



HURRICANE MICHAEL

HOUSING REPAIR & REPLACEMENT PROGRAM RECONSTRUCTION EXPECTATIONS

OVERVIEW

The Rebuild Florida Housing Repair and Replacement Program launched in January 2021 to assist low-income homeowners whose homes were still damaged from Hurricane Michael. If the demolition of a home is recommended, the Rebuild Florida Housing Repair and Replacement Program provides homeowners with an option to reconstruct and replace their Hurricane Michael-damaged home with a newly constructed residential structure based on a design determined by Rebuild Florida. A homeowner may be eligible for reconstruction if they find themselves in any of the following situations:

1. The Hurricane Michael-damaged home was demolished or unsafe to enter at the time of the damage assessment
2. Local jurisdiction issued a condemnation letter or substantial damage letter; or
3. The relative percentage of the program estimated cost to repair totaled 75% or more of a comparable reconstruction or replacement cost.

THINGS YOU NEED TO KNOW

- All new construction designs are based on a standard set of pre-approved construction offered by the program.
- The finishes of the new construction design are economy/standard grade materials.
- Demolition costs of the Hurricane Michael damaged structure is eligible.
- Duplication of Benefits may be offset if previously received funding was applied to the completion of program-approved repairs.
- If applicable, any remaining Duplication of Benefits that was not offset (known as DOB Gap Funds) must be paid by the applicant prior to signing the Homeowner Grant Agreement.
- The homeowner will have 30 days from the issuance of the Notice to Proceed to vacate the property and move all personal belongings into storage. Failure by the homeowner to vacate the property within the 30-day period will result in the closure of the application and reassignment of the homeowner benefit to the next beneficiary. Exceptions may be made on a case-by-case basis. Due to covid-19 considerations, certain exceptions may occur and will be noted in close coordination with Program staff.
- The homeowner must secure or relocate all personal property until construction is complete. The homeowner is responsible for the movement, storage and security of all property and personal belongings. The program will provide up to one temporary on-site storage unit for homeowner's use, if necessary.
- The homeowner will be notified to terminate utilities (if applicable) prior to the contractor starting construction activities.
- All debris, abandoned vehicles and structures that pose a safety and/or health threat as determined by the local jurisdiction or person qualified to make such a determination, must be removed from the property prior to the start of construction. Homeowners must remove damaged personal property within or around the property.
- The homeowner will agree not to transfer ownership of the property or any interest in the property whether voluntarily or involuntarily, until the rehabilitation, reconstruction or replacement has been completed.
- If the damaged structure is in a Special Flood Hazard Area, homeowner will be required to obtain and maintain flood insurance in perpetuity. Rebuild Florida will pay for one year of flood insurance if a homeowner currently does not have flood insurance and did not receive prior federal assistance. Homeowners are responsible for obtaining, paying and maintaining all flood insurance premiums after the first year. Per the National Flood Insurance Reform Act of 1994, failure to maintain flood insurance on the damaged property will make you ineligible for future federal disaster recovery assistance.

By signing below, I certify that I acknowledge my obligation to comply with the above-mentioned reconstruction expectations and agree to proceed with my Reconstruction Benefit Determination.

Print Name

Application ID#

Signature

Date

Note: This completed form must be submitted to your Intake Specialist prior to construction drawings and contractor assignment.