

## Executive Summary

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

#### 1. Introduction

As a recipient of federal grant funds, the City of Ocala submitted the 2019-2023 Five-Year Consolidated Plan and Annual Action Plan in 2019 as required by HUD. This document serves as the application for funding for the Community Development Block Grant (CDBG) federal entitlement program that serves low income individuals and/or families. The City of Ocala is an Entitlement Community receiving CDBG funds directly from HUD. Additionally, the City participates in the Marion County/Ocala HOME Consortium and receives HOME funds through the County. This plan only reports the City's CDBG Entitlement funds. Marion County is the lead agency for the HOME Consortium and is responsible for reporting consortium activities, including the City of Ocala's HOME activities.

This Action Plan's goals and objectives are intended to be accomplished during the time period from October 1, 2020 through September 30, 2021. The City of Ocala City Council is the responsible entity for approving the various activities outlined in this Action Plan.

HUD has established three priority goals for jurisdictions across the country to pursue as part of their consolidated planning efforts: decent housing, suitable living environment, and providing economic opportunity.

The ability of the City to attain these goals utilizing CDBG funds can be identified through the following performance measures:

Decent Housing: The provision of decent housing assists both the homeless and persons at risk of becoming homeless in obtaining housing; retains the existing units in the housing stock; increases the availability of permanent housing in standard condition and at affordable cost to low- and moderate-income (LMI) families. Decent housing also increases the supply of supportive housing with services needed to enable persons with special needs to live independently and provides affordable housing to low to moderate income persons in areas that are accessible to job opportunities.

Suitable living environment: The provision of a suitable living environment improves the safety and livability of neighborhoods; increases access to quality public and private facilities and services; reduces the isolation of income groups within a community or geographical area by offering housing opportunities for persons of lower-income and revitalizes deteriorating or deteriorated neighborhoods; restores, enhances, and preserves natural and physical features of special value for historic, architectural or aesthetic reasons; and conserves energy resources.

Provide economic opportunity: The provision of expanded economic opportunities creates and retains jobs; establishes, stabilizes, and expands small businesses (including micro-businesses); provides public services concerned with employment; provides jobs to low income persons living in areas affected by those programs and activities; makes available mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; provides access to capital and credit for development activities that promote the long-term economic and social viability of the community; and provides empowerment and self-sufficiency opportunities for low income persons to reduce generational poverty in federally-assisted and public housing.

## **2. Summarize the objectives and outcomes identified in the Plan**

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

The current Consolidated Plan indicates the funds must be expended to achieve the following for low- and moderate-income persons with housing assistance through its housing rehabilitation activities and assist in maintaining a suitable living environment through its clearance/demolition and acquisition activities.

Objectives:

- Rehabilitation of sub-standard owner-occupied housing.
- Clearance/Demolition of uninhabitable or dilapidated homes or buildings.
- Acquisition of land for the purpose of constructing or reconstructing affordable housing units.

Outcomes:

- Reduce the number of sub-standard housing units.
- Increase availability of affordable housing units.
- Increase access to suitable living environments through neighborhood revitalization.

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

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

The City anticipated the availability of approximately \$2.24 million of CDBG funds over the five-year period. For 2019-2023, the City proposed to utilize CDBG funding to meet Consolidated Plan objectives of providing decent housing and enhancing suitable living environments. The 2020 Program Year marked the second year of funding under the 2019-2023 Consolidated Plan. During PY 2020, Ocala expended an estimated \$30,029 on activities meeting its strategic plan objectives of providing decent housing and a

suitable living environment. The City of Ocala funds activities consistent with the goals and objectives of the 2019-2023 Consolidated Plan and activities also having the greatest impact on addressing community needs. As in previous years, the City funded various activities in PY 2020 intended to improve housing conditions and improve the living environment within Ocala's target areas.

