

# Action Plan

## Grantee: Marion County, FL

### Grant: B-08-UN-12-0011

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<b>LOCCS Authorized Amount:</b>	\$ 6,324,055.00
<b>Grant Award Amount:</b>	\$ 6,324,055.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 3,570,937.23
<b>Total Budget:</b>	\$ 9,894,992.23

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### Funding Sources

#### No Funding Sources Found

### Narratives

#### Areas of Greatest Need:

Marion County will prioritize the use of NSP funds pursuant to the Housing and Economic Recovery Act of 2008 by first targeting areas of greatest need as evidenced through HUD and local data. Initially targeted areas will be in those areas that meet the following criteria: 1. Greatest percentage of home foreclosures (Areas with 25 or more foreclosed, abandoned and vacant homes per 3 sq. miles,) 2. Areas with the greatest percentage of subprime loans and most likely to face a significant rise in the rate of home foreclosures, 3. Greatest number of foreclosed, abandoned and vacant properties causing significant blight/impact and higher crime rates according to local code and law enforcement. 4. Areas where the cost to purchase and rehabilitate the homes would fit the required target income groups. The following areas within Marion County have been identified to be at the greatest risk of deterioration. NSP funds will be utilized to help stabilize these priority areas: Census tracts / Block groups Silver Springs Shores #001204 / 1, 2 & 3 #001203 / 3 & 5 Rainbow Park #002601 / 2 West Ocala #0015 / 3, 4 #0017; 0018 / 1,2 &3 North East Ocala #001401 / 1,2 & 3 #001301 / 1 & 2 #001302 / 1 & 2 #2002; 2201; 2202 / 1 Marion Oaks #001002 / 1

#### Distribution and and Uses of Funds:

Marion County will prioritize the use of NSP funds by first targeting areas of greatest need according to the strategic plan and risk factors listed above. Funds will primarily be used for Acquisition and Rehabilitation of foreclosed, abandoned and vacant homes to stabilize and reverse the effects of declining property values and blight. All initial funds must be committed within 18 months. Several of these activities anticipate returning funds (program income) which will continue to be used for NSP activities. Marion County, through an RFP application process, will contract with local governments, non-profit housing developers and agencies to use NSP funds and program income (to include activity delivery costs) for the following activities: 1. Acquisition/rehabilitation and resale to income-eligible homebuyers with preference being given to households on the County or City SHIP waiting lists. SHIP and HOME funds will be used to provide down-payment assistance to households at 50% and 80% MFI. A portion of the NSP funds may be left in the property to buy down the purchase price for eligible buyers, or used for up to 50% of down-payment assistance, consistent with CDBG regulations, Section 105(a)(24)(D), only if SHIP/HOME funds are fully expended and/or unavailable. This will be Marion County's primary use of NSP funds. 2. Acquisition/rehabilitation and rental to income-eligible families in a rent-to-own plan, which will include the following preferences and requirements: • Preferences being given to households being evicted from rental properties due to foreclosure, and households losing their homes to foreclosure; • A requirement that at least 40% of funds in this activity go to households at or below 50% MFI. 3. Demolition of units that are blighted and considered a major concern in the redevelopment effort of the area. Marion County will use up to 10% of the NSP grant and up to 10% of any program income generated through NSP activities for administration of the program.



**Definitions and Descriptions:**

**Low Income Targeting:**

**Acquisition and Relocation:**

**Public Comment:**

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance		<i>No activities in this project</i>	
NSP-1	Acquisition/Rehabilitation and	NSP 1-A	Acquisition SFR Resell LMMI	
		NSP 1-A2	Acquisition SFR - 25% Resale LH25	
		NSP 1-B	Rehabilitation SFR Resale LMMI	
		NSP 1-B2	Rehabilitation SFR Resale LH25	
NSP-2	Acquisition/Rehabilitation and	NSP 2-A2	Acquisition SFR Rental LH25	
		NSP 2-B2	Rehabilitation SFR Rental LH25	
NSP-4	Administration	NSP 4	Program Administration	



# Activities

**Project # /** NSP-1 / Acquisition/Rehabilitation and Resale

**Grantee Activity Number:** NSP 1-A

**Activity Title:** Acquisition SFR Resell LMMI

**Activity Type:**

Acquisition - general

**Project Number:**

NSP-1

**Projected Start Date:**

06/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation and Resale

**Projected End Date:**

09/30/2021

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 3,137,879.33

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 3,137,879.33

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	40		40	100.00
# of Households	40		40	100.00
# of Permanent Jobs Created				0.0
<b>Proposed Accomplishments</b>				
# of Singlefamily Units	40			
# of Housing Units	40			
Total acquisition compensation to owners				
# of Parcels acquired by admin settlement				
# of Parcels acquired by condemnation				
# of buildings (non-residential)				
# of Properties	40			



