

## CITY COUNCIL AGENDA STATEMENT



Meeting Date: August 13, 2019  
From: George Garrett, Planning Director  
Through: Chuck Lindsey, City Manager  
Agenda Item:

A

### **PUBLIC HEARING REGARDING THE “HURRIICANE IRMA VOLUNTARY HOME BUYOUT PROGRAM”**

The State of Florida has allocated \$10 million to Monroe County through the Community Development Block Grant-Disaster Recovery (CDBG-DR) Voluntary Home Buyout Program. The voluntary program was created to encourage risk reduction through the purchase of residential property in high flood-risk areas impacted by Hurricane Irma. The City of Marathon is seeking citizen participation, public comment, and input for the Florida Voluntary Home Buyout Program at the Public Hearing scheduled for August 13, 2019 to be held at the regular City Council meeting to be held that day at 5:30 p.m. or as soon after as the matter may be heard at the City Council Chambers. The City is also seeking to determine whether there are additional interested parties for the Rebuild Florida Home Buyout Program in the City.

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#### BACKGROUND & JUSTIFICATION:

This Memorandum provides information to the City Council and the general public about an application process through the Department of Economic Opportunity, Community Development Block Grant - Disaster Recovery (CDBG-DR) program for the Voluntary Home Buyout Program as part of Rebuild Florida. City staff will submit its application in accordance with program guidelines on August 15, 2019 as required,

The Application deadline is August 15, 2019. The City is required to publish and hold a public hearing prior to the submittal date and to place its application on-line for public review at least fourteen (14) days prior to the submittal date.

The City advertised its Public Hearing for the August 13, 2019 City Council meeting. The Advertisement went out on July 22, 2019 (Attachment 1 – Public Notice). At the same time, the City has sought interest and input through the media, its website, and posting of the Draft Application for perspective applicants on its website.

Staff has focused on those property owners whose residences are considered unsafe by the City’s Building and Code Departments. In order to accomplish this, other than through media and advertisement, staff has sent registered letters to each property owner noted above making them aware of the program. However, it should be noted that all applicants will be considered.

The process for the home owner is simply to fill out a “Voluntary Buyout Affirmation Form” (Attachment 2). The City responsibility is then to compile each potential and interested applicant

into an application for submittal (Attachment 3 - draft application minus large attachments, applicant log to date, applicant map locations to date, and frequently asked questions about the program). As of the date of this memorandum, the City has received Affirmation Forms for seventeen (17) properties.

Once submitted and if awarded by the CDBG-DR office, properties listed for potential buyout will be ranked by the City in accordance with a set of review criteria (both CDBG-DR and City derived (see proposed Resolution 2019-81)) for potential purchase. Proposed additional criteria include:

1. Homes that were substantially damaged;
2. Homes that are located in the V Zone;
3. Homes that are repetitive loss structures;
4. Homes that are severe repetitive loss structures, and
5. Homes that may be in an area with high probability of sea level rise inundation (Surge Zone 1).

The City proposes to utilize the services of the Monroe County Land Authority in order to execute potential purchases (see proposed Resolution 2019-82).

Once purchased, any structures would be demolished, and the property would become available for green or recreational open space, but would not be allowed for any reconstruction. Ownership and management of the properties would fall to the City.

**RECOMMENDATION:**

Approve staff submittal of the final Florida Voluntary Home Buyout Program grant application to DEO through its CDBG-DR office.



# CITY OF MARATHON, FLORIDA NOTICE OF PUBLIC HEARINGS

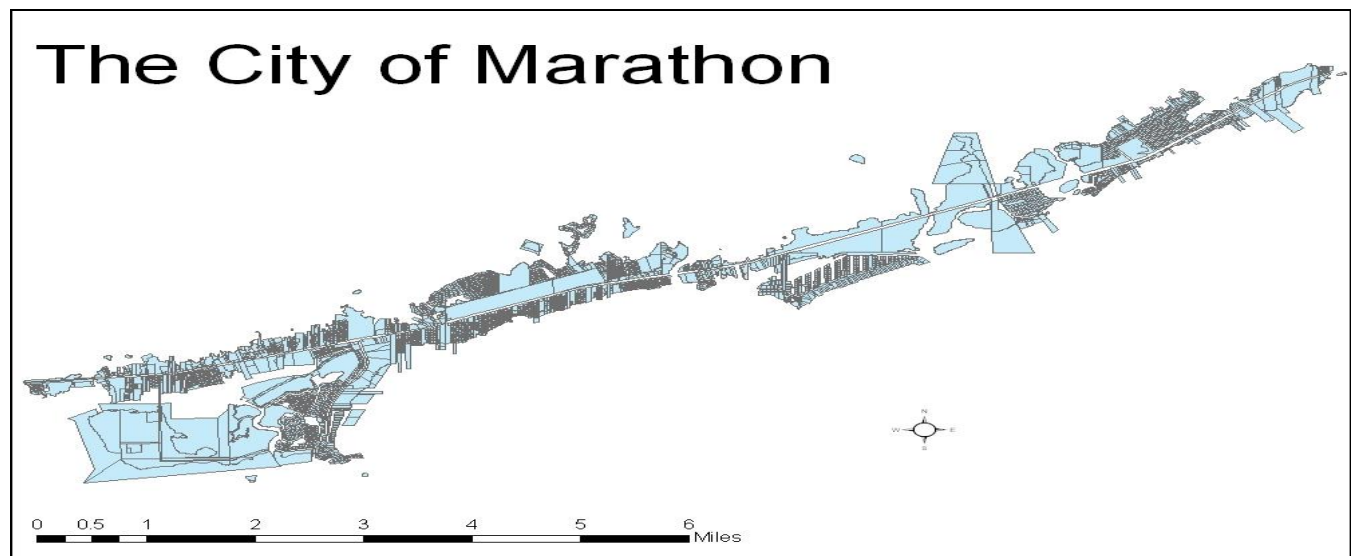
The City of Marathon City Council will hold a public hearing on **Item 1** below on **Tuesday August 13, 2019**.

All public hearings will be held at 5:30 p.m. at the City of Marathon Council Chambers, 9805 Overseas Highway.

## ITEM FOR PUBLIC HEARING:

### A PUBLIC HEARING REGARDING THE “HURRICANE IRMA VOLUNTARY HOME BUYOUT PROGRAM”

The State of Florida has allocated \$10 million to Monroe County through the Community Development Block Grant-Disaster Recovery (CDBG-DR) Voluntary Home Buyout Program. The voluntary program was created to encourage risk reduction through the purchase of residential property in high flood-risk areas impacted by Hurricane Irma. The City of Marathon is seeking citizen participation, public comment, and input for the Florida Voluntary Home Buyout Program at the Public Hearing scheduled for August 13, 2019 to be held at the regular City Council meeting to be held that day at 5:30 p.m. or as soon after as the matter may be heard at the City Council Chambers. The City is also seeking to determine whether there are additional interested parties for the Rebuild Florida Home Buyout Program in the City.



Interested parties may appear at the public hearing(s) and be heard with respect to the proposed items. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the City Council with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: Anyone needing special assistance due to disability should contact the City of Marathon at (305) 743-0033 at least two days prior thereto.

