

Non-Substantial Amendment 19

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Previous Page #	New Page #	Section	Change/Addition/Deletion
85-86	N/A	IV. PROJECTS AND ACTIVITIES	<p>Updated 2. Program Budget with updated planning budget of \$500,000</p> <p>Updated Program budget table to show reallocation of funds to Housing Repair and Replacement Program (\$16,689,758) from Voluntary Home Buyout (\$15,037,308), Infrastructure Repair Program (\$240,150), and Planning (\$1,412,300).</p> <p>Updated 80/20% MID Budget Breakdown Accordingly.</p>
87	N/A	IV. PROJECTS AND ACTIVITIES	<p>Updated and reformatted budget adjustment table to show the reallocation of funds from Voluntary Home Buyout (\$15,037,308), Infrastructure Repair Program (\$240,150), and Planning (\$1,412,300) to Housing Repair and Replacement Program (\$16,689,758).</p> <p>Changed orientation of adjustment table page to facilitate the creation of additional columns</p>
87	88	IV. PROJECTS AND ACTIVITIES	Corrected typo of "program"
N/A	89	IV. PROJECTS AND ACTIVITIES	Added language justifying the reallocation for funds from VHB, Infrastructure, and Planning to HRRP.
97	N/A	IV. PROJECTS AND ACTIVITIES	Updated Housing Repair and Replacement Program Budget from \$516,832,357.53 to \$533,522,115.53
106	107	IV. PROJECTS AND ACTIVITIES	Updated Voluntary Home Buyout Program Budget from \$43,663,617.33 to \$28,626,309.33
111	N/A	IV. PROJECTS AND ACTIVITIES	Updated Infrastructure Repair Program Budget from \$56,696,914.14 to \$56,456,764.14

that at least 70 percent of the entire CDBG Disaster Recovery grant award will be used for activities that benefit low- and moderate-income persons.

2. Program Budget

DEO is the lead agency and responsible entity for administering \$812,235,745 in Community Development Block Grant Disaster Recovery (CDBG-DR) funds allocated to the state for recovery. In accordance with the Federal Register, DEO’s aggregate total for indirect costs, administrative and technical assistance expenditures will not exceed 5 percent of the total grant (\$40,611,787.25) plus program income. DEO will limit spending to a maximum of 20 percent of its total grant amount on a combination of planning, indirect and program administration costs. DEO’s total budget for administration costs is \$38,679,900 and \$500,000 for planning costs. Planning costs subject to the 15 percent cap are those defined in 42 U.S.C. 5305(a)(12). State and local administration costs are capped at 5 percent in aggregate by federal regulations. The state will provide additional guidance to subrecipients regarding the amount of administrative funds available to them. Eligible project delivery costs are presumed included as a portion of the overall CDBG-DR grant funding allocation provided to each subrecipient. Subrecipients will be responsible for properly tracking and monitoring these expenses that may not be included as part of the overall grant award to each individual project or individual applicant as applicable.

The program budget outlined is as follows:

Program Budget									
Program	Total Budget	MID Budget Breakdown		Min Set-Aside for Keys	Min Set-Aside for New MIDs	Estimated LMI Benefit	Maximum Award	Average award per unit	Estimated # of Units**
		80%	20%						
HOUSING Budget									
Housing Repair Program	\$533,522,115.53	\$426,817,692.42	\$106,704,423.11	\$50,000,000	\$51,856,347	90%	\$350,000 \$650,000 in Monroe County	\$45,000	5,100
Workforce Affordable Rental New Construction Program: Leveraging Other Sources of Financing	\$120,000,000	\$96,000,000	\$24,000,000	\$35,000,000	N/A	100%	\$8,000,000	\$60,000	1,670
Workforce Affordable Rental New Construction Program: Small Rental Developments	\$20,000,000	\$16,000,000	\$4,000,000	\$0	N/A	100%	\$5,000,000	\$125,000	160
Voluntary Home Buyout Program	\$28,626,309.33	\$22,901,047.46	\$5,725,261.87	\$10,000,000	N/A	50%	\$5,000,000	\$225,000	300

ECONOMIC REVITALIZATION Budget									
Recovery Workforce Training	\$14,450,656	\$11,560,524.80	\$2,890,131.20	N/A	N/A	100%	N/A	N/A	N/A
INFRASTRUCTURE Budget									
Infrastructure Repair Program Competitive Application Cycle	\$56,456,764.14	\$45,165,411.31	\$11,291,352.83	N/A	*these are included in the 80%	25 %	N/A	N/A	N/A
STATE AND LOCAL ADMINISTRATION									
Administration (5%)	\$38,679,900	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Planning	\$500,000	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	\$812,235,745	\$649,788,596	\$162,447,149	\$95,000,000	\$51,856,347				

Eighty percent of each program allocation listed above will be spent within HUD-identified most-impacted and distressed communities. Funding included as a minimum set-aside for Monroe County is a subset of the 80 percent that will be spent in most-impacted and distressed communities. The remaining 20 percent will be spent in state-identified most-impacted and distressed communities, which are listed in the table above.

