority #3 – Non-housing Community Development**

Predominantly low income neighborhoods suffer from neglected and vacant properties, a lack of basic infrastructure, such as roads, water and sewer, and a lack of neighborhood services and facilities. As such, the standard of living in these neighborhoods is disproportionately lower than the average neighborhood.

Amendment 1, the doubling of the Homestead Exemption and the devaluation of property values has meant a reduction in county property tax revenues. Coupled with the reduction in Sales and Gas tax revenues has necessitated severe budget cuts in both the current budget as well as the 2009/10 budget. Continued population growth, though, demands increased services and infrastructure. Balancing demand with a reduced budget has required cuts in all services, but most especially those services considered non-essential such as libraries and parks, and the elimination of all discretionary funding to non-profits. Impacted most by these types of cuts are low-income residents who tend to utilize or benefit most from these services.

All Capital Improvement Projects have been cancelled for the upcoming budget year unless funding was already in place. The need for Economic Development projects and affordable housing has become increasingly critical as economy continues to spiral and job loss is at highest in years. Secondly, the infrastructure needed to serve the current population becomes a priority need, especially because of the widespread use of septic tanks in unincorporated Marion County. The need to protect our water supply continues to remain a priority for official in this county. Marion County will continue to support the goals established in the 2009-2014 Consolidated Plan by directing CDBG funding toward eligible County public facility or infrastructure projects in low-income areas that serve a public purpose. Any remaining funds will be directed towards local non-profit agencies through a formal application process for projects targeting the County's priority areas.

The following table is a summary of projects completed to meet specific objectives of the five-year consolidated plan.

**Transition Table 2C**  
**Summary of Specific Housing/Community Development**  
**Objectives**  
**(Table 2A/2B Continuation Sheet)**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome /Objective*
	<b>Rental Housing</b>					
1.	Create permanent supportive rental housing for homeless	SHP	# person served and remain in housing for 1 yr.	4	-	DH-2
2.	Create permanent housing for elderly vets	CDBG	# person served and remain in housing for 1 yr.	20	-	DH-2
	<b>Owner Housing</b>					
1.	Develop housing for ownership with local CHDO	HOME	# families served	15	-	DH-2
	<b>Community Development</b>					
1.	Continue to participate with neighborhood organizations and coalitions	CDBG	# of meeting attended and Improved working relationships	180	-	SL-1
2.	Technical Assistance Training	CDBG	-# of meeting attended and Improved working relationships	15		SL-1
	<b>Infrastructure</b>					
	X	X	X	X	X	X
	X	X	X	X	X	X
	<b>Public Facilities</b>					
1.	Build/Develop/Rehab/Acquire	CDBG	\$526,000			NR

First Program Year

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	Neighborhood Revitalization					
2.	Build and Develop 1 Youth Center	CDBG	\$840,000			NR
	Public Services	CDBG				SL-1
	Youth Activities	CDBG	\$25,000			SL-1
	Abused Children	CDBG	\$20,000			SL-1
	Economic Development					EO-1
	Job Training Development Support Section 3	CDBG	\$1,750,000	# participants		EO-1
	Entrepreneur/Job Creation	CDBG	\$200,000	# of jobs/businesses participate	-	EO-1
	Neighborhood Revitalization/Other					
	X	X	X	X	X	X
	X	X	X	X	X	X

\*Outcome/Objective Codes

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

## General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

Marion County uses CDBG and HOME funds in the unincorporated areas of the County and contracts with the City of Ocala to use a proportionate share of HOME funds within the city limits of Ocala. As a Consortium, CHDO projects are awarded according to ranking criteria which determines the best project to address the priority needs regardless of geographic location. The County's other cities do not participate in these programs. Due to the rural nature of the unincorporated County, there are many low-income and minority people living in loosely defined areas instead of easily defined neighborhoods. Large horse farms, often the predominant employer of these low-income people, skew the census figures so that these low-income areas are frequently not within HUD census defined L/M tracts or block groups. The County targets funding towards identified

L/M areas and people regardless of which census tract they fall into. Map #1, on the following page, identifies L/M block groups and areas of minority concentration.

Map #2 identifies the location of County CDBG/HOME projects over the past six funding years (2002/03 through 2008/09) in relation to census identified L/M block groups and areas of minority concentration.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

Recent State legislation requiring the rollback of county property taxes will necessitate budget cuts, especially in high growth counties such as Marion. The County must balance the strain on services and infrastructure from double digit population growth with reduced revenue. To balance a reduced budget, the county will look at cutting nonessential services, such as libraries and parks, and discretionary funding to non-profits. Impacted most by these types of cuts are low-income residents who tend to utilize or benefit most from these services. Most Capital Improvement Projects have been cancelled for the upcoming budget year due to the above revenue constraints. Keeping up with the infrastructure needed to serve the growing population becomes a priority need, especially in the area of water and sewer as protecting our water supply becomes critical.

Marion County will direct CDBG funding through a formal application process for projects targeting the County's Consolidated Plan priorities and goals. 100% of grant funds will be targeted to L/M Areas and Households. Due to the County's rural nature, there are no pre-determined target areas.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

Marion County will continue to support the goals established in the 2009-2014 Consolidated Plan by improving public facilities and infrastructure in low and moderate income areas necessary to relieve gaps and underserved needs, and to provide equitable service delivery and living standards.

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First Program Year

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Map

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First Program Year

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4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

**Federal and Non-Federal Sources of Funding  
Fiscal Year 2010/11**

The following is a comprehensive listing of Federal and Non-Federal resources to be received by Marion County and the programs that have been designed in support of the Strategic Plan section of the Consolidated Plan.

**FEDERAL SOURCES OF FUNDING**

**CDBG**

Funding Allocation	\$1,930,716
Program Income—2009/10(est.)	\$ -0-
Unencumbered prior Year Funds	\$ 540,456
Funds Carried Forward*	\$ -0-
<b>Total</b>	<b>\$2,471,171</b>

**HOME**

Funding Allocation	\$ 915,399
Program Income –anticipated	\$ -0-
Unencumbered Prior Year Funds (est.)	\$ -0-
<b>Total</b>	<b>\$ 915,399</b>

**USES OF FEDERAL FUNDING**

**CDBG**

Housing/Rehab.	
Mobility Ramps*	\$ 50,000
Emergency Mobile Home Repair	\$ 200,000
Public Facilities and Infrastructure	
1. Boys and Girls Club	\$ 840,000
2. Projects TBD	\$ 526,628
Economic Development	\$ 200,000
Public Services (max 15%)	\$ 268,400
Program Administration (max. 20%)	\$ 386,143
Contingency (max. 10%)	\$ 0
Carry-Forward	\$ 0
Unencumbered Funds	\$ 0
<b>Total</b>	<b>\$2,471,171</b>

**HOME**

Homebuyer Purchase Assistance	\$ 462,992
Program Administration	\$ 72,100
CHDO set-aside (min 15%)	\$ 137,310
Consortium Share—City of Ocala	
1. Homebuyer Purchase Assist.	\$ 165,000
2. Housing Rehab	\$ 58,557
3. Program Administration	\$ 19,440
<b>Total</b>	<b>\$ 915,399</b>

**USES OF STATE FUNDING**

**SHIP Program**

Purchase Assistance Loans	\$ 0
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## LEVERAGING AND MATCHING FUNDS

### **Leveraging Funds**

Every reasonable effort is made to leverage federal funds by obtaining additional financial support from other sources for all projects undertaken.