Ocala continues to progress in meeting its Consolidated Plan goals and funding activities benefitting at least 70% low-to moderate-income persons as certified in the 2019-2023 Consolidated Plan. After the first year under the 2019-2023 Consolidated Plan, Ocala is on track to meet its five-year goals for housing and community revitalization activities.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Though the City of Ocala is a HUD Entitlement for CDBG funds, it is also a Participating Jurisdiction in the Marion County/Ocala HOME Consortium for HOME funding. Due to this arrangement, the City and County conduct their consultation and citizen participation process, for the Consolidated Plan, in conjunction with one another to eliminate duplication of services. Both City and County staff are involved in stakeholder meetings, agency consultations, public focus groups, and public hearings. For the 2019-2023 Consolidated Plan, staff conducted agency consultations with local social service providers and other relevant stakeholders. A housing and community development needs survey was posted online and distributed via mail to collect relevant data. The required two public hearings were held throughout the Consolidated Plan process and were available to the public and stakeholders alike.

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

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

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

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

### **AAP 2020 Advertisement**

### **AAP 2020 Advertisement - date**

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

All comments would be accepted, however, there were no comments received.

## **7. Summary**

Based on the current economic environment, the City has determined that the most appropriate use of the CDBG allocation during this first reporting period is for housing sustainability. The need to maintain the existing housing stock and increase the availability of affordable housing was determined to be a high priority for the City of Ocala, followed by the need to provide a suitable living environment through the clearance and demolition of dilapidated structures.

Priority needs were also determined through agency consultation and the citizen participation process. Limited funding does not allow the City to address all needs identified. The City and County work together to address needs with funding available.

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

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

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

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

Table 1 – Responsible Agencies

### Narrative

The City of Ocala is a CDBG Entitlement Community and receives its funds directly from HUD, which are reported under this Consolidated Plan. The City is also a HOME Participating Jurisdiction through the Marion County/Ocala HOME Consortium. Marion County is the lead agency responsible for reporting consortium activities, including the City of Ocala's HOME funds. The City's HOME funding, activities, and strategies are reported under the Marion County 2019-2023 Consolidated Plan.

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

### Consolidated Plan Public Contact Information

City of Ocala

Community Development Services

201 S.E. 3rd Street, 2nd Floor

Ocala, FL 34471

352-629-8231

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

### **1. Introduction**

As a CDBG Entitlement and a HOME Participating Jurisdiction in the Marion County/Ocala HOME Consortium, the consultation process for the 2019-2023 Consolidated Plan was conducted in partnership between the City of Ocala and Marion County. The consultation process is one process for the purposes of this plan. As a result, certain information may overlap. Staff from the City and County conducted agency consultation with various social service providers, public service agencies, housing agencies, non-profit organizations, and other relevant stakeholders. Results of these consultations helped to provide the basis for the City's five-year strategies as outlined in the 2019-2023 Consolidated Plan.

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

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

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

Several steps are taken to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. Each of these steps help facilitate information exchange between the City and those providing public services. Activities include:

- The Grants Administrator monitors ongoing activities resulting in enhanced cooperation and coordination between the City and private and non-profit entities.
- Ocala's housing and community development plan is carried out through a combination of public, private and non-profit organizations, many of which participate in the citizen participation process. With the addition of HOME funds and the formation of the consortium with the City of Ocala, the County works with the City to develop and train other housing partners.

- City staff continues to play active roles in the community alliance organizations dealing with homelessness (Homeless Council), children's issues (Children's Alliance), and community issues (Community with a Heart) and mental health issues (Mental Wellness Coalition).
- The HOME Consortium continues to partner with the Ocala Housing Authority on affordable housing projects.

