

**OCALA CRA – WEST OCALA SUBAREA
RESIDENTIAL PROPERTY IMPROVEMENT GRANT**

April 2025

Purpose

To encourage residents of single-family and duplex homes within designated neighborhoods in the West Ocala Community Redevelopment Area (CRA) to make improvements to their properties, thereby reducing blighted conditions, increasing housing stabilization, and improving the aesthetics of the community.

Plan Consistency

West Ocala Vision

Promote redevelopment of West Ocala’s housing project into affordable mixed housing neighborhoods. Incentive redevelopment of vacant and abandoned housing units and/or property.

West Ocala CRA Plan

Goal 3, Objective 4: Establish programs to remediate dilapidated and nuisance properties for reuse and resale opportunities.

Goal 3, Objective 7: Identify suitable areas of West Ocala for the purposes of the development of new housing opportunities which incorporate energy efficient materials and appliances.

Eligible Areas

Neighborhoods within the West Ocala CRA as shown on attached map.

Eligible Properties

Single family and duplex homes rentals within the West CRA. This includes owner occupied and rental units.

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 or tenants with authorization from property owner.

Eligible Work

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

Project work elements are:

1. Exterior painting – colors must be approved by Committee
Pressure washing and other work to repair and prep for painting
2. Repair and replacement of windows, doors (Exterior improvements only)
3. Demolition of irreparable damaged houses or structures
4. New landscaping area visible from the street/sidewalk
5. Fencing
6. Reroofing
7. Weatherization
8. New construction
9. Termite tenting

Maximum Grant

\$20,000 (Reimbursement)

Required Match

City (75%) – Applicant (25%).

To receive the maximum grant of \$20,000, the project cost for eligible work must be at least \$26,666.