- CDBG sub-recipients are required to seek funding from other sources before applying for CDBG funding. They are expected to provide matching funds or participate in the cost of their project.
- The SHIP program has developed partnerships with local lenders, realtors, contractors and non-profit agencies to reduce closing costs. Recipients of SHIP Purchase Assistance loans are required to provide the upfront costs for taxes, insurance and escrows.

### **Matching Funds**

The HOME program requires a 25% local match for any HOME funds drawn. The State of Florida has the SHIP Program that local entitlement counties and cities are able to use as match for HOME. Marion County and the City of Ocala have designated SHIP as their local match for HOME and HOME "look-alike" activities. SHIP Mortgage Loan Agreements provide for the recapture of funds in accordance with HOME requirements. CHDO's are required to provide match for their projects.

### **LOW/MOD BENEFIT**

100% of all CDBG funds will be used for the National Objective; activities benefiting low / moderate income persons.

## **SECTION 8 FUNDS, COMPETITIVE MCKINNEY-VENTO HOMELESS ASSISTANCE ACT FUNDS, and LOW-INCOME HOUSING TAX CREDITS**

The following is a comprehensive listing of Agencies and Non-Profits expected to receive Federal Section 8 or McKinney-Vento Funds and a detailed description of the use of Low-Income Housing Tax Credits in Marion County.

The Ocala Housing Authority is the only agency in the County to receive **Section 8**, Housing Assistance Program funding. In 2008, they received a total of \$5,654,366.

**McKinney-Vento funds** were received by the following agencies for the past year:

- |   |           |                                |
|---|-----------|--------------------------------|
| • Salvation Army  | \$107,625 | Supportive Housing Program     |
| • United Way  | \$ 62,160 | HMIS                           |
| • Souls Harvest   | \$278,963 | Permanent Housing for disabled |
| <i>Note: This is the total for a 3 yr. grant. Aug. 2008 begins their 3<sup>rd</sup> year.</i> |           |                                |
| • Marion County Public Schools  | \$ 85,000 | Homeless Education Programs    |
| • Habitat for Humanity  | \$118,000 | Permanent Housing for disabled |

The only Census Tracts in Marion County that are eligible for **Low-Income Housing Tax Credits** are located in the City of Ocala. Nine rental projects with a total of 1,135 units have been awarded tax credits in Marion County since 1995. All have been located within census tracts 17 or 18 due to the 30% tax credit bonus in these Qualified Census Tracts. Developers have indicated that it is economically unfeasible to develop housing in other areas of the county without the tax credit housing bonus.

## Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

Marion County shall be the lead agency having overall responsibility for overseeing the development of the Consolidated Plan and ensuring that the Consortium's HOME program is carried out in compliance with the requirements in 24 CFR Parts 91 and 92. The City of Ocala shall be the other participating member.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

Marion County used public meeting information and surveys to assist in the development of funding priorities. The following organizations and public agencies participated in this process:

Association for Retarded Citizens	Kimberley's Cottage/ Children's Advocacy Center
Arnette House	Legal Advocacy Center of Mid-FL
Blessed Trinity Church	MADDADS
Boy's and Girl's Club	Marion County School Board
Brothers Keeper	Marion County Sheriff Office
The Centers	Ocala Housing Authority
Center for Independent Living	Ocala/Marion County Chamber of Commerce
Childhood Development Services	Ocala/Marion County Economic Development Corporation
Children's Alliance	Pace Center
CLM Workforce	Salvation Army
Consumer Credit Counseling	Senior Services
Creative Services - Domestic Violence / Rape Crisis Ctr	Shepherds Lighthouse
Early Learning Coalition	Soul Harvest Ministries
Greater Ocala Community Development Corp. (GOCDC)	USDA Rural Development
Habitat for Humanity	United Way of Marion County
Health Department	Veteran's Service
Homeless Council	
Interfaith Emergency Services	
Isaiah Foundation	

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Marion County's housing and community development plan will be carried out through a combination of public, private and non-profit organizations, many of which participate in the citizen participation process.

County and City staff meet regularly to coordinate programs and identify needs on a community-wide basis.

The Marion County HOME Consortium is working closely with Habitat of Humanity to develop affordable housing projects. We continue to provide technical assistance to other housing partners in an effort to develop more CHDO's.

The Consortium will continue to partner with the Ocala Housing Authority, the Homeless Council and local non-profits on affordable housing projects.

The County SHIP program works with local non-profits and private developers to provide funding for both rental and transitional housing projects.

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), elderly (Senior Alliance), mental health (Mental Wellness Coalition) and community issues (Community with a Heart).

City staff continue to enhance coordination between private and public agencies by participation in local community groups, promoting public-private partnerships, coordination and non-duplication of efforts to maximize the use of limited resources.

## **Citizen Participation**

Action Plan Citizen Participation response:

1. Provide a summary of the citizen participation process.

The Citizen Participation Plan (CP) 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.

Two County Community Services staff are bi-lingual and are able to interact with the County's non-English speaking Hispanic population. In addition, written materials can be provided in Spanish, and the County makes all reasonable accommodations for persons with special needs that request assistance.

During any given program year, Marion County or the City of Ocala may seek 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 and the City of Ocala will provide 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 and the City of Ocala will also provide 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.

The 2010/11 Action Plan and recommended use of funding was posted for public review and comment for the requisite 30 days. The County and City separately posted display advertisements in the local Star Banner Newspaper. Information was also posted on the County and City websites, in public places and mailed to people and agencies on our mailing list, in accordance with the CP. Public hearings were held during this period to receive further comment. A copy of the County's display advertisement can be found in appendix 1.

2. Provide a summary of citizen comments or views on the plan.

No comments were received.

3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

For the 2010/11 Action Plan, the required 30 day Public Comment Period was held from June 16, 2010 through July 16, 2010. Notice was published June 5, 2010 in the Ocala Star Banner. In addition, information was posted on the County website, the County's Public Notice Bulletin Board outside of the Commission Auditorium, County Libraries and notices were mailed to all organizations and individuals on our mailing lists.

A Public Hearing was held on July 16, 2010 during the Public Comment Period. Careful consideration was given to all comments and views expressed by the public, whether given as verbal testimony at a public hearing, or submitted in writing during the review and comment period.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

No comments were received.

## Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Marion County's housing and community development plan will be carried out through a combination of public, private and non-profit organizations, many of which participate in the citizen participation process. Through the HOME funds and the consortium with the City of Ocala, we will work with the City to develop and train CHDO's as well as other housing partners.

Community Services staff will continue to play active roles in the community alliance organizations dealing with homelessness (Homeless Council), children's issues (Children's Alliance), mental health (Mental Wellness Coalition), senior services (Senior Alliance) and community issues (Community with a Heart).

The Marion County Consortium will continue to partner with the Ocala Housing Authority, Habitat for Humanity, and other local non-profits on affordable housing projects.

## Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

The Marion County Consortium uses performance measurement tools in accordance with HUD guidelines as a monitoring tool for housing and community development projects. A Performance Measurement Plan is developed for each individual activity funded. When outside applications are sought, potential sub-recipients must address the specific impact of the activity on the problem it is designed to address. This includes outcomes, major tasks required to address outcomes, quantifiable outputs and a description of evaluation tools, methods and benchmarks that will be used to measure their achievement of the outcomes. The Performance Measurement Plan is one of the ranking elements and amounts for 11% of the final score.

### Monitoring

Marion County monitors for federal, state and contract compliance of each of its CDBG, HOME, and SHIP activities on an on-going basis. Technical assistance is provided as needed.