*The estimated number of units is calculated based upon the assumption that the award amount per unit will vary from the average estimated award to a maximum estimated award of \$350,000. The estimated number of units have been rounded in this project budget to allow for flexibility and any imprecision in our estimates. Once DEO receives more accurate data, the program budget will be updated to accurately reflect the true cost and units. These adjustments will be included in future action plan amendments. The unmet needs assessment demonstrated that the majority of unmet needs were housing related. Therefore, the largest allocation of funding will address the remaining unmet housing needs.

The program descriptions below will provide further detail on how each program will distribute funding and meet HUD National Objectives. DEO will implement program management, monitoring, and oversight standards necessary to ensure compliance with state and federal requirements.

Program Activity	November 4, 2019 Program Budget	March 6, 2020 Amended Program Budget	June 5, 2020 Amended Program Budget	October 23, 2020 Amended Program Budget	August 5, 2021 Amended Program Budget	June 21, 2022 Amended Program Budget	Amount Adjusted
Housing Repair and Replacement Program	\$ 346,186,147	\$ 346,186,147	\$ 346,186,147	\$ 346,186,147	\$516,832,357.53	\$533,522,115.53	+\$16,689,758
Workforce Affordable Rental New Construction Program: Leveraging Other Sources of Financing	\$ 100,000,000	\$ 100,000,000	\$ 120,000,000	\$ 120,000,000	\$ 120,000,000	\$ 120,000,000	-
Workforce Affordable Rental New Construction Program: Small Rental Developments	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	\$ 20,000,000	-
Land Acquisition for Affordable Workforce Housing	\$ 20,000,000	\$ 20,000,000	-	-	-	-	-
Voluntary Home Buyout Program	\$ 75,000,000	\$ 44,117,239	\$ 44,117,239	\$ 44,117,239	\$43,663,617.33	\$28,626,309.33	-\$15,037,308
Workforce Recovery Training	\$ 20,000,000	\$ 14,450,656	\$ 14,450,656	\$ 14,450,656	\$ 14,450,656	\$ 14,450,656	-
Business Recovery Grant	\$ 66,000,000	\$ 39,137,963	\$ 40,839,905	-	-	-	-
Infrastructure Repair Program	\$ 85,819,653	\$ 149,113,795	\$ 186,049,598 ¹	\$226,889,503	\$56,696,914.14	\$56,456,764.14	-\$240,150
Administration (5%)	\$ 38,679,900	\$ 38,679,900	\$ 38,679,900	\$ 38,679,900	\$ 38,679,900	\$ 38,679,900	-
Planning	\$ 1,912,300	\$ 1,912,300	\$ 1,912,300	\$ 1,912,300	\$ 1,912,300	\$500,000	-\$1,412,300
Total	\$ 773,598,000	\$ 773,598,000	\$ 812,235,745	\$ 812,235,745	\$ 812,235,745	\$ 812,235,745	-

¹ On January 27, 2020, HUD released federal guidance for an additional \$38,637,745 to Florida through CDBG-DR funds to support long-term recovery from Hurricane Irma. Substantial Amendment 9, submitted to reflect the additional allocation to address unmet infrastructure needs, was approved by HUD on June 1, 2020.

Non-Substantial Amendment, 8 to the State of Florida Action Plan for Disaster Recovery – Hurricane Irma, submitted to HUD on March 6, 2020, re-allocated \$61,592,200 from the Voluntary Home Buyout (VHB), Workforce Recovery Training Program (WRTP), and the Business Recovery Grant Program (BRGP) to the Infrastructure Repair Program in order to address unmet infrastructure needs following Hurricane Irma.

The Infrastructure Repair Program was launched with \$85,819,653 to fund infrastructure restoration and improvement projects in communities impacted by Hurricane Irma. Counties, municipalities, water management districts and water authorities located in the most impacted and distressed (MID) areas that experienced Hurricane Irma storm damage are eligible to apply for funding.

