



Legislation Text

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Interoffice Memorandum

DATE: February 27, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

FROM: Tanya Wilson, AICP, Director Planning, Environmental, and Development Services Department

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DIVISION: Housing and Community Development Division

ACTION REQUESTED:

Approval of Amendment to Community Development Block Grant - Disaster Recovery (CDBG-DR) Action Plan Summary of Proposed Amendment for Hurricane Ian. All Districts. (Housing and Community Development Division)

PROJECT: Amendment to Community Development Block Grant - Disaster Recovery (CDBG-DR) Action Plan

PURPOSE: On March 15, 2023, the U.S. Department of Housing and Urban Development (HUD) announced a direct allocation of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds in the amount of \$219,712,000 to Orange County to address long-term impacts from Hurricane Ian. On January 9, 2024, the Board approved the CDBG-DR Action Plan that included an analysis of unmet and mitigation needs, a summary of citizen input and engagement, general program requirements, and the County's proposed budget for the CDBG-DR Program. More specifically, the CDBG-DR Action Plan outlined how CDBG-DR funds will be used, over the grant period, for a range of activities related to infrastructure improvements, mitigation of future risks and resiliency, housing repair and reconstruction, new affordable housing construction, and public services. As the implementation of programs outlined in the CDBG-DR Action Plan began, the County identified a need for several changes to the Plan, including changes to the requirements of the Homeowner Housing Rehabilitation and Reconstruction Program. The identified changes are included in the proposed amendment.

The amended Action Plan showing the proposed changes in strike-through and underline format was made available for a required 30-day public comment period from February 17, 2025 through March 19, 2025. Proposed changes were also posted on the Program website. All comments and responses will be included with the final submission to HUD. A summary of proposed changes is included as an attachment.

BUDGET: N/A

BCC Mtg. Date: March 25, 2025

**Amendment to Community Development Block Grant-Disaster Recovery
(CDBG-DR) Action Plan
Summary of Proposed Amendment for Hurricane Ian**

(1) Section 2.2.4.1 (Income Limits, Fair Market Rents and Affordability Periods)

– the proposed amendments remove the following affordability periods:

- Single-family (up to \$30,000): grant;
- Single-family (\$30,001 to 200,000): min 5 years;
- Single-family reconstruction: min 10 years

And replace with:

- Single-family rehabilitation and reconstruction: 3 years;
- Modular/Mobile Home reconstruction: min 3 years.

(2) Section 4.9.1.1 (Homeowner Rehabilitation and Reconstruction Program) – the proposed amendment to the eligibility criteria adds the following:

- Applicant must have owned the storm-impacted property at the time of the storm, and must still own the property;
- The storm-impacted property must have been the applicant's primary residence at the time of the storm;
- The storm-impacted property must be an eligible housing unit;
- The storm-impacted property must be located within Orange County;
- If there is a mortgage on the property, the mortgage must be in good standing;
- Property taxes must be paid in full or on a payment plan in good standing;
- The storm-impacted property must not be subject to active bankruptcy proceedings; and
- The storm-impacted property must not be located within a regulatory floodway.

(3) Section 4.9.1.1 (Homeowner Rehabilitation and Reconstruction Program) – the proposed amendment changes program limits as follows:

- Increases the maximum allowable rehabilitation assistance from \$200,000 to \$250,000;
- Removes the restriction for reconstruction of the property when the rehabilitation cost exceeds 50% of the pre-disaster value of the unit, and replaces the condition with "reconstruction is allowable when the cost to rehabilitate the home exceeds program cap of \$250,000, or the property is otherwise deemed Not Suitable for Rehabilitation"; and
- Increases the reconstruction cap from \$300,000 to \$375,000.

(4) Section 4.9.1.3 (Rental Assistance Program) – the proposed amendment to the relocation allowance strategy limits the amount of temporary relocation assistance available to homeowners who need to vacate their property during repairs or reconstruction, as these are voluntary programs, and to state the assistance will be paid to the entity providing temporary housing.

(5) Section 4.9.3 (Infrastructure and Public Facilities Program(s)) – the proposed amendment to the Program National Objectives section includes the use of the Urgent Need and Slum & Blight national objectives.