



Marion  
County  
FLORIDA  

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COMMUNITY SERVICES

# 2011/12 ANNUAL ACTION PLAN

Community Development Block Grant

HOME Investment Partnership Program

**Submitted by**

Marion County, FL  
Marion County Board of County  
Commissioners  
Department of Community Services  
To  
U.S. HUD Department of Community  
Planning & Development  
Jacksonville Office  
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# Marion County Consortium

Community Development Block Grant  
HOME Partnership Investment Program

## 2011/12 Annual Action Plan

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# Marion County, Florida 2011-12 Annual Action Plan

Year 3 of the 2009-2014 Consolidated Plan



## Executive Summary 91.220(b)

*Include the objectives and outcomes identified in the plan and an evaluation of past performance.*

This Action Plan provides a basis and strategy for the use of federal funds granted to both Marion County and the City of Ocala by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) program. Marion County and the City of Ocala are both Entitlement Communities. As such, Marion County is eligible for the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME), while the City of Ocala is eligible for the CDBG program only. A consortium between Marion County and the City of Ocala was formed to plan for and expend the HOME funds received. 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	HOME
<ul style="list-style-type: none"> <li>• Provide Decent Housing</li> <li>• Create Suitable Living Environments</li> <li>• Expand Economic Opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• Expand the supply of decent, safe, and affordable housing</li> </ul>

The Action Plan must be updated annually, in accordance with Federal regulations, and is intended to describe the resources that are anticipated to address the priority needs and goals identified in the Five Year Consolidated Plan. 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 is the lead agency of the Consortium 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 is the other participating member. This Annual Plan document contains a comprehensive plan for HOME and Marion County's CDBG program. The City of Ocala will submit their Annual Plan for CDBG activities separately, and a copy is included as an attachment to this plan.

Marion County and the City of Ocala used information obtained from public meetings 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.

*FY 2011 Annual Action Plan Funding* - Table 1 (below) shows the estimated amount of funding the Marion County expects to receive for federal fiscal year 2011 from the U.S. Department of Housing and Urban Development. The funds will be used to support the goals outlined in the Consolidated Plan (2009-201) as described here in the FY 2011-12 Action Plan.

Table 1 - FY 2011 Consolidated Plan Federal Funding

Funding Source	2011 -12 Allocation
CDBG (Marion County)	1,602,776
HOME (Consortium)	808,801
TOTAL	2,411,577

During the 2010/11 grant year to date, the following activities were initiated or accomplished towards the goals outlined in the 209-2014 Consolidated Plan:

- Emergency Mobile Home Repairs to 36 very low and low income households
- Mobility Ramps to 5 very low to low income disabled homeowners to improve accessibility
- Renovated an emergency shelter for homeless youth (planned)
- Enhanced security features at a shelter for domestic violence victims
- Construct a youth center (Phase I – Design & Engineering currently in progress)
- Construct a community center and recreation area (Forest Community Center, Sand Hill Park)
- Provided Purchase Assistance to very low to low income residents (HOME)
- Rehabilitated homes to increase housing options for very low to low income homebuyers (HOME)
- Renovated emergency shelter for homeless mothers (Childhood Development Services - planned)
- Rehabilitate a facility to serve as an intake center for the homeless
- Provided program support for Adult Literacy Services, services for adolescents in residential substance abuse treatment, mediation services and direct assistance for homebuyers facing foreclosure, and housing counseling services

#### Community Development Block Grant (2011-12) :

For, Marion County intends to use its CDBG allocation and unencumbered funds to benefit low income persons and household through public infrastructure projects (construction of a boys and girls club in Dunnellon and others To be determined), mobility ramps, emergency mobile home repairs, and two public service projects (one to provide mortgage foreclosure assistance, the other is a youth development program that will result in the construction of a home that will be available for purchase by a low income buyer.)

For 2011-12, Marion County intends to use its HOME allocation and unencumbered funds to benefit low income persons and households by providing purchase assistance for first time home buyers. The City of Ocala will use its share of the allocation and unencumbered funds to provide purchase assistance and rehabilitation of homes to increase the available affordable housing stock. Both Marion County and the City of Ocala will work with the CHDO's to develop new affordable housing units.

## **Citizen Participation 91.200 and 91.220(b)**

*Provide a summary of the citizen participation and consultation process (including efforts to broaden public participation in the development of the plan.*

Marion County Consortium adopted its Citizen Participation Plan (CPP) as part of the 2004-2009 Consolidated Plan. This plan superseded all previous plans produced independently by Marion County and the City of Ocala. Ocala City Council adopted the Marion County Consortium's CPP on July 27, 2004 and Marion County Board of County Commissioners adopted the plan by Resolution 04R- 248 on August 3, 2004. The CPP serves as the City and the County's official policy for involving citizens in the development of all planning documents related to the CDBG program and the evaluation of the program's annual performance. Those planning documents include: the five-year strategic plan or Consolidated Plan, each year's Annual Action Plan, and Consolidated Annual Performance Report (CAPER).

The Citizen Participation Plan (CPP) encourages public participation and emphasizes involvement by low and moderate-income persons, particularly those living in areas targeted for revitalization and areas where funding is proposed, as well as minorities, non-English speaking persons, and persons with disabilities. To ensure the CPP meets the needs of a rising Hispanic population in Marion County, there are two bi-lingual employees in Marion County Community Services office that are able to interact with the County's non-English speaking Hispanic population. Written materials can be provided in Spanish and the County makes all reasonable accommodations for persons with special needs that request assistance.

Marion County and the City of Ocala will provide the public with reasonable and timely access to all federally required documents and publications. Full and timely disclosure of program records and information for the preceding five years will be provided, consistent with applicable Federal, State and local laws regarding personal privacy and confidentiality.

The 2011/12 Action Plan and recommended use of funding was posted for public review and comment for the requisite 30 days by both the County and City separately through display advertisements in the local newspaper (Ocala Star Banner), County and City websites, in public places, and by mail to mailing list (in accordance with the Consolidated Plan). Public hearings were held during this period to receive further comment.

*A copy of the County's display advertisement has been included as Appendix I.*

***Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan.***

For the Five Year Consolidated Plan (2009-2014), the required 30 day Public Comment Period was held from July 1 through August 1, 2009. Notice was published June 29, 2009 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 August 5, 2009 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.

***Include a description of actions taken to encourage participation of all its residents, including the following:***

- 1. low- and moderate-income residents where housing and community development funds may be spent;***

Marion County is the fifth largest county in the state according to land mass and is vastly rural county. There are many low-income and minority people living in loosely defined areas versus easily defined neighborhoods. Large horse farms tend to skew the census figures so that these low-income areas are frequently not within HUD census defined L/M tracts or block groups. To this end, low and moderate income residents are targeted through community groups and other service providers all over the county, with attention to involving the areas & census tracts we know (based on census data and input from service providers) to be most in need such as the Forest, Silver Springs Shores, West Ocala, and Marion Oaks to name a few. In addition, a public workshop was advertised and held in May and June of 2011 in order to better understand the needs and develop housing and community development projects for low and moderate income residents.

- 2. minorities and non-English speaking persons, as well as persons with disabilities;***

Specific efforts were made to encourage participation in the consolidated planning process of organizations that represent or advocate for physical and developmentally disabled and racial and ethnic minorities, such as West Ocala Revitalization, Marion Oaks Community Center, Association for Retarded Citizens of Marion County, and Veterans Affairs, to name a few. By utilizing contact and mailing lists through Marion County Community Services, Marion Grant Network, Marion County Children's Alliance, Marion County Homeless Coalition and others, participation was requested and encouraged in order to better understand the needs and develop projects that benefit minority and non-english speaking persons, as well as persons with disabilities.