### Sub-recipient monitoring includes:

- Technical assistance/Risk assessment review at the start of the activity
- In-house review of every payment request
- Bi-annual on-site monitoring
- A desk review, prior to the end of the fiscal year, to evaluate compliance, progress, technical assistance needs and future fundability.

**Technical Assistance/Risk Assessment Review** – ensures that the sub-recipient understands the rules and requirements of the program. It reviews: documentation and filing procedures, reporting requirements, and reimbursement procedures. The Technical Assistance Review assesses the risk level of sub-recipients and determines the level of oversight and assistance required during the first six months.

**On-site monitoring** is performed twice per year. Comprehensive monitoring forms and procedures have been developed to address the following:

- Compliance with all income certification requirements and documentation guidelines;
- Compliant and accurate financial accounting procedures, record keeping, file maintenance, and reporting;
- Compliant confidentiality procedures;
- Progress toward project goals and timely use of funds;
- Compliance with specific contractual requirements;
- Recognition of innovative or outstanding performance;
- Identification of pending or potential problems; and
- Implementation of technical assistance or monitoring recommendations.

A year-end **Desk Review** of reports, findings, concerns and training issues, determines the sub-recipient's capacity for future funding.

**Housing Code Compliance:** Policies and procedures have been established for all of our housing programs. Housing is subject to eligibility criteria according to established definitions of "standard" and "substandard" housing conditions. The Housing Rehab. Specialist on staff is responsible for ensuring compliance with these policies as well as local and state code. An inspection form is used to document code deficiencies and whether the house meets standard condition. The staff person holding this position must maintain current knowledge of all local and state codes, and regularly attends trainings to maintain currency.

**Construction and Infra-structure Projects** are monitored on a weekly basis by the Rehabilitation and Construction Coordinator, a licensed contractor who works for Community Services. This person ensures that work is proceeding in a timely fashion, and meets all code and regulatory requirements. They review all reimbursement requests for accuracy as the first step in the approval process.

Contractors for each project are selected by competitive bid with the applicable Federal requirements a part of each bid and contract. The Community Development Grant Administrator monitors for all Davis-Bacon and Federal Labor Standard requirements, to include payroll monitoring and employee interviews.

In compliance with Section 3, MBE/WBE requirements, all contractors are required to; advertise in the local area and send notices to all businesses in the area listed on the State Minority Business list, utilize local labor pools, and to the greatest extent feasible make opportunities for business and work available to minority and women owned businesses. Contractors sign a certification as part of their contract stating that they understand and will abide by these requirements, and file monthly reports documenting their efforts to this extent.

**Projects Administered through the Community Services Department**, which currently includes the mobility ramp and emergency mobile home repair programs, require eligibility determinations of applications received. Community Services staff follow the same stringent guidelines as the SHIP program in processing applications using the Section 8 definition and third party verifications of income.

**Self Monitoring Procedures:**

Self monitoring of files, expenditures and program compliance requirements are performed as follows:

- On a monthly basis, Supervisory staff randomly select files for review of compliance with policies, procedures, and program requirements;
- An annual outside audit is performed by the Clerk's Office in accordance with generally accepted accounting standards and single audit requirements. To date; no findings or concerns have been noted.
- The Florida Housing Finance Corporation monitors SHIP compliance annually.

Purchase requisitions and authorizations for payment require approval by the Rehab. Construction Coordinator and/or the Community Development Grant Administrator, the Community Services Department Director, the County Finance Department and/or the County Purchasing Department before they are paid. Reimbursement requests are not paid unless adequate documentation has been provided. Department financial records are balanced with the County's financial reports on a monthly basis. Quarterly Transaction Reports and IDIS draw downs are prepared by the Community Services Department but approved by the Financial Department to provide the cross-checks necessary to ensure accuracy.

Self monitoring for adherence to Con Plan priorities and goals is done on an on-going basis. During the development of the Annual Action Plan, funding priorities are established according to the Consolidated Plan, applications for funding are reviewed against these priorities and the Commissioners are reminded of our priorities when funding recommendations are made. During CAPER preparation, we once again review our accomplishments against our priorities to ensure that we are meeting the goals reported in our Action Plan. The general public is given the opportunity at both Public Hearings to comment on the priorities established by the County.

Timeliness is monitored on a monthly basis. Spreadsheets have been developed to track timeliness of expenditures. The spreadsheets are updated as expenditures are made and balanced with the County's financial statements on a monthly basis before HUD draw downs are requested.

## **Lead-based Paint**

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

In Marion County, only 3.5% of the housing stock was built prior to 1950. This is the housing considered most likely to have lead-based paint. The Environmental Health Division of the Health Department indicates that historically, Marion County experiences a very low incidence of problems involving lead-based paint.

The Marion County Health Department tests Medicaid and high-risk low income children between the ages of 6 months to 6 years, for elevated lead levels. The Environmental Health Division of the Marion County Health Department has a Certified Lead Based Paint Assessor on staff to investigate any suspected cases of lead based paint.

The "Lead Safe Housing Rule Checklist" is included in the Environmental Review Process for all CDBG and HOME activities to ensure that the required procedures are performed and the appropriate documentation is maintained.

Because Marion County is primarily sub-urban in nature, with very little older housing, its potential for problems from lead-based paint is much smaller than in other areas. In recent years the Marion County Health Department has received very few reported lead poisoning cases. In 2005, the Health Department indicated that over the course of the five previous years there were only 18 total reported lead poisoning cases including only 3 non-housing related cases that year. Most of those cases were attributed to other states where the people had relocated from.

## HOUSING

### Specific Housing Objectives

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

The number one priority listed in the Consolidated Plan is Affordable Housing: providing and sustaining decent, safe and affordable housing.

Marion County identified the need for more than 5,800 housing units by 2010 for residents with incomes below 80% of the median area income. This is due to the projected population increases in addition to the 20,000 current residents with housing problems such as, sub-standard housing, affordability and overcrowding.

An analysis of the current housing stock indicates that the greatest need is for Single Family Housing. Included in this analysis is the need to reduce the number of sub-standard mobile homes either by replacing them with newer, higher quality manufactured housing or finding ways to make site built homes more affordable.

With the current foreclosure crisis and housing downturn, the County is looking at ways to invest in properties sitting vacant to turn them into affordable housing.

Due to the higher percentage of substandard units in the City (9% vs 4% in the County) rehabilitation is a higher priority for the City. The City continues to assist first time homebuyers with purchase assistance, and provides incentives of \$100,000 to Developers allowing them to compete successfully for Housing Tax credits to produce affordable rental housing.

In 2009, both the County and the City appointed members to a State mandated Affordable Housing Advisory Committee. The purpose of the committee is to review the established policies and procedures, ordinances, land development regulations, and adopted local governments comprehensive plans and recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The committee must issue their recommendations to the County Commission and City Council by December 2008. The County and the City must act upon the recommendations within 90 days.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

**Marion County Consortium's goals for FFY 2009/10 are:**

**Goal #1: Provide affordable housing to very-low and low income residents through an eligible CHDO project.**

Specific Objectives: (Outputs)

1. Provide technical assistance to Habitat for Humanity of Marion County, Ocala Leased Housing and Neighborhood Development Corporation to build capacity and create a more cohesive approach to utilization of CHDO funding. We are planning to complete a minimum of two homes this year with CHDO funds.
2. Provide technical assistance and promote the development of additional non-profits as potential CHDO's.

