

Amendment 23 (Substantial)

Substantial Amendment 23			
Previous Page #	New Page #	Section	Change/Addition/Deletion
82	N/A	Projects and Activities	Updated “Estimated # of Units” for the Housing Repair and Replacement Program from 5,100 to 3,500. This change reflects the anticipated use of Hurricane Ian funding that will be utilized to serve the remaining Irma effected homeowners in the Hurricane Ian MID areas.
102	103	Projects and Activities	Added language stating that Urgent Need is an eligible National Objective for the Voluntary Home Buyout Program
103	104	Projects and Activities	Added Urgent Need as an eligible National Objective of Voluntary Home Buyout
105	106	Projects and Activities	Added Urgent Need as an eligible National Objective of the Workforce Recovery Training Program
N/A	190	Appendices and Supporting Documentation	Added Appendix 19: 30-Day Public Comment Period for Substantial Amendment 23
N/A	N/A	Entire Document	<p>Made minor formatting and organizational changes including:</p> <ul style="list-style-type: none"> Moved the section Cost Verification, Use of CDBG-DR as Match, Ineligible Activities, and Method of Distribution above Program Details. <p>Made organizational changes to 3.5.1.1 Housing Repair and replacement program including:</p> <ul style="list-style-type: none"> Moved “Basis for Calculating Housing Awards” to the end of the section for organizational consistency (no content was amended) Updated heading numbers to fix a hierarchy issue (no content was changed)

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	\$536,070,415.84	\$428,856,332.67	\$107,214,083.17	\$50,000,000	\$51,856,347	90%	\$350,000 \$650,000 in Monroe County	\$45,000	3,500
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%	\$12,000,000	\$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%	\$7,000,000	\$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									
Workforce Recovery Training	\$12,607,765	\$10,086,212	\$2,521,553	N/A	N/A	100%	N/A	N/A	N/A
INFRASTRUCTURE Budget									
Infrastructure Repair Program Competitive Application Cycle	\$55,751,354.83	\$44,601,083.86	\$11,150,270.97	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

National Objective: Low- and moderate-income benefit

***Note:** Florida Housing Finance Corporation may consider increasing the per unit limit amount. To do so, potential applicants must submit sufficient and specific information that justifies the need through public comment. Public comment can be submitted here: <http://apps.floridahousing.org/StandAlone/PublicInquiries/Inquiryform.aspx>

3.8.1.3 Voluntary Home Buyout Program

Reducing the risk of flooding in residential areas is a priority for the State of Florida. The Florida Division of Emergency Management (FDEM) has recommended that all counties focus on acquisition of properties without flood insurance in Special Flood Hazard Areas. Recognizing this great need, DEO will create a voluntary home buyout program to encourage risk reduction through the acquisition of residential property in high flood risk areas. It is the responsibility of subrecipients interested in pursuing the buyout projects to support and provide:

- Appraisals
- Title and legal services
- Homeowner counseling services
- Environmental review, and
- Related buyout processes.

Counties that are interested in participating will have two potential funding options for pursuing home buyout.

The first option is to leverage CDBG-DR funding as match for projects that are also eligible for the Hazard Mitigation Assistance (HMA) grant programs.

The second option is to work directly with DEO on projects located in low- and moderate-income areas to buyout residential areas in support of permanent open space supporting green infrastructure or other floodplain management systems.

The CDBG-DR driven buyout program will meet or exceed its overall Low and Moderate Income National Objective by requiring all activities to meet all requirements of the Housing and Community Development Act of 1974, and one of the following criteria as stated in 83 FR 5864:

1. **Low- and Moderate-income Area benefit (LMA):** properties acquired through buyouts will be used in a way that benefits a service area where at least 51 percent of the residents are LMI.
2. **Low/Moderate Housing Incentive Criteria (LMHI):** buyout must be of a qualifying LMI household, and a housing incentive is used for the purpose of moving outside of the affected floodplain to an area of reduced flood risk.

DEO will prioritize home buyout projects that focus on the acquisition of property in residential areas that meet low- and moderate-income area requirements.