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

The City of Ocala and Marion County are working with CoC agencies to create a consistent, professional job description and duties for case management of homeless and nearly homeless individuals and families. In early 2020, Marion County became the Collaborative Applicant for the CoC, and helped create the Joint Office of Homelessness in partnership with the City of Ocala. Community Services hired a full-time manager to oversee the Joint Office. The end goal of this new department is to increase coordination and communication among the agencies in the community, increase support to those agencies and strengthen training, reporting and participation. The City of Ocala has been an active member of the Continuum of Care since its inception, serving as a Board Member and providing representation on various workgroups and committees. The CoC Board voted during FY 19-20 to transition responsibilities of the CoC to a partnership between the City of Ocala and Marion County Board of County Commissioners. As a result, the Joint Office on Homelessness was formed to enhance collaboration, accountability, strategic direction, and program effectiveness. The City of Ocala has taken on responsibilities as the lead for HMIS, Outreach, and Coordinated Entry (since many of the identified homeless and shelters are located within the city limits of Ocala). Close work between the City's Office of Homeless Prevention and the Community Programs division has assisted in identifying homeless who can readily benefit from the City's rental assistance and housing programs. In an effort to address the needs of homeless persons, the CoC's Housing Committee has conducted several meetings and has brought together all members of the CoC and other not-for-profit agencies involved in providing shelter and case management. Marion's CoC has established a strategy for addressing the needs of homeless individuals and families. The vision is to develop a collaborative community wide effort to implement a system that ensures an end to homelessness in Marion County, with the goal of every individual and family being self-sufficient and having safe, decent, affordable, permanent housing. The vision includes: 1 Street outreach teams made up of formerly homeless persons and professionals, to identify and gain the confidence of homeless individuals with serious mental illness and/or substance abuse problems. 2 Development of comprehensive case management for the chronically homeless, basing our model on the successful experience of other similar communities. 3 Development of additional mental health and substance abuse treatment resources targeting the homeless based on best practices. 4 Development of comprehensive employment and job training, and supportive services for the chronically homeless throughout the County. Employment and job training would be developed in coordination with the One-Stop Workforce system. Supportive services would be available on a 24-hour, wrap-around basis to meet immediate needs. 5 Development of transitional and permanent housing



(with appropriate supports), in concert with those local agencies and organizations that have the capacity to develop housing programs. 6 Development of a less complicated client intake system for all homeless individuals to apply for and obtain mainstream and entitlement benefits, and to improve the responsiveness of those organizations that control benefits. 7 Aggressive member enrollment in the Homeless Management Information System. 8 Enhancement of current programs which provide financial assistance and counseling to people at risk of homelessness.

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

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

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

During the development of the City/County Joint Office on Homelessness, past funded ESG projects were evaluated. It was found that the majority of local homeless agencies place barriers on clients in need of service from requiring attendance at religious meetings to allowing only mothers with children (not fathers), it is difficult to fund these programs with ESG funds. Case Management was found to be inconsistent and not housing focused. Although an Outreach Worker was funded in one organization, the number of clients permanently housed was too low to repeat future funding. Several agencies noted they would not apply for ESG funding due to Housing First constraints.

Under the new manager of the Joint Office of Homelessness, the above issues are being studied and new solutions are being discussed. Education, technical assistance, and training will be developed and offered to area agencies.

Under the Joint Office, the administration of the HMIS system is handled by the City of Ocala staff. An extensive review of the system, its strengths and weaknesses and possible new software options will be ongoing in 2020. Additional funding for those agencies that can't afford the annual fee and a more user-friendly enrollment process is being explored.

Key opportunities for improvement identified, which the Joint Office will focus on, include:

- Expanding the use of HMIS among service providers
- Improving the accuracy and reliability of data generated through HMIS
- Increasing the use of the Coordinated Entry process through streamlining and fostering engagement among service providers
- Identifying gaps in system of care through mapping, needs assessment, and leveraging of funds
- Improved board capacity and engagement through strategic recruitment, development, and onboarding enhancements
- Refining written standards for coordinated entry and ESG to maximize effectiveness of rapid rehousing, homeless prevention, shelter usage, and transition to housing alternatives as appropriate
- Development of stronger, more consistent case management through the establishment of uniform standards, training, and sufficient funding allocation.
- Refining the rank and review tool and scoring process to ensure appropriate funding allocation
- Consistent use of monitoring, performance assessment, coaching, training, and technical assistance for current and future direct service providers to ensure consistency across the system and improve outcomes.