Please Publish \_\_\_\_\_, 2019



## CITY OF MARATHON, FLORIDA

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9805 Overseas Highway, Marathon, Florida 33050  
Phone: (305) 743-0033 [www.ci.marathon.fl.us](http://www.ci.marathon.fl.us)

### The City of Marathon

#### Monroe County, The Florida Keys

#### NEWS RELEASE

For Immediate Release

July 19, 2019

### **CITY OF MARATHON & MONROE COUNTY RESIDENTS ARE INVITED TO PARTICIPATE IN THE NEW REBUILD FLORIDA VOLUNTARY HOME BUYOUT PROGRAM**

*CITY OF MARATHON, FLORIDA – The State of Florida has allocated \$10 million to Monroe County through the Community Development Block Grant-Disaster Recovery (CDBG-DR) Voluntary Home Buyout Program. The voluntary program was created to encourage risk reduction through the purchase of residential property in high flood-risk areas impacted by Hurricane Irma.*

This program allows the government to purchase your property at the pre-Hurricane Irma fair market value for both the land and the structure. Priority properties are located in low- and moderate-income areas. Any existing structures will be demolished, and the property will be used for permanent open space, conservation, recreation, or stormwater management systems in perpetuity.

If you are interested in selling your property, please contact the City of Marathon, Planning Department obtain and sign the “Voluntary Acknowledge Form” required by the State of Florida. If you previously completed the interest form with Monroe County, indicating you’re interest in voluntary home buyout, please obtain and re-sign a current version of the form from the City.

A public meeting will be held regarding the program on Monday, August 13 at 5:30 p.m. at the Marathon City Council meeting to be held on that date. There will be a similar meeting to be held at the Monroe County Budget Meeting to be held on July 22, 2019 at 10:00 a.m. at the Marathon Government Center. For more information about the program, contact [garrettg@ci.marathon.fl.us](mailto:garrettg@ci.marathon.fl.us).



## CITY OF MARATHON, FLORIDA

9805 Overseas Highway, Marathon, Florida 33050  
Phone: (305) 743-0033 [www.ci.marathon.fl.us](http://www.ci.marathon.fl.us)

### Rebuild Florida Voluntary Home Buyout Program Voluntary Acknowledge Form

The State of Florida has allocated \$10 Million to Monroe County through the Community Development Block Grant-Disaster Recovery (CDBG-DR) Voluntary Home Buyout Program. The goal of the program is to reduce the risk of flooding through the purchase of damaged or destroyed properties impacted by Hurricane Irma. Your property may also be eligible for purchase if it is located in High Risk Flood Area.

This program will allow the government to purchase your property at the pre Hurricane Irma fair market value for both the land and the structure. The structure will be demolished and the property will be held for conservation, recreation, or storm water management purposes in perpetuity.

Please complete this form if you are interested in being included in the City of Marathon application to the Florida Department of Economic Opportunity, Rebuild Florida Voluntary Home Buyout Program. **Signing this form does NOT commit you to any action.** You have the right to withdraw from the program at any time prior to closing.

The submission of your property for buy-out does not guarantee that the Department of Economic Opportunity will award grant funds for the purchase of your property. To be eligible for participation, you must meet all eligibility requirements specified in the CDBG-DR program. All details related to award amount and sales price will be determined in compliance with CDBG-DR requirements. You are under no obligation to accept the grant award.

Please complete the following information:

Property Address: \_\_\_\_\_

Owner(s) Mailing Address: \_\_\_\_\_

Owner(s) Name(s): \_\_\_\_\_ Telephone Number: \_\_\_\_\_

Please indicate if a member of your household is:

- Disabled    Handicapped    Has Special Needs    Older than 62 years of age  
 Under the age of 18

Did your home have flood insurance during Hurricane Irma? Yes  No

The local government is required by the Department of Housing and Urban Development to inform you that your participation in the Voluntary Home Buyout Program is voluntary.

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Mail or deliver this signed form to 9805 Overseas Highway, Marathon, Florida 33050 or email a scanned copy to [planning@ci.marathon.fl.us](mailto:planning@ci.marathon.fl.us)**

# Hurricane Irma: Voluntary Home Buyout Program

Florida Department of Economic Opportunity  
107 E. Madison Street Caldwell Building  
Tallahassee, FL 32399



This application is to be used by Units of General Local Government to apply to the Florida Department of Economic Opportunity to receive funding as a subrecipient.

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## APPLICANT NAME

Monroe County, FL

South Florida Regional Planning

COUNTY

COG/Regional Planning Commission

DR-4332 - 2017

Disaster Declaration Number and Year

**LOCAL GOVERNMENT INFORMATION**

Local Government Applicant:	City of Marathon, Florida			Eligible County:	Monroe County, FL		
Local Contact:	George Garrett			DUNS #:			
Title:	Planning Director	E-mail:		garrettg@ci.marathon.fl.us			
Mailing Street Address:	9805 Overseas Highway			Phone Number:	305-289-4111		
City:	Marathon	State:	FL	Zip Code:	33050-3339		
Executive Official with Authority to Sign Application:	Chuck Lindsey			Phone Number:	305-289-4130		
Title:	City Manager	E-mail:		Cityofmarathon@ci.marathon.fl.us			
Executive Official Address (if different):	9805 Overseas Highway						
City:	Marathon	State:	FL	Zip Code:	33050-3339		
Please list any other UGLG members of this Application Team, if any:	Contact Person:		Email Address:				
Senior Planner	Brian Shea		Sheab@ci.marathon.fl.us				
Planner	Geovanna Torres		Torresg@ci.marathon.fl.us				
Please confirm you submitted a signed resolution authorizing Executive Official to sign application and certifications.				Yes:	<input checked="" type="checkbox"/>	No:	<input type="checkbox"/>

**APPLICATION PREPARER INFORMATION**

Application Preparation Agency or Firm:	City of Marathon, FL			
Contact:	George Garrett			
Address:	9805 Overseas Highway			
Phone Number:	305-289-4111	Email:	garrettg@ci.marathon.fl.us	
Check Type of Agency Preparing Application:	Private Firm:	<input type="checkbox"/>	Government Agency:	<input checked="" type="checkbox"/>
	Regional Planning Council:	<input type="checkbox"/>	Other, specify:	

**APPLICATION INFORMATION**

Total CDBG-DR Funding Requested:	\$5 Million
List jurisdictions for proposed recovery activities (municipalities, Tribal governments, unincorporated areas):	City of Marathon, FL
Please confirm the local government covered by the National Flood Insurance Program?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Please confirm the proposed activities are consistent with the local comprehensive plan?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

## APPLICATION FOR FEDERAL ASSISTANCE SF-424

Each applicant for Community Development Block Grant Disaster Recovery (CDBG-DR) funding must certify by signing Form SF-424 that local certifications included in the application guide governing this funding have been followed in the preparation of any CDBG-DR program application, and, if funded, will continue to be followed. (*Note: False certification can result in legal action against the jurisdiction*).

*“Warning: Any person who knowingly makes a false claim or statement to HUD may be subject to civil or criminal penalties under 18 U.S.C. 287, 1001 and 31 U.S.C. 3729.”*

Further, by signing the SF-424 and submitting with the application, the signee authorizes the state or any of its duly authorized representatives to verify the information contained therein. Title 18, Section 1001 of the U.S. code states that a person is guilty of a FELONY for knowingly and willingly making false statements to any department of the United States Government.

All applications must be accompanied by a completed and signed Application for Federal Assistance SF-424, OMB Number: 4040-0004, Expiration Date: 10/31/2019. SF424\_2\_1-V2.1

## INTRODUCTION AND INSTRUCTIONS

**INTRODUCTION:** This application is for the Rebuild Florida Voluntary Home Buyout Program. It is to be used by Units of General Local Government (UGLGs) to apply as a subrecipient for funding of Hurricane Irma damaged residential home buyouts in the UGLG’s local community. This program is administered by the Florida Department of Economic Opportunity (DEO) and funded by the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant-Disaster Recovery (CDBG-DR) allocation as described in Public Laws 115-56 and 115-123.

