

**CITY OF OCALA – COMMUNITY REDEVELOPMENT AGENCY
EAST OCALA REDEVELOPMENT AREA
RESIDENTIAL PAINT GRANT PROGRAM**

One of the statutory functions of a Community Redevelopment Agency (CRA) is to undertake activities that facilitate the redevelopment and improvement of properties. Incentive programs aimed at encouraging private investment into properties have proven to be a successful activity to carry out this redevelopment function.

Additionally, the appearance and use of buildings and structures is the basis of the public's overall impression of Ocala as it plays an important role in marketing Ocala as a special place. Improving the physical appearance and use of buildings will promote the attraction and retention of business operations and promote economic growth.

Only work begun after approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.

HOW TO GET STARTED

Step 1: Gather two quotes for painting, both including the same scope of work (if painting yourself, print paint costs from paint suppliers).

Step 2: Complete the attached grant application.

Step 3: Submit application and other required application materials by due date. You can scan and email the application to irynex@ocalafl.org or ggianikas@ocalafl.org, mail or bring the application in person to 201 SE 3rd Street, Second Floor.

Call or email CRA staff with questions: Gus Gianikas, CRA Manager, (352) 629-8311, or Ian Rynex, Redevelopment Analyst/Planner, (352) 629-8329.

I. **Eligibility and General Requirements**

- (a) Eligible Applicants - Applicants for the Program must be the property owner. Proof of ownership and home occupancy status is required.
 - 1. Proof can include: property appraiser tax card, copy of electric/utility bill, copy of internet bill.
- (b) Ineligible Properties - The following types of property are **not eligible** without City Council approval:
 - 1. Tax delinquent property
 - 2. Property in litigation
 - 3. Property in condemnation or receivership
 - 4. Property or tenants with outstanding financial obligations to the City.
- (c) Eligible Areas - The building or property must be located within the specified neighborhood outlined in the grant framework on page 11.
- (d) Ineligible Work:
 - 1. Grants **cannot** be used to correct outstanding code violations in an active code enforcement case.
 - 2. Only wood, masonry, and stucco are eligible for the paint grant. Vinyl and aluminum siding are not eligible.
- (e) Only work begun **after** approval by the Ocala CRA (CRA) will be eligible for a grant. Work in progress or performed before approval will not be eligible.
- (f) Any changes to the approved paint color(s) will require a written request from the applicant and approval by the CRA in order to retain the grant. Staff will inspect work, following completion of project to confirm outcome as proposed.
- (g) Grants may be subject to cancellation if not completed or significant progress has not been made by the project completion deadline. Requests for extensions will be considered **only if** made in writing and progress toward completion has been demonstrated.

II. Application Materials

- (a) Application packages must include enough documentation to illustrate the visual impact of the project and its cost. Failure to provide required information may delay the review process or cause the application to be ineligible. The following items are required to be submitted:
 - 1. A completed application form.
 - 2. Proof of Ownership and homestead status.
 - 3. Color photographs of the existing conditions.
 - 4. Color photo examples of proposed colors.
 - 5. Project Schedule
 - 6. Project budget, showing detailed estimates for all work items. Do not include any design or permitting costs in the project estimate.
 - 7. At least 2 competitive bid proposals from contractors (licensed within the City of Ocala). These proposals should provide a detailed list of the work to be completed, a detailed breakdown of the costs, and the project schedule.
 - 8. Any other documentation necessary to illustrate the visual impact of the proposed project.
 - 9. Provide proof of property or liability content insurance (as applicable).

III. Application Submittal and Review Process

- (a) Applications must be submitted to the CRA Manager in the Growth Management Department, 201 SE Third Street, Ocala, FL 34471, for review and determination of eligibility of improvements. The property owner(s) as well as the applicant must sign the application agreeing to the General Conditions, set forth therein.
- (b) City Staff will review, document, and determine if the application meets all eligibility requirements and is sufficiently complete to review. Staff may meet with applicant to review completed application.