**3. *Local and regional institutions and other organizations (including businesses, developers, community and faith-based organizations);***

Participation in the needs assessment, public hearings, development of the Consolidated Plan, and proposal requests were solicited through extensive contact lists developed by partner agencies such as the Marion County Children’s Alliance, Senior Alliance, Affordable Housing Council, Human Services Council, and the Marion County Homeless Council. Workshops were held in May and June of 2011 specifically for the purpose of partnering and developing projects that include these institutions and organizations.

**4. *residents of public and assisted housing developments and recipients of tenant- based assistance;***

Residents of public and assisted housing developments were targeted for input through relationships with housing authority and direct services providers including Ocala Housing Authority, Project Hope, Salvation Army, and Marion County Homeless Coalition to ensure their insights were incorporated into the development of the Consolidated Plan.

***Identify agencies, groups, and organizations that participated in the process. This should reflect consultation requirements regarding the following:***

- 1. General §91.100 (a)(1) - Consult with public and private agencies that provide health services, social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during the preparation of the plan.***

Marion County Consortium consults with a myriad of agencies through community networks and working groups. A sampling of agencies who were targeted for input include ARC of Marion County (Association for Retarded Citizens) –provides housing, social services, and job opportunities for persons with disabilities; Marion County Homeless Council – provides direct services and coordinates a network of service providers for the homeless or at –risk of homelessness; Salvation Army – provides direct services and housing for homeless and those in need of transitional housing, including social services; Habitat for Humanity – provides access to permanent housing; Marion County Senior Services – provides direct social services to the elderly population; VFW Retirement Home – provides housing to elderly, as well as direct social services; Marion County Children’s Alliance provides direct services to low income youth and also coordinates a network of other service providers for children; Ocala Housing Authority and Community Legal Services provided consultation regarding fair housing services; Marion County Public Schools and Marion County Health Department serve on the many of the same councils and provided input and insight into public health concerns.

- 2. Homeless strategy §91.100 (a)(2) – Consult with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless.*

The City and the County independently, as well as jointly through the Marion County Consortium, are members of the Marion County Homeless Council, which is not only the lead agency in the Continuum of Care and administers the Homeless Management Information System, but coordinates a network which meets monthly to discuss the needs of the homeless, chronically homeless, and at-risk of homelessness populations. The council addresses all facets of service and engages direct services providers of assisted housing, health services, and social services.

- 3. Metropolitan planning §91.100 (a)(5) -- Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, workforce development, economic development, etc.*

Through the Marion County consortium, both the City of Ocala and Marion County conduct joint planning and coordination of services. While un-incorporated Marion County is vastly rural, the City of Ocala serves as the “hub” for many service providers, the collaboration in terms of infrastructure, transportation, housing, services, workforce development, economic development, etc is critical.

- 4. HOPWA §91.100 (b) -- Largest city in EMSA consult broadly to develop metropolitan-wide strategy for addressing needs of persons with HIV/AIDS and their families.*

Neither Marion County, nor the City of Ocala receives HOPWA funds.

- 5. Public housing §91.100 (c) – Consult with the local public housing agency concerning public housing needs, planned programs, and activities.*

The Marion County Consortium collaborates regularly and extensively with the Ocala Housing Authority through direct consult and through work with the Marion County Homeless Council and other committees.

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

A notice was published regarding the action plan, the plan was published on the county website for the requisite 30 days, a public hearing was held on July 26, and the public was invited to comment on the plan during the August 2 meeting of the Board of County Commissioners. No comments were received.

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

No comments were received.

A listing of other agencies that provided input into the Consolidated Plan:

ARC Marion	Kimberly's Cottage/ Children's
Arnette House	Advocacy Center
Blessed Trinity Church	Legal Advocacy Center of Mid-FL
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
Childhood Development Services	Commerce
Children's Alliance	Ocala/Marion County Economic
CLM Workforce	Development Corporation
Greenpath Credit Counseling	Pace Center
Creative Services - Domestic	Salvation Army
Violence / Rape Crisis Ctr	Senior Services
Early Learning Coalition	Shepherds Lighthouse
Habitat for Humanity	Soul Harvest Ministries
Health Department	USDA Rural Development
Homeless Council	United Way of Marion County
Interfaith Emergency Services	Veteran's Service

### ***MONITORING (91.230)***

The Marion County Community Services Department has developed a monitoring plan for CDBG and HOME projects to ensure compliance with program requirements and alignment with the consolidated plan. A procedure manual for all Home Improvement (owner-occupied, housing rehabilitation) has been developed and provided to all participating jurisdictions. Staff members are assigned specific projects and activities to monitor. Checklists are used to ensure compliance with all codes and regulations and a standardized inspection form is used for Housing Quality Standards and Lead Inspections, as appropriate. Contracts that are developed for projects include the specific alignment to the consolidated plan require timeline and milestones, monthly meetings, and monthly reporting. Each project receives a minimum of one on-site monitoring, though desk monitoring may be requested more frequently

## Resources 91.220(c)(1) and (c)(2)

- Identify the federal, state, and local resources (including program income) the jurisdiction expects to receive 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 2011/12

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	\$1,602,776
Unencumbered prior Year Funds (est.)	\$ 1,381,458
Funds Carried Forward*	<u>\$ 544,636</u>
<b>Total</b>	<b>\$3,528,870</b>

##### HOME

Funding Allocation	\$ 808,801
Program Income –anticipated	\$ -0-
Unencumbered Prior Year Funds (est.)	\$ -0-
Funds Carried Forward*	<u>\$2,604,124</u>
<b>Total</b>	<b>\$3,412,925</b>

##### NSP 1

Funding Allocation	\$ -0-
Program Income –anticipated (est.)	\$1,850,000
Funds Carried Forward*	<u>\$ 767,940</u>
<b>Total</b>	<b>\$2,617,940</b>

##### NSP 3

Funding Allocation	\$4,589,714
Program Income –anticipated (est.)	\$ -0-
Funds Carried Forward*	<u>\$ -0-</u>
<b>Total</b>	<b>\$4,589,714</b>

## USES OF FEDERAL FUNDING

### CDBG

Housing/Rehab.	
i.    Mobility Ramps	\$ 63,393
ii.   Emergency Mobile Home Repair	\$ 200,000
Public Facilities and Infrastructure	
iii.  Boys and Girls Club	\$ 778,411
iv.   Unencumbered prior Year Funds (est.)	\$ 1,381,458
Projects TBD	
v.    Funds Carried Forward*	\$ 544,636
Public Services (max 15%)	
1.    OHA Mortgage Foreclosure Prevention	\$ 142,000
2.    Ocala Police Department	\$ 98,417
Program Administration (max. 20%)	<u>\$ 320,555</u>
<b>Total</b>	<b>\$3,528,870</b>

### HOME

Homebuyer Purchase Assistance	\$2,070,250
Program Administration	\$ 251,798
CHDO set-aside (min 15%)	\$ 401,847
Consortium Share—City of Ocala	
1. Homebuyer Purchase Assist.	\$ 80,000
2. Housing Rehab	\$ 561,293
3. Program Administration	<u>\$ 47,737</u>
<b>TOTAL</b>	<b>\$3,412,925</b>

### NSP 1

Acquisition/Rehabilitation/Resale	\$2,422,940
Demolition	\$ 10,000
Administration	<u>\$ 185,000</u>
<b>TOTAL</b>	<b>\$2,617,940</b>

