

III. PROJECTS AND ACTIVITIES

Draft Non-Substantial Amendment 2, Effective as of 6/21/2021			
Previous Page #	New Page #	Section	Change/Addition/Deletion
11	N/A	III. Projects and Activities	Corrected Voluntary Home buyout “Estimated LMI benefit” to 100%
15	N/A	III. Projects and Activities	Reworded paragraph describing HRRP eligibility and the ineligibility of second homes, for clarity
20	N/A	III. Projects and Activities	<p>Clarified language under “Summary Eligibility Requirements” item 1, by adding “unrepaired” and replacing “because” with “as a result”</p> <p>Edited the fourth numbered item under “Summary Eligibility Requirements” to correctly reflect the policy that individuals that make above 120 percent the Area Median Income are not eligible for the HRRP (previously stated on pages 16, 18, 25, and 154)</p> <p>Removed language regarding who is prohibited assistance under Federal Register (FR-6182-N-01) and replaced with clarifying language.</p>
21	N/A	III. Projects and Activities	Updated language under “Temporary Housing Assistance Benefit” to clarify that DEO’s implementation vendor will be making decisions regarding eligibility for the Temporary Housing Assistance Benefit
40	N/A	V. Citizen Participation	Corrected DEO address
45	N/A	V. Citizen Participation	Corrected DEO address

III. PROJECTS AND ACTIVITIES

The program budget outlined is as follows:

Table 1: Program Budget

Program	Total Budget	80%	20%	Estimated LMI Benefit	Max Award per unit	Estimated Unit Benefit
Housing Activities						
Housing Repair and Replacement Program	\$ 246,263,144	\$ 197,010,516	\$ 49,252,629	90%	\$ 350,000	6,743
Voluntary Home Buyout Program	\$ 27,362,572	\$ 21,890,057	\$ 5,472,514	100%	\$ 5,000,000	205
Economic Revitalization						
Hometown Revitalization Program	\$ 60,406,429	\$ 48,325,143	\$ 12,081,286	70%	\$ 15,000,000	N/A
Workforce Recovery Training Program	\$ 8,000,000	\$ 6,400,000	\$ 1,600,000	70%	\$ 3,000,000	N/A
Infrastructure						
General Infrastructure Program ¹	\$ 342,032,145	\$ 273,625,716	\$ 68,406,429	70%	N/A	N/A
Administrative and Planning Costs						
Administration	\$ 35,777,650	\$ 28,622,120	\$ 7,155,530	N/A	N/A	N/A
Technical Assistance	\$ 1,000,000	\$ 800,000	\$ 200,000	N/A	\$ 100,000	N/A
Planning	\$ 14,711,060	\$ 11,768,848	\$ 2,942,212	N/A	N/A	N/A
Total	\$ 735,553,000	\$ 588,442,400	\$ 147,110,600			

¹ DEO will maximize the benefit achieved through the expenditure of CDBG-DR funds by allocating \$109,000,000 of the General Infrastructure Repair Program’s budget to match the FEMA’s Hazard Mitigation Grant Program (HMGP) to complete resilience projects. DEO is also allocating \$10,000,000 of the General Infrastructure Repair Program’s budget to reconstruct the Calhoun-Liberty Hospital, a Critical Access Hospital significantly damaged by Hurricane Michael.

owners of rental properties with the condition that it is agreed upon to meet affordability requirements. Rental units must be affordable as prescribed in the Federal Register notice. If currently occupied, the tenants will have the opportunity to move back into the unit or units created with other CDBG-DR activities.

DEO proposes the following housing assistance activities under this program:

- Repairs to, reconstruction or replacement of housing units damaged by Hurricane Michael, which may include bringing the home into code compliance and mitigation against future storm impacts, including elevation;
- The completion of work to homes that have been partially repaired;
- Repairs to, or replacement of, manufactured, modular and mobile homes impacted by Hurricane Michael;
- Temporary Housing Assistance based on an individual homeowner’s needs and their participation in the HRRP;
- Temporary Housing Assistance based on individual tenant needs and their participation in the HRRP;*
- Title Assistance based on an individual homeowner’s needs and their participation in the HRRP;
- Acquisition of substantially-damaged housing units for housing redevelopment or buyouts of substantially-damaged properties may also be considered.

* The state plans to minimize displacement of persons or entities and assist those displaced as a result of implementing a project with CDBG-DR funds. Should any projects cause displacement, DEO will follow the Uniform Relocation Act (URA) and the Real Property Acquisition Policies Act to ensure tenants are relocated to safe and sanitary locations. The state’s policies and procedures plan, which will be updated to reflect Hurricane Michael activities, will ensure that subrecipients will minimize displacement. In the event of a voluntary buyout, when homeowners or tenants are located in a flood plain to prevent future loss, DEO will require subrecipients to develop policies and procedures to make sure this population is relocated into areas outside of floodplain and will receive full benefits as stated in the URA. The URA provides at 49 CFR 24.402(b) that a displaced person is eligible to receive a rental assistance payment that covers a period of 42 months.