During the 90-day initial application period, the Infrastructure Repair Program received 42 applications totaling approximately \$175 million in CDBG-DR dollars requested. On January 30, 2020, the Infrastructure Repair Program awarded \$84.3 million to 21 communities. The Infrastructure Repair Program received applications for storm water projects, sewage projects, and water projects that directly impact housing and residents from the Hurricane Irma impacted communities. One entity that was unable to receive funding has drainage pipes that were clogged by excessive debris from Hurricane Irma as well as damage to sidewalks and fields located within 1.5 miles of 838 HUD-assisted multifamily apartment units.

Due to limited funding, the Infrastructure Repair Program's competitive application cycle restricted each Unit of General Local Government (UGLG) to one application per entity. Consequently, DEO was not able to fund the replacement of one community's walk bridge that elementary school students need to travel across a canal to get to school because the County government submitted an application for another project. With additional CDBG-DR funding, the Infrastructure Repair Program will be able to fund additional projects to support housing, repair damages and create resiliency throughout the Hurricane Irma impacted areas.

The application cycles for the Voluntary Home Buyout (VHB) and Workforce Recovery Training Program (WRTP) were both undersubscribed. The VHB funded all 11 projects submitted for consideration at a total of \$44,117,238.92. The remaining \$30,882,761 will be re-allocated to the Infrastructure Repair Program to address unmet infrastructure needs following Hurricane Irma. The WRTP will be funding projects totaling \$14,450,656 of the \$20,000,000 previously allocated to the WRTP. The available \$5,549,344 will be re-allocated to the Infrastructure Repair Program.

After receiving feedback from multiple communities expressing a greater need for Infrastructure Repair and Mitigation assistance, the State of Florida wishes to re-allocate a total of \$25,160,095 from the Business Recovery Grant Program to the Infrastructure Repair Program.

Non-Substantial Amendment 11 to the State of Florida Action Plan for Disaster Recovery – Hurricane Irma, submitted to HUD on June 5, 2020, re-allocated \$20,000,000 from the Land Acquisition for Affordable Workforce Housing Program to the Workforce Affordable Rental New Construction Program: Leveraging Other Sources of Financing. Per HUD guidance following a review of the Hurricane Irma Disaster Recovery Grant Reporting (DRGR) Action Plan, Land Acquisition for Affordable Workforce Housing Program is being removed as a separate program from the Program Budget table. The current land acquisition process occurs as a part of the Workforce Affordable New Construction Program: Leveraging Other Sources of Financing and is not required to be a separate budgeted program.

After reviewing current business data, the State of Florida submitted Substantial Amendment 14 to HUD on October 23, 2020 to remove the Business Recovery Grant Program and re-allocate a total of \$40,839,905 to the Infrastructure Repair Program. The Infrastructure Repair Program's Round 2 application cycle was launched with

\$100,229,945. The Program received 71 applications requesting a total of \$304,168,950 in funding (oversubscription of \$204,168,950) to repair wastewater treatment and potable drinking water facilities, debris removal from canals, and other projects that directly impact housing and residents from the Hurricane Irma impacted communities. The additional \$40.8 million in CDBG-DR funding will allow the Infrastructure Repair Program to fund additional projects to support housing, repair damages and create resiliency throughout the - Hurricane Irma impacted areas.

Substantial Amendment 17 to the State of Florida Action Plan for Disaster Recovery—Hurricane Irma, Submitted to HUD on September 8, 2021 re-allocated \$170,192,588.86 from the Infrastructure Repair Program, and \$453,621.67 from the Voluntary Home Buyout Program, totaling \$170,646,210.53, to the Housing Repair and Replacement Program.

Factors such as rising costs of materials and construction due to the industrial impacts of recent national disasters as well as COVID-19 related production issues, have resulted in the original allocation of funding to the HRRP activity being less efficacious than originally anticipated.

In order to mitigate rising costs of construction projects and serve more applicants through the HRRP, DEO moved a large portion of Irma Infrastructure Repair Program projects to DEO's Community Development Block Grant—Mitigation (CDBG-MIT) General Infrastructure Program. Projects identified for the CDBG-MIT General Infrastructure Program Round III were originally evaluated and ranked for the CDBG-DR Irma Infrastructure Repair Program. All projects transferred were competitively selected through the CDBG-DR Irma Infrastructure program process. The threshold requirements include meeting all CDBG-MIT General Infrastructure Program eligibility criteria.