### NSP 3

Acquisition/Rehabilitation/Resale	\$3,530,743
Demolition	\$ 100,000
Purchase and Rehabilitation Assist.	\$ 500,000
Administration	<u>\$ 458,971</u>

**TOTAL** **\$4,589,714**

## NON-FEDERAL SOURCES OF FUNDING

### State SHIP

Funding Allocation	\$	-0-
Program Income –anticipated (est.)	\$	45,000
Funds Carried Forward*	\$	<u>-0-</u>
<b>Total</b>	<b>\$</b>	<b>45,000</b>

## USES OF NON-FEDERAL FUNDING

### State SHIP

Rehabilitation	\$	45,000
Administration	\$	<u>-0-</u>
<b>TOTAL</b>	<b>\$</b>	<b>45,000</b>

### *2. Explain how federal funds will leverage resources from private and non-federal public sources.*

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 and must document as part of their application package their attempts and results in doing so. They are expected to provide matching funds or participate in the cost of their project. Marion County has developed partnerships with local lenders, realtors, contractors and non-profit agencies to reduce closing costs. Recipients of Purchase Assistance loans are required to provide the upfront costs for taxes, insurance and escrows.

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.

## Annual Objectives 91.220(c)(3)

Goals and objectives to be carried out during the action plan period are indicated by placing a check in the following boxes.

<input type="checkbox"/> Objective Category Decent Housing	<input type="checkbox"/> Objective Category: Suitable Living Environment	<input type="checkbox"/> Objective Category: Expanded Economic Opportunities
<input checked="" type="checkbox"/> assisting homeless persons obtain affordable housing	<input type="checkbox"/> improving the safety and livability of neighborhoods	<input type="checkbox"/> job creation and retention
<input checked="" type="checkbox"/> assisting persons at risk of becoming homeless	<input type="checkbox"/> eliminating blighting influences and the deterioration of property and facilities	<input type="checkbox"/> establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/> retaining the affordable housing stock	<input checked="" type="checkbox"/> increasing the access to quality public and private facilities	<input type="checkbox"/> the provision of public services concerned with employment
<input checked="" type="checkbox"/> increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/> reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input type="checkbox"/> the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input type="checkbox"/> increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	<input type="checkbox"/> restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/> availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input checked="" type="checkbox"/> providing affordable housing that is accessible to job opportunities	<input type="checkbox"/> conserving energy resources and use of renewable energy sources	<input type="checkbox"/> access to capital and credit for development activities that promote the long-term economic social viability of the community

### I. Provide a summary of specific objectives that will be addressed during the program year.

Affordable Housing is the most urgent priority in the Consolidated Plan. The key objective in addressing this priority is to provide and sustain decent, safe and affordable housing. Analysis of the current housing stock indicates the greatest need in the unincorporated County is for Single Family Housing. The City of Ocala will continue to offer the bulk of multi-family rental units due to central water & sewer, access to public transportation, and central location. There is also a continued need to reduce the number of sub-standard mobile homes in the housing stock either by replacing them with newer, higher quality manufactured housing or finding ways to make site built homes more affordable. Accessibility for those suffering from a disability continues to be a major concern as well, especially for mobile home owners.

With the current foreclosure crisis and housing downturn, there is an over-supply of single-family and rental housing. The County is investing in properties sitting vacant to turn them into affordable housing and working with lenders & clients to overcome credit & other barriers preventing first-time homebuyers and under-represented demographic groups from accessing safe, affordable housing.

**HUD Table 3A has been included as Appendix 2.**

**Specific Housing/Community Development Objectives & Outcomes  
(HUD Table 2A)  
2010-11**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective *
<b>Affordable Housing - Rental Housing</b>						
1.	Create permanent supportive rental housing for homeless	SHP	# persons served and remaining in housing 1 yr.	24	Project completed less than 1 year ago	DH-2
2.	Create permanent housing for elderly vets	CDBG	# persons served and remaining in housing 1 yr.	20	Project completed less than 1 year ago	DH-2
<b>Affordable Housing – Owner Housing</b>						
1.	Develop housing for ownership with local CHDO	HOME	# households served	15	15	DH-2
<b>Community Development</b>						
1.	Continue participation in special need coalitions	CDBG	# meetings attended	40	48	SL-1
2.	Technical Assistance Training	CDBG	# training opportunities provided	10	10	SL-1
<b>Public Facilities</b>						
1.	Construction – Youth Center	CDBG	\$61,589	1	In progress	NR
2.	Install Security System – Domestic Violence Shelter	CDBG	\$30,000	1	1	NR
3.	Renovations – Youth Emergency Shelter	CDBG	\$50,208	1		
4.	Renovations – Women/Children Emergency Shelter	CDBG	\$9,699	1		
5.	Homeless Pre-arrest Diversion Intake Center	CDBG	\$331,949	1		
<b>Public Services</b>						
1.	Foreclosure Prevention	CDBG	\$221,207	2	2	SL-1
2.	Adult Literacy	CDBG	\$10,600	1	1	SL-1
3.	Mental Health/Substance Abuse - Youth	CDBG	\$50,000	1	1	SL-1
<b>Economic Development</b>						
	Job Training Development Support Section 3	CDBG		# clients	No eligible projects identified	EO-1
	Entrepreneur/Job Creation	CDBG	\$200,000	# of jobs		EO-1

**\*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

**Specific Housing/Community Development Objectives & Outcomes  
(HUD Table 2A)  
2011-12**

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 (carry over from 2010-11, performance period has not reached one year)	SHP	# persons served and remaining in housing 1 yr.	24		DH-2
2.	Create permanent housing for elderly vets (carry over from 2010-11, performance period has not reached one year)	CDBG	# persons served and remaining in housing 1 yr.	20	Project completed less than 1 year ago	DH-2
<b>Owner Housing</b>						
1.	Develop housing for ownership with local CHDO	HOME	# households served	15		DH-2
2.	Perform Emergency Mobile Home repairs	CDBG	# households served			DH-3
3.	Install Mobility Ramps	CDBG	# households served			DH-3
4.	Housing Full Rehab/Reconstruction	HOME (Ocala)	# households served			DH-2
5.	Purchase Assistance	HOME (Ocala & Marion County)	# households served			DH-2
<b>Community Development</b>						
1.	Continue participation in special need coalitions	CDBG	# meetings attended	40		SL-1
2.	Technical Assistance Training	CDBG	# training opportunities provided	10		SL-1
<b>Public Facilities</b>						
1.	Construction – Youth Center (Carry over from 10/11 – project will be completed within 3 phases)	CDBG	\$778,411	1	In progress	SL-1
<b>Public Services</b>						
1.	Foreclosure Prevention	CDBG	\$142,00	1		DH-3
2.	Youth Development Program	CDBG	\$98,417			SL-1

**\*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

### Description of Activities 91.220(d) and (e)

*I. Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan.*

#### Priority #1 – Affordable Housing

As required by State Statute 420.907-9079 FS, Marion County has developed a Local Housing Assistance Plan to address 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 designed to increase the availability of affordable residential units by partnering with local lenders and other partners committed to leveraging Marion County Grant funds with private and public funding. This 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 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 includes many members who participated in the 2006 Affordable and Workforce Housing report prepared by the Public Policy Institute (PPI). The Committee used the PPI study as a baseline for establishing an affordable housing advisory committee to recommend monetary and nonmonetary incentives as part of an affordable housing incentive plan, as required by Section 420.9706 F.S.