In the event that a homeowner requests housing counseling services or displaced tenants wish to become homeowners, housing counseling services will be made available by a HUD-certified housing counseling agency. DEO will contact Housing Counseling Service Agencies to coordinate on this portion of the State Action Plan.

The HRRP requires applicants to be the primary resident homeowners or property owners of rental property at the time Hurricane Michael made landfall. HUD’s regulations regarding the use of funding for Hurricane Michael recovery state an alternative requirement for housing rehabilitation which prohibits assistance for second homes. HUD is instituting an alternative requirement to the rehabilitation provisions at 42 U.S.C. 5305(a)(4) as follows: Properties that served as second homes at the time of the disaster, or following the disaster, are not eligible for rehabilitation assistance or housing incentives. A second home is defined under this notice as a home that is not the primary residence of the owner, a tenant or any occupant at the time of the storm or at the time of application for assistance. DEO may adopt policies and procedures that provide for limited exceptions to providing assistance to a second

Summary Eligibility Requirements

The HRRP will serve primary resident homeowners and owners of rental property in HUD and state-identified MID counties. Property owners must prove Hurricane Michael storm damage to qualify for repair, reconstruction or replacement assistance. The following additional eligibility criteria apply:

1. Home was impacted by Michael (DR-4339). The property must have documented **unrepaired** damage **as a result** of the declared disaster. Home repair needs will be documented by FEMA, SBA and/or a privately contracted inspection.
2. 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.
3. All applicants must own a single-family home, mobile/manufactured home or rental property located within Bay, Calhoun, Gulf and Jackson counties; and the counties in which the six designated zip codes reside (32321 in Liberty County, 32327 in Wakulla County, 32328 in Franklin County, 32346 in Wakulla and Franklin counties, 32351 in Gadsden County and 32428 in Washington County) prior to the Michael storm event. Note that 80 percent of funding must be spent in the HUD-designated MID counties and ZIP codes. The remaining 20 percent of the funds may be spent outside of the MID-designated areas that also received a Presidential Disaster Declaration.
4. **Households that make above 120 percent of the Area Median Income (AMI) will not be eligible for the HRRP.**

Accessibility/Disability Accommodations

Reasonable steps will be taken to accommodate accessibility and other special needs to ensure the placement is appropriate to the homeowner and the household members.

Allocation for Activity: \$246,263,144

Eligible Applicants: Homeowners and owners of rental properties, including Public Housing Authorities (PHAs), whose primary residence sustained damage from Hurricane Michael and property owners of rental housing, including private market units receiving project-based assistance or with tenants participating in the Section 8 Housing Choice Voucher Program.

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.

Homeowners with a combined household income greater than 120 percent AMI or the national median income are not eligible for assistance under the housing repair and replacement program.

Maximum Award (per unit): \$ 350,000*

**DEO may increase the \$350,000 cap if construction and elevation cost prove to be higher than originally estimated due to Hurricane Michael's impact on the market.*

Responsible Entity for Administering: Florida Department of Economic Opportunity

Eligibility: 105(a)(4)

National Objective: Benefit to low- and moderate-income persons; Meet a need having a particular urgency (urgent need)

Temporary Housing Assistance Benefit (THAB)

As a general rule, the HRRP will not provide temporary relocation costs to applicants who will be required to vacate their property during construction activities. Since this is a voluntary program and applicants are made aware of program policies at the time of application, the temporary relocation requirement will be the applicant's responsibility.

DEO recognizes that some HRRP beneficiaries, particularly those of modest means and with vulnerable household members, may face financial cash flow challenges caused by the additional interim housing costs that may be necessary during the repair or reconstruction process. DEO will provide temporary rental assistance to homeowner applicants experiencing hardship, on a case-by-case basis following excessive time of displacement or other substantiated extenuating circumstances and approval from **DEO's approved third-party Implementation vendor**. This procedure identifies how this process will be implemented to identify appropriate cases to be temporary housing costs.

To avoid displacement and homelessness, DEO has developed the Temporary Housing Assistance Benefit (THAB) to provide additional assistance for HRRP applicants who are experiencing a financial hardship. The THAB will be available, until completion of repairs to the damaged home, for participants who have been approved for rehabilitation or reconstruction assistance and have signed a Homeowner Grant Agreement. The THAB provides assistance under the HRRP for unmet needs related to eligible short-term lodging or rental expenses, for up to 6 months, provided the household is at or below 80 percent AMI and is a beneficiary also receiving assistance for the rehabilitation, reconstruction or replacement of their Hurricane Michael damaged property.

The THAB is a housing assistance benefit not directly resulting in the rehabilitation, replacement or reconstruction of a home. Therefore, THAB does not count against the program cap for rehabilitation, replacement or reconstruction of the home. The program construction cap identified in this Action Plan applies to hard and soft construction costs associated with the Michael repairs. THAB will be capped at a maximum of \$20,000.00 in program sponsored payments. Construction delays, for which the DEO assigned construction contractor is responsible, may result in contractor responsibility for provisions of additional housing assistance; and this additional assistance is not limited by the THAB cap.