**Goal #2: Assist renter or owner households below 80% MFI and paying over 50% of their income for housing and / or living in sub-standard housing, attain safe, decent and affordable housing.**

Specific Objectives: (Outputs)

**1. Purchase Assistance for First-time Homebuyers – County - \$358,242 FHOP, HOME- \$455,993, HOME / City -234,701.**

Assist 65 County & 15 City low-income households with down-payment, closing costs and principal reduction using a combination of SHIP and HOME funding for the purpose of providing affordable housing. County assistance of up to \$35,000 per household is provided as zero-interest, deferred loans for households up to 80% of MFI. City assistance of up to \$20,000 per household is provided as zero-interest, forgivable loans. The county also has State FHOP funds that will be used for Purchase Assistance Tax Credit Program for households up to 80% MFI. The County and the City both have waiting lists for assistance, although the County processes very-low income applicants immediately.

**2. Owner-occupied Rehabilitation – County - \$180,000 SHIP / City \$400,000 CDBG & HOME.**

Assist 6 County & 35 City low-income households, up to 80% of MFI, in site built homes with rehabilitation assistance to bring substandard housing up to code for the purpose of providing decent housing. The County provides up to \$40,000 in zero-interest, deferred loans. The City provides up to \$50,000 zero-interest, forgivable loans. Currently the County and the City have waiting lists, but the City's waiting list has over 120 households (2+ years).The County also provides Emergency Mobile Home Repairs to families up to 50% MFI and architectural barrier assistance for families up to 80% MFI.

**3. Incentives for the Development of Affordable Housing – County - \$400,000 SHIP & HOME / City - \$130,000 HOME & General Revenue**

The City provides \$15,000 in additional HOME funds per unit for new, single-family affordable housing construction. This additional funding is to help off-set increased development fees (water/sewer/transportation).

The County provides up to \$35,000 per unit as a zero interest loan for the construction of affordable rental or transitional housing. This program leverages other private and public dollars.

The City provides \$100,000 (in the form of general fund contributions to offset City fees) per rental development for developers to access Federal Low Income Housing Tax credits. This leverages other private/public dollars at a 1:70 to 1:90 ratio.

HOME CHDO funds, in the amount of \$138,139 will be committed to eligible projects for the purpose of developing affordable housing. Marion County currently has one

CDBG, HOME, FHOP and City General Funds	Goals*				In Progress
	2013/14 YR 5	2012/13 YR 4	2011/12 YR 3	2010/11 YR 2	
<b>Marion County Consortium Affordable Housing Strategies</b>					<b>2009/10 YR 1</b>
Homeowner Purchase Assistance	20	20	20	20	65
Homeowner Rehabilitation	25	25	25	25	25
Construction of Rental/Trans. Units	0	1	1	2	1

certified CHDO submitting applications for project funding. They will complete their first 10 unit project by the Spring of 2009.

2009/10 Objectives	Units Assisted		
	FHOP & HOME	SHIP Only	TOTAL # Assisted
Homeowner Purchase Assistance	45VL & L	20 M	65
Homeowner Rehabilitation	0 VL & L	16 VL & L	16
Homeowner Demolition & Construction	0	0	0

**Key:**

VL = Very Low-income 50%  
 L = Low-income 80%  
 M = Moderate income 120%  
**2008 MFI = \$48,800**

MFI = Less than \$24,400 for a family of 4  
 MFI = Less than \$39,050 for a family of 4  
 MFI = Less than \$58,560 for a family of 4

**Needs of Public Housing**

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

The Marion County Consortium will continue to partner with the Ocala Housing Authority on affordable housing projects.

The OHA has ongoing resident initiatives that will continue during the coming year: Resident Councils are active in each of the OHA's Public Housing Communities. 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.

The OHA will continue to offer the Family Self-Sufficiency, Homebuyers Club and Homeownership Counseling programs. These programs will assist Section-8 participants and residents of the public housing communities in becoming economically self-sufficient and attain homeownership. In addition, OHA staff works with their tenants to find other sources of accomplishing goals including applying for financial-aid or grants.

2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

The County's Independent Ocala Public Housing Authority (OHA) is rated as a "High Performing" Organization.

## **Barriers to Affordable Housing**

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

### **Impediments to Fair Housing Choice**

Marion County and the City of Ocala completed a joint Analysis of Impediments (AI) to Fair Housing. The AI identifies local impediments to fair housing choice as well as Fair Housing partnerships in the County. The AI can be viewed on the Marion County website at [www.marioncountyfl.org/communityservices.htm](http://www.marioncountyfl.org/communityservices.htm).

In addition to continuing the on-going activities to address these impediments, as listed in our Consolidated Plan, the County and City will undertake the following new initiatives for this coming year;

### **Impediment 1: Lack of Public Education and Lack of Awareness Regarding rights and Responsibilities under Federal, State and Local Fair Housing Laws.**

**Problem:** The general public does not know their rights under the Fair Housing Act or where to take fair housing complaints.

#### **Continuing Actions:**

In addition to what's in the AI, the County will undertake the following initiatives:

- The County will utilize the Public Information Officer in County Administration for increased publicity regarding affordable housing opportunities. The publicity will consist of media contacts including the local community newspapers, local radio station talk shows and public service announcements and inclusion in local cable network shows that highlight County services.
- During Fair Housing Month, and in conjunction with the annual display in the Commissioners' Auditorium foyer, the County will post a display in the County Main Library regarding Fair Housing and complaint procedures
- The County will work with the County School Board's Homeless Liaison to target education regarding Affordable Housing opportunities to homeless families with school aged children.

#### **New for 09/10:**

Since people really don't pay attention to something unless they have a current need for it, we constantly look for ways to keep this information readily available so that when someone does need it, they can easily find it. Marion County continually looks for new opportunities to present this information, and new partners to work with in educating the public about Fair Housing Rights.

### **Impediment 2: Limited Choice in Affordable Housing Due to Unit Availability.**

### **New for 09/10:**

Resolution 08R-270 on July 1, 2008 By State Statute and per Board of County Commissioners actions, the Committee is made up of appointed and ad hoc members representing a cross-section of the affordable housing development community. The Committee included many members who had participated in the 2006 Affordable and Workforce Housing report prepared by the Public Policy Institute, and they agreed to use that study as a baseline for completing the goals required by Section 420.9706 F.S., which required the establishment of an affordable housing advisory committee to recommend monetary and nonmonetary incentives as part of an affordable housing incentive plan. The meetings were advertised as required by the sunshine law and open to the public. In addition to the hours spent together at these meetings, Committee members spent many additional hours reviewing materials, including studies and reports from other jurisdictions, in developing their recommendations. At the pleasure of the Board of County Commissioners, the Committee is interested in continuing to serve as an active board by helping to draft implementing legislation, and by continuing to monitor the demand for affordable housing and the ability of, and restrictions on, the development community in meeting those needs.

#### Committee Recommendations:

1. Impact & Development Fees - The Committee recommends the elimination of fees for housing affordable to households at or below 80% MFI, and a sliding scale for fees for housing affordable to households between 80% to 120% MFI. In addition, the Committee recommends the following:

- a. Waive all transportation impact fees for housing affordable to families at or below 80% MFI,
- b. Establish a separate fund to pay school, water & sewer fees for housing affordable to families at or below 80% MFI,
- c. Establish lien mechanisms to recapture these fees if the house is sold within 10 years,
- d. Waive property taxes on land donated to non-profit organization for five years with the requirement that the property must be developed within that time frame. Special consideration should be given to provide incentives to development accessible to public transportation routes and large employment areas, particularly for workforce housing that supports local government economic development incentive projects.