The AHAC meetings were advertised in accordance with the sunshine law and open to the public. Committee members spent many hours in addition to the meetings reviewing materials, including studies and reports from other jurisdictions, to formulate their recommendations. At the pleasure of the Board of County Commissioners, the Committee continues to serve as an active board by helping to draft implementing policy and monitoring the demand for affordable housing and ability of the community to meet those demands.

**Program Year 3 (2011/12) Action Plan Specific Objectives** - Marion County and the City of Ocala will utilize the following strategies to promote affordable housing options in Marion County:

1. Purchase Assistance, in the form of down payment and closing costs, to help VL to M income homebuyers obtain safe & affordable housing. (SHIP & HOME)
2. Work with certified CHDO's to develop new housing units. (HOME)
3. Offer owner-occupied housing rehabilitation programs, including ADA ramps and accommodations, to help VL & L income homeowners correct substandard housing conditions and protect the existing affordable housing inventory. (SHIP & CDBG)
4. Acquire foreclosed & abandoned houses in targeted areas, rehabilitate them, and make them available at affordable prices to VL, L & M income homebuyers. (NSP)

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

With foreclosures severely affecting Marion County, there has been an urgency to understand the conditions facing homeowners and a demand to develop programs to assist homeowners who are facing foreclosure and provide intervention and prevention services where possible. To this end, two programs were developed with partner agencies and implemented during Year Two. The first was implemented in partnership with Ocala Housing Authority, providing direct financial assistance, housing counseling, and workout plans for homeowners who could demonstrate an ability to sustain in the home after the assistance was provided. A program implemented through Community Legal Service of Mid-Florida provided mediation assistance for homeowners at risk of foreclosure (as a new Florida Law requires mediation prior to foreclosure). Special Needs Housing continues to be a priority. During Year Two, work was completed on a group home for disabled citizens at ARC of Marion County, as well as an addition to the VFW Retirement Home.

**Program Year 3 (2011/12) Action Plan Specific Objectives** - Marion County and the City of Ocala will utilize the following strategies to address the homelessness and special needs housing options in Marion County:

1. Supporting and encouraging organizations interested in developing affordable housing options continues to be a priority. (SHIP, CDBG, HOME)
  - a. Emergency housing options at Arnette House and Childhood Development Services

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

Predominantly low income neighborhoods suffer from neglected and vacant properties, a lack of basic infrastructure, such as paved 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. Further exasperating the conditions in these neighborhoods is a rising number of foreclosures, increasing the number of vacant homes and compromising the sense of “neighborhood” in some areas.

The passing of Amendment 1 in 2008, which doubled the Homestead Exemption and devalued 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 2010/11 County budget. The demand, however, for services and infrastructure has not decreased. 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. All Capital Improvement Projects have been cancelled for the upcoming budget year unless funding was already in place. Impacted most by these cuts are low-income residents who tend to utilize or benefit the most from these services. CDBG funds in Program Year Two were instrumental in continuing to make progress in preserving the quality of life in neighborhoods. Projects included supporting the establishment of a Dental Clinic, providing funds for public services for child abuse victims, and storm hardening the domestic violence shelter.

**Program Year 3 Action Plan Specific Objectives** - Marion County and the City of Ocala will utilize the following strategies to create a suitable living environment through non-housing community development:

1. Supporting and encouraging organizations interested in developing projects that increase access to quality public and private facilities and services. (CDBG)
  - a. Forest Community Center, Sandhill Park, Boys & Girls Club
2. Supporting projects that improve the safety and livability of neighborhoods (CDBG)
  - a. Pre-Arrest diversion Intake Center

***HUD Table 3B has been included as Appendix 3. HUD Table 3C has been included as Appendix 4.***

***Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability).***

***Availability/Accessibility of Decent Housing (DH-1)***

During the 2011-12 year ( Year 3 of the Consolidated Plan), Marion County, through the CDBG grant program will improve the availability and accessibility to decent housing by performing emergency repairs and installing mobility ramps for extremely low, low, and moderate income mobile home owners.

***Affordability of Decent Housing (DH-2)***

During the 2011-12 year (Year three of the Consolidated Plan), Marion County, through the CDBG grant program will improve the affordability of decent housing by monitoring to ensure the performance requirements are met for the activity that took place in 2010-11 “to create permanent housing for elderly vets” and “create permanent supportive rental housing .

During the 2011-12 year (Year three of the Consolidated Plan), The CHDO, through the HOME grant program will improve the affordability of decent housing by developing housing for ownership.

During the 2011-12 year (Year three of the Consolidated Plan), Marion County and the City of Ocala Consortium, through the HOME grant program will improve the affordability of decent housing by providing purchase assistance (Marion County) and rehabilitation (Ocala) to very low, low, and moderate income households.

***Sustainability of Decent Housing (DH-3)***

During the 2011-12 year (Year three of the Consolidated Plan), Marion County, through the CDBG grant program will improve the sustainability of decent housing by providing direct financial assistance and housing counseling services to extremely low, low, and moderate income households facing foreclosure.

***Suitable Living Environment (SL-1)***

During the 2011-12 year (Year 3 of the Consolidated Plan), Marion County, through the CDBG grant program, will improve the availability and accessibility to suitable living environments by supporting community development through technical assistance and involvement in community groups focused on special needs populations, constructing a youth recreation facility (Phases II and III), and providing program support to programs aimed at youth development and delinquency prevention.

## Geographic Distribution/Allocation Priorities 91.220(d) and (f)

1. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/ethnic 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. CHDO projects are awarded using criteria to rank projects that best address the priority needs regardless of geographic location. The unincorporated areas of Marion County most in need and most affected by economic downturn are the neighborhoods of Silver Springs Shores, Marion Oaks, the Forest, and other areas known to house a large number of low income residents, including West Marion County and Reddick. Marion Oaks and Reddick are also the areas of minority concentration.

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. These plans include supporting the preservation of affordable housing, expanding economic opportunities and improving the quality of living for low/mod income families and neighborhoods. Marion County will direct CDBG funding through a formal application process for projects targeting the County's Consolidated Plan priorities and goals. All grant funds will be targeted to L/M Areas and/or Households.

2. *Describe the reasons for the allocation priorities, the rationale for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year, and identify any obstacles to addressing underserved needs.*

Investments are geographically allocated in the jurisdiction based upon needs and demands in those areas, coupled with an analysis of the county's capacity and resources through capital improvements, partner and service providers' capacity and resources, and citizen capacity and resources to meet needs in those areas.

### **Lead-based Paint (91.215 (g))**

Marion County Community Services (CDBG) and the Consortia (HOME) consult the Marion County Health Department to review lead data, educate the public, and mitigate housing units in which lead has been found. In 2010, there were 4 confirmed cases on lead poisoning in Marion County, one of which was acquired out of the state. Marion County there were 1364 children tested with only 2 confirmed cases for lead poisoning. According to the U.S. Census Bureau, there are 4,284 housing units built before 1950 with 22% of the estimated population of children residing in those units. Marion County and City of Ocala will continue to enforce our policy standards to remove and eradicate lead based paint during the course of all rehab projects which will have an overall reduction in lead based occurrences in Ocala MSA.

## Annual Affordable Housing Goals 91.220(g)

- 1. Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.*

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

(COUNTY HOME \$401,847)

Specific Objectives: (Outputs)

1. Provide technical assistance to non-profit housing developers to certify as local CHDO's for utilization of HOME CHDO funding. Solicit and select CHDO projects through a formal RFP process.

