

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This Consolidated Annual Performance Evaluation Report "CAPER" covers the period from October 1, 2018 to September 30, 2019 which represents the fourth year of the City of Ocala's 2014-2018 Consolidated Plan. The City of Ocala is an entitlement grantee of the U.S. Department of Housing and Urban Development "HUD" for Community Development Block Grant "CDBG" funds. The City of Ocala participates in the Marion County HOME Consortium, of which Marion County is the lead agency responsible for the management of the HOME funds.

The City of Ocala CDBG goal of serving was 15 low to moderate income families with CDBG, SHIP, HOME and Affordable Housing Grant Funds, completing 21 projects through housing rehabilitation and direct financial assistance to first time homebuyers. In addition, the city completed one (1) Public Infrastructure Project and assisted one (1) homeless family with rental assistance. Housing Rehabilitation activities were the City's highest priority during fiscal year 2018.

Ocala Electric Utility provided Community Development Services with \$25,000 from the Florida Municipal Power Association (FMPPA) which provided assistance to weatherize homes for four (4) low to moderate income families.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Clearance/Demolition/Acquisition	Affordable Housing Non-Housing Community Development	CDBG: \$30000	Buildings Demolished	Buildings	0	0		2	0	0.00%
Clearance/Demolition/Acquisition	Affordable Housing Non-Housing Community Development	CDBG: \$	Other	Other	0	0				
Housing Improvements	Affordable Housing	CDBG: \$465,407 / City of Ocala Affordable Housing Fund: \$25000 / Florida Municipal Power Association Conservation : \$25000 / State Housing Initiative Partnership: \$96895	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	15	21	100%			

Housing Improvements	Affordable Housing	CDBG: \$ / City of Ocala Affordable Housing Fund: \$25000 / Florida Municipal Power Association Conservation : \$25000 / State Housing Initiative Partnership: \$96895	Homeowner Housing Rehabilitated	Household Housing Unit	84	123	146.43 %	20	3	15.00%
Planning and Administration	planning and administration	CDBG: \$93,081.40	Other	Other	1	0	0.00%			
Public Facility Projects	Non-Housing Community Development	CDBG: \$529,729.10	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Area Benefit	0	0		200	0	0.00%

Public Facility Projects	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	500	0	0.00%	300	0	0.00%
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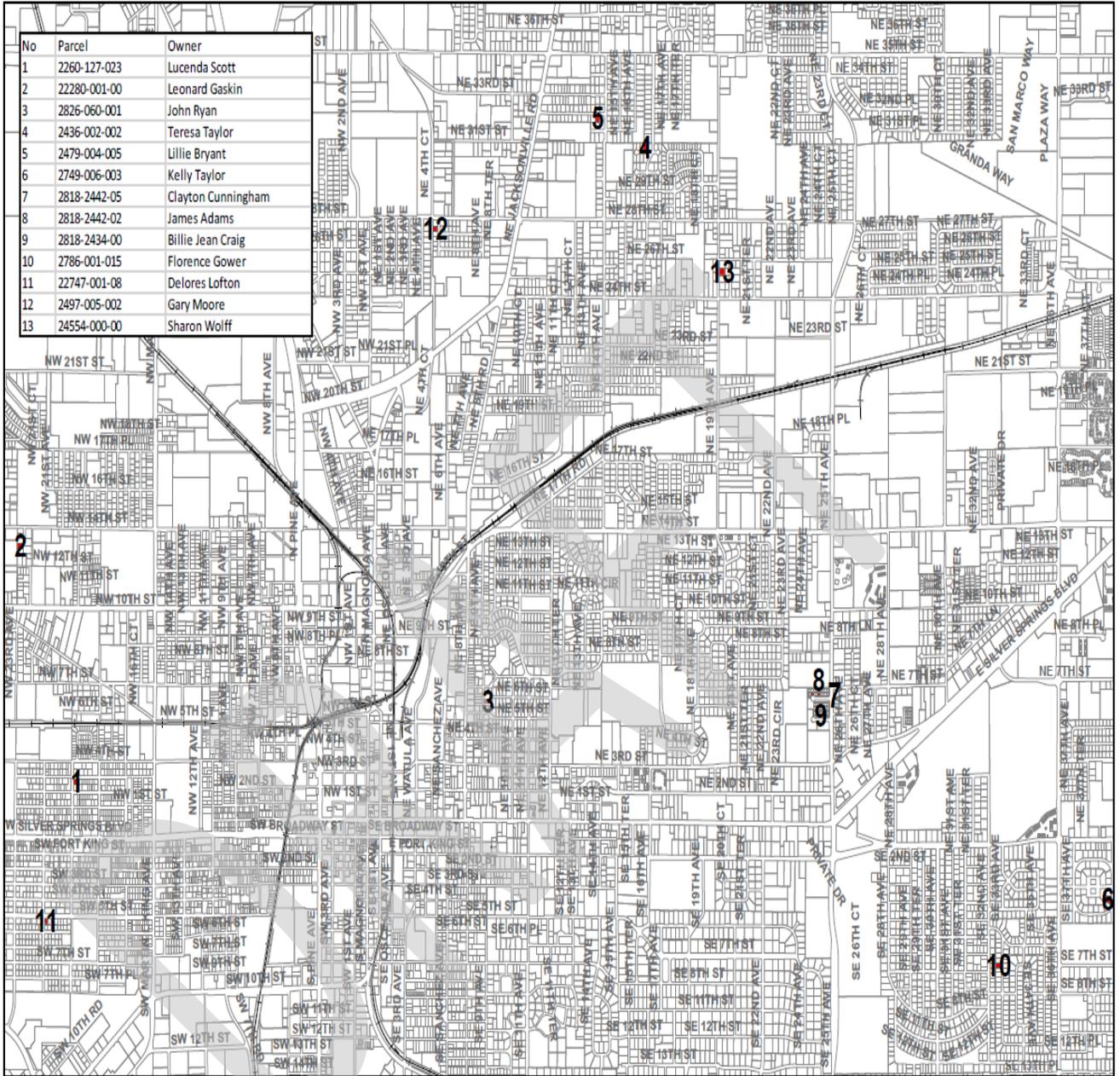
Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Ocala allocated CDBG, SHIP, HOME and Affordable Housing Grant funds based on a first come, first qualified basis to provide housing rehabilitation assistance to twenty one (21) low to moderate income families, nine (9) of the 21 homes were assisted with CDBG funds. Of the 9, three (3) received emergency repairs that were classified as life safety issues such as roof leaks, unsafe electrical service and a lack of water or sewer. The emergency repairs averaged a cost of \$1,204.92 and the average housing rehabilitation cost per home was \$26,413.64.