- (c) Applications deemed complete will be reviewed by the Grant Review Committee and the CRA Advisory Committee to recommend if the project should receive a grant (according to priority criteria) and if so, recommend the amount of the award. The Ocala CRA Board makes the final determination if a grant is approved. The determination is based on the evaluation criteria in Section IV –Application Evaluation.
- (d) The CRA will notify the applicant/property owner in writing of award approval. Work cannot begin until applicant has received a written notice from the CRA indicating the grant has been approved.
- (e) Any deviation from the approved paint color must be reviewed and approved by the CRA.
- (f) City staff will review progress during renovation process.
- (g) Upon completion of work, city staff will inspect building to verify compliance with project application.

IV. Application Evaluation

After an application has been deemed to meet all eligibility requirements, the application will be evaluated and a grant may be awarded based on the following criteria.

- (a) Does proposed project include the priority work elements of the CRA subarea grant program?
 - (i) Is the structure historic?
 - (ii) Does the home need to be painted?
- (b) What is the overall condition of the property?

V. Reimbursement

- (a) Upon submission of complete documentation, reimbursement will be made to the applicant. Submissions shall include:
 - 1. invoices for all work performed, with details of work clearly expressed;
 - 2. copies of cancelled checks;
 - 3. paid receipts for all labor materials; and,
 - 4. lien waivers from all contractor(s) and sub-contractors.
- (b) Reimbursement shall be made according to the requirements of each grant program.
- (c) The City reserves the right to refuse reimbursement of expenditures in whole or in part for work that:
 - 1. Does not conform to the program guidelines.
 - 2. Does not conform to the proposal(s) submitted with the application and authorized by the CRA.
 - 3. Is not commensurate with the workmanship and costs customary in the industry.
 - 4. Is not completed within the established time frame (typically 6 to 12 months depending on the scope of the project). Since the CRA cannot reserve funds for projects indefinitely, projects may be subject to cancellation if not completed or if significant progress has not been made by the progress deadline. Requests for extensions will be considered only if made in writing and progress toward completion has been determined.
 - 5. Staff will inspect work to ensure that it complies with the approved plans. Any changes to the approved plan will require a written request from the applicant and approval by the CRA in order to retain the grant.
- (d) Reimbursement can be expected approximately **6 weeks** after all of the following documentation has been submitted:
 - 1. Copies of all paid invoices and cancelled checks for all of the work covered by the grant. These must equal at least the required matching amount plus the amount of the grant. Invoices must be marked paid, signed, and dated by the contractors.
 - 2. Copies of the signed contracts with contractors chosen to do the work.
 - 3. Copies of lien waivers from all general contractors, subcontractors, and major material suppliers.
 - 4. Photographs of the completed project.
 - 5. All necessary Federal Labor Standards materials from contractors.
 - 6. All final inspections and/or certificate of occupancy from City Building Official..
 - 7. Active Business Tax Certificate.
- (e) Projects that have received a grant prior to having secured tenants for rental spaces must have at least partial occupancy before a reimbursement will be processed.

**CITY OF OCALA EAST OCALA REDEVELOPMENT
AREA RESIDENTIAL PAINT GRANT APPLICATION**

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: _____

Project Address: _____

Parcel Number: _____

APPLICANT INFORMATION

Applicant's Name: _____

Name of person to receive all correspondence if different from applicant:

Agent's Name (if applicable): _____

Agent's Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone number: _____ Fax: _____

E-mail address: _____

How long have you lived at the current location? _____

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following

Explain the purpose of and need for the proposed improvements. _____

Would the proposed improvements be made without the assistance of the grant program? If not, please explain. _____

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid(s). _____

Required -- Attach itemized bid sheets. _____

How much funding assistance are you requesting? _____

Anticipated start date: _____ Anticipated completion date: _____

GENERAL CONDITIONS

It is expressly understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances, and other applicable regulations.