DEO will also allow projects designed to meet needs having a particular urgency which utilize the Urgent Need National Objective.

Cities and counties that are interested in this program will work with the DEO contracted team to determine feasibility of the project. Once a project is determined feasible, it will be eligible for funding in this program. Local governments are encouraged to leverage matching funds under this program and will also be eligible to include homeowner incentives to encourage relocation.

Additional criteria for both homeowner buyout program options, including a process map for coordination with the Florida Division of Emergency Management will be detailed in Home Buyout Program guidance to be released after the approval of this action plan. DEO will manage subrecipient agreements directly with eligible local governments and coordinate with our partners at FDEM on project application evaluation, required environmental and cultural resource reviews and program implementation, where applicable.

For all properties acquired by subrecipients through the Voluntary Home Buyout Program, a restrictive covenant, in perpetuity (i.e. running with the land), prohibiting all future redevelopment of the site must be recorded upon closing of the transaction. New development would be on an alternative site that is less at risk of flooding and would be built to building code, elevation standards, and meet requirements of CDBG-DR.

Properties that have received rehab or repairs through the Housing Repair Program will not be eligible for assistance under the Voluntary Home Buyout Program. However, on a case-by-case basis, housing units that have been demolished through the Voluntary Home Buyout Program may be eligible for new construction/replacement, in an area other than the buyout zone, through the Home Repair Program at DEO's discretion.

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

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

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.

labor force to support the increased demands for post-disaster construction, as well as support Floridians looking for new employment in the post-disaster economy.

To ensure that there are resources to support the remaining recovery needs, DEO will implement a workforce recovery training program that may include, but may not be limited to, the areas of:

- Roofing;
- Masonry;
- Carpentry;
- Concrete finishing;
- Plumbing;
- HVAC (heating, ventilation, and air conditioning);
- Electricity;
- Heavy equipment operations;
- Carpet laying;
- Glass / window installation;
- Plastering;
- Welding;
- Customized training; and
- On-the-Job Training (OJT).

DEO will select entities to deliver workforce training services through a competitive application cycle. DEO will seek proposals from eligible Local Workforce Development Boards, educational institutions, and technical centers, who will describe the services they can provide in the impacted communities. **This program is not a direct grant program. No funds will be paid directly to individuals seeking job training.**

The Section 3 program requires that recipients of CDBG-DR funding provide, to the greatest extent possible, training, employment, contracting and other economic opportunities to low- and very low-income persons and to business concerns that provide economic opportunities to low-and very low-income persons. Subrecipients will be required to demonstrate efforts to recruit and target residents receiving public housing assistance and other low-and very-low- income persons.

Allocation for Activity: \$12,607,765

Eligible Subrecipients: Local Workforce Development Boards, educational institutions, and technical centers

Maximum Award: N/A

Responsible Entity for Administering: DEO, subrecipients

Eligibility: 105(a)(8)

National Objective: Low- and moderate-income benefit **and Urgent Need.**

3.8.3 Infrastructure Repair and Mitigation Activities

The State of Florida has made significant investments in mitigation over the past 25 years to ensure that infrastructure is able to withstand the impacts of wind and flood events. Hurricane Irma was a success story for the state in that infrastructure damage assessments were not as high as initially projected due to this major statewide investment. DEO will continue to strengthen the state's infrastructure by creating an Infrastructure Repair Program that allows communities to use CDBG-DR to leverage other funding sources such as the Hazard Mitigation Grant Program (HMGP), 406 Public Assistance (406 PA) Mitigation Program. Some communities are not

Appendix 19: 30 – day Public Comment Period for Substantial Amendment 23

Public Comments

This document describes the comments received from the public following the release of the CDBG-DR draft Action Plan Substantial Amendment 23.

- Release Date: June 14, 2023
- Comment Period: June 14, 2023 – July 14, 2023
- Approved by HUD:
- Number of Comments Received: 0

The duration of the public comment period as well as instruction for public comment submissions were posted to the CDBG-DR official webpage at www.floridajobs.org/CDBG-DR.