Five (5) families were provided down payment assistance from SHIP to purchase a home.

2018 CDBG Housing Projects



Project: 1265/18 ds



3,500

Feet

CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	4
Black or African American	5
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	9
Hispanic	0
Not Hispanic	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The oldest area of Ocala is predominately African American and low income. This area is a target area for CDBG in order to preserve the housing and make the housing safe for the occupants, many of who have lived in these houses all of their lives.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,038,356	698,750
HOME	HOME	891,055	223,227
Other			

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Ocala	100	100	Projects completed in the City of Ocala
Tucker Hill	0		

Table 4 – Identify the geographic distribution and location of investments

Narrative

During this time period, 100% of the homes rehabilitated were located in the City of Ocala. Even though Tucker Hill (an area within the City limits of Ocala) has been a target area for several years due to a concentration of low income and aging homes, no homes were rehabilitated in Tucker Hill this reporting period.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Ocala Housing Rehabilitation programs are funded using a combination of CDBG, SHIP, HOME and FMPA funds and the City's Affordable Housing Fund so that a greater number of families can be assisted. The City expended a total of \$921,977 in CDBG and HOME funds, with a leveraged amount of \$389,960 in SHIP, FMPA and Affordable Housing funds. CDBG does not require a match and the Consortium lead agency reports all HOME matches.

In addition, the City works closely with the Community Action Agency to maximize the amount of assistance provided to housing rehabilitation applicants reducing the rehabilitation costs and allowing the programs to assist more families.

No publicly owned land or property located within the jurisdiction was used to address the needs identified in the plan. All property that was rehabbed during this time period was privately owned by the homeowners.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	15	21
Number of Special-Needs households to be provided affordable housing units	0	0
Total	15	21

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	15	16
Number of households supported through Acquisition of Existing Units	0	5
Total	15	21

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City of Ocala goals for Program Year 2018/19 were met and has drawn all funds for the 2018 and 2019 reporting years. It is expected that all funds will be expended for the next program year in a timely manner.

Discuss how these outcomes will impact future annual action plans.