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

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

1	<b>Agency/Group/Organization</b>	Marion County Homeless Council
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing consultation with the Homeless Council in anticipation of the transition to the City/County Joint Office on Homelessness.
2	<b>Agency/Group/Organization</b>	Ocala/Marion County Chamber & Economic Partnership
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization Business Leaders Civic Leaders Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In face to face, email and telephone conferences, the needs of local area businesses was discussed. How to assist through the COVID-19 pandemic was a major topic and an emergency plan for microenterprises and small businesses was created.

3	<b>Agency/Group/Organization</b>	Marion County Community Development
	<b>Agency/Group/Organization Type</b>	Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Services works closely with the Marion County Community Development Services Consortium utilizing HOME funds. The need for essential, affordable housing is the main topic between the two local governments and how together we will address the challenge.
4	<b>Agency/Group/Organization</b>	Community Foundation for Ocala/Marion County
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders Non-Profit Support Services Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Profit capacity building
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Through several consultations and meetings, the current capacity of local non-profits was researched and discussed. A scholarship program was created and offered by Community Services and used CDBG Public Service funds to help agencies create a critical strategic plan.
5	<b>Agency/Group/Organization</b>	Florida Department of Health-Marion County
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with the health department included data on lead based paint cases, and response to the COVID-19 pandemic in regards to housing unsheltered homeless. Data on confirmed cases of the virus were shared.

6	<b>Agency/Group/Organization</b>	Marion County Hospital District
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Public health, substance abuse treatment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation on the public health availability to low income residents.
7	<b>Agency/Group/Organization</b>	OCALA HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with the Ocala Housing Authority centers around the availability of affordable rental units.
8	<b>Agency/Group/Organization</b>	Housing Authority of Marion County
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The city works closely with the Housing Finance Authority in planning and developing affordable rental, single and multi family units for the community.

9	<b>Agency/Group/Organization</b>	UNITED WAY OF MARION COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A partnership with the local United Way enables the city to assist low income families in establishing and maintaining the ability to be stably housed.
10	<b>Agency/Group/Organization</b>	Veterans Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-homeless Services-Health Services-Education Services-Employment Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Veterans Services
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with Veteran's Services of Marion County enables Community Development Services to understand and support the special needs of veterans in our area, especially in the area of housing.
11	<b>Agency/Group/Organization</b>	City of Ocala - Fiber Network
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	We've been in discussion with the City's Fiber Network Division and will identify prime locations for installation. In addition, we have applied for CDBG-MIT. General infrastructure support for improved resilience in emergency situations.
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**Identify any Agency Types not consulted and provide rationale for not consulting**

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Joint Office on Homelessness	The Joint office consists of the City of Ocala Community Development Services and Marion County Community Services. This allows the two local governments to be actively involved in the resources and services to the agencies that serve the homeless population and to be a leading force in the elimination of homeless.

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

**Narrative**

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

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

Citizen Participation was a key component in the development of the 2020-21 Annual Action Plan. The 2019-2023 Consolidated Plan included a Citizen Participation Plan that summarizes outreach efforts to engage the public and provides a list of locations where information and copies of the plan can be obtained; explains the provision of technical assistance, if needed; and the process to submit complaints or grievances. As noted in the Citizen Participation Plan, public input is encouraged through timely public notices, public hearings and publication of information relating to proposed activities. Notices and agendas are published and/or posted at least seven days before the date of all public meetings. All meetings are held at the City Customer Service Office on the 2nd floor, which is centrally located in the community and accessible to all persons, including disabled persons. If special accommodations are necessary for participation of a physically disabled or non-English speaking person in the Consolidated Planning process, the City will provide the appropriate accommodations.