CDBG-DR funds must be used for disaster-related expenses in the most impacted and distressed areas, for low-moderate-income households, with a focus on those households that did not have flood insurance at the time of Hurricane Irma.

UGLG applicants are required to provide sufficient detail about the buyout of residential property, national objective, geographic/target area that will receive benefit, estimated costs and materials needed, projected schedule to completion, any potential environmental impact, and other details specific to the buyout or activity involved. The application must be completed in its entirety in order to be considered for funding.

Applicants are encouraged to develop residential home buyout activities in a manner that considers an integrated approach to housing, fair housing obligations, economic revitalization, and overall community recovery. Applicants must document how the residential home buyout activities will address long-term recovery and promote community resilience.

Applicants are required to comply with the Federal Fair Housing Law (The Fair Housing Amendment 1988) 24 C.F.R. § 570.487(b), and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), 42 USC 4601 – 4655, 49 CFR part 24, 24 CFR part 42, and 24 CFR 570.606.

All applicants funded as subrecipients must carry out all activities in a manner that does not result in a prohibited duplication of benefits as defined by Section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1974 (42 U.S.C. 5155 *et seq.*) and described in Appropriations Acts. As a funded subrecipient, all successful applicants must comply with HUD’s requirements for duplication of benefits, imposed by the Stafford Act, applicable Federal Register Notice(s), HUD’s duplication of benefit guidance, and DEO’s duplication of benefits policies and procedures. The Subrecipient shall also develop and implement duplication of benefit policies and procedures consistent with these regulatory and guidance sources. DEO will monitor each subrecipient for compliance with duplication of benefits rules, regulations, guidance, policies and procedures, as well as compliance with all other federally required cross-cutting regulations.

### INSTRUCTIONS:

1. Complete and sign the SF-424 as indicated above.
2. Complete this Voluntary Home Buyout application.
3. **AUDIT:** If applicable, provide the most recent Single Audit in accordance with 2 CFR Part 200, Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards. Rebuild Florida staff will review single audit requirements for applicable subrecipients, who have open contracts with DEO.
4. **ANNUAL FINANCIAL STATEMENTS:** Provide the most recent financial statement prepared in accordance with 2 CFR 200.510. Include a schedule of expenditures and schedule of findings and questioned costs.
5. **KEY STAFF:** Provide the names and contact information for staff that will provide local oversight of the application, the potential contract,



and all applicable requirements.

6. Provide LOCAL PROCUREMENT POLICIES AND PROCEDURES along with other required documentation.

For detailed instructions on completing the application, see page 14 of this application.

### CITIZEN PARTICIPATION DETERMINED THE NEEDS IN THIS PLAN BY:

Did the applicant carry out citizen participation procedures in accordance with the Citizen Participation Plan as required by the governing documentation? Refer to your governing Federal Register and the Voluntary Home Buyout Program Designs for specific information regarding Citizen Participation Plans. Yes  No

Detail where citizens of the target area, with low to moderate income were given opportunities to participate in the determination process.

Once the applicant clicks on the 'Opportunity' box, events may be added by clicking the "+" button located to the right

Opportunity: Public hearing conducted and posted citizen's participation plan

Date: 8/13/2019

Date of resolution authorizing application submission: 7/22/2019

### COMMUNITY NEEDS ASSESSMENT

#### DESCRIPTION OF THE NEED(S) ADDRESSED IN THIS APPLICATION

In this section, provide full and complete answers to each of the questions below. Descriptions should include the cause of the damage, current condition of the activity, and a detailed description of the project that coincides with the information contained in both Tables 1 and 2.

The Buyout or activity must demonstrate impacts from Hurricane Irma. CDBG-DR funds must be used to buyout residential areas in support of permanent open space supporting green infrastructure or other floodplain management systems.

The situation addressed in this application first occurred: 9/10/2017

1. Please describe the impact from Hurricane Irma and any subsequent flooding or storm related conditions that continue to exacerbate the flood prone areas (include date and duration), the areas (example: subdivisions, cities, etc.) receiving disaster-related damage, and the threat that was posed to public health and safety:

On September 10, 2017, Hurricane Irma struck the Florida Keys as a category 4 hurricane bringing devastating winds and coastal flooding of up to 9 feet to the City of Marathon, Monroe County. While no part of the island chain was spared, the Middle and Lower Keys were hit the hardest. Monroe County and its municipalities including Key West, Marathon, Key Colony Beach, Layton and the Village of Islamorada were all impacted.

Destruction of the housing stock in the Florida Keys remains the largest challenge following Hurricane Irma. It is estimated that 85 percent of the local housing stock received some degree of damage as a result of the storm. More than 4,000 homes were destroyed or majorly damaged and of these, the hardest hit were the mobile homes, manufactured homes, and non-compliant older homes built on the ground vulnerable to storm surge. Within the City of Marathon, as many as 394 homes were considered destroyed post storm. Letters went out to 1,796 residents initially, indicating that their homes may have received substantial damage, based on FEMA and the City of Marathon's definition of Substantial Damage. In addition, many boats and other liveaboard marine vessels, that served as primary homes, were damaged or destroyed.(See Damage Assessment Summary and Housing Strategy Flyer)

2. Describe the impacts to the community (especially over time):

Reconstruction of affordable workforce housing faces many challenges due to high construction costs in this island community, a lack of insurance or underinsurance, stringent wind load construction standards of 180 mph, significant flood elevation requirements, and the requirement for all homes with more than 50 percent damage (substantial damage) to be rebuilt to the current building code.

For many working families and retirees, rebuilding a safe, code compliant, elevated home remains beyond their financial means. Affordable workforce housing was at a critical level before Hurricane Irma and has now reached crises levels with a significant impact on the economic sector.

According to a recent Business Recovery Survey (see Attachments) conducted by Monroe County, in partnership with the local Chambers of Commerce, eighty percent of the mostly small businesses in the County experienced an extended outage in the aftermath of the storm. Even today, twenty months after the Hurricane, a majority of the responding businesses continue to experience a significant business downturn. Tourism, a \$2.7 billion industry in the Keys that employs about half of the county's workforce, experienced a significant decline. In September of 2018, Monroe County saw a 40 percent decline in hotel room demand. In addition, many employers struggled to find workers to open their businesses as the homes that traditionally housed the workforce was decimated leading employees to move outside the community to find alternative housing.

3. Describe the proposed project.

The voluntary home buyout program was created to encourage risk reduction through the purchase of residential property in high flood-risk areas impacted by Hurricane Irma. This project allows City of Marathon to purchase private residential properties at the pre-Hurricane Irma fair market value for both the land and the structure. Priority properties are located in highly flood and storm surge vulnerable areas, low-and moderate-income areas. Any existing structures will be demolished, and the property will be used for permanent open space. Most of the homes identified for the Voluntary Home Buyout Program are homes that were substantially damaged or destroyed as a result of Hurricane Irma. Many of the homeowners were either non-insured or under insured due to the very high cost of wind and flood insurance in the City of Marathon. Removing these high risk structures will reduce risk for the community.

4. Describe how the proposed activities will address damage affected by Hurricane Irma and a benefit to LMI if applicable.

The home buyout program is a rare opportunity to remove Hurricane Irma impacted unsafe structures, which threaten public health and safety. It will allow us to permanently remove the highest risk homes in the FEMA designated Velocity Zones that received up to 9 feet of storm surge. The NFIP designated repetitive loss structures and severe repetitive loss structures, mobile homes, as well as, non-code compliant aging structures which were destroyed by Irma. In the Florida Keys, these aging structures and mobile homes represented the workforce housing. By removing these non-code compliant vulnerable structures, we hope to create safer and resilient living environments for all City of Marathon and Monroe County residents.