**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Marion County	Local Government	\$ 3,137,879.33

**Location Description:**

Activity will be implemented in targeted neighborhoods: • Silver Springs Shores #001204/1, 2 & 3, #001203/3 & 5 • Rainbow Park #002601/2 • West Ocala #0015/3, 4, #0017; 0018/1,2 & 3 • North East Ocala #001401/1,2 & 3, #001301/1 & 2, #001302/1 & 2 #2002; 2201; 2202/1 • Marion Oaks #001002/1

**Activity Description:**

Acquisition of foreclosed, abandoned and vacant properties in target areas.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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## Grantee Activity Number: NSP 1-A2

### Activity Title: Acquisition SFR - 25% Resale LH25

**Activity Type:**

Acquisition - general

**Project Number:**

NSP-1

**Projected Start Date:**

06/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehabilitation and Resale

**Projected End Date:**

09/30/2021

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,285,953.25

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,285,953.25

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	12	12		100.00
# of Households	12	12		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Housing Units	12
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	12

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Marion County

**Organization Type**

Local Government

**Proposed Budget**

\$ 1,285,953.25

**Location Description:**

Activity will be implemented in targeted neighborhoods: • Silver Springs Shores #001204/1, 2 & 3, #001203/3 & 5 • Rainbow Park #002601/2 • West Ocala #0015/3, 4, #0017; 0018/1,2 & 3 • North East Ocala #001401/1,2 & 3, #001301/1 & 2, #001302/1 & 2 #2002; 2201; 2202/1 • Marion Oaks #001002/1



**Activity Description:**

Acquisition of foreclosed, abandoned and vacant properties. For households under 50% MFI

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP 1-B**

**Activity Title: Rehabilitation SFR Resale LMMI**

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP-1

**Projected Start Date:**  
06/01/2009

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**  
Under Way

**Project Title:**  
Acquisition/Rehabilitation and Resale

**Projected End Date:**  
09/30/2021

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,595,537.62

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,595,537.62

**Benefit Report Type:**  
Direct (Households)

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Marion County	Acquisition - general	NSP-1	NSP 1-A	Acquisition SFR Resell LMMI	General Account

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	40		40	100.00
# of Households	40		40	100.00
<b>Proposed Accomplishments</b>	<b>Total</b>			
# of Singlefamily Units	40			
# of Housing Units	40			
# of Properties	40			

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Marion County	Local Government	\$ 1,595,537.62



**Location Description:**

Activity will be implemented in targeted neighborhoods: • Silver Springs Shores #001204/1, 2 & 3, #001203/3 & 5 • Rainbow Park #002601/2 • West Ocala #0015/3, 4, #0017; 0018/1,2 & 3 • North East Ocala #001401/1,2 & 3, #001301/1 & 2, #001302/1 & 2 #2002; 2201; 2202/1 • Marion Oaks #001002/1

**Activity Description:**

Rehabilitation of acquired foreclosed properties for resale to eligible households between 50 - 120% MFI.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP 1-B2**

**Activity Title: Rehabilitation SFR Resale LH25**

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
NSP-1

**Projected Start Date:**  
06/01/2009

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**  
Direct (Households)

**Activity Status:**  
Under Way

**Project Title:**  
Acquisition/Rehabilitation and Resale

**Projected End Date:**  
09/30/2021

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 159,832.78  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 159,832.78

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Marion County	Acquisition - general	NSP-1	NSP 1-A2	Acquisition SFR - 25% Resale LH25	General Account

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	13	13		100.00
# of Households	13	13		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	13
# of Housing Units	13
# of Properties	13

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Marion County	Local Government	\$ 159,832.78



**Location Description:**

Activity will be implemented in targeted neighborhoods: • Silver Springs Shores #001204/1, 2 & 3, #001203/3 & 5 • Rainbow Park #002601/2 • West Ocala #0015/3, 4, #0017; 0018/1,2 & 3 • North East Ocala #001401/1,2 & 3, #001301/1 & 2, #001302/1 & 2 #2002; 2201; 2202/1 • Marion Oaks #001002/1

**Activity Description:**

Rehabilitation of acquired foreclosed properties for resale to households below 50% MFI

