Amendment 11 (Non-Substantial)

Non-Substantial Amendment 11			
Previous Page #	**New Page #**	**Section**	**Change/Addition/Deletion**
87	87	Projects and Activities	Updated the statement expressing that administrative and technical assistance expenditures will not exceed 5 percent of the total grant, which is now $40,611,787.25, plus program income. Added sentence explaining DEO's total budget for administrative and planning costs. Removed Land Acquisition for Affordable Workforce Housing Program from the Program Budget table as the land acquisition process occurs as a part of the Workforce Affordable New Construction Program: Leveraging Other Sources of Financing.
87	87	Projects and Activities	Reallocated $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. Updated the Total Budget for the Workforce Affordable Rental New Construction Program: Leveraging Other Sources of Financing to $120,000,000. Updated MID Budget Breakdown to $96,000,000 (80%) and $24,000,000 (20%). Updated the Minimum Set-Aside for Keys to reflect $35,000,000.
89	89-90	Projects and Activities	Updated the Amended Program Budget table to include the Amended Program Budget, Non-Substantial Amendment #11 with the Amount Adjusted. Added justification language to support the amended Program Budget.
91	91	Projects and Activities	Removed Land Acquisition for Workforce Affordable Rental Program from Housing Activities
104	104	Projects and Activities	Removed language on Land Acquisition for Workforce Affordable Rental Program
105	105	Projects and Activities	Updated Allocation for Activity to $120,000,000 for the Workforce Affordable Rental New Construction Program: Leveraging CDBG-DR Funds with Other Sources of Financing
106-107	106	Projects and Activities	Removed Land Acquisition for Affordable Workforce Housing Program details.
167	166	Appendix 11	Updated projected expenditures

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 $1,912,300 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	$346,186,147	$276,948,917.60	$69,237,229.40	$50,000,000	$51,856,347	90%	$150,000	$45,000	7,150
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	$44,117,239	$35,293,791.20	$8,823,447.80	$10,000,000	N/A	50%	$5,000,000	$225,000	300

Program Activity	November 4, 2019 Program Budget	March 6, 2020 Amended Program Budget	June 5, 2020 Amended Program Budget	Amount Adjusted
Housing Repair and Replacement Program	$ 346,186,147	$ 346,186,147	$ 346,186,147	-
Workforce Affordable Rental New Construction Program: Leveraging Other Sources of Financing	$ 100,000,000	$ 100,000,000	$ 120,000,000	+$20,000,000
Workforce Affordable Rental New Construction Program: Small Rental Developments	$ 20,000,000	$ 20,000,000	$ 20,000,000	-
Land Acquisition for Affordable Workforce Housing	$ 20,000,000	$ 20,000,000	-	-$20,000,000
Voluntary Home Buyout Program	$ 75,000,000	$ 44,117,239	$ 44,117,239	-
Workforce Recovery Training	$ 20,000,000	$ 14,450,656	$ 14,450,656	-
Business Recovery Grant	$ 66,000,000	$ 40,839,905	$ 40,839,905	-
Infrastructure Repair and Mitigation Programs	$ 85,819,653	$ 147,411,853	$ 186,049,598[1]	-
Administration (5%)	$ 38,679,900	$ 38,679,900	$ 38,679,900	-
Planning (5%)	$ 1,912,300	$ 1,912,300	$ 1,912,300	-
Total	**$ 773,598,000**	**$ 773,598,000**	**$ 812,235,745**	-

Non-Substantial Amendment, Revision Number 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 and Mitigation Program 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

[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.

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.