**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 HOME \$2,070,250 - HOME City \$80,000)

Assist 65 County & 15 City low-income households with down-payment, closing costs and principal reduction using a combination of SHIP, HOME and NSP funding for the purpose of providing affordable housing. 40 formerly-foreclosed homes are expected to be available at discounted prices through the NSP program to low and moderate income 1<sup>st</sup>-time homebuyers. County assistance of up to \$30,000 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 and the City both have waiting lists for assistance, although the County processes very-low income applicants immediately.

2. **Owner-occupied Rehabilitation –**

( City HOME \$561,293)

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 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 –

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 \$401,847 will be committed to eligible projects for the purpose of developing affordable housing. Marion County currently is in the process of re-certifying one CHDO and newly-certifying a second one that will submit applications for project funding.

2011/12 Objectives	Units Assisted		
Strategy	HOME / NSP	SHIP Only	TOTAL # Assisted
Homeowner Purchase Assistance	45VL & L	20 M	65
Homeowner Rehabilitation	0 VL & L	16 VL & L	16

**Key:**

VL = Very Low-income 50%

L = Low-income 80%

M = Moderate income 120%

**2011 MFI = \$49,900**

MFI = Less than \$24,950 for a family of 4

MFI = Less than \$39,900 for a family of 4

MFI = Less than \$59,640 for a family of 4

## Public Housing 91.220(h)

- 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 programs to 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.

Marion County contracted with OHA to administer the Lease-to-Own strategy for the Neighborhood Stabilization Program (NSP). OHA will target VL income (below 50% MFI) Section-8 participants as well as residents of the public housing communities who are participating in the Family Self-Sufficiency program and have demonstrated a readiness for homeownership. Families who chose this route to homeownership will be able to choose their home from the many NSP homes available for sale and will have up to four years to reach the point where they can qualify for a conventional mortgage.

- 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.

## Homeless and Special Needs 91.220(i)

- 1. Describe, briefly, the jurisdiction's plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness.*

Point-in-Time surveys indicate a decrease in the number of homeless in Marion County over the past three years (from 2008-2010), but averages around 500 persons per year. During the third program year (2011/12), action steps taken to eliminate chronic homeless will include coordinating planning and needs assessment with partner organizations. This is critical to ensure that the wrap-around services exist to support this vulnerable population. Funding support will be provided to increase the number of housing options available for emergency purposes, as well as permanent housing opportunities. These projects will include renovating an emergency housing facility for homeless teens and another for homeless mothers. In addition, purchase assistance and housing rehabilitation will be offered.

- 2. Describe specific action steps to address the needs of persons that are not homeless identified in accordance with 91.215(e).*

During the third program year(2011/12), action steps taken to address the needs of persons who are not homeless will include construction of a home for very low to low income residents. This home will be constructed in partnership with Habitat for Humanity by young adults who will be trained in the construction trade. Other services funded will include installing mobility ramps and emergency mobile home repairs.

- 3. Homelessness Prevention—Describe planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.*

Marion County Community Services works diligently with homeless service providers to coordinate efforts in providing the best services possible to residents in need and actively participates in the Marion County Homeless Council (MCHC) 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 have both 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. In addition, foreclosure prevention and intervention services will be offered to families at risk of losing their homes (or facing homelessness).

## **Barriers to Affordable Housing 91.220(j)**

### *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.**

##### **New for 11/12:**

The goal to improving public education will be ensuring that information, when needed, is readily available, in the format and language that makes it reader friendly, and the content meets the needs of the citizens. To this end, a focus group, survey, and feedback from partners will be used to determine what information should be presented, how it should be formatted, what the content should include and what mediums will best reach the target audience.

- 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.

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

### **New for 11/12:**

Current market conditions of an oversupply of existing units due to foreclosures and historically-low interest rates have made many affordable housing units available, but more stringent requirements have been asked of the consumer. This has resulted in tighter credit standards and high unemployment & underemployment is keeping many lower-income families from accessing the units they desire. Marion County Community Services, through its housing programs, is able to work with area lenders, real estate agents and counselors to help ensure both equal access to units and assistance to borrowers in overcoming barriers. The Affordable Housing Advisory Committee will continue to meet to monitor implementation of recommendations to remove institutional barriers to affordable housing. Committee Recommendations for housing affordable to families at or below 80% MFI:

- Elimination of fees for households at or below 80% MFI, and a sliding scale for fees for housing affordable to households between 80% to 120% MFI.
- Waive all transportation impact fees
- Establish a separate fund to pay school, water & sewer fees
- Establish lien mechanisms to recapture these fees if the house is sold within 10 years,
- 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.
- 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.

In addition, the Committee recommended the following Incentives:

- 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.
- The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- The allowance of flexibility in densities for affordable housing.
- The reservation of infrastructure capacity for housing for very-low income persons, low-income persons, and moderate-income persons.
- The allowance of affordable accessory residential units in residential zoning districts.
- The allowance of flexible lot configurations, including zero-lot line for affordable housing.
- The modification of street requirements for affordable housing
- 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.
- The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- 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 11/12:**

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.

**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.

### **Other Actions 91.220(k)**

- 1. Describe the actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families develop institutional structure, enhance coordination between public and private agencies (see 91.215(a), (b), (i), (j), (k), and (l)).*

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. These plans include supporting the preservation of affordable housing, expanding economic opportunities and improving the quality of living for low/mod income families and neighborhoods.

- 2. Describe the actions to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.*

Marion County will continue to address the need for access to public transportation in partnership with member of the Ocala Housing Authority, Traffic Planning Organizations, and both the City and County planning departments. As previously stated, this remains a priority and is being addressed as a recognized impediment to fair housing through collaboration and planning with the SunTran bus system. There are no other means of public transportation (subway, train, etc.).

## PROGRAM SPECIFIC REQUIREMENTS

### CDBG 91.220(I)(1)

- 1. Identify program income expected to be received during the program year, including:**
  - amount expected to be generated by and deposited to revolving loan funds;
  - total amount expected to be received from each new float-funded activity included in this plan; and
  - amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.No program income expected
  
- 2. Program income received in the preceding program year that has not been included in a statement or plan.**  
No program income expected
  
- 3. Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan.**  
No program income expected
  
- 4. Surplus funds from any urban renewal settlement for community development and housing activities.**  
No program income expected
  
- 5. Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.**  
No program income expected
  
- 6. Income from float-funded activities.**  
No program income expected
  
- 7. Urgent need activities, only if the jurisdiction certifies.**  
No program income expected
  
- 8. Estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate income.**  
The amount of funding that will be used for activities that benefit persons of low to moderate income will be 80% of the 2011/12 Allocation (or \$320,555).

## HOME 91.220(I)(1)

- 1. Describe other forms of investment. (See Section 92.205)**  
*If grantee (PJ) plans to use HOME funds for homebuyers, did they state the guidelines of resale or recapture, as required in 92.254.*

There are no other forms of investment.

- 2. If grantee (PJ) plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, state its refinancing guidelines required under 24 CFR 92.206(b). 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, the minimum HOME affordability period will prevail. Under these circumstances, the HOME investment amount will be recaptured from net proceeds.

- 3. Resale Provisions -- For homeownership activities, describe its resale or recapture guidelines that ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).**

Marion County’s recapture provision requires repayment upon sale, refinance, or if the unit assisted is no longer the homeowner’s primary residence.