In fiscal year 2018 a substantial amendment to the 5-year Consolidated Plan and Action Plan was made to allow for the funding of Public Facility Projects that support the City's 2035 Vision.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

All of the people served through the City's Community Development Services Department were (100%) low to moderate income. Thirty two percent (32%) of the homeowners assisted were 62 years of age or older and twenty-two percent (41%) were either developmentally or physically disabled. Some of the homes rehabbed included handicap accessibility features such as entry ramps, wheelchair accessible bathrooms and grab bars.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

In March of 2016 the City of Ocala amended its five-year Consolidated Plan to include funding public facilities that may serve the homeless. In addition, a Social Services Liaison was hired by the City to work with the local social service stakeholders, non-profit agencies, elected officials, business owners, law enforcement, emergency medical agencies, citizens and other city staff.

As part of this effort, the Social Services Liaison works with law enforcement and emergency medical agencies to identify areas of known homeless encampments. City Staff and the Social Services Liaison have developed an APP for a cell phone or tablet that has the location of each encampment, the global ID, number of persons in the camp, ages, and a questionnaire similar to a modified vulnerability index questionnaire. This App will be used for the PIT count to get a better count of the homeless living in encampments around the City and Marion County. This will also assist with the coordinated entry of the homeless in the camps as the information can then be entered into the HMIS.

The City's Social Services Liaison sits on the CoC's Board of Governance, attends various local and regional stakeholder meetings, gives presentations and remains engaged with the City's continued commitment to assisting the homeless population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The housing needs of the homeless in the City of Ocala/Marion County cannot be met entirely by emergency shelters and transitional housing due to the lack of capacity. The Marion County CoC receives funds to provide homeless prevention, rapid rehousing and housing first to homeless persons/families. The Salvation Army Center of Hope is in the process of creating additional shelter space by relocating its kitchen and dining space into a former unused chapel, was completed in 2018. This expansion was funded through Marion County's CDBG and private funds.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs The following prevention services are available in the city limits of Ocala:

- Faith based organizations and churches provide emergency food and financial assistance.
- Marion County Homeless Council provides mortgage, rental, and utility assistance including relocation and motel/hotel placement.
- Community Legal Services provides representation in eviction, foreclosures, and public housing proceedings.
- Ocala Housing Authority provides consumer credit counseling and housing re-modification to existing mortgages.
- Neighborhood Housing Development Corporation (NHDC) provides consumer credit counseling and mortgage modification services.
- CareerSource of Citrus, Levy, Marion provides job development and counseling; assist with employment searches; identifies job skills and provides education and guidance with writing resumes and interviewing.
- Department of Children and Families (DCF) provides economic services including: TANF, Food Stamps, Medicaid, grant-in-aid for homeless shelters as well as plans and coordinates direct services.
- ARC Marion provides retraining for persons with documented disabilities.
- Community Action Agency provides financial assistance for utility payments.
- First Call for Help (211) provides free information and referral services linking the caller with agencies, organizations and programs that may best help to meet their needs.
- United Way of Marion County provides unity among local resources and Ocala residents.

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

The City of Ocala has access to rapid rehousing and homeless prevention programs administered through the Marion County Homeless Council and Marion County, which are funded through the Emergency Solutions Grant (ESG). There are two local veteran assistance programs with Supportive Services for Veteran Families Funds (SSVF). Marion County helps fund rapid rehousing and homeless prevention programs through Project Hope of Marion County, Shepherds Lighthouse, and Interfaith.

The City is now able to offer rental assistance to the homeless through SHIP funds and pilot a program for chronically homeless during Fiscal Year 2018/19.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Public housing in Marion County is the responsibility of the Ocala Housing Authority (OHA). OHA submitted its 2015 Five-year Annual Agency Plan to HUD. Copies of that plan are available for review at OHA's office, 1629 NW 4th Street, Ocala, FL 34475.

OHA has added the following admission preferences to assist with housing the community's at-risk families:

Re-entry into Marion County from a Correctional Institute – must meet the screening criteria under OHA's Criminal/Drug/Alcohol Abuse Policy and reentering Marion County from a correctional institution.

Literally Homeless – Individual or family who lacks a fixed, regular, and adequate night time residence, and meets HUD's definition of literally homeless.

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

Families Purchasing a Home from the Ocala Housing Authority - in order to qualify for this waiting list admission preference, an applicant must provide a credit report less than 90 days old with a minimum credit score of 620, proof of two years' stable work history, and sustainable household.