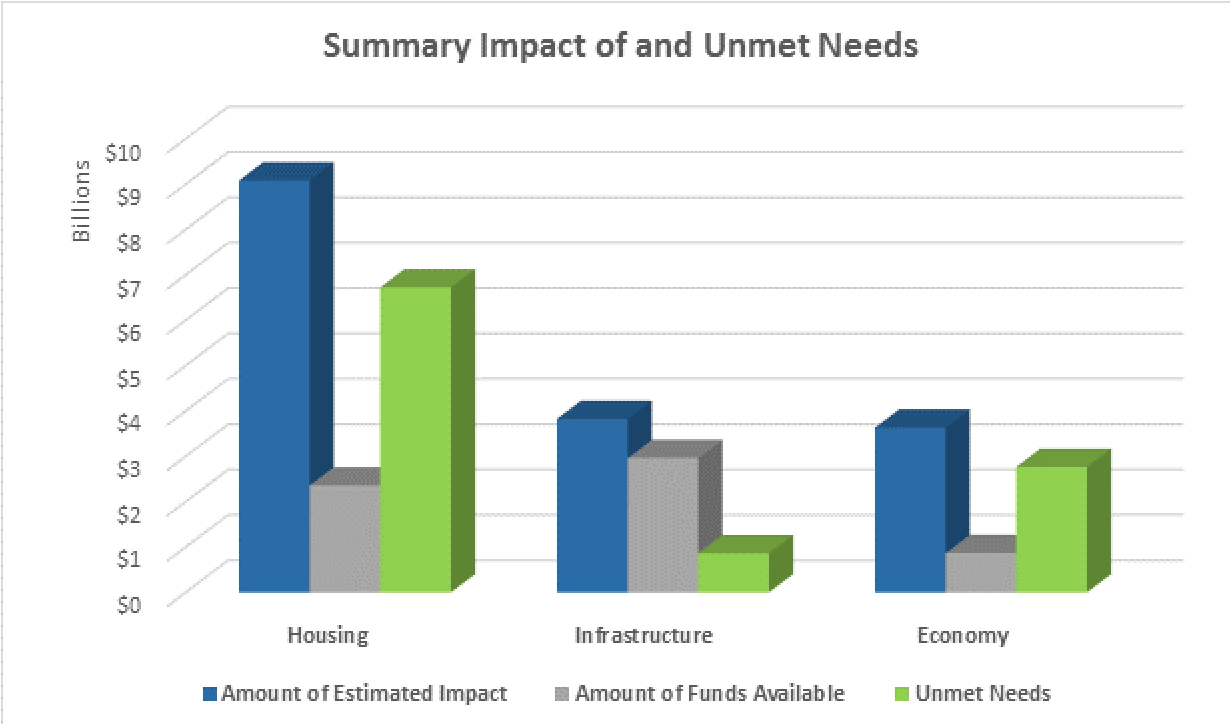
The application cycles for the Voluntary Home Buyout (VHB) and Workforce Recovery Training Program (WRTP) were both undersubscribed. The VHB funded all 11 projects submitted for consideration at a total of $44,117,238.92. The remaining $30, 882,761 will be re-allocated to the Infrastructure Repair and Mitigation 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 and Mitigation 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 and Mitigation Program.

Non-Substantial Amendment, Revision Number 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.

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.



Estimated Impact, Support and Unmet Needs				
Summary of Impact/Support	**Housing**	**Infrastructure**	**Economy**	**Total**
Amount of Estimated Impact	$9,078,545,706	$3,822,535,087	$3,631,322,666	$16,532,403,459
Amount of Funds Available	$2,357,387,008	$2,960,178,503	$866,054,771	$6,183,620,282
Unmet Needs	$6,721,158,698	$862,356,583	$2,765,267,895	$10,348,783,176
Percent of Total Unmet Needs	**64.91%**	**8.34%**	**26.72%**	**100%**

4. Program Details

Housing Activities

The unmet housing needs in Florida due to Hurricane Irma are greater than housing assistance dollars available. The federal notice (FR-6109-N-01) requires states to primarily consider and address unmet housing needs. To address these needs, DEO proposes the following programs which are described in more detail below:

- Housing Repair and Replacement Program
- Workforce Affordable Rental New Construction Program
- Voluntary Home Buyout Program

HUD requires DEO to define what would constitute a housing unit “not suitable for rehabilitation.” DEO defines “not suitable for rehabilitation” as one of the two following definitions:

1. Residential properties that have experienced repetitive losses under FEMA’s National Flood Insurance Program (NFIP).

Dwellings that are considered substandard and do not meet the recovery program’s housing rehabilitation standards and/or federal, state, local code requirements shall not be deemed suitable for rehabilitation, as determined by the program and consistent with program guidelines. A structure is not

FHFC refers to their applications as Requests for Applications (RFA). If funds remain after the funding selection process is complete in an RFA and there are no additional eligible applicants to select for funding in that identified RFA, then the remaining funds will be distributed to another RFA's total funding budget. For example, if all eligible applications are funded in the Workforce Affordable Rental New Construction: Small Rental Development RFA, but $7 Million remains in that budget unused, FHFC will re-distribute the remaining $7 Million to fund an unfunded application in the Workforce Affordable Rental New Construction: Leveraging CDBG-DR funds with other Sources.

FHFC will include the criteria for prioritizing proposed projects under these programs within the Workforce Affordable Housing- New Construction Request for Applications (RFAs). These guidelines will be available on FHFC's webpage and will demonstrate how the programs will promote affordable housing in HUD and State designated Most-Impacted and Distressed Areas.