2. Lot Flexibility - Create a new Zoning classification (AH1 - residential) (AH2 –multi-family/rental) specifically for affordable housing that allows development on 40' lots. Allow the use of right-of-way in calculating set-back requirements. Development process – Create / appoint a point person to act as an affordable housing liaison to expedite the process. Require pre-development meetings between staff and developers to facilitate and expedite the development process. Assure public participation in a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Incentive a.: The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.

Incentive b.: The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

Incentive c.: The allowance of flexibility in densities for affordable housing.

Incentive d.: The reservation of infrastructure capacity for housing for very-low income persons, low-income persons, and moderate-income persons.  
Incentive e.: The allowance of affordable accessory residential units in residential zoning districts.  
Incentive g.: The allowance of flexible lot configurations, including zero-lot line configurations for affordable housing.  
Incentive h.: The modification of street requirements for affordable housing  
Incentive i.: The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.  
Incentive j.: The preparation of a printed inventory of locally owned public lands suitable for affordable housing.  
Incentive k.: The support of development near transportation hubs and major employment centers and mixed-use developments.

**Impediment 3: Limited Choice of Affordable Housing in Relation to the Location of Employers and a Lack of Public Transportation.**

**New for 09/10:**

The local Public Policy Institute initiated a study in 2005 on Public Transportation Needs. The study recommended a need to improve/expand the SunTran bus service area and Marion County Transit Services by 2012. SunTran develops new routes based on citizen input and perceived need for public transportation. The Ocala Marion County Transportation Planning Organization (TPO) composed a Transportation Development Plan that incorporated 14 suggestions for alternative service plans for the improvement and expansion of public transportation in the County. The suggestions included; improving access through expanded hours and frequency, which would expand service accessibility to workers who work outside of the traditional 8 a.m. – 5 p.m. shift employment, and expanding service routes to include areas that would incorporate the local industrial park area and several workforce housing concentration areas, such as Marion Oaks, Bahia Oaks and Ocala Ridge. The report also considered an expanded service route between Marion County and neighboring Lake and Sumter Counties. The Ocala/Marion County Transportation Planning Organization (TPO) is currently updating the 2035 Long Range Transportation Plan (LRTP). This planning document will serve as the master planning tool for all transportation improvements within Marion County over the next 25 years.

The TPO is utilizing a 'hands-on' public involvement technique known as Strings & Ribbons to solicit the opinions and recommendations of area citizens. Strings & Ribbons is designed so that we can hear your voice by allowing you to select and prioritize what improvements you think should be made to the Marion County transportation network throughout the next 25 years. Set up like a simplified version of Monopoly, participants "buy" transportation-related improvements such as roads, transit, pedestrian facilities, and simple landscaping to create a map of strings, ribbons, and stickers showing the improvements that they feel are the most important priorities. Participants will also leave the meeting having a better understanding of the planning process and the challenges faced in providing transportation improvements.

**Impediment 4: Negative Perception of West Ocala.**

Continue on-going initiatives.

**I**

## **Impediment 5: Multicultural Nature of Communities within the County.**

Continue on-going initiatives.

### **Other Actions to removing barriers: SHIP Local Housing Assistance Plan**

The Marion County SHIP Local Housing Assistance Plan (LHAP) has incentives to remove or alleviate barriers to the provision of affordable housing. Three incentive strategies have been developed to address barriers relating to efficiency, regulatory issues, and economic barriers.

**Expedited Permitting** – When affordable housing projects are identified, a special meeting of the Development Review Committee is convened to meet with the Developer, Builder, Project Manager, Engineer, etc. to establish time lines for stage reviews in order to expedite the process. All departments that may fall within the scope of the project are encouraged to attend. Building permits are currently provided within 3 days and a one-stop permitting office provides direct service in one central location for planning, zoning, building permits, septic tank permits, and 911 addressing.

**Ongoing Review Process** – Marion County has an ongoing review process for local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption.

**Alternative Method of Impact Fee Payment** – The County Administrator may approve an agreement for 12 equal monthly payments of transportation impact fees for applicants who meet the Marion County SHIP Program guidelines for low-income families.

### **Housing Accessibility**

Accessibility issues are addressed by both the SHIP and CDBG programs. SHIP is able to assist income-eligible homeowners with accessibility modifications to their homes. Simple repairs, such as grab bars and ramps to more involved renovations, such as installation of wheel-in showers are done based on the needs of the applicant. These renovations fall under SHIP's rehabilitation program.

The CDBG Mobility Ramp program provides income-eligible disabled residents living in mobile homes or rental homes with a ramp to increase accessibility to their home. CDBG funds are used for disabled residents who are not eligible for assistance through any other program.

## **HOME/ American Dream Down payment Initiative (ADDI)**

1. Describe other forms of investment not described in § 92.205(b).

None

2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

HOME funds invested in any project will be subject to the "recapture" provisions outlined in Part 92.254 and as updated in the Interim Rule effective 12/22/04. Marion County's recapture provision requires repayment upon sale, refinance, or if the unit assisted is no longer the homeowner's primary residence. If the homeowner defaults on the loan voluntarily or by operation of law, including but not limited to,

death of the surviving mortgage holder or foreclosure, then the minimum HOME affordability period will prevail. Under these circumstances, the HOME investment amount will be recaptured from net proceeds.

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
  - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
  - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
  - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
  - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
  - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
  - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

Marion County does not currently use HOME funding for Multi-family housing. Refinance requests for single-family homes assisted, when submitted in writing, may be approved if the refinancing will lower the monthly payment and there is no cash-out from equity.

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
  - a. Describe the planned use of the ADDI funds.
  - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
  - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

N/A

## HOMELESS

### Specific Homeless Prevention Elements

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

Marion County Community Services works diligently with homeless service providers to coordinate efforts in providing the best services possible to our residents in need. We are active participants in the Marion County Homeless Council (MCHC) and currently provide funding to support homeless prevention activities. The City of Ocala provides public service funds through their CDBG Entitlement for the support of HMIS. Marion County and the City of Ocala both have used CDBG funds for activities that construct and/or rehabilitate public facilities serving the homeless. The MCHC supports member agencies in submission of an annual application for HUD SuperNOFA funds and the State Challenge Grant. The MCHC receives Challenge Grant funding through the State of Florida Department of Children and Families (DCF) to pay for rental/deposit assistance.

<b><i>Agency</i></b>	<b><i>Amount</i></b>	<b><i>Source</i></b>
<b><i>Intended Use</i></b>		
<b>The Centers</b> Mental health counseling for the homeless	<b>\$ 33,304</b>	<b>State DCF</b>
<b>CLM Workforce Connection</b>	<b>\$10,633,625</b>	<b>Fed. Workforce Investment Act</b>
	<b>\$2,150,135</b>	<b>Federal TANF</b>
	<b>\$ 148,183</b>	<b>Fed. Food Stamp Employment &amp; Training funds</b>
Assist homeless in finding and maintaining employment		
<b>Early Learning Coalition</b> Within the funding that is allocated to subsidized child care, identified homeless families with eligible children are one of several priority categories for services.	<b>\$ 431,750</b>	<b>Fed/State Child Care &amp; Dev. Fund</b>
<b>Homeless Council</b>	<b>\$ 15,000</b>	<b>State DCF</b>
	<b>\$ 15,000</b>	<b>FEMA</b>
	<b>\$ 96,000</b>	<b>Challenge Grant</b>
	<b>\$ 720,027</b>	<b>HPRP</b>
Funding for outreach and education along with funds to hire a staff assistant		
<b>Marion County Public Schools</b>	<b>\$ 85,000</b>	
<b>Salvation Army</b>	<b>\$ 107,625</b>	<b>McKinney-Vento SHP</b>
Homelessness prevention activities		
<b>MCHC</b>	<b>\$ 71,000</b>	<b>McKinney-Vento HMIS</b>
<b>HPRP</b>	<b>\$ \$727,000</b>	
<b>City CDBG &amp; other local funds</b>	<b>\$ 110,757</b>	<b>FEMA</b>
Funding received to administer the Homeless Management Information System (HMIS)		
	<b>\$ 515,873</b>	<b>Campaign funds</b>
Distributed to 9 agencies that provide services for the homeless		

- Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

Priority #2 of the Marion County Consortium’s Consolidated Plan - Homelessness and Special needs Housing - seeks to promote the provision of safe and decent transitional and permanent housing for homeless and special needs persons and very-low income, at-risk households. More than 200 units of transitional and permanent housing are needed to address the needs of the current homeless population. There is also a need for permanent supportive housing for homeless people with special needs.