It is expressly understood and agreed that the applicant will not seek to hold the City of Ocala, the Grant Review Committee (Committee) and/or its agents, employees, board members, officers and/or directors liable for any property damage, personal injury, or other loss relating in any way to the Program.

It is expressly understood and agreed that the applicant will hold harmless the City, its agents, officers, employees and attorneys for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending any document (such as an Environmental Impact Report, specific plan, or general plan amendment) if made necessary by said proceeding and if the applicant desires to pursue such approvals and/or clearances, after initiation of the proceeding, which are conditioned on the approval of these documents.

The applicant authorizes the City of Ocala to promote any approved project including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Ocala materials and press releases.

If the applicant fails to perform the work approved by the Committee, the City reserves the right to cancel the grant. The applicant also understands that any work started/completed before the application is approved by the Committee is done at their own risk, and that such work will jeopardize their grant award.

Completion of this application by the applicant DOES NOT guarantee that grant monies will be awarded to the applicant.

Applicant

I, _____, owner/occupant of building at _____, have read and understand the terms and conditions of the Program and agree to the general conditions and terms outlined in the application process and guidelines of the Program.

Signature _____

Date _____

Property Information – For staff use only

- | | |
|--|-------|
| Is the property assessed Marion County property taxes? | Y / N |
| Are property taxes paid up to date? | Y / N |
| Is the property in condemnation or receivership? | Y / N |
| Is there an active City code enforcement case on the property? | Y / N |
| Is the building on the National Register of Historic Places | Y / N |