Non-Substantial Amendment 19 to the State of Florida Action Plan for Disaster Recovery—Hurricane Irma, submitted to HUD on July 1, 2022, reallocated a total of \$16,689,758 from the Voluntary Home Buyout (\$15,037,308), Infrastructure (\$240,150), and Planning (\$1,412,300) budgets to the Housing Repair and Replacement Program in order to meet the forecasted unmet housing needs identified for the HRRP.

This program budget reallocation will assist with the increased housing program forecast.

3. Basis for Allocations

In consideration of the unmet needs assessment and HUD requirements and in order to prioritize limited funding in areas with highest damage, DEO disaster recovery program assistance outlined in this Action Plan will be limited to homeowners, small rental property owners, Public Housing Authorities and local governments within counties (and cities within those counties) that received FEMA Individual Assistance (IA) declarations in addition to their Public Assistance (PA) declaration. Program thresholds outlined in Section 16 state that projects or programs must primarily support LMI housing.

Housing assistance awards will be determined by first factoring in the inputs listed above and then deducting any duplication of benefits or qualified offsets for eligible repairs already performed. The pre-determined program assistance amount will then be applied. Funds qualified as DOB may be required in support of the overall construction assistance provided. Awards may include expenses for additional related costs such as green building and mitigations requirements, elevation, insurance, ADA modifications, repair or replacement of water, sewer and utility connection needs.

Cost effective energy measures and improvements that meet local zoning and code, Decent Safe and Sanitary (DSS) or required Housing Quality Standards (HQS), especially those improvements which add enhanced resilience, such as elevation of major electrical components, roof strapping and other items are also eligible. Environmental review and determined required remediation for items such as lead-based paint abatement, asbestos abatement, or other remediation components shall also be eligible.

Elevations will be included for applicants that meet requirements determined by the program, including substantially damaged properties as per locally approved floodplain requirements. Elevation will be evaluated on a case by case basis. Elevations will not be conducted on properties outside of the floodplain, with the possible exception where elevation is required by local ordinance. DEO will follow HUD guidance to ensure all structures, defined at 44 CFR 59.1, designed principally for residential use and located in the 1 percent annual (or 100-year) floodplain, that receive assistance for new construction, repair of substantial damage, or substantial improvement, as defined at 24 CFR 55.2(b)(10), will be elevated with the lowest floor at least two feet above the 1 percent annual floodplain elevation.

If located in a 100-year floodplain, the applicant will be required to maintain flood insurance and notify future owners of flood insurance requirements. Federal law requires people who live in a floodplain to carry flood insurance in perpetuity on that property. The Robert T. Stafford Disaster Relief and Emergency Assistance Act prohibits the receipt of disaster assistance because of lack of required flood insurance; accordingly, whether a property is subject to this requirement will be reviewed during the eligibility phase of the program. If an applicant is eligible for program assistance, a grant agreement, covenant, deed restriction or similar instrument will be required to be placed on the property requiring that flood insurance be maintained on that property in perpetuity. An award may also include assistance to pay for up to the first two years of flood insurance premiums for eligible program applicants. Such parameters to determine eligibility for assistance with flood insurance premiums shall be further defined in the state's policies and procedures.

Based on the current registration pool, DEO anticipates meeting all remaining unmet housing needs through the Housing Repair and Replacement Program.

Allocation for Activity: \$533,522,115.53

Keys Set-aside: \$50,000,000

Newly added Most-impacted and distressed communities set-aside: \$51,856,347

Eligible Applicants: Homeowners and owners of rental properties, including PHAs, whose primary residence sustained damage from Hurricane Irma and property owners of rental housing.

Eligibility Criteria: The state will prioritize homeowner applicants earning less than or equal to 80 percent AMI and rental property owners whose rental property serves LMI individuals. If this need is fulfilled, DEO may address applicants earning greater than 80 percent AMI. Special consideration may be given to the Florida Keys on a case-by-case basis.

Households that make above 120 percent of the Area Median Income (AMI) will not be eligible for the HRRP.

Maximum Award (per unit): \$350,000 except for in Monroe County which will have a maximum assistance amount of \$650,000*

No specific site or property needs to be acquired, although DEO may limit its search for alternative sites to a general geographic area. Where DEO wishes to purchase more than one site within a general geographic area on this basis, all owners are to be treated similarly.

The property to be acquired is not part of an intended, planned, or designated project area where all or substantially all of the property within the area is to be acquired within specific time limits. DEO will not acquire the property if negotiations fail to result in an amicable agreement, and the owner is so informed in writing. DEO will inform the owner in writing of what it believes to be the market value of the property. Florida Licensed Real Estate Appraisers will be used to value property in the buyout program. DEO will offer the homeowner the value of the home as appraised post-storm.