A public hearing was held prior to the submission of the 2021-22 Annual Action Plan to HUD to allow for comment on community development needs, housing priorities, and issues of homelessness. The public hearing was held on August 3, 2021 and provided an opportunity for citizens, community groups and/or agencies to comment on goals and action plans identified in the Consolidated Plan as well as fair housing issues in the community. **!**

The 30-day public comment period began on July 9, 2021 and concluded on August 10, 2021 followed by the public hearing; at which time the draft Annual Action Plan was presented to the City Council for approval on August 3, 2021. Citizens were allowed to comment during all public hearings and public meetings or were able to submit comments in writing before or during the public hearings and public meetings. .

The City's website to review the meeting can be found online at: <https://www.ocalafl.org/government/community-development-services>.

The meeting was noticed on July 9, 2021. The agenda will be finalized and published on August 10th, 2021.



### Citizen Participation Outreach

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

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City plans to spend the CDBG funds primarily for housing rehabilitation activities that will concentrate on improving the living conditions of low to moderate income households; removing slum and blight; and acquiring properties for development of affordable housing.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	486,246	0	0	486,246	972,492	2021-2022 program year activities include: Planning/Admin. and housing rehabilitation.

Table 5 - Expected Resources – Priority Table

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

The City leveraged other sources of funding when possible to supplement CDBG projects and provide maximum assistance in meeting community needs. Most programs use other funds to leverage the limited state and Federal funds. The City's SHIP program offers down-payment and closing cost assistance, with lender's mortgage funds providing the bulk of the housing investment. Community Development Block Grant funds are usually used in conjunction with other funding. CDBG funds do not require a match.

The HOME program requires a 25% local match for any HOME funds drawn. The State of Florida has the State Housing Initiative Partnership (SHIP) Program that local entitlement counties and cities are able to use as match for HOME. The City of Ocala has designated SHIP as their local match for HOME activities. SHIP Mortgage Loan Agreements provide for the recapture of funds in accordance with HOME requirements. Recaptured funds will be designated as HOME Funds for future expenditures.

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

When feasible the City will use surplus property to incentivize development of affordable housing.

## **Discussion**

The regulatory cap for CDBG Administration is 20% of the total awarded allocation.

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Quality of Life	2019	2023	Affordable Housing Non-Housing Community Development	City of Ocala	Clearance/Demolition	CDBG: \$20,000	Buildings Demolished: 2 Buildings Other: 1 Other
2	Housing Improvements	2019	2023	Affordable Housing	City of Ocala	Housing Rehabilitation	CDBG: \$118,997	Homeowner Housing Rehabilitated: 4 Household Housing Unit
3	Public Facilities/Infrastructure	2019	2023	Non-Housing Community Development	City of Ocala	Public Facilities Public Infrastructure	CDBG: \$250,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
4	Planning and Administration	2019	2023	Non-Housing Community Development Planning and Administration	City of Ocala	Planning and Administration	CDBG: \$97,249	Other: 1 Other

Table 6 – Goals Summary

#### Goal Descriptions

1	Goal Name	Quality of Life
	Goal Description	
2	Goal Name	Housing Improvements
	Goal Description	
3	Goal Name	Public Facilities/Infrastructure
	Goal Description	
4	Goal Name	Planning and Administration
	Goal Description	

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

### **Introduction**

The following projects are planned for the City of Ocala will undertake in FY 2020 using CDBG funding source.