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / NSP-2 / Acquisition/Rehabilitation and Rental - Affordable Rental**



## Grantee Activity Number: NSP 2-A2

## Activity Title: Acquisition SFR Rental LH25

### Activity Type:

Acquisition - general

### Project Number:

NSP-2

### Projected Start Date:

06/01/2009

### Project Draw Block by HUD:

Not Blocked

### Activity Draw Block by HUD:

Not Blocked

### Block Drawdown By Grantee:

Not Blocked

### National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

### Activity Status:

Under Way

### Project Title:

Acquisition/Rehabilitation and Rental -

### Projected End Date:

09/30/2021

### Project Draw Block Date by HUD:

### Activity Draw Block Date by HUD:

**Total Budget:** \$ 353,672.31

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 353,672.31

### Benefit Report Type:

Direct (Households)

### Proposed Beneficiaries

# Owner Households

Total	Low	Mod	Low/Mod%
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7	7		100.00
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# of Households

7	7		100.00
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### Proposed Accomplishments

# of Singlefamily Units

Total
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7
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# of Housing Units

7
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# of Properties

7
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### Proposed budgets for organizations carrying out Activity:

#### Responsible Organization

Marion County

#### Organization Type

Local Government

#### Proposed Budget

\$ 353,672.31

### Location Description:

Activity will be implemented in targeted neighborhoods: • Silver Springs Shores #001204/1, 2 & 3, #001203/3 & 5 • Rainbow Park #002601/2 • West Ocala #0015/3, 4, #0017; 0018/1,2 & 3 • North East Ocala #001401/1,2 & 3, #001301/1 & 2, #001302/1 & 2 #2002; 2201; 2202/1 • Marion Oaks #001002/1

### Activity Description:



Acquisition of foreclosed, abandoned and vacant properties.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: NSP 2-B2****Activity Title: Rehabilitation SFR Rental LH25****Activity Type:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

NSP-2

**Project Title:**

Acquisition/Rehabilitation and Rental -

**Projected Start Date:**

06/01/2009

**Projected End Date:**

09/30/2021

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:****Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:****Block Drawdown By Grantee:**

Not Blocked

**Total Budget:** \$ 743,239.43**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 0.00**Total Funds:** \$ 743,239.43**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
Marion County	Acquisition - general	NSP-2	NSP 2-A2	Acquisition SFR Rental LH25	General Account

**Proposed Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	7	7		100.00
# of Households	7	7		100.00

**Proposed Accomplishments**

	Total
# of Singlefamily Units	7
# of Housing Units	7
# ELI Households (0-30% AMI)	
# of Properties	7

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Marion County	Local Government	\$ 743,239.43



**Location Description:**

Activity will be implemented in targeted neighborhoods: • Silver Springs Shores #001204/1, 2 & 3, #001203/3 & 5 • Rainbow Park #002601/2 • West Ocala #0015/3, 4, #0017; 0018/1,2 & 3 • North East Ocala #001401/1,2 & 3, #001301/1 & 2, #001302/1 & 2 #2002; 2201; 2202/1 • Marion Oaks #001002/1

**Activity Description:**

Rehabilitation of acquired properties for affordable rental to eligible households below 50% MFI

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / NSP-4 / Administration**



**Grantee Activity Number: NSP 4**

**Activity Title: Program Administration**

**Activity Type:**

Administration

**Project Number:**

NSP-4

**Projected Start Date:**

03/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration

**Projected End Date:**

09/30/2021

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 671,579.43

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 671,579.43

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Marion County

**Organization Type**

Local Government

**Proposed Budget**

\$ 671,579.43

**Location Description:**

N/A

**Activity Description:**

general administration and planning costs associated with carrying out the eligible activities under this grant.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



## Action Plan Comments:

Hembree, Please add the census tracts/block groups for all activities under the location description-except for administration.  
Provide the low & mod numeric breakout for all activities.  
Administration does not require a national objective.

Serino, Lori Action Plan Modification rejected: Unprogrammed funds in the amount of \$12,201.43; and LH25 activity budgets are below the 25% requirement (deficient \$35,361.63).

## Action Plan History

Version	Date
B-08-UN-12-0011 AP#5	04/27/2021
B-08-UN-12-0011 AP#4	03/26/2018
B-08-UN-12-0011 AP#3	01/16/2018
B-08-UN-12-0011 AP#2	06/16/2011
B-08-UN-12-0011 AP#1	04/30/2009