Homeowners who choose to stay with friends or family in lieu of staying in a hotel or a short-term leased apartment are not eligible for THAB payments. Further, any homeowner who initially utilizes THAB assistance for hotel rental or short-term lease and subsequently abandons the temporary housing situation to stay with friends or family will have all future THAB payments terminated.

The THAB allows short-term lodging in the form of temporary hotel assistance for up to an estimated 90 days, or temporary rental assistance, the total of which cannot exceed six months. This may be available for eligible HRRP homeowners who:

1. Have household incomes at or below 80 percent AMI;
2. Have executed a HRRP grant agreement (in Award status) but construction has not been completed;

V. Citizen Participation

The Citizen Participation Plan for the Hurricane Michael allocation will provide a reasonable opportunity of at least 30 days for citizen comment and ongoing citizen access to information about the use of grant funds. Before DEO adopts this action plan or any substantial amendment to this plan, DEO will publish the proposed plan or amendment on www.floridajobs.org/cdbg-dr, DEO's main website. DEO and/or subrecipients will notify affected citizens through electronic mailings, press releases, statements by public officials, media advertisements, public service announcements, newsletters, contacts with neighborhood organizations and/or through social media. DEO will ensure that all citizens have equal access to information about the programs, including persons with disabilities (vision and hearing impaired) and limited English proficiency (LEP). A Spanish version of the State Action Plan will be available. DEO's website includes an Interpretive Translation Notice informing citizens in 15 different languages that translation services are available upon request. DEO consulted the "Final Guidance to Federal Financial Assistance Recipients Regarding Title VI, Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons," published on January 22, 2007, in the Federal Register (72 FR 2732), in order to comply with citizen participation requirements. Upon subsequent publication of the State Action Plan or substantial amendments, DEO will provide a reasonable opportunity of at least 30 days and have a method for receiving comments.

DEO will take comments via mail or email at:

Attention: Rebuild Florida Constituent Management Services
 Florida Department of Economic Opportunity
 Office of Disaster Recovery
 107 East Madison Street
 The Caldwell Building, MSC 400
 Tallahassee, Florida 32399-2100
cdbg-dr@deo.myflorida.com

Publication

Before its adoption, the proposed State Action Plan was published on the DEO website, www.floridajobs.org/CDBG-DR, for a 30-day citizen comment period. DEO incorporated and addressed citizen comments received during that period into the final Action Plan.

1. Public Website

DEO has a public website providing access to information and programs administered by the state. DEO has a separate and distinct webpage on its website entitled "Disaster Recovery Programs" at www.floridajobs.org/cdbg-dr that includes information on disaster recovery activities assisted with CDBG-DR and CDBG-MIT funds. The creation and maintenance of the public website is one component of HUD's certification that DEO has proficient financial controls and procurement processes as required in the Federal Register.

The Disaster Recovery Programs' webpage will include links to action plans, action plan amendments, citizen participation requirements, and activity/program information for activities described in the action plan, including details of all contracts and ongoing procurement policies. It will also store every HUD Quarterly Performance Report (QPR), with information accounting for how funds are being used and managed.

3. The allocation or reallocation of more than 25 percent of the total current allocation(s) from HUD.

Citizens will be provided 30 days to review and provide comments on proposed substantial changes. A summary of all comments received will be included in the final Substantial Amendment submitted to HUD for approval.

DEO will notify HUD, but is not required to undertake public comment, when it makes any plan amendment that is not substantial. HUD will be notified at least five business days before the amendment becomes effective.

Every amendment to the action plan (substantial and non-substantial) will be numbered and posted on the DEO website.

6. Summary of Public Comments

A summary of public comments submitted on the draft Action Plan, as well as DEO's response to each comment, are included in Appendix 4.

7. Citizen Complaints

DEO will handle citizen complaints received by the state, its subrecipients, vendors and/or other program sources by:

1. Conducting investigations, as necessary;
2. Finding a resolution; or
3. Conducting follow-up actions.

The goal of the state is to provide an opportunity to resolve complaints in a timely manner, usually within 15 business days as expected by HUD, if practicable, and to provide the right to participate in the process and appeal a decision when there is reason for an applicant to believe its application was not handled according to program policies. All applications, guidelines and websites will include details on the right to file a complaint or appeal, and the process for filing a complaint or beginning an appeal.

Applicants can appeal program decisions related to one of the following activities:

1. A program eligibility determination;
2. A program assistance award calculation; and
3. A program decision concerning housing unit damage and the resulting program outcome.

Citizens may file a written complaint or appeal through the Disaster Recovery email at CDBG-DR@deo.myflorida.com or submit by postal mail to the following address:

Attention: Rebuild Florida Constituent Management Services
Florida Department of Economic Opportunity
Office of Disaster Recovery
107 East Madison Street
The Caldwell Building, MSC 400
Tallahassee, Florida 32399