Affordable Rents

We will use FHFC's definition of affordable rents which are provided at this website.

Workforce Affordable Rental New Construction: Leveraging CDBG-DR Funds with Other Sources of Financing

Where appropriate in the HUD-identified most-impacted and distressed communities, CDBG-DR funds can be effectively leveraged with 4 percent Low Income Housing Tax Credits, local or state Tax-Exempt Bond Financing, 9 percent Low Income Housing Tax Credits in limited high-cost areas or other local financing to produce new affordable housing rental units. High-cost areas are locations where development costs are so high that a bond/non-competitive 4 percent LIHTC/CDBG-DR approach (or CDBG-DR alone) will not be enough. The primary leveraging of funds will be tax credits. The CDBG-DR funds will be provided as zero-interest forgivable loans to eligible private for-profit and nonprofit housing developers, and public housing authorities.

For units developed using funding under the minimum set aside in the Florida Keys, leveraging of CDBG-DR funds with other sources of financing to build larger developments is not always the best approach due to the unique land use issues in Monroe County. Therefore, in addition to traditional rental developments, other varied rental development types will be allowed and prioritized. These can include single family rental, scattered site rental developments and rental developments that are part of a Community Land Trust (CLT). For these developments, CDBG-DR funds may be used to provide stand-alone financing or may be the primary source of funds needed to finance the development.

Maximum subsidy limits will follow the applicable HOME Investment Partnership Program per-unit limits and will target low and moderate-income households. The units created under this program, at a minimum, will follow the established HOME Program Rent schedule or any other funding source used to finance the development with a more restrictive rent schedule and will be set-aside for the required CDBG-DR affordability period plus the longer affordability periods required by the additional financing source (such as FHFC or local Tax-Exempt Bonds and/or Low-Income Housing Tax Credits for example). In the event one program has less restrictive requirements, the more stringent program requirements will apply to ensure all requirements are met. To be considered for funding, eligible applicants will be required to show ability to proceed with construction, demonstrate experience in developing and managing affordable housing in size and scope of the proposed development and have a financing structure that leverages CDBG-DR funding. To ensure feasibility, the proposed development will be underwritten in accordance with underwriting standards in place at FHFC.

Any new housing construction will meet elevation requirements per the February 9, 2018 Federal Register Notice and the NFIP purchase requirements prior to the commencement of construction activities in compliance with page 61 and page 65 of the Federal Register Notice. Detailed policies and procedures will be developed later by FHFC.

Allocation for Activity: $120,000,000

Eligible Applicants: Eligible Applicants will include for-profit and nonprofit housing developers, and public housing authorities with experience developing and managing rental properties in size and scope of the proposed development. Local governments may partner with these entities in applying for these funds.

Eligibility Criteria: The proposed developments must help address the unmet need in the HUD-identified most-impacted and distressed areas, or other areas impacted by the storms and deemed as a priority by the State.
All developments funded will be required to meet the following criteria:

- Green Building Standards
- Energy Efficiency Standards
- Accessibility and Visitability Standards
- Resiliency Standards

Maximum Award: $8,000,000
Responsible Entity for Administering: Florida Housing Finance Corporation
Eligibility: 105(a)(2)
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: https://www.floridahousing.org/programs/developers-multifamily-programs/competitive/2018/community-development-block-grant-disaster-recovery-programs/public-comments.*

Workforce Affordable Rental New Construction: Funding for Small Rental Developments

It is not feasible to finance new rental development with Tax-Exempt Bond Financing in some areas of the State impacted by the storm; this is particularly true for smaller, less populated counties identified by HUD as the most-impacted and distressed areas. This is primarily due to the need for smaller properties where Tax-Exempt Bond financing is not cost effective. In these areas, CDBG-DR will be used to provide stand-alone or the primary source of funds needed to finance the development. CDBG-DR funds will be provided as zero-interest, forgivable loans.
Developments in this strategy will be 50 units or less to ensure project viability. Maximum subsidy limits will follow the applicable HOME Investment Partnership Program per-unit limits and will target low and moderate-income households. The units created under this program, at a minimum, will follow the established HOME Program Rent schedule or any other funding source used to finance the development

Appendix 11: Projected Expenditures

DEO has developed a performance and expenditure schedule that includes projected performance of both expenditures and outcome measures for programs, project delivery and administration activities shown in the graph below