- 4. HOME Tenant Based Rental Assistance -- Describe the local market conditions that led to the use of HOME funds for tenant based rental assistance program. If the tenant based rental assistance program is targeted to or provides a preference for a special needs group, that group must be identified in the Consolidated Plan as having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population.**

Marion County does not currently use HOME funding for rental assistance.

- 5. If a participating jurisdiction intends to use forms of investment other than those described in 24 CFR 92.205(b), describe these forms of investment.**

There are no other forms of investment.

- 6. Describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units.**

Marion County does not currently use HOME funding for Multi-family housing.

7. *Describe actions taken to establish and oversee a minority outreach program within its jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.*

The Ocala Housing Authority offers a homeownership program for their public housing residents that provide instruction and information on City and County Housing Programs. Through this program, many participants have received down-payment assistance from the City and County.

8. *If a jurisdiction intends to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, state its financing guidelines required under 24 CFR 92.206(b).*

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.

#### **HOPWA 91.220(I)(3)**

1. *One year goals for the number of households to be provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family, tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.*

Neither Marion County, nor the City of Ocala receives HOPWA funds.

## **OTHER NARRATIVES AND ATTACHMENTS**

Include any action plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.

## **APPENDIX # 1**

# **County's display advertisement**

**Marion County CDBG Funds  
Marion County Consortium HOME Funds  
Proposed FY 2011-12 Action Plan**



**Equal Housing**

**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.

**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><u>CDBG Grant Award 2011/12</u></b>	<b>\$1,602,776</b>	<b><u>Consortium HOME Grant 2011/12:</u></b>	<b>\$ 808,801</b>
<b>Estimated Carry forward Funds</b>	<b>\$1,381,458</b>	<b>Estimated Carry forward Funds</b>	<b>\$ 2,604,124</b>
<b>Unencumbered Funds (10/11)</b>	<b>\$ 544,636</b>	<b>Total Funds Available</b>	<b>\$ 3,412,925</b>
<b>Total Funds Available</b>	<b>\$3,528,870</b>		

Housing Activities	\$ 263,393
Public Facilities/Infrastructure	\$ 2,400,286
Public Services	\$ 240,417
Program Administration	<u>\$ 320,555</u>
<b>Total</b>	<b>\$ 3,528,870</b>

Marion County share	<b>\$ 2,322,048</b>
• Purchase Assistance	\$2,070,250
• Administration	\$ 251,798
City of Ocala share	<b>\$ 689,030</b>
• Purchase Assistance	\$ 80,000
• Housing Rehab	\$ 561,293
• Administration	\$ 47,737
CHDO funds	<b>\$ 401,847</b>
<b>Total:</b>	<b>\$ 3,412,925</b>

Funding will be used to support projects that promote the priorities established in the Consolidated Plan as outlined in the Action Plan. Unexpended FY10/11 project funding will be carried forward to FY11/12. Any unencumbered FY10/11 funds or unanticipated revenue will be redirected to new projects in FY11/12 as outlined in the Action Plan.

**Public Comment Period:**

The 2011/12 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. Wednesday, July 13, 2011 through 5:00 p.m. Thursday, August 11, 2011. For additional information please contact Lisa Rice at 671-8770.

**Public Hearing:**

A public hearing regarding this Action Plan will be held on Tuesday, July 26, 2011 at 5:00 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 21, 2011.

**Final Action:**

The 2011/2012 Action Plan is scheduled for Board action on August 2, 2011 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.

## **APPENDIX # 2**

### **HUD Table 3A**

**Table 3A Summary of Specific Annual Objectives  
Marion County, Florida**

<b>Availability/Accessibility of Decent Housing (DH-1)</b>							
<b>Specific Objective</b>		<b>Source of Funds</b>	<b>Performance Indicators</b>	<b>Year</b>	<b>Expected Number</b>	<b>Actual Number</b>	<b>Percent Completed</b>
<b>DH1.1</b>	Provide Emergency Mobile Home Repairs to extremely low, low, and moderate income households.	CDBG	# of households assisted	2009	60	46	77%
				2010	55	IP	%
				2011			%
				2012			%
				2013			%
			<u>MULTI-YEAR GOAL</u>				%
<b>1.2</b>	Install mobility ramps in mobile homes of disabled extremely low, low and moderate income households	CDBG	# of households assisted	2009	12	10	100%
				2010		IP	%
				2011			%
				2012			%
				2013			%
			<u>MULTI-YEAR GOAL</u>				%
<b>Affordability of Decent Housing (DH-2)</b>							
<b>DH2.1</b>	Provide down payment assistance to 20 families Develop housing with local CHDO for homeownership	HOME	# of households assisted	2009	20		%
				2010			%
				2011			%
				2012			%
				2013			%
			<u>MULTI-YEAR GOAL</u>				%
<b>2.2</b>	Provide mortgage foreclosure assistance and mediation supportive services to extremely low, low, and moderate income households (OHA, CLSMF)	CDBG	# of households assisted	2009	N/A 150	N/A	N/A
				2010		IP	%
				2011			%
				2012			%
				2013			%
			<u>MULTI-YEAR GOAL</u>				
<b>Sustainability of Decent Housing (DH-3)</b>							
<b>DH 3.1</b>	Rehabilitate/ Renovate emergency sheltering facilities for homeless youth and homeless women with children (Arnette, CDS)	CDBG	# of facilities renovated	2009	2	IP	%
				2010			%
				2011			%
				2012			%
				2013			%
			<u>MULTI-YEAR GOAL</u>				%

Specific Objective		Source of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>Availability/Accessibility of Suitable Living Environment (SL-1)</b>							
<b>SL1.1</b>	Construct two community centers/areas and 1 youth center (Forest Community Center, Sand Hill Park, Boys & Girls Club)	CDBG	# of public facilities constructed	2009 2010 2011 2012 2013	3	IP	% % % % %
			<u>MULTI-YEAR GOAL</u>				
<b>1.2</b>	Provide supportive services to extremely low, low, and moderate income adolescents who are participating in residential substance abuse treatment (Centers)	CDBG	# of adolescents assisted	2009 2010 2011 2012 2013			
			<u>MULTI-YEAR GOAL</u>				
<b>1.3</b>	Provide supportive services to extremely low, low, and moderate income adults who are illiterate (MCLC)	CDBG	# of individuals assisted	2009 2010 2011 2012 2013	50	IP	% % % % %
<b>1.4</b>	Renovate facility to serve as intake center for homeless individuals for the purpose of linking to services and improving the living environment. (Centers)		<u>MULTI-YEAR GOAL</u>				
			# facilities renovated	2009 2010 2011 2012 2013	1	IP	% % % % %
			<u>MULTI-YEAR GOAL</u>				
<b>Affordability of Suitable Living Environment (SL-2)</b>							
<b>SL2.1</b>				2009 2010 2011 2012 2013			% % % % %
				<u>MULTI-YEAR GOAL</u>			
<b>Sustainability of Suitable Living Environment (SL-3)</b>							