#	Project Name

**Table 7 – Project Information**

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

**AP-38 Project Summary**  
**Project Summary Information**

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

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

Neither the County nor the City have designated geographic target areas. Activities are undertaken in HUD eligible areas that are primarily considered low-income/minority concentrations, County and City wide. The City uses HUD's definition for minority and low-income concentration.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of Ocala	100

**Table 8 - Geographic Distribution**

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

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

### **Discussion**

No additional discussion





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

### **Introduction**

Various elements can create barriers to affordable housing including negative effects of public policy as well as national, regional, and local housing market conditions. The City will continue to re-evaluate policies to ensure they do not interfere with affordable housing efforts. The more dominant factors contributing to affordable housing barriers within the City include:

- Low household income
- High rental rates;
- Not preserving existing affordable units due to lack of maintenance or necessary rehabilitation; and
- Lack of incentives to develop affordable housing

the City of Ocala will continue to implement strategies to remove barriers to affordable housing including barriers posed by public policies. The City's strategies are designed to increase the supply of affordable housing and increase opportunity for access to affordable housing. The actions proposed by the City include reviewing and amending building and zoning codes if necessary, offering incentives programs that reduce the cost of housing development of directly benefit homeowners such as tax abatements, and considering new and innovative methods for preserving existing affordable housing or adding to the current housing stock.

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

To assist in reducing barriers to affordable housing, the City will implement various programs targeted toward low- and moderate-income households. The City will create homeownership opportunities, develop new single-family homes, and bring homes up to code through rehabilitation efforts. These programs also assist in eliminating barriers to affordable housing by providing economic opportunities and

minimizing overall household expenses.

In addition to the activities undertaken by the City, the Ocala Housing Authority's activities are specifically intended to address barriers to affordable housing by providing economic subsidies to those most in need of affordable housing.

As part of the development review process, when code amendments, future land use classification changes, zoning changes, and site plans are reviewed by city staff, the proposal is evaluated for potential impacts on housing affordability. The city uses objectives and policies in the comprehensive plan as well as density bonuses, local housing incentive funds, and state or federal grants to help facilitate development that provides additional affordable housing for our community. Code amendments are evaluated for consistency with the future land use element and housing element of the comprehensive plan, both of which include objectives and policies that facilitate affordability in our housing market.

## **Discussion**

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

### **Introduction**

There are various elements that produce obstacles to meeting needs within the community. Addressing all housing, homeless, and community developments needs is a difficult task due to restricted funding. The City utilizes all possible resources and continues to seek leveraging sources to meet as many underserved needs as possible. The current housing market and economic environment also serve as barriers to meeting needs. Unemployment rates have increased adding to the number of families and individuals needing access to services and many times the capacity to fund and implement existing or additional programs is limited. Also, in the City, the scarcity of land that can be utilized to construct affordable housing becomes a barrier in meeting housing needs. The most significant obstacle to addressing the needs of homeless citizens is the lack of available funding. The jurisdiction receives Supportive Housing Program funds, FEMA funds and financial resources from the Department of Families and Children to assist Marion residents with mortgage, rent and utility assistance. These funding sources can only address a small portion of the homeless needs in the County. Dramatic cuts in State funding and decreases in private donations, local non-profit homeless service providers are having a difficult time meeting the needs of the growing homeless population. In addition, programmatic requirements for other HUD competitive grants do not always coincide with determined local needs. Listed below are the actions planned to address the obstacles in meeting underserved needs, developing affordable housing, reducing lead-based paint hazards, reducing the number of families living in poverty, improving institutional capacity and structure and encouraging coordination between all housing and social service agencies.

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

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

The most significant obstacle to addressing the needs of homeless citizens is the lack of available funding. The jurisdiction receives Supportive Housing Program funds, FEMA funds and financial resources from the Department of Families and Children to assist Marion residents with mortgage, rent and utility assistance. These funding sources can only address a small portion of the homeless needs in the County. Dramatic cuts in State funding and decreases in private donations, local non-profit homeless service providers are having a difficult time meeting the needs of the growing homeless population. In addition, programmatic requirements for other HUD competitive grants do not always coincide with determined local needs.