Hurricane Irma
Projected Quarterly Expenditures
Ending 03-31-2020

	3/31/2018	6/30/2018	9/30/2018	12/31/2018	3/31/2019	6/30/2019	9/30/2019	12/31/2019	3/31/2020	6/30/2020	9/30/2020
Cost Category	Q3 2017-2018	Q4 2017-2018	Q1 2018-2019	Q2 2018-2019	Q3 2018-2019	Q4 2018-2019	Q1 2019-2020	Q2 2019-2020	Q3 2019-2020	Q4 2019-2020	Q1 2020-2021
Administrative Costs	$0	$0	$268,157	$645,101	$2,170,447	$1,242,157	$1,288,361	$2,345,129	$1,772,130	$2,276,104	$2,276,104
Planning Costs	$0	$0	$109,772	$0	$0	$45,266	$12,557	$3,251	$5,916	$10,000	$10,000
Housing Repair Program				$352,703	$1,164,558	$5,834,782	$4,564,854	$8,340,322	$8,035,154	$12,390,149	$16,847,192
Workforce Affordable Rental New Construction: Leveraging Other Sources of Financing									$35,571		$50,000
Workforce Affordable Rental New Construction: Small Rental											
Land Acquisition for Affordable Workforce Housing											
Voluntary Buyout Program											$5,000,000
Workforce Recovery Training											
Business Recovery Grant											
Infrastructure Repair											$17,411,853
Total	$0	$0	$377,929	$997,804	$3,335,005	$7,122,206	$5,865,772	$10,688,702	$9,848,772	$14,676,253	$41,595,149

	12/31/2020	03/31/2021	06/30/2021	09/30/2021	12/31/2021	03/31/2022	06/30/2022	09/30/2022	12/31/2022	03/31/2023	06/30/2023
Cost Category	Q2 2020-2021	Q3 2020-2021	Q4 2020-2021	Q1 2021-2022	Q2 2021-2022	Q3 2021-2022	Q4 2021-2022	Q1 2022-2023	Q2 2022-2023	Q3 2022-2023	Q4 2022-2023
Administrative Costs	$2,000,000	$1,696,210	$1,700,000	$1,700,000	$1,700,000	$1,600,000	$1,600,000	$1,600,000	$1,600,000	$1,600,000	$1,600,000
Planning Costs	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000
Housing Repair Program	$22,000,000	$22,000,000	$22,000,000	$22,000,000	$20,000,000	$20,000,000	$20,000,000	$20,000,000	$17,814,854	$17,814,854	$17,564,854
Workforce Affordable Rental New Construction: Leveraging Other Sources of Financing	$75,000	$75,000	$24,764,429	$25,000,000	$25,000,000	$25,000,000					
Workforce Affordable Rental New Construction: Small Rental	$5,000,000	$10,000,000	$10,000,000	$5,000,000	$5,000,000	$5,000,000					
Land Acquisition for Affordable Workforce Housing											
Voluntary Buyout Program	$5,000,000	$12,000,000	$14,000,000	$8,117,239							
Workforce Recovery Training	$5,000,000	$5,000,000	$4,450,656								
Business Recovery Grant	$9,000,000	$11,839,905	$10,000,000	$10,000,000							
Infrastructure Repair	$30,000,000	$30,000,000	$30,000,000	$30,000,000	$30,000,000	$18,637,745					
Total	$78,085,000	$92,621,115	$116,925,085	$101,827,239	$81,710,000	$70,247,745	$21,610,000	$21,610,000	$19,424,854	$19,424,854	$19,174,854

	09/30/2023	12/31/2023	03/31/2024	06/30/2024	
Cost Category	Q1 2023-2024	Q2 2023-2024	Q3 2023-2024	Q4 2023-2024	Total
Administrative Costs	$1,500,000	$1,500,000	$1,500,000	$1,500,000	$38,679,900
Planning Costs	$10,000	$10,000	$10,000	$10,000	$346,762
Housing Repair Program	$17,564,854	$17,564,854	$17,564,854	$14,767,308	$346,186,147
Workforce Affordable Rental New Construction: Leveraging Other Sources of Financing					$100,000,000
Workforce Affordable Rental New Construction: Small Rental					$40,000,000
Land Acquisition for Affordable Workforce Housing					$0
Voluntary Buyout Program					$44,117,239
Workforce Recovery Training					$14,450,656
Business Recovery Grant					$40,839,905
Infrastructure Repair					$186,049,598
Total	$19,074,854	$19,074,854	$19,074,854	$16,277,308	$810,670,208