Marion County and City of Ocala staff actively participate in the activities of the MCHC as well as the efforts of the Homeless Management Information System (HMIS).

The County and City Community and Neighborhood Services Programs provide Homebuyer Education classes in an effort to promote long-term homeownership and lower foreclosure rates. The County also provides Foreclosure Intervention loans and counseling to SHIP clients that are facing foreclosure.

<i>Information reported from the Marion County Homeless Council's Annual Exhibit 1</i>	<b>Current Total # Beds</b>	<b>10/11 YR 5</b>	<b>12/13 YR 4</b>	<b>11/12 YR 3</b>	<b>10/11 YR 2</b>	<b>09/10 YR 1</b>	<b>2010 Inventory</b>
		Anticipated New Beds	Beds Added/(Lost)				
Emergency Shelter							
Transitional Housing							
Permanent Housing							

**2009/14**

Supporting and encouraging organizations interested in developing **Homeownership Opportunities** is our priority this year and next.

Habitat for Humanity and the Homeless Council of Marion County plans to construct two duplexes buildings of two units each for permanent housing. The units will target homeless and disabled homeless individuals currently living in transitional housing or homeless. The duplex-style concept includes all outside maintenance costs with the mortgage payment, which assists this population. Habitat was awarded HUD SHP funding for the first unit to be built in 2009.

**Transitional Housing for special needs populations** is also under development. Project HOPE received a donation of five acres of land from the City of Ocala to build transitional housing for homeless families. They are now in Phase 2, which is the design phase. They are still several years from completion as they must also seek funding sources before construction can begin.

Marion County will continue to provide assistance to fund a mortgage foreclosure prevention program for Homeless Prevention Activities. This will be mostly Foreclosure Intervention. Intervention includes mandatory self-sufficiency classes, and follow-up.

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.

Chronic homelessness covers a variety of issues and cannot be generalized into a single picture or solution. It is complicated by mental illness and further complicated by substance abuse and trauma. National surveys\* estimate 22 – 24% of homeless people are considered mentally ill, 30 – 37% have substance abuse issues and 26% have both mental illness and substance abuse problems.

The National Center on Family Homelessness has been evaluating programs around the country working with this population and applying a “housing first” model coupled with intensive, integrated service teams. According to the study, such programs are experiencing success housing folks who have been on the streets or in shelter for as long as 10-20 years. It is very tough but with lots of services folks are staying in housing and beginning to address the many other issues that contributed to their homelessness in the first place. The problem remains that without focusing on closing the back door we face the probability that today’s episodically homeless person could well become tomorrow’s chronically homeless person.

The Marion County Homeless Council has only just begun to discuss the issue of forming a plan to address chronic homelessness.

\* Department of Children and Families 1997-98 report on homelessness in FL  
& US Conference of Mayors 2005 Hunger and Homelessness survey

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

The Marion County Community Services supports homeless prevention activities through various ways. Through our HPRP program we utilize the Homeless Council, and its partner agencies to provide rent and utility payments along with case management to prevent homelessness. We also fund a foreclosure prevention program that assist homeowners at risk of losing their home with mortgage modification and assistance with arrears. The MCHC also applies for annual funding through the State Challenge Grant for homelessness prevention activities. For the past two years, The Homeless Council have partnered with other agencies to administer these programs. Budgeting classes and counseling are offered to help people avoid future issues.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Through the Marion County COC, Discharge Planning *Procedures have been developed and implemented in the areas of Foster Care, Health Care and Correctional Facilities.* We are working to improve the existing discharge planning procedures to ensure consistent referrals, efficient use of available resources and effective follow-up linkages. This has been coordinated through Local Law Enforcement, Mental Health Providers, the Homeless Council Committee and all continuum service providers.

## Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

[Marion County does not receive ESG funds](#)

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### Community Development

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

Predominantly low income neighborhoods suffer from neglected and vacant properties, a lack of basic infrastructure such as roads, water and sewer, and a lack of neighborhood services and facilities. As such, the standard of living in these neighborhoods is disproportionately lower than the average neighborhood.

Springs Protection and Clean Water remain the priority issue for Marion County. A 50 year water study and development of a new Comprehensive Plan for Utilities recommend establishment of more stringent County policies to protect our resources. Under consideration are mandatory septic and well monitoring systems with mandatory hook-up to public utilities if a system fails, and requiring installation of public water and sewer systems in older developments where a majority of the lots are still unimproved. Also under consideration is mandatory hook-up to existing utilities in areas where concentrations of septic tanks pose significant contamination risk to local springs.

Community Services is working closely with the Utilities Department to identify ways to assist low-income homeowners impacted by these new requirements. CDBG funds may be used to pay for the costs of mandatory hook-ups or assessment fees for the capital cost of providing public utilities to eligible homeowners.

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

See chart on next page.

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**Table 2B  
Priority Community Development Needs**