The Ocala Housing Authority (OHA) is a HUD certified housing counseling agency. OHA provides homeownership, foreclosure, credit repair, and rental housing counseling. It also provides information on how to become a homeowner, fair housing rights, credit counseling and foreclosure prevention. OHA provides the following counseling services:

- Home Improvement and Rehabilitation Counseling
- Homebuyer Education Programs
- Loss Mitigation
- Marketing and Outreach Initiatives
- Mobility and Relocation Counseling
- Money Debt Management
- Mortgage Delinquency and Default Resolution Counseling
- Post-Purchase Counseling
- Family Self-Sufficiency Program
- Florida's Hardest Hit Housing Program
- Pre-Purchase Counseling;
- Renters Assistance

- Mortgage Assistance
- OHA also offers the Family Self-Sufficiency, Homebuyers Club and Homeownership counseling programs. These programs assist Section-8 participants and residents of the public housing communities in becoming economically self-sufficient to attain homeownership. OHA maintains ongoing resident initiatives. Resident Councils are active in each of OHA's Public Housing communities where meetings are held quarterly. 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 most meetings to assist with the Neighborhood Watch Programs. For the summer time, on site, the OHA has partnered with *Bridge to Hope*, a local nonprofit organization, to provide academic and enrichment programs for youth in public housing. OHA also partnered with USDA to provide hot meals for breakfast and lunch, and afternoon snacks. The goal of the program is to improve the students' reading, writing and math skills. The enrichment component of the program includes youth financial education and off-site golfing lessons, swimming lessons, movies, and other social activities. The agency has implemented a new Youth Development Program, Next Step, with the objective of providing a positive environment in which youth can grow and develop confidence, a sense of accomplishment, and a greater level of competence.

Actions taken to provide assistance to troubled PHAs

Ocala Housing Authority is designated as a Standard Performer as documented through HUD's Public and Indian Housing Information Center.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City of Ocala has established sufficient public policy regarding affordable housing. However, the City continually re-evaluates policies to ensure they do not interfere with affordable housing efforts. In addition, the City of Ocala's Affordable Housing Advisory Committee (AHAC) meets to update and review barriers that may affect affordable housing.

In 2016/17 a needs analysis was performed by the Florida Housing Coalition and a Home Matters report was produced outlining where the housing needs are in Ocala and Marion County. A Housing Summit was held with elected officials, realtors, developers and concerned citizens to present and distribute the Home Matters report. From that Summit four committees were formed – Construction, Finance, Local Government Policy and Legislation. Each of the four committees will convene for several meetings to discuss their ideas for furthering affordable housing and report the results back to the AHAC for review and/or implementation. Lead base remediation is a barrier.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Ocala issued a Request for Proposal for Affordable Housing on scattered lots owned by the City. The City is currently in negotiations with the Developer that was chosen. This would increase the affordable housing stock in the City of Ocala, to include duplexes and apartments for rental purposes.

Several properties (homes) were demolished within the jurisdiction, with City funds due to long standing code violations. These properties are now surplus lands that will be utilized to build affordable housing, either through the RFP process or through donating land to Habitat for Humanity to build affordable housing.

Several old service stations that were considered blight were demolished as part of the redevelopment efforts of the City of Ocala, which will present opportunities for positive economic impact.

With the hiring of the Social Services Liaison, the City has been able to implement a Rapid Re-housing Program for chronic homeless and has placed a homeless, single mother with two small children into housing in July. This program will continue using SHIP rental funds in order to get the chronic homeless in Ocala housed during 2018.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of Ocala performs lead based paint tests on all homes built prior to 1978 that are receiving rehabilitation. Lead inspections are performed by lead trained and certified inspectors. If lead is identified, a Lead Mitigation Contractor is hired to abate any lead-based hazard. In addition, the homeowner receives the Environmental Protection Agency pamphlet regarding Lead-Based Paint Hazards and the City has a written LBP policy and procedure in place to ensure compliance.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Ocala has an aging housing stock in several low-income neighborhoods. These homes have been passed down through the generations and through the use of CDBG, HOME, SHIP and the local Affordable Housing Fund, the City's strategy is to continue to revitalize these neighborhoods to provide a better quality of life to the residents, while preserving the housing through rehabilitation.

The City continues to attempt to reduce the poverty level by providing funds to reduce the blighted conditions city wide. In addition, the City commits funding for business improvement grants in low income areas.

The City, along with the local Chamber and Economic Partnership, continues to work with local business to provide job opportunities for all residents and attract new business to the area. During the 2018 time period, RealTruck, opened a headquarters sales office, McLane and Mestizo opened a regional distribution center in Ocala/Marion County.