Additionally, DEO will establish policies on Low-Moderate housing incentives (LMHI). DEO's policies will ensure that its Low-Moderate housing incentives (LMHI) comply with applicable Civil Rights and Affirmatively Furthering Fair Housing requirements and that there is no discrimination against a protected class.

Allocation for Activity: \$28,626,309.33

Eligible Applicants: Counties and municipalities within those counties that received a declaration of both FEMA IA and PA after Hurricane Irma.

Eligibility Criteria: Buyout areas that result in a feasible project that will meet a LMA or LMHI benefit.

Maximum Award: \$5,000,000

Responsible Entity for Administering: Units of General Local Government (UGLG)

Eligibility: 105(a)(1), 83 FR 5844-35 Housing incentives in disaster-affected communities

National Objective: Low- and moderate-income benefit

Creative compatible reuse of the property

DEO will create guidance and best practices for communities to consider on how property that is acquired through this program can be utilized for public benefit, that meet HUD requirements for permanent green space. This may include creative stormwater design, park space and other examples. Communities that participate in this program will be encouraged to have a plan for how this property will be used in the future to further reduce flood risk and/or serve as a recreational space for the public.

Affordability Periods

Properties seeking assistance through Rebuild Florida's Housing programs listed in the state of Florida's action plan may be required to adhere to affordability period requirements. The affordability requirements are:

1. Rehabilitation or reconstruction multifamily rental projects with five or more units will require the assisted rental property to remain affordable for LMI tenants for a minimum of 15 years. The assistance to public Housing Authorities may fall under this category.
2. New construction multi-family rental projects with five or more units will require the assisted rental property to remain affordable for LMI tenants for a minimum of 20 years.
3. The affordability periods for single family rental units will be a minimum of 5 years. Public Housing Authorities seeking rehabilitation or reconstruction of multifamily housing units must ensure that the assisted rental property remains affordable for LMI tenants for a minimum of 15 years (if eight or more units).

Competitive Application Cycle

Applicants will select projects or programs to propose to DEO for funding in accordance with DEO thresholds and objectives. These thresholds are:

- Projects must demonstrate tie-back to Hurricane Irma
- Projects must not duplicate benefits.

DEO will also consider to what extent proposed projects or programs support the following objectives:

- Projects must support LMI housing needs in some way,
- Projects must primarily serve LMI populations, or
- Demonstrate an urgent need in the community

DEO will first consider LMI as the national objective for infrastructure projects. The urgent need national objective will only be used if the project is not LMI, but is needed to alleviate emergency conditions. When using urgent need as a national objective, DEO will obtain justification from the local government or municipality to certify the urgency of the condition.

Applicants may pursue a range of eligible activities as allowed under CDBG-DR regulations for this appropriation, so long as they are in accordance with DEO threshold requirements and the requirements for the applicable activity as outlined in the Action Plan and Federal Register. Applicants will be required to meet HUD regulations, such as environmental, duplication of benefits, fair housing and others.

Allocation for Activity: \$56,456,764.14, Competitive Cycle

Maximum Award: Round 1: N/A, Round 2: \$140,839,905

Responsible Entity for Administering: DEO

Eligibility: 105(a)(2)

National Objective: Low- and moderate-income benefit or Urgent Need

Use of CDBG-DR as Match

Additionally, funds may be used to meet a matching, share, or contribution requirement for any other federal program when used to carry out an eligible CDBG-DR activity. This includes programs or activities administered by the Federal Emergency Management Agency (FEMA) or the U.S. Army Corps of Engineers (USACE). By law, the amount of CDBG-DR funds that may be contributed to a USACE project is \$250,000 or less. Note that the Appropriations Act prohibits supplanting the use of CDBG-DR funds for any activity reimbursable, or for which funds are also made available, by FEMA or USACE.³²

Ineligible Activities

Ineligible activities identified in the Federal Register, Vol. 83, No. 28, Friday, February 9, 2018, include the use of CDBG-DR for forced mortgage payoff, construction of a dam/levee beyond original footprint, incentive payments to households that move to disaster-impacted floodplains, assistance to privately owned utilities, not prioritizing assistance to businesses that meet the definition of a small business, or assistance for second homes, funding of buildings for the general conduct of government, activities identified in 24 CFR 570.207, and all activities and uses not authorized under Title I of the Housing and Community Development Act of 1974 or allowed by waiver.