<b>Specific Objective</b>	<b>Long-term Goal</b>	<b>2009/10 Activities</b>	<b>Years 2 through 5</b>
1. Youth Services	Improve the living environment for primarily low income youth by providing support for structured services and activities.		
2. Special Needs	Provide support for outreach programs and social services for special needs groups, to include homeless, elderly, developmentally disabled, handicapped, HIV/AIDS and substance abuse and mental illness.	Staff actively participate in coalitions that serve the homeless, elderly, children and mental illness.	
1. Public Facilities & Infrastructure	Rehabilitate or construct public facilities serving primarily low-income people and provide infrastructure improvements in primarily low income areas to alleviate gaps and underserved needs and to provide equitable service delivery and living environments.	<ol style="list-style-type: none"> <li>1. Construct Forest Community Center</li> <li>2. Construct VFW housing.</li> <li>3. Purchase and renovate home for transitional housing-Breaking Free</li> <li>4. Rehab/Renovate Dental Clinic</li> </ol>	<p><b>20010/11 – Year 2</b></p> <ol style="list-style-type: none"> <li>1. Increase Transitional Housing through Purchase/Renovation existing homes.</li> <li>2. Construct Outreach Centers-</li> <li>3. Construct Youth Facility</li> </ol> <p><b>2011/2012 – Year 3</b></p> <ol style="list-style-type: none"> <li>1. Construct/Increase Domestic Violence Beds</li> <li>2. Rehab Community Center</li> <li>3. Increased Homeless Services through One Stop Center</li> </ol> <p><b>2012/2013 – Year 4</b></p> <ol style="list-style-type: none"> <li>1. Construct Outreach Center</li> <li>2. Increase transitional Housing for Homeless –</li> <li>3. Improve Quality of life through sewer connection project</li> </ol> <p><b>2013/14 – Year 5</b></p> <ol style="list-style-type: none"> <li>1. Build/Develop Park Project</li> <li>2. Rehab community Center</li> <li>3. Rehabilitate/Build Youth Building</li> </ol>
2. Technical Assistance	Provide technical assistance to faith-based and other community based non-profits in developing applications for funding of such projects in their communities.	Provide one-on-one assistance to individual non-profits upon request.	
3. Expand Economic Opportunities	Support activities that promote revitalization of businesses and increase job opportunities in low income areas and adjacent commercial districts.	Support Section 3 initiatives for all construction projects.	
4. Other Non-Housing Community Dev. Projects	Install mobility ramps for income eligible disabled residents living in mobile homes or rental homes and not eligible for any other form of ramp assistance. Make emergency Repairs to mobile homes for families with 50% or less MFI.	<p>Install approx. 24 mobility ramps</p> <p>Make emergency mobile home repairs to approx. 60 mobile homes.</p>	<p><b>2009/10 – Year 1</b></p> <ol style="list-style-type: none"> <li>1. Install 24 mobility ramps</li> <li>2. Repair 60 Mobile Homes</li> </ol> <p><b>2010/11 – Year 2</b></p> <ol style="list-style-type: none"> <li>1. Install 24 mobility ramps</li> <li>2. Repair 60 Mobile Homes</li> </ol> <p><b>2011/12 – Year 3</b></p> <ol style="list-style-type: none"> <li>1. Install 24 mobility ramps</li> <li>2. Repair 60 Mobile Homes</li> </ol> <p><b>2012/13</b></p> <ol style="list-style-type: none"> <li>1. Install 24 ramps</li> <li>2. Repair 60 Mobile Homes</li> </ol> <p><b>2013/14</b></p> <ol style="list-style-type: none"> <li>1. Install 24 ramps</li> <li>2. Repair 60 Mobile Homes</li> </ol>

## Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

The American Dream is defined in terms of economic independence and self-sufficiency as a 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 and training, access to healthcare, family problems, crime, unemployment, inadequate housing, deteriorating neighborhoods, welfare dependence and issues related to the lack of self worth and aspiration.

The Ocala/Marion County Economic Development Corporation's (EDC) has formulated a Strategic Plan that incorporates a key element to partner with educational institutions and training facilities. These collaborative efforts in Marion County continue to be recognized for national honors as a model program by the National Association of Workforce Boards (NAWB).

Employment education and training resources have been centralized in the Enterprise Center on the Campus of Central Florida Community College with two agencies working together. The EDC and Central Florida Community College – Corporate Training continue to provide services for the future workforce population by cooperative efforts of this unique referral service. The collaboration is an efficient and effective process of funding training opportunities and obtaining potential employment prospects for eligible participants.

The EDC helped to develop the Marion Technical Institute (MTI), a center which provides hands-on training and internship opportunities for high school students. Nearly 50% of the students attending MTI are at or below the federal poverty guidelines. Accepted students study Business, Culinary Arts, Construction Technology, Information Technology, Industrial Engineering Technology, Automotive Technology, Computer Aided Drafting or Electrical Utilities. The EDC reports success with the endeavor by confirming that 100% of all eligible seniors were placed in jobs upon graduation this year. This indicates that students gained the skills to meet employer demands when entering the job market.

The EDC reports a steady decline in eligible participants in the Dollar General Learning Center, a cooperative welfare transition program through the EDC, CLM Workforce Connection and Dollar General that provides internships for assistance recipients. The program has steadily declined from 3000 eligible participants in 2000 to under 100 in 2007. Many of the participants do not complete the internship program because they are finding employment at higher wages and with more working hours than the internship provides.

Habitat's "*His Hands Ministry*" is a program that has been instituted by the local Habitat for Humanity chapter. The program consists of providing a training program in construction skills to local church volunteers for meeting the building related needs of their congregations while also establishing a resource of skilled workers within the community. The training consists of teaching basic building skills, such as replacing shingles, framing, plumbing, electrical, drywall and roof repairs. The agency has evaluated several training prototype programs and has selected the prototype that will be most effective with the program goals. Habitat staff initiate organizational

meetings with local church leaders for program commencement and then set-up training sessions for congregational volunteers. By enlisting church leaders as the organizational impetus, the agency hopes to create a cooperative alliance of dedicated volunteers for the benefit of low income households in the County.

Recognizing that poverty is a complex issue, Marion County will consider prioritizing projects that are targeted towards individual self-sufficiency.

## NON-HOMELESS SPECIAL NEEDS HOUSING

### Non-homeless Special Needs (91.220 (c) and (e))

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

[Marion County is committed to serving its most vulnerable clients that are in need of housing services. We are working with Coalition for Youth, Inc. to develop and create housing for at risk youth entering into adulthood. This project consists of building two group homes that would house and support at-risk youth transitioning into adulthood in an environment that will continue to offer the supportive services and guidance they need to reduce the risk of failure. Marion County is also working with ARC on a project to help retain safe, decent, affordable housing for the residents. This project consists of total rehabilitation of an eight bedroom home that houses severely disabled adults with behavioral issues.](#)

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Persons with special housing needs are those individuals whose incomes are below 80% MFI and, because of particular social, economic or health-related circumstances, may have greater difficulty acquiring or maintaining affordable housing. Such persons may have, for example, encountered resistance to their residence in particular communities, and may have suffered increased housing costs resulting from their unique needs and high risk of institutionalization. Such persons include: persons with developmental disabilities; persons with mental illnesses or chemical dependency; persons with HIV/AIDS; runaway and abandoned youth; public assistance recipients; migrant and seasonal farm workers; refugees and entrants; the elderly and disabled adults.

**Supportive Services:** The greatest need expressed by all agencies serving these populations is insufficient funding for supportive services. Agencies have large waiting lists and some subpopulations, such as people with hepatitis, do not have services (counseling, treatment, etc.) available to them at all.

During 2004, the Marion County Public Policy Institute (PPI) did a study on Mental Health Services and Substance Abuse. PPI conducted its study in the fall of 2004. Results were subsequently published and recommendations were made in the following areas to improve mental health and substance abuse services in Marion County: Access to Care, Continuum of Care, Education, and Advocacy. The newly formed Mental Wellness Coalition was created as a result of that study.

**Supportive Housing:** Supportive housing funds are also a priority issue. Agencies providing these services have not been able to operate at full capacity. This indicates either a reduction in the need for supportive housing or problems with accessing existing services.

In 2007, over 20,000 youth aged out of the child welfare system in the United States without proper support for affordable housing. (Intelligence Report, Jan. 2007) Many of these youth often end up back on the streets and homeless. Through CDBG funding the Coalition for Youth built and developed two group homes that houses up to 16 youth at one given time. These youth are at high risk of involvement with criminal activity and lack the family support necessary for youth to thrive and survive in the mainstream community. Often times, the youth have no resources to provide for basic needs such as housing, food and medical care. As a result, the homes have provided a much needed alternative to almost impossible situations to overcome.

People who are mentally ill have an even greater challenge. Generally, people are afraid of this population. Many restrictions are placed on who can be placed in community level supportive housing, yet we do not want them in institutions. These people, literally, have no place to go. The Sherriff Dept., the courts, and the mental health community are in the early stages of implementing a diversion program for homeless, mentally ill persons who have committed non-violent crimes. We are working diligently to support the success of this program.