The City continually works with local organizations such as the Marion County Continuum of Care, Marion County Homeless Council, CareerSource and Governor's West Neighborhood Revitalization Council to resolve any social issues that may contribute to high poverty levels.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Ocala's Community Development Services Department coordinates with many of the City departments to assist with streamlining processes and reducing barriers to develop affordable housing projects. In addition, the Community Development Services Department participates with the Affordable Housing Advisory Committee, Marion County Continuum of Care, Marion County Community

Services, Ocala Housing Authority, Habitat for Humanity of Marion County, Career Source, and Neighborhood Housing Development Corporation on an on-going basis to share resources and ideas to find ways to leverage resources to maximize assistance to those in need. The City also participates in the Governors West Ocala Revitalization Neighborhood Council meetings to listen to the concerns in the community and assist with solutions for improvements to the West Ocala community.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City has made it a priority to find solutions for homelessness. It has conducted several meetings with public, private and social services organizations in conjunction with the City's Midtown

Redevelopment Plan to identify gaps in social services. The City's Social Services Liaison serves on the Board of Governors for the Marion County CoC. The City and Marion County work together to identify solutions for housing the homeless.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Ocala and Marion County submitted its updated Analysis of Impediments (AI) to HUD during 2017. There were six impediments identified in the AI, as follows:

- Lack of knowledge of fair housing laws that creates barriers to affirmatively furthering fair housing
- Lack of affordable housing within the City and County
- Community lack of landlord-tenant associations
- Lack of a central intake and data storage center
- Lack of affordable one (1) bedroom rental housing units
- Lack of transportation outside of the City of Ocala. The following six actions were taken to overcome the impediments that were identified in the Analysis of Impediments submitted to HUD and we have continued to work to overcome these impediments during 2018.
- Increased advertisement for the development of homeownership opportunities to reduce the lack of Affordable Housing within the City and County
- Coordinate Fair Housing public meetings with Marion County to increase awareness regarding rights and responsibilities under Federal Fair Housing Laws.
- The City and Maron County have worked to identify and establish a coordinated method for communication to increase funding opportunity.
- The City hired a consultant to create a Mid-Town Masterplan for the Mid-town area of Ocala.
- The City's Social Services Liaison assists with finding solutions to the local homeless issues and is working on finding solutions to fund case management workers.
- The City of Ocala actively participates with the local Continuum of Care to assist with determining solutions for reducing the number of families at risk of homelessness. The City's Social Services Liaison serves on the CoC Board. CR-40 - Monitoring 91.220 and 91.230

CR-40 - Monitoring 91.220 and 91.230

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

City of Ocala funded one (1) public infrastructure project in 2018. The City of Ocala provides direct benefit to low income households through housing rehabilitation and direct financial assistance to first time homebuyers. Progress and compliance with program requirements are monitored throughout the entire process and all households are income qualified prior to services rendered. Files are maintained for each household for five years after the liens are released.

The City ensures long term compliance with applicable program requirements as follows:

- Collaboration between departments occurs to keep expenditure of CDBG funds within the City's vision.
- Minority Business Enterprise and Women Business Enterprise (MBE-WBE) outreach is made available through the city's procurement process and this data is entered through the city's Trakit system/ MBE-WBE reports are submitted to HUD.
- The City solicits for Section 3 business through the procurement process; however, many of the contractors hire established employees and do not need to acquire additional employees to perform the projects.
- The SF425 is reported quarterly by the City of Ocala to HUD.
- Timelessness of expenditures

Additionally, the City's Five-Year Consolidated Plan and Annual Action Plan program goals and objectives are monitored at least quarterly through the review of IDIS comprehensive data reports. The City analyzes expenditures and determines if adjustments are needed based on results. The City has a written monitoring policy/procedure in place outlining the require standards to ensure compliance with regulatory requirements.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Ocala issued a public notice of the 2018-2019 Action Plan prior to the required 30-day public comment period began on June 19, 2018. The 30-day public comment period end July 19, 2018. The Plan was posted on the City of Ocala's website at www.ocalafl.org. In addition, City staff notified various local organizations that the plan was available for comment. A public hearing was held at the City of Ocala Citizens Service Center on July 17, 2018 and placed on the City Council agenda for July 24, 2018.

The 2018 CAPER was advertised November 30, 2019 in the local newspaper noticing a comment period of December 2, 2019 to December 20, 2019 and a public hearing was held on December 19, 2019 at the City of Ocala Customer Service Center and no comments were received. A draft of the CAPER was also made available on the City of Ocala website, and was also made available for review at the City of Ocala Community Development Services Department.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

None during this time period.

In 2018 the Estella Byrd Whitman Wellness and Community Resource Center received donation from a donor to purchase a modular building which resolved the roadblocks and the project was completed in 2018. This project will serve a large low-income population in West Ocala who do not currently have convenient access to health/dental care.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A