5. Describe the impact of not taking action.

The Unsafe homes in the most vulnerable areas of the Keys, that were significantly damaged or destroyed by Hurricane Irma, that have not been demolished pose a public hazard for the community. Furthermore, if allowed to remain within the neighborhood, these homes could contribute to economic and social degradation the community already significantly weakened by Hurricane Irma. Many of these homes should not be allowed to be rebuilt in locations that will continue to be highly vulnerable to flooding and storm surge and at the highest risk for impacts from sea level rise over time.

6. List and attach materials submitted as documentation of the Hurricane Irma related condition:

Post Hurricane Irma Housing Damage Assessment Results Summary and Housing Mitigation Strategy Program Flyer, 2019 Hurricane Irma Business Recovery Survey(Attachment 9), Post Disaster Hurricane Irma Analysis (Draft) (Attachment 10), City of Marathon (Attachment 11)

**AFFIRMATIVELY FURTHERING FAIR HOUSING**

Any locality receiving CDBG-DR funds must certify that it will affirmatively further fair housing as stated on page 3 under "Introductions and Instructions" of this application. Using the drop-down box below, identify the activities already achieved to affirmatively further fair housing, and those new activities to be undertaken if an award is made from CDBG-DR and when that activity will be complete. Localities should be aware that, in the event of funding, these fair housing efforts will be monitored. Other activities may be eligible, and the applicant should contact Rebuild Florida to determine eligibility.

What methods and criteria were used to prioritize the projects in the application, including affirmatively furthering fair housing?

The methods and criteria used to prioritize the projects was consistent the process outlined in the VHB Program Guidelines (p.3). Benefit to LMI households (LMI= 5pts, 62 years or older= 5pts, children= 5pts, disabled/special needs= 5pts); No flood insurance= 10pts; matching contribution= 25pts. In addition to the State mandated priority projects, the City of Marathon also allocated 5 pts for homes that were substantially damaged; 5 pts for homes that are located in the V Zone; 5 pts for repetitive loss structures, 10 pts for severe repetitive loss structures, and 5 pts for high probability of sea level rise inundation. (See DRAFT Resolution Attachment 12).

Activity(ies)

Click within the area and add events by clicking the “+” button located to the right

Passing a Fair Housing ordinance, Developing a strategy to pass a Fair Housing Ordinance

Date Achieved 4/21/2010

To be complete by Click or tap to enter a date.

Click within the area and add events by clicking the “+” button located to the right

Enforcing Fair Housing guidelines that are equivalent to a Fair Housing Ordinance

Date Achieved 7/31/2019

To be complete by Click or tap to enter a date.

Click within the area and add events by clicking the “+” button located to the right

Provide Fair Housing information on the City of Marathon Voluntary Home Buyout internet page

Date Achieved 8/1/2019

To be complete by Click or tap to enter a date.

Click within the area and add events by clicking the “+” button located to the right

Establishing a local complaint and monitoring process

Date Achieved 8/1/2019

To be complete by Click or tap to enter a date.

LIST OF UNMET NEEDS

Taking into consideration the disaster-related damage described, citizen participation responses, and the assessment of housing and affirmatively furthering fair housing, provide a list (in priority order) of all the disaster-related needs still unmet from Hurricane Irma.

Click within the area and add events by clicking the “+” button located to the right

- Unsafe, substantially damaged structures
- Affordable Workforce Housing options
- Skilled Workforce Access to financial resources for recovery
- Economic recovery and business sustainability
- Environmental restoration

LONG-TERM PLANNING

Applicants must develop their community recovery projects in a manner that considers an integrated approach to housing, fair

housing obligations, infrastructure, economic revitalization, and overall community recovery. Long-term planning processes should also be considered. Disaster recovery presents communities with unique opportunities to examine a wide range of issues including (1) housing quality and availability, (2) road and rail networks, (3) environmental issues, (4) the adequacy of existing infrastructure, (5) opportunities for the modernization of public facilities and the built environment, (6) the development of regional and integrated systems, and (7) the stimulation of the local economy impacted by the disaster.

Applicants must provide a brief description of how the project addressed in this application forms part of an integrated approach to recovery or long-term planning efforts in the community.

Describe the applicant's overall recovery plan and how the project addressed in this application furthers that plan. Include information about how the project will specifically address the long-term recovery and restoration of housing in the most impacted and distressed areas. Include how the community will be more resilient against future disasters as a result of these projects.

The City of Marathon worked with the County in the development of a Housing Task Force that included municipal, state and federal partners to develop a Comprehensive Post Disaster Housing Strategy. The City of Marathon Board of Commissioners held a special meetings to address Housing Recovery Strategies. These strategies included a deep dive review of the Comprehensive Plan and Land Development Code to find ways that would accelerate the recovery of lost affordable housing stock that will serve our workforce who are the backbone and strength of our tourism economy. The City is currently seeking to acquire mobile home parks and scattered lots in lower risk areas to build affordable, resilient, compliant workforce housing. Additional strategies included expediting permitting processes and creating additional density bonus opportunities to make room for more housing stock where appropriate. Improved development review processes were established in an effort to entice redevelopment of affordable workforce housing across the Florida Keys. As an Area of Critical State Concern, there is a need for concern about protecting the lives and the economic future of the people who are our workforce and call the Keys home. The ACSC regulations reinforce our reality that we must place a high concern on the evacuation of our citizens in times of impending danger from hurricanes and be ever mindful of how we develop the islands for safety and environmental reasons. The City of Marathon deems that we have a responsibility to provide safe, decent and sanitary living conditions that are affordable and sustainable. This program will allow the Florida Keys to acquire damaged homes on the most vulnerable, sensitive lands that will be set aside as green space; thereby, reducing the aging non-compliant housing stock and refocusing development in lower risk areas.

**PROCUREMENT INFORMATION**

All applicants are required to follow the procurement guidelines set forth in 2 CFR §200.318-§200.326 for grant administration, environmental, and engineering services if using CDBG-DR funds to pay third-party vendors for those services.

*Along with this application, applicants must provide a copy of local procurement policies and procedures. Further, the applicant must provide copies of any procurement solicitations, bids, awards and contracts during DEO monitoring visits.*

Yes No

1. Has the applicant chosen to use a third-party administrator to administer the proposed project?

If Yes, will the vendor also provide environmental services?

If Yes to either question, and the vendor has been procured, provide the vendor's name, phone, and email.

If Yes, but the vendor has not been procured, adhere to 2 CFR §200.318-§200.326 regulations in the procurement process.

Company Name	We propose an inter-local agreement with the Monroe County Land Authority as a third-party		
Contact Name	Charles Pattison	Phone	305-295-5185
Email	Pattison-Charles@MonroeCounty-FL.gov		

2. Has the applicant procured any other services?

Yes No

If Yes, and the vendor has been procured, provide the vendor's name, phone, and email.

If Yes, but the vendor has not been procured, adhere to 2 CFR §200.318-§200.326 regulations in the procurement process.

Type of Service	N/A		
Company Name	N/A		
Contact Name	N/A	Phone	N/A
Email	N/A		

**UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION ACT (URA)**

a. Does the project require relocation assistance or any other activity requiring compliance with the URA? Yes, No or N/A

b. Will the assistance requested cause the displacement of families, individuals, farms, or businesses? Yes or No

If yes, explain	Under the VHBP, owners are not eligible for assistance under the URA; however, TENANTS who are displaced as a result of the owner's sale of the property to Monroe County are entitled to assistance under the URA. City of Marathon will only assist property owners of primary homes not rental properties.
Should any proposed projects cause the displacement of people, Rebuild Florida will work with the Subrecipient to follow the requirements set forth under the Uniform Relocation Assistance and Real Property Acquisition Policies Act, and applicable waivers.	