IP – in progress (current year project 10/11) – on target to meet

**Table 1C Summary of Specific Objectives**

Specific Objective		Source of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
<b>Availability/Accessibility of Economic Opportunity (EO-1)</b>							
<b>EO1.1</b>	Support Section 3 Incubator/Entrepreneur Program	CDBG HOME	# of participants	2009	40	0	%
				2010			%
				2011			%
				2012			%
				2013			%
				<u>MULTI-YEAR GOAL</u>			
<b>Affordability of Economic Opportunity (EO-2)</b>							
<b>EO2.1</b>				2009			%
				2010			%
				2011			%
				2012			%
				2013			%
				<u>MULTI-YEAR GOAL</u>			
<b>Sustainability of Economic Opportunity (EO-3)</b>							
<b>EO3.1</b>				2009			%
				2010			%
				2011			%
				2012			%
				2013			%
				<u>MULTI-YEAR GOAL</u>			
<b>Neighborhood Revitalization (NR-1)</b>							
<b>NR1.1</b>				2009			%
				2010			%
				2011			%
				2012			%
				2013			%
				<u>MULTI-YEAR GOAL</u>			
<b>Other (O-1)</b>							
<b>O 1.1</b>				2009			%
				2010			%
				2011			%
				2012			%
				2013			%
				<u>MULTI-YEAR GOAL</u>			
<b>Other (O-2)</b>							
<b>O 2.1</b>				2009			%
				2010			%
				2011			%
				2012			%
				2013			%
				<u>MULTI-YEAR GOAL</u>			

# APPENDIX # 3

## HUD Table 3B

**Table 3B**

**ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

Grantee Name: Marion County Community Services Program Year: 2011/12	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
<b>BENEFICIARY GOALS (Sec. 215 Only)</b>						
Homeless households	12		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	60		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	52		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Sec. 215 Beneficiaries*</b>	124		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>RENTAL GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	1		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	20		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	2		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	56		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>	79		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>HOME OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	0		<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units	10		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rehabilitation of existing units	25		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Homebuyer Assistance	20		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>	55		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)</b>						
Acquisition of existing units	1		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	30		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	27		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	56		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Homebuyer Assistance	20		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Combined Total Sec. 215 Goals*</b>	134		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)</b>						
Annual Rental Housing Goal	203		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	55		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Overall Housing Goal</b>	258		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# APPENDIX # 4

## HUD Table 3C

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** Marion County, Fl.

**Priority Need:** N/A

**Project:** Planning & Administration

**Description:** Funds for the planning and administration of the CDBG and HOME grant programs.

**Objective category:**     Suitable Living Environment     Decent Housing      
Economic Opportunity

**Outcome category:**     Availability/Accessibility     Affordability      
Sustainability

**Location/Target Area:** Unincorporated Marion County, Florida  
**(Street Address):**  
**(City, State, Zip Code):**

Specific Objective Number 1 – Con Plan ( 2009-14)	Project ID
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient	CDBG National Objective
Start Date (mm/dd/yyyy) 10/1/2011	Completion Date 9/30/2012
Performance Indicator	Annual Units
Local ID	Units Upon Completion

<b>Funding Sources:</b>	
CDBG	320,555
ESG	
HOME	251,798
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>572,353</b>

The primary purpose of the project is to help:  
 the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** Marion County, Fl.

**Priority Need:** Affordable Housing

**Project:** Mobility Ramp Program

**Description:** Aid low income, owner-occupied mobile homeowners who have a disability with a mobility ramp to improve accessibility. (At or below 80% MFI)

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

**Location/Target Area:** Unincorporated Marion County

**(Street Address):**

**(City, State, Zip Code):**

Specific Objective Number AF #3 – Con Plan 2009-14	Project ID
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient LMC	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 10/1/2011	Completion Date 09/30/2012
Performance Indicator Low/Mod Clients	Annual Units 12
Local ID	Units Upon Completion

<b>Funding Sources:</b>	
CDBG	63,393
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>63,393</b>

The primary purpose of the project is to help:

the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

---

**Jurisdiction's Name:** Marion County, Fl.

**Priority Need:** Affordable Housing

**Project:** Emergency Mobile Home Repairs Program

**Description:** Aid low income, owner-occupied mobile home owners with emergency repairs to remediate serious health and safety issues. (At or below 80% MFI)

**Objective category:**

Suitable Living Environment     Decent Housing     Economic Opportunity

**Outcome category:**

Availability/Accessibility     Affordability     Sustainability

**Location/Target Area:**

**(Street Address):**

**(City, State, Zip Code):**

Specific Objective Number AF #2 – Con Plan 2009-14	Project ID
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient LMC	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 10/1/2011	Completion Date 09/30/2012
Performance Indicator Low/Mod Clients	Annual Units 55
Local ID	Units Upon Completion

<b>Funding Sources:</b>	
CDBG	200,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>200,000</b>

The primary purpose of the project is to help:

the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

---

**Jurisdiction's Name:** Marion County, Fl.

**Priority Need:** Community Development – Public Facilities

**Project:** Boys & Girls Club of Marion County – Dunnellon Branch (Phases II & III)

**Description:** Construction of a facility in Dunnellon, Fl. For use as a Boys & Girls Club

**Objective category:**     Suitable Living Environment     Decent Housing      
 Economic Opportunity

**Outcome category:**     Availability/Accessibility     Affordability      
 Sustainability

**Location/Target Area:** Unincorporated Marion County (Western Marion County)  
**(Street Address):**  
**(City, State, Zip Code):**

Specific Objective Number PF #1 Con Plan 2009-14	Project ID
HUD Matrix Code 03D- Youth Centers	CDBG Citation 570.201 (c)
Type of Recipient LMC	CDBG National Objective
Start Date (mm/dd/yyyy) 10/1/2011	Completion Date 09/30/2012
Performance Indicator Low/Mod Clients	Annual Units 1
Local ID	Units Upon Completion

<b>Funding Sources:</b>	
CDBG	778,411
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>778,411</b>

The primary purpose of the project is to help:  
 the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

---

**Jurisdiction's Name:** Marion County, Fl.

**Priority Need:** Community Development – Public Facilities/Infrastructure projects

**Project:** To Be Determined

**Description:** Projects will be identified through a targeted application process

**Objective category:**     Suitable Living Environment     Decent Housing      
Economic Opportunity

**Outcome category:**     Availability/Accessibility     Affordability      
Sustainability

**Location/Target Area:** Unincorporated Marion County

**(Street Address):**

**(City, State, Zip Code):**

Specific Objective Number Con Plan 2009-14	Project ID
HUD Matrix Code 03-Public Facilities/Improve	CDBG Citation 570.201 (c )
Type of Recipient LMC	CDBG National Objective 570.208 (a) (2)
Start Date (mm/dd/yyyy) 10/1/2011	Completion Date 09/30/2012
Performance Indicator Low/Mod Clients	Annual Units
Local ID	Units Upon Completion

<b>Funding Sources:</b>	
CDBG	544,636
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>544,636</b>

The primary purpose of the project is to help:

the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

---

**Jurisdiction's Name:** Marion County, Fl.

**Priority Need:** Community Development – Public Facilities/Infrastructure projects

**Project:** Carry Forward Projects

**Description:** Funds for projects that are being carry forward from prior years into 2011/12, where they are expected to be completed (includes carry forward mobile home repairs, mobility ramps, CDS, Arnette House, The Centers, Forest Community Center, and Sand Hill Park) will be identified through a targeted application process

**Objective category:**  Suitable Living Environment  Decent Housing  Economic Opportunity  
**Outcome category:**  Availability/Accessibility  Affordability  Sustainability

**Location/Target Area:** Unincorporated Marion County  
**(Street Address):**  
**(City, State, Zip Code):**

Specific Objective Number Con Plan 2009-14	Project ID
HUD Matrix Code 03-Public Facilities/Improve	CDBG Citation 570.201 (c )
Type of Recipient LMC	CDBG National Objective 570.208 (a) (2)
Start Date (mm/dd/yyyy) 10/1/2011	Completion Date 09/30/2012
Performance Indicator Low/Mod Clients	Annual Units
Local ID	Units Upon Completion

<b>Funding Sources:</b>	
CDBG	
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds (CDBG Carry Forward)	1,381,458
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>1,381,458</b>

The primary purpose of the project is to help:  
 the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** Marion County, Fl.