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

It is the goal of the City of Ocala to foster and maintain affordable housing for citizenry in all

quadrants. In accordance with HUD regulations, the City, in conjunction with the Marion County Consortium, updated the Analysis of Impediments to Fair Housing Choice in 2018. The City will use CDBG and HOME funds to initiate rehabilitation projects that will bring as many sub-standard housing conditions as possible, up to building code. This will also include testing for asbestos and lead based paint where applicable to ensure the health and welfare of our citizenry. The City will also continue to partner with Habitat for Humanity and the Ocala Housing Authority; by providing purchasing assistance funds to aid qualified citizens realize their dream of becoming homeowners.

The Analysis of Impediment (AI) was City Council on August 6, 2019. The AI is attached in the Admin Screen and located on the City's website at

<https://www.ocalafl.org/government/city-departments-a-h/community-development-services/community-progrms>

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

A large amount of the homes in the City were constructed prior to 1979 which highly increases the likelihood of the occurrence of lead associated health hazards. The City currently contracts with PBo3 out of Deltona, Florida and DK Environmental & Construction Services, Inc. out of Kissimmee, Florida to conduct lead test on all structures built before 1979; that are scheduled for either, rehabilitation, demolition, or purchasing assistance, as well as asbestos testing where it is applicable. The City only uses contractors that are lead trained and certified to carry out their rehabilitation and demolition projects. For all rehabilitation projects (except sewer connections), the City provides the applicant with a pamphlet explaining the nuisances of lead-based paint hazards.

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

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

City staff; they continue to work diligently to find solutions to this most pressing issue.

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

The Public Community Programs Division of the City of Ocala's Community Development Services Department is responsible for the implementation of the City's neighborhood services program. This division is responsible for administering the CDBG and HOME dollars that are received from HUD and reinvesting those dollars back into needed areas of the City to improve overall living conditions and help reduce and eliminate slum and blighted conditions. The Community Programs Division works in conjunction with the Redevelopment and Economic Development Divisions of the Community Development Services Department to attract new business and economic opportunities as well as redeveloping existing commercial opportunities that will produce new job opportunities that will serve the community as a whole to reduce the City's level of poverty, homelessness, criminal activity, and blighted conditions. These divisions often share resources and ideas in looking for inventive ways to leverage their resources and talents in order to serve the broadest range of customers with ever shrinking funds. The City of Ocala's Public Community Programs Division also works very closely with Marion County's Community Services. As part of the Marion County Consortium, the City collaborates with the County on funding projects, leveraging funds with private organizations, and training opportunities. The two entities have established a quarterly meeting with the United Way and other local lead agencies, where we will all meet to better understand the needs of the community, explore the resources available to meet those underserved needs, and better coordinate and understand the projects that are in motion so that we are not duplicating efforts. The City also partners with the Marion County Homeless Council and is a regular participant in their meetings and workshops. The City contributes and participates at the requested levels in order to aid the Council in addressing the homeless situation that exists in the area. Currently the City is working with the Homeless Council to better assess the Council's current role in the community and determine what that role should be going forward. The City and the Council are collaborating on shifting the current process and views that exist among those agencies that aid in providing for homeless clients so that resources and efforts can best be maximized. On a quarterly basis, the Public Community Development Services Department meets with the approved contractors in its rehabilitation program. The Senior Manager of Public Community Development Services meets with representatives of companies of all of the trades that participate in the rehabilitation program quarterly. The goal is to keep an open line of communication between the citizenry, the contractors, and the City. It is an opportunity to discuss the program in an open forum and to receive suggestions from the contractors as to what they are experiencing and what ways can the City be easier to do business with, while remaining within the federal guidelines. These meetings contribute to fostering relationships between the City and its contractors, instill a sense of partnership in the program between the City, contractors, and citizenry, and reiterate the City's high expectations of job performance from the contractors. These meetings have proven very valuable in breaking down stereotypes of the City's rehabilitation program and have begun to reestablish the faith of the business

community in the program.

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

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

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

### **Discussion**

## Program Specific Requirements

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

#### Introduction

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

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

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

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

#### Other CDBG Requirements

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

#### Discussion