OCALA CRA – EAST OCALA SUBAREA
RESIDENTIAL BUILDING PAINT GRANT FOR OWNER OCCUPIED HOMES

November 2019

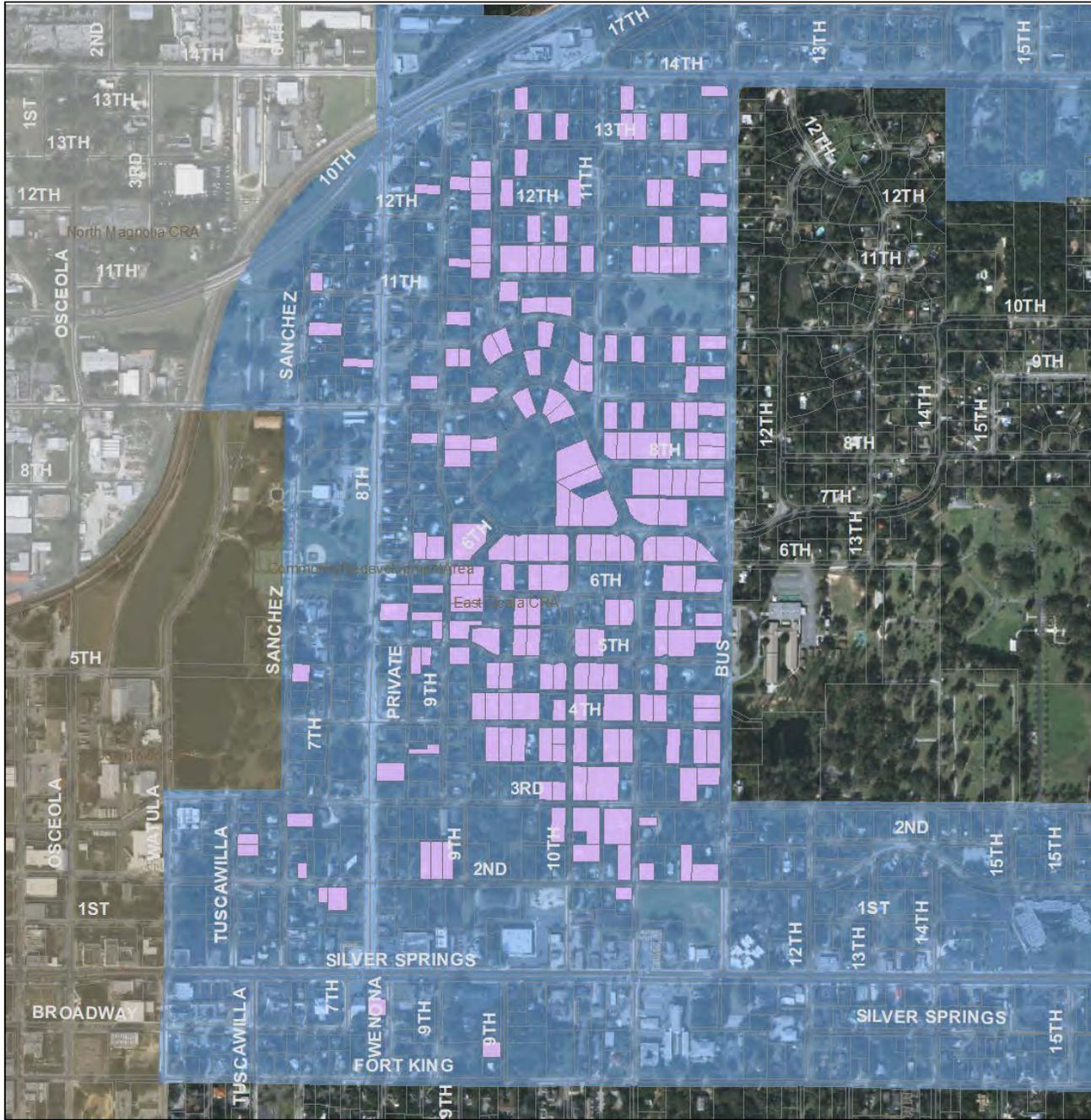
Purpose

To encourage owners of owner occupied homes within designated neighborhoods in the East Ocala Community Redevelopment Area (CRA) to improve the exterior of their properties, thereby reducing blighting conditions and improving the aesthetics of the community. The priority is for historic homes as defined below.

Plan Consistency

Goal 1 strategies include – Provision of grants for properties which add value in the CRA and increase the potential for property redevelopment. **Goal 2:** Restore value and prominence to gateways, corridor segments and crossroads by enhancing their physical appearance and visually differentiating their special character. **Goal 3:** Improve vacant, dilapidated and nuisance properties which are barriers to corridor redevelopment and negatively impact the value of corridors and neighborhoods.

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|---|--|
| Eligible Areas | Designated neighborhoods within the East Ocala CRA as shown on attached map. |
| Eligible Properties Historic Buildings | Owner occupied homes within designated neighborhoods in the East CRA. Historic homes are the first priority of the program. Historic homes are buildings over 50 years old that have been surveyed and documented as contributing or potentially contributing historic buildings. |
| Ineligible Properties | Properties with active code enforcement case or code enforcement liens; Tax delinquent property; property in litigation; property in condemnation or receivership; property or tenants with outstanding financial obligations to City require City Council approval. |
| Eligible applicant | Property owner |
| Eligible work | Only work begun after approval by the Grant Review Committee (Committee) will be eligible for a grant. Work in progress or performed before approval will not be eligible. <u>Project work elements are:</u> <ol style="list-style-type: none"> 1. Exterior painting – colors must be approved by Committee 2. Pressure washing and other work to repair and prep for painting |
| Budget | FY 20 Budget for painting is 10,000. |
| Maximum Grant | Maximum grant is \$1,000 for materials and labor or \$500 for materials, if work done by property owner. |
| Required Match | 1:1; City (50%) – Applicant (50%) |



**East Ocala CRA
Owner-Occupied Units
Wyomina/Tuscvilla/
Ft King/ Silver Springs**

Legend

- Owner-Occupied
- City Parcels

CRA

- Downtown CRA
- East Ocala CRA
- North Magnolia CRA