**Priority Need:** Public Services

**Project:** Ocala Housing Authority – Mortgage Foreclosure Prevention II

**Description:** Aid low income, home owners with counseling services, foreclosure mitigation, and direct financial assistance to prevent foreclosure (At or below 80% MFI)

**Objective category:**     Suitable Living Environment     Decent Housing      
Economic Opportunity

**Outcome category:**     Availability/Accessibility     Affordability      
Sustainability

**Location/Target Area:** Unincorporated Marion County  
**(Street Address):**  
**(City, State, Zip Code):**

Specific Objective Number PS #1 – Con Plan 2009-14	Project ID
HUD Matrix Code	CDBG Citation 570.201 (e)
Type of Recipient LMC	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 10/1/2011	Completion Date 09/30/2012
Performance Indicator Low/Mod Clients	Annual Units 50
Local ID	Units Upon Completion

<b>Funding Sources:</b>	
CDBG	142,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>142,000</b>

The primary purpose of the project is to help:

the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name:** Marion County, Fl.

**Priority Need:** Public Services

**Project:** Ocala Police Department – Phoenix Rising (Youth Development Program)

**Description:** Aid at-risk, low income youth with a program to acquire job skills and training, while constructing a home that will be made available to a low income, first time homebuyer. (At or below 80% MFI)

**Objective category:**     Suitable Living Environment     Decent Housing      
 Economic Opportunity

**Outcome category:**     Availability/Accessibility     Affordability      
 Sustainability

**Location/Target Area:** Unincorporated Marion County  
**(Street Address):**  
**(City, State, Zip Code):**

Specific Objective Number PS #2 – Con Plan 2009-14	Project ID
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient LMC	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 10/1/2011	Completion Date 09/30/2012
Performance Indicator Low/Mod Clients	Annual Units 55
Local ID	Units Upon Completion

<b>Funding Sources:</b>	
CDBG	98,417
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>98,417</b>

The primary purpose of the project is to help:  
 the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

---

**Jurisdiction's Name:** Marion County, Fl.

**Priority Need:** Affordable Housing

**Project:** CHDO Projects – Development of Affordable Housing Units

**Description:** Provide funding to Certified Community Housing Development Organizations (CHDO) for the development of affordable housing units.

**Objective category:**     Suitable Living Environment     Decent Housing      
 Economic Opportunity

**Outcome category:**     Availability/Accessibility     Affordability      
 Sustainability

**Location/Target Area:** All of Marion County  
**(Street Address):**  
**(City, State, Zip Code):**

Specific Objective Number AF #1 – Con Plan 2009-14	Project ID
HUD Matrix Code 14A	CDBG Citation 570.202
Type of Recipient LMC	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 10/1/2011	Completion Date 09/30/2012
Performance Indicator Low/Mod Clients	Annual Units 15
Local ID	Units Upon Completion

<b>Funding Sources:</b>	
CDBG	
ESG	
HOME	401,847
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>401,847</b>

The primary purpose of the project is to help:

the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

---

**Jurisdiction's Name:** Marion County, Fl.

**Priority Need:** Affordable Housing

**Project:** City of Ocala HOME – Program Administration

**Description:** Planning and Administration of the HOME Program activities within the City of Ocala

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area:** City of Ocala  
**(Street Address):**  
**(City, State, Zip Code):**

Specific Objective Number Con Plan 2009-14	Project ID
HUD Matrix Code	CDBG Citation
Type of Recipient LMC	CDBG National Objective
Start Date (mm/dd/yyyy) 10/1/2011	Completion Date 09/30/2012
Performance Indicator Low/Mod Clients	Annual Units
Local ID	Units Upon Completion

<b>Funding Sources:</b>	
CDBG	
ESG	
HOME	47,737
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>47,737</b>

The primary purpose of the project is to help:  
 the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

---

**Jurisdiction's Name:** Marion County, Fl.

**Priority Need:** Affordable Housing

**Project:** City of Ocala HOME – Homeowner Rehabilitation

**Description:** Aid low income, owner – occupied homeowners with rehabilitation to remediate sub-standard housing issues, Units will be brought fully up to code and meet written housing quality standards.

**Objective category:**     Suitable Living Environment     Decent Housing      
Economic Opportunity

**Outcome category:**     Availability/Accessibility     Affordability      
Sustainability

**Location/Target Area:** City of Ocala  
**(Street Address):**  
**(City, State, Zip Code):**

Specific Objective Number AF # 4 Con Plan 2009-14	Project ID
HUD Matrix Code	CDBG Citation
Type of Recipient LMC	CDBG National Objective
Start Date (mm/dd/yyyy) 10/1/2011	Completion Date 09/30/2012
Performance Indicator Low/Mod Clients	Annual Units 2
Local ID	Units Upon Completion

<b>Funding Sources:</b>	
CDBG	
ESG	
HOME	27,419
HOPWA	
Total Formula	
Prior Year Funds (HOME carry forward)	533,874
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>561,293</b>

The primary purpose of the project is to help:  
 the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

---

**Jurisdiction's Name:** Marion County, Fl.

**Priority Need:** Affordable Housing

**Project:** City of Ocala HOME – Homebuyer Purchase Assistance

**Description:** Provide zero-interest, deferred payment loans for down payment and closing cost assistance to first time homebuyers (at or below 80% MFI)

**Objective category:**     Suitable Living Environment     Decent Housing      
 Economic Opportunity

**Outcome category:**     Availability/Accessibility     Affordability      
 Sustainability

**Location/Target Area:** City of Ocala  
**(Street Address):**  
**(City, State, Zip Code):**

Specific Objective Number AF # 5 Con Plan 2009-14	Project ID
HUD Matrix Code	CDBG Citation
Type of Recipient LMC	CDBG National Objective
Start Date (mm/dd/yyyy) 10/1/2011	Completion Date 09/30/2012
Performance Indicator Low/Mod Clients	Annual Units 5
Local ID	Units Upon Completion

<b>Funding Sources:</b>	
CDBG	
ESG	
HOME	80,000
HOPWA	
Total Formula	
Prior Year Funds (HOME)	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>80,000</b>

The primary purpose of the project is to help:  
 the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

---

**Jurisdiction's Name:** Marion County, Fl.

**Priority Need:** Affordable Housing

**Project:** Homebuyer Purchase Assistance

**Description:** Provide zero-interest, deferred payment loans for down payment and closing cost assistance to first time homebuyers (at or below 80% MFI)

**Objective category:**     Suitable Living Environment     Decent Housing      
Economic Opportunity

**Outcome category:**     Availability/Accessibility     Affordability      
Sustainability

**Location/Target Area:** Unincorporated Marion County  
**(Street Address):**  
**(City, State, Zip Code):**

Specific Objective Number AF # 5 Con Plan 2009-14	Project ID
HUD Matrix Code	CDBG Citation
Type of Recipient LMC	CDBG National Objective
Start Date (mm/dd/yyyy) 10/1/2011	Completion Date 09/30/2012
Performance Indicator Low/Mod Clients	Annual Units 5
Local ID	Units Upon Completion

<b>Funding Sources:</b>	
CDBG	
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds (HOME carry forward)	2,070,250
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>2,070,250</b>

The primary purpose of the project is to help:  
 the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

# Certifications