## PROJECT SUMMARY

The Project Summary consists of three parts for each target area, Disaster Risk Reduction Area designation, and/or activity: (1) summarize problem(s), (2) location and buyout description, and (3) detailed actions to address problems.

1. Summarize the problem(s) to be addressed within the application by target area.

This project has identified 17 properties that sustained significant Hurricane Irma damage and are located in a high-risk flood areas within the City of Marathon. Many sustained repetitive flooding related impacts. The program will allow the removal of damaged residential structures; therefore, reducing overall community risk (Attachment 2 for maps)

2. Identify the project title and location of each activity and all buyouts. Provide a map identifying the project location.

NOTE: For the title, the spelling and capitalization of the project titles/locations identified in this application must be consistently used throughout to ensure clear identification of each project. For example, a project title of "Big Grounds, Site 3" here should appear as "Big Grounds, Site 3" at every other reference in this application. An inconsistent reference such as "big grounds subdivision" or "#3 Big Street" elsewhere in the application could cause delays in the eligibility review process

Project Title:

City of Marathon Home Buyout Project Sites 1-17 detailed on the attached spreadsheet (Attachment 1).

Location:

City of Marathon detailed on the attached spreadsheet and maps (Attachments 1 & 2)).

What is the end use of the property:

The end use for all VHBP Sites Projects 1-17 is for green space.

Incentives or Additional activities

3. Identify the action(s) to resolve the problem(s) and their anticipated outcomes. Include specific materials and quantities.

Due to the scale and number of projects currently registered in the Volunteer Home Buyout Program, it is difficult to anticipate specific materials and quantities, which might be problematic

4. If you are leveraging funds, provide the source of the funds, the funding amount, and a description of its use.

City of Marathon is not leveraging any funds.

## NATIONAL OBJECTIVES

National Objective being met:

1. Activities benefiting low- and moderate- income persons.

LMHI (Housing Incentive)  LMB (Household Buyout)  LMH (Area Benefit)

2. Prevention/Elimination of Slums or Blight.  Area Basis  Spot Basis

Yes No

Has the proposed project area been officially designated as a slum or blighted area?

If yes, what conditions are present in the area to designate and qualify the area as a slum or blighted area?

Describe the boundaries of the slum or blighted area. (Do not use this field to document the Census Tract / Block Group data.)

N/A

Enter the percentage of deteriorated buildings / properties in the area at the time it was designated a slum or blighted area (enter value as decimal).

N/A

If the activity qualifies for CDBG-DR assistance on the basis that public improvements throughout the area are in a general state of deterioration, enter a description of each type of improvement in the area and its condition at the time the area was designated as slum / blight.

Enter the year the area was designated as a slum / blighted area.

N/A

3. Urgent Need

Do the existing conditions pose a serious and immediate threat to the health or welfare of the community?

Yes No

Is the applicant able to finance the project on their own? Or are other sources of funding available?

Yes No

Provide justification of the beneficiary identification method used to meet the National Objective:

**TABLE 1 - CONTRACT BUDGET AND BENEFICIARY IDENTIFICATION**

Complete a separate table for each activity or target area. Only one Table 1 is needed if the same target area, beneficiaries, and national objective apply. If any of these are different, add a new Table 1. Refer to the Application Guide for instructions.

Provide comprehensive budget information to include all Other Funds (FEMA, insurance, local, etc.) committed to the proposed projects. Use the + button to add additional projects. Use the X button to remove a project.

Refer to the Application Guide for instructions.

**BUDGET AND BENEFICIARY TABLE:**

Activity Description:	Total Units	LMI Units	LMI %	National Objective	Total CDBG-DR Request	Other Sources	Activity Total
Buyout	17			LMB	\$4,577,111	0	\$4,577,111
Housing Incentive				LMHI	\$205,700		\$205,700
Summary Total:	0	0	0.0		\$4,782,811		\$4,782,811



**TABLE 2 - GRANT PROJECT BUDGET BREAKDOWN**

Provide comprehensive budget information.

Project Title: City of Marathon Voluntary Home Buyout Program

Activity Description	Description of Task	Funding Type	Explanation	Budget
Land and Structure Buyout	Purchase of land and structure and FMV	Project	Purchase of land and structure and FMV	\$4,577,111
Appraisal	Appraisal of land and structure (\$500)	Project	Contract service to appraise property	\$8,500
Environmental Review	Conduct environmental review of properties (\$3,000)	Project	Contract services for environmental review	\$51,000
Demolition	Demolish all structures on site (\$8,000)	Project	Contract demolition services	\$136,000
Legal services	Conduct legal services to support buyout	Project	Contract legal services (\$500)	\$8,500
Administration	Conduct administrative support of buyout (\$100)	Project	Administer buyout and regulatory services (\$100)	\$1,700
Implement program requirements in accordance with CDBG-DR Regulations		Planning	Payment of services for third-party administration	TBD
Manage financial services and audit		Planning		TBD
<b>Total</b>				\$

## PROJECT SCHEDULE

Highlight the projected length in months for each phase by clicking on the desired months. If a phase is not applicable, leave it blank. Projects are expected to be completed within 24 months following execution of the contract between the applicant and the DEO. Provide any comments regarding the schedule that may be helpful.

Project Title:

Months	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Professional Services Procurement																									
Application & Policy Development/ Outreach Plan applicable	X	X	X																						
Broad Environmental Review			X	X	X																				
Bid Advertisement/Contract Award						X																			
Buyout							X	X	X	X	X	X	X	X	X										
Mitigation Activities																X	X	X							
General Administration	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Audit and Closeout																								X	X

Note: If the proposed project requires a schedule longer than 24 months, justification must be provided.

Comments:

N/A

## LOCAL CERTIFICATIONS

Every application must be signed by the authorized signatory. By signing this application, the signee authorizes the state or any of its duly authorized representatives to verify the information contained herein. It should be noted that 18 USC § 1001 states that any person who (1) knowingly or willfully falsifies, conceals, or covers up by any trick, scheme, or device of material fact, (2) makes any materially false, fictitious, or fraudulent statement or representation; or (3) makes or uses any false writing or document knowing the same to contain any materially false fact, fictitious, or fraudulent statement is a federal offense and punishable under the law. Title 18, Section 1001 of the U.S. code states that a person is guilty of a FELONY for knowingly and willingly making false statements to any department of the United States Government.

Each application for CDBG Disaster Recovery funding must also be accompanied by a completed and signed Application for Federal Assistance Standard Form 424 (SF-424).

Each applicant must comply with the provisions of the National Environmental Policy Act (NEPA), the Council on Environmental Quality (CEQ) regulations, the requirements set forth in title 24 of the Code of Federal Regulations (CFR) part 58, and applicable DEO-Rebuild Florida policy directives. All applicable federal and state laws, including environmental, labor (Davis-Bacon), procurement procedures and contract requirements of 2 CFR 200.318 -200.326, and civil rights requirements apply to the use of these funds. Each applicant certifies, in compliance with the requirements presented in Volume 81, Number 224 of the Federal Register effective February 9, 2018, that:

- a. It has in effect and is following a residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the CDBG-DR program;
- b. It follows and is compliant with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by part 87;
- c. It will comply with the acquisition and relocation requirements of the Uniform Act (URA), as amended, and implementing regulations at 49 CFR part 24, except where waivers or alternative requirements are provided in the Federal Register notice.
- d. It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR part 135.
  - It is following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105 Public Participation Plan as it pertains to local government administration of CDBG-DR funds. or 91.115 Public Participation Plan as it pertains to State administration of CDBG-DR funds., as applicable (except as provided for in notices providing waivers and alternative requirements for this grant). Also, each Unit of General Local Government (UGLG) receiving assistance from a state grantee must follow a detailed citizen participation plan that satisfies the requirements of 24 CFR 570.486 (except as provided for in notices providing waivers and alternative requirements for this grant). It is the responsibility of the UGLG receiving assistance to develop and implement a compliant citizen participation plan.
  - Funds will be used solely for necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in the most impacted and distressed areas for which the President declared a major disaster in 2017 pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1974 ((42 U.S.C. 5121 *et seq.*) related to the consequences of Hurricane Irma.
  - The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations, and that it will affirmatively further fair housing.
- a. It has adopted the following policies:
  - i. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

- ii. A policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

Date DRAFT DOCUMENT FOR REVIEW

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Email \_\_\_\_\_

Phone Number \_\_\_\_\_

Authorized Signature \_\_\_\_\_

**REPORT DATE: 08/01/19**

**MAILING ADDRESS #1**

ROW	SURVEY COMPLETED BY		ACKNOWLEDGEMENT FORM COMPLETED BY				HOUSE NO (MAIL)	STREET NAME (MAIL)	UNIT NO (MAIL)	CITY (MAIL)	STATE (MAIL)	ZIP (MAIL)		
	FIRST NAME	LAST NAME	FIRST NAME	LAST NAME	FIRST NAME	LAST NAME								
1	DAVID	WILBER	DAVID	WILBER	DAVID	WILBER			1240	91st COURT OCEAN		MARATHON	FL	33050
2	FRED	ROTH	FRED	ROTH					13344	OVERSEAS HWY		MARATHON	FL	33050
3	THOMAS	MORRIS							383	112 ST OCEAN		MARATHON	FL	33050
4	MICHELE	COOK			MICHELE	COOK			109	AVENUE D	307	MARATHON	FL	33050
5	KENNETH	ALBERT			KENNETH	ALBERT			H28	MIRIAM ST		KEY WEST	FL	33040
6	HOWARD	LEITNER			HOWARD	LEITNER			PO BOX 522632			MARATHON SHORES	FL	33052
7	HOWARD	LEITNER							PO BOX 522632			MARATHON SHORES	FL	33052
8	HOWARD	LEITNER							PO BOX 522632			MARATHON SHORES	FL	33052
9	HOWARD	LEITNER							PO BOX 522632			MARATHON SHORES	FL	33052
10	HOWARD	LEITNER							PO BOX 522632			MARATHON SHORES	FL	33052
11	HOWARD	LEITNER							PO BOX 522632			MARATHON SHORES	FL	33052
12	LORI	RITTEL			LORI	RITTEL			305	27 ST OCEAN		MARATHON	FL	33050
13	JOSEPH	CALCASOLA	GENEGIEVE	CALCASOLA					2026	HARBOR DR		MARATHON	FL	33050
14	ANTONIO	CASTILLO			ANTONIO	CASTILLO			14409	SW 141 PL		MIAMI	FL	33186
15	KRISTINE	LATER			KRIS	LATER			8800	OVERSEAS HWY		MARATHON	FL	33050
16	Leland	Cranmer							8036	PORPOISE DR		MARATHON	FL	33050
17	David	Marciniak							PO BOX 500701			MARATHON	FL	33050

C/O		PHONE #1	PHONE #2	EMAIL #1	EMAIL #2	PROPERTY INFO					
						HOUSE NO (PROPERTY)	STREET NAME (PROPERTY)	UNIT NO (PROPERTY)	CITY/KEY (PROPERTY)	PARCEL	TITLE HOLDER
FIRST NAME	LAST NAME										
		772-321-1901		<a href="mailto:Dwilber1240@yahoo.com">Dwilber1240@yahoo.com</a>		6099	OVERSEAS HWY	52E	MARATHON	00338830-001880	WILBER DAVID
		305-923-9542		<a href="mailto:Roth246@yahoo.com">Roth246@yahoo.com</a>		6099	OVERSEAS HWY	93	MARATHON	00338830-002690	ROTH FRED M
		314-570-5799		<a href="mailto:tommorris1001@gmail.com">tommorris1001@gmail.com</a>		383	112 ST OCEAN		MARATHON	00344450-000000	MORRIS THOMAS A TRUST AGREEMENT 9/24/2015
		305-783-8342		<a href="mailto:michelecookcpa@hotmail.com">michelecookcpa@hotmail.com</a>		200	39 ST		MARATHON	00337670-000000	COOK MICHELE REVOCABLE TRUST 2/28/2014
		305-393-5760		<a href="mailto:kennyalbert2@aol.com">kennyalbert2@aol.com</a>		473	W 105 ST		MARATHON	00332710-000000	ALBERT KENNETH
		305-890-3235		<a href="mailto:howlys3@gmail.com">howlys3@gmail.com</a>		N/A	N/A		GRASSY KEY	00374650-000000	HJ3 INC
		305-890-3235		<a href="mailto:howlys3@gmail.com">howlys3@gmail.com</a>		57478	OVERSEAS HWY		GRASSY KEY	00374660-000000	HJ3 INC
		305-890-3235		<a href="mailto:howlys3@gmail.com">howlys3@gmail.com</a>		N/A	N/A		GRASSY KEY	00374670-000000	HJ3 INC
		305-890-3235		<a href="mailto:howlys3@gmail.com">howlys3@gmail.com</a>		57468	OVERSEAS HWY		GRASSY KEY	00374680-000000	HJ3 INC
		305-890-3235		<a href="mailto:howlys3@gmail.com">howlys3@gmail.com</a>			OVERSEAS HWY		GRASSY KEY	00374690-000000	HJ3 INC
		305-890-3235		<a href="mailto:howlys3@gmail.com">howlys3@gmail.com</a>			OVERSEAS HWY		GRASSY KEY	00374700-000000	HJ3 INC
		406-439-5040		<a href="mailto:Lori.Rittel@gmail.com">Lori.Rittel@gmail.com</a>		305	27 ST OCEAN		MARATHON	00321400-000000	RITTEL LORI
		860-917-1963		<a href="mailto:Gencal@sgtjoe.net">Gencal@sgtjoe.net</a>		2026	HARBOR DR		MARATHON	00330730-000000	CALCASOLA JOSEPH J, CALCASOLA GENEVIEVE W
		786-307-3102				495	110 ST OCEAN		MARATHON	00343760-000000	CASTILLO ANTONIO
GRANTAIR SERVICE INC		305-743-3717		<a href="mailto:kris@marathonaviation.com">kris@marathonaviation.com</a>		858	83 ST		MARATHON	00347680-000000	GRANTAIR SERVICES INC
						8036	PORPOISE DR		MARATHON	00329980-000000	Leland Cranmer
						592	83 ST		MARATHON	00347630-000000	David Marciniak

SF OF HOME	YEAR BUILT	FOUNDATION TYPE	FLUM	BFE	FLOOD ZONE	SUBSTANTIAL DAMAGE	GPS COORD	DEMO PERMIT APPLIED FOR	LOCATION MAP	TOPO MAP	FIRM MAP	FLOOD INSURANCE DURING IRMA (Y/N)	ANNUAL HOUSEHOLD INCOME	DISABLED (Y/N)	HANDICAPPED (Y/N)	HAS SPECIAL NEEDS (Y/N)	OCCUPANTS OLDER THAN 62 YRS OF AGE (Y/N)	OCCUPANTS UNDER 18 YRS OF AGE (Y/N)
N/A	N/A	N/A	RH	8	AE 8	NO	-81.070 24.715	NO	X	X	12087C1379K	N	\$40,000.00	N	N	N	N	N
N/A	N/A	N/A	RH	10	AE 10	NO	-81.070 24.713	NO	X	X	12087C1379K		\$100,000.00					
1031	1955	CONCRETE SLAB	RM	8	AE 8	NO	-81.035 24.728	NO	X	X	12087C1381K		\$38,000.00	Y	Y		Y	
638	1965	CONCRETE SLAB	RH	8	AE 8	NO	-81.089 24.714	NO	X	X	12087C1379K	Y	\$25,000.00	N	N	N	N	N
N/A	N/A	N/A	RH	7	AE 7	NO	-81.041 24.727	NO	X	X	12087C1381K	Y	\$36,000.00	N	N	N	N	N
N/A	N/A	N/A	MU	13	VE 13	NO	-80.963 24.753	NO	X	X	12087C1164K	N	\$31,215.00	N	N	N	N	N
1280	1978	N/A	MU	13	VE 13	NO	-80.963 24.753	NO	X	X	12087C1164K	N	\$31,215.00	N	N	N	N	N
N/A	N/A	N/A	MU	13	VE 13	NO	-80.963 24.753	NO	X	X	12087C1164K	N	\$31,215.00	N	N	N	N	N
2492	1987	CONC PILINGS	MU	13	VE 13	NO	-80.963 24.753	NO	X	X	12087C1164K	N	\$31,215.00	N	N	N	N	N
N/A	N/A	N/A	RL	13	VE 13	NO	-80.964 24.753	NO	X	X	12087C1164K	N	\$31,215.00	N	N	N	N	N
N/A	N/A	N/A	RL	13	VE 13	NO	-80.964 24.753	NO	X	X	12087C1164K	N	\$31,215.00	N	N	N	N	N
634	1969	CONCRETE SLAB	RM	7	AE 7	NO	-81.099 24.709	NO	X	X	12087C1378K	Y	\$63,000.00	N	N	N	N	N
1247	1961	CONCRETE SLAB	RM	8	AE 8	NO	-81.060 24.727	NO	X	X	12087C1381K		\$99,000.00				Y	
921	1951	CONCR FTR	RM	9	AE 9	NO	-81.036 24.727	NO	X	X	12087C1381K	N		N	N	N	Y	Y
N/A	N/A	N/A	RH	9	AE 9	NO	-81.055 24.721	NO	X	X		Y	NOT PROVIDED	N	N	N	N	N
N/A	N/A	CONCRETE SLAB	RM	9	AE9	NO	-81.058 24.729	NO	X	X		N		Y	Y	N	Y	N
N/A	N/A	N/A	RM	8	AE8	NO	-81.054 24.721	NO	X	X		Y		N	N	N	N	Y

DESCRIPTION OF DAMAGE

My real property was completely destroyed by Hurricane Irma. A vacant lot with building rights now remain.

Damaged trailer beyond repair was forced to dispose of it.

Flood

Flooding

home was totally destroyed.was red tagged and demolished.i have letter Of substantial damage.just an empty lot now

Home was blown out with and front structure cut in half and gutted. 6 contiguous parcels: 00374650-000000 00374660-000000 00374670-000000 00374680-000000 00374690-000000 00374700-000000

Home was blown out with and front structure cut in half and gutted. 6 contiguous parcels: 00374650-000000 00374660-000000 00374670-000000 00374680-000000 00374690-000000 00374700-000000

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Home was blown out with and front structure cut in half and gutted. 6 contiguous parcels: 00374650-000000 00374660-000000 00374670-000000 00374680-000000 00374690-000000 00374700-000000

Declared substantially damaged by the City of Marathon. House has to be rebuilt on stilts and will not be permitted for repair.

FIELD NOT COMPLETED

House was totaled by flooding in Hurricane Irma and was demoed in April 2018.



Homesteaded?	SPECIAL CIRCUMSTANCES	DATE SURVEY RECEIVED	DATE ACKNOWLEDGEMENT FORM SIGNED	JUST MARKET VALUE (PRE-STORM 2017 - MC PROPERTY ASSESSOR'S OFFICE)	LAND VALUE (PRE-STORM 2017 - MC PROPERTY ASSESSOR'S OFFICE)	PROPOSED VALUE	APPRAISAL VALUE	VERIFICATION CONTACT	NOTES?	VERIFICATION VISIT
N		07/16/19	07/16/19	\$125,146.00	\$104,136.00	\$150,175.20				
N		07/17/19		\$40,905.00	\$30,833.00	\$49,086.00				
Y		07/21/19		\$355,921.00	\$214,200.00	\$427,105.20				
N		07/21/19	07/21/19	\$115,643.00	\$31,800.00	\$138,771.60				
N		07/19/19	07/19/19	\$70,830.00	\$55,448.00	\$84,996.00				
N		07/21/19	07/21/19	\$361,314.00	\$359,294.00	\$433,576.80				
N		07/21/19	07/21/19	\$496,187.00	\$402,995.00	\$595,424.40				
N		07/21/19	07/21/19	\$129,871.00	\$115,398.00	\$155,845.20				
N		07/21/19	07/21/19	\$791,746.00	\$388,585.00	\$950,095.20				
N		07/21/19	07/21/19	\$86,589.00	\$86,589.00	\$103,906.80				
N		07/21/19	07/21/19	\$42,405.00	\$42,405.00	\$50,886.00				
Y		07/22/19	07/22/19	\$141,262.00	\$45,094.00	\$169,514.40				
Y		07/22/19		\$292,450.00	\$67,893.00	\$350,940.00				
Y			07/23/19	\$233,217.00	\$108,000.00	\$279,860.40				
N		07/24/19	07/24/19	\$154,044.00	\$57,200.00	\$184,852.80				
N				\$216,693.00	\$88,210	\$260,031.60				
N				\$160,036.00	\$57,200.00	\$192,043.20				