In the 2008 state legislative session, bills were passed that will further reduce the funding provided to developmentally disabled who are currently living in privately owned group homes. In 2007 the state received approval from the Medicaid-waiver (CMS) to adjust these rates, many homes were not able to cover recent cost increases in overhead (i.e.: insurance rates, workers comp. rates, gas prices, increased rents) and have been forced to close. Since the people in these homes are not yet prepared to live independently or lack the mental capacity to be totally independent there will be no place for them to go once the vacant beds in the surviving agencies are filled. Most have no living family support and the institutions have all been closed so this population will be at high-risk of becoming homeless. Our office has provided two grants during the past two years to rehabilitate existing units for Marion County ARC. These funds have helped to alleviate ongoing expenses so that they can continue to operate and offer these services to our citizens in need.

Marion County Community Services has also funded Creative Services to increase their ability to keep the domestic violence victims safe during emergency/storm situations. Due to the vulnerability of domestic violence victims, they cannot remain safe in public shelters during times of storm. This grant provided assistance to purchase and install an emergency generator and shutters to help harden the facility to withstand storms and emergencies.

#### **2010/11 Initiatives:**

- Developing/Construct a minimum of twenty units for permanent affordable supportive housing for this VFW facility. This facility currently houses 80 participants in it's all-inclusive facility that includes a commercial kitchen for feeding, laundry

facilities, transportation, outreach services, and ongoing support to the residents to access the VA benefits they are entitled to. Construction will begin in August 2010 on the new facility for veterans and their spouses. Although being constructed in Fort McCoy, this facility will serve county-wide. Currently there are no facilities of this nature in our area that serve indigent, retired veterans. An estimated 80-100 moderate to low income veterans are currently provided assistance/housing care each year.

- Rehabilitation/Renovation of the Forest Community Center—This is the final phase of a three phase project to provide and improve quality of living to mod/low income residents living in the Four Corners community located adjacent to the Ocala National Forest. This community is geographically challenged because it's located thirty miles outside of many of the mainstream services that are provided in the City of Ocala. This area has one of the highest rates of teenage pregnancy in the state and increase rate of alcohol and substance abuse of adult and teenage populations.
- Construct a Boys and Girls Club in the Chatmire Community of Dunnellon. This facility would provide a much needed facility for a community that has no alternative for low/moderate income families to provide their children with organized sports, after-school care, tutoring services. In every community, boys and girls are left to find their own recreation and companionship in the streets. An increasing number of children are at home with no adult care or supervision. Young people need to know that someone cares about them. The Club programs and services promote and enhance the development of boys and girls by instilling a sense of competence, usefulness, belonging and influence. National programs are available in the areas of education, the environment, health, the arts, careers, alcohol/drug and pregnancy prevention, gang prevention, leadership development and athletics.

## **Housing Opportunities for People with AIDS**

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access

to care.

5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

[Marion County does not receive HOPWA funds](#)

### **Specific HOPWA Objectives**

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

[Marion County does not receive HOPWA funds](#)

### **Other Narrative**

Include any Action Plan information that was not covered by a narrative in any other section.

[Appendix 1 – County Display Advertisement](#)

[Appendix 2 – Public Comments on Action Plan –](#)

**Marion County CDBG Funds  
Marion County Consortium HOME Funds  
Proposed FY 2010 Action Plan  
And Notice of Available Funds**

**Notice to Citizens:**

Marion County and the City of Ocala currently receive separate funding allotments of Community Development Block Grant funds (CDBG) but have formed a Consortium to receive Federal HOME Investment Partnership (HOME) funds on an annual basis. The CDBG and HOME grants are administered through the U.S. Department of Housing and Urban Development (HUD) for the benefit of low/moderate income residents. Marion County utilizes their funds for the benefit of eligible residents living in unincorporated areas of Marion County. The County's other cities do not participate in this program. Approximately \$270,000 of CDBG funds have been targeted for public facilities for special populations. Applications must be submitted by June 18<sup>th</sup> at 4pm and will be available on the website at [www.marioncountyfl.org/communityservices.htm](http://www.marioncountyfl.org/communityservices.htm) or by pickup at 3003 S.W. College Rd., Ocala, FL 34473 starting June 7<sup>th</sup>.

**Consolidated Plan:**

As a Consortium, the Five Year Consolidated Plan was prepared cooperatively by Marion County and the City of Ocala and includes a discussion of needs and strategies to meet those needs. It was developed with participation from both County and City staff and elected officials, affordable housing and social service providers and local citizens. Various public meetings were held to obtain citizen input on community needs. The Consolidated Plan is available for review on the website. As a result of this process, the following priorities were developed:

**Priority #1 - Provide and sustain decent, safe and affordable housing.**

**Priority #2 - Promote safe and decent transitional and permanent housing for homeless persons and very-low income, at-risk households.**

**Priority #3 - Provide economic opportunities to benefit low/mod income persons**

**Priority #4 - Create and maintain suitable living environments for low income residents through neighborhood revitalization activities.**

**Anticipated Funding:**

<b>CDBG Grant Award 2010/11</b>	<b>\$1,930,716</b>	<b>Consortium HOME Grant 2010/11:</b>	<b>\$915,399</b>
<b>Estimated Carry forward Funds</b>	<b>\$ 540,455</b>		
<b>Total Funds Available</b>	<b>\$ 2,471,171</b>	Marion County share	<b>\$ 535,092</b>
		• Purchase Assistance	\$ 462,992
		• Administration	\$ 72,100
Housing Activities	\$ 250,000	City of Ocala share	<b>\$ 242,997</b>
Public Facilities	\$ 1,110,028	• Purchase Assistance	\$ 165,000
Public Infrastructure	\$ 255,000	• Housing Rehab	\$ 58,557
Job Creation	\$ 200,000	• Administration	\$ 19,440
Public Services	\$ 270,000	CHDO funds	<b>\$ 137,310</b>
Program Administration	\$ 386,143	<b>Total:</b>	<b>\$ 915,399</b>
<b>Total</b>	<b>\$ 2,471,171</b>		

Funding will be used to support projects that promote the priorities established in the Consolidated Plan as outlined in the Action Plan. Unexpended FY09/10 project funding will be carried forward to FY10/11. Any unencumbered FY09/10 funds or unanticipated revenue will be redirected to new projects in FY10/11 as outlined in the Action Plan.

**Public Comment Period:**

The 2010/11 Annual Action Plan will be available for review between the hours of 8:00 a.m. and 5:00 p.m. at the Marion County Community Services Department, 3003 SW College Rd., Suite 109, Ocala, FL 34474. The Action Plan may also be viewed on the Marion County website at: [www.marioncountyfl.org/communityservices.htm](http://www.marioncountyfl.org/communityservices.htm). The public may submit written comments on the proposed Annual Action Plan to the Marion County Community Services Department during the open comment period beginning 8:00 a.m. Thursday, June 16, 2010 through 5:00 p.m. Friday, July 16, 2010. For additional information please contact Cheryl Howell at 671-8770.

**Public Hearing:**

A public hearing regarding this Action Plan will be held on Friday, July 16, 2010 at 4:00 p.m. in the Community Services Department located at 3003 SW College Rd., Suite 109, Ocala. Anyone planning to attend who requires assistance for a disability should contact the Community Services Office at 671-8770 by July 9, 2010.

**Final Action:**

The 2010/2011 Action Plan is scheduled for Board action on July 20, 2010 at the regularly scheduled meeting of the Board of County Commissioners.

**Response to Citizen Comments:** A written response will be provided within 15 days for any written comments received.