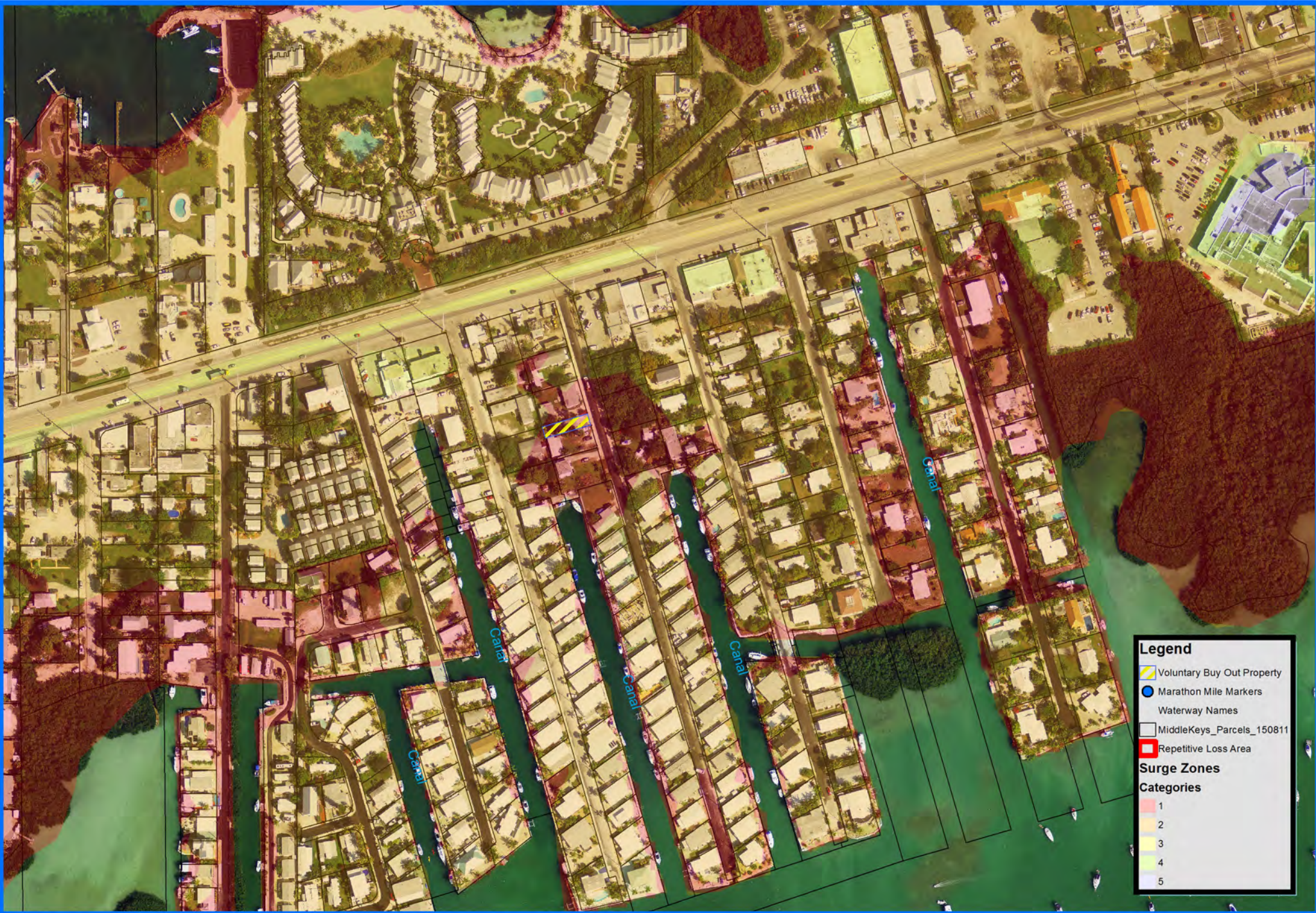
**BUYOUT INFO**

BUILDINGS REMAINING ON PROPERTY? [Verified by researching MCPA for current bldgs on property and demo permits applied for.]	DEMO REQUIRED?	DEMOLITION COSTS	SOFT COSTS
YARD ITEMS	#REF!	#REF!	
NO	#REF!	#REF!	
YES			
YES			
NO			
YARD ITEMS			
YES			
NO			
YES			
NO			
NO			
YES			
NO			



PROJECT MANAGEMENT	RENTAL TENANT OCCUPIED?	TOTAL PROJECT COSTS	OFFER AMOUNT
#REF!		#REF!	
#REF!		#REF!	





**Legend**

- Voluntary Buy Out Property
- Marathon Mile Markers
- Waterway Names
- MiddleKeys\_Parcels\_150811
- Repetitive Loss Area

**Surge Zones**

**Categories**

- 1
- 2
- 3
- 4
- 5



City of Marathon, Florida  
Official Map Product







**Legend**

- Voluntary Buy Out Property
- Marathon Mile Markers
- Waterway Names
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**Surge Zones**

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City of Marathon, Florida  
Official Map Product












**Legend**

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City of Marathon, Florida  
Official Map Product







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City of Marathon, Florida  
Official Map Product







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**Surge Zones**

**Categories**

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- 3
- 4
- 5



City of Marathon, Florida  
Official Map Product



0 200 400 800 1,200 1,600 Feet





**Legend**

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- Marathon Mile Markers
- Waterway Names
- MiddleKeys\_Parcels\_150811
- Repetitive Loss Area

**Surge Zones**

**Categories**

- 1
- 2
- 3
- 4
- 5








City of Marathon, Florida  
Official Map Product











**Legend**

-  Voluntary Buy Out Property
-  Marathon Mile Markers
-  Waterway Names
-  MiddleKeys\_Parcels\_150811
-  Repetitive Loss Area

**Surge Zones**

**Categories**

-  1
-  2
-  3
-  4
-  5



City of Marathon, Florida  
Official Map Product





# Voluntary Home Buyout Program

## Frequently Asked Questions

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### **Q. What entities are eligible to apply for funding from the Rebuild Florida Voluntary Home Buyout Program (the Program)?**

A. All impacted counties and municipalities that received a declaration of both Individual Assistance and Public Assistance from the Federal Emergency Management Agency (FEMA) after Hurricane Irma are eligible to apply for assistance for non-commercial properties. City and county governments that are within the federal and state designated Most Impacted and Distressed (MID) areas are shown [here](#) and below.

Alachua, Baker, Bradford, Brevard, Broward, Charlotte, Citrus, Clay, Collier, Columbia, DeSoto, Dixie, Duval, Flagler, Gilchrist, Glades, Hamilton, Hardee, Hendry, Hernando, Highlands, Hillsborough, Indian River, Lafayette, Lake, Lee, Levy, Manatee, Marion, Martin, Miami-Dade, Monroe, Nassau, Okeechobee, Orange, Osceola, Palm Beach, Pasco, Pinellas, Polk, Putnam, Sarasota, Seminole, St. Johns, Seminole, St. Johns, St. Lucie, Sumter, Suwannee, Union and Volusia.

### **Q. Do specific properties/addresses need to be identified in an application?**

A. All properties must be identified as having been damaged by Hurricane Irma. Applicants have two options: Leveraging CDBG-DR funding as a match for existing FEMA HMGP projects or applying directly to the LMI Area Benefit and/or LMI Household. For either option, the property must be identified in the application.

### **Q. If specific properties are identified, do the owners need to provide commitment to sell before the application is submitted to DEO?**

A. All owners must sign a Voluntary Acknowledge Form at the time of the application; however, an applicant has the right to withdraw from the program at any time prior to closing.

### **Q. What activities are eligible for funding in the Program:**

A. Allowable costs for property buyout projects depend upon the scope of the project. The following costs associated with the buyout of hazard-prone real property and the demolition of structures are allowable:

- Market value of the real property (i.e., land and structure) either at the time of sale or immediately prior to Hurricane Irma depending upon the ownership status at the time of Hurricane Irma. Therefore, if the appraisal of the property is prior to the disaster then all Duplication of Benefits (DOB) must be subtracted from this amount unless the owner can provide proof that funds were used for another eligible purpose and should be excluded as an offset to the amount of the DOB.
- Fees for necessary appraisal costs, title search, title insurance, property inspection, and survey if applicable.

- Demolition and removal of property.
- Fees paid for environmental review services.
- Relocation costs associated with displaced tenants under the Uniform Relocation Act.

**Q: After the Request for Application is published, when will the application submission cycle open?**

A. The application submission cycle will open on July 16, 2019.

**Q: When the application submission cycle opens, how long will applications be accepted?**

A. Applications can be submitted from July 16, 2019, through August 15, 2019.

**Q. What are the criteria for the property to qualify for the Program?**

A. Each property must meet the following qualifications listed below:

- The property is purchased from a willing, voluntary seller.
- The property contains a structure that has been damaged or destroyed due to Hurricane Irma, or the property is in a SFHA, or a High- Risk Flood Area.
- All compatible easements or encumbrances can and must be extinguished.
- The property cannot be contaminated with hazardous materials at the time of buyout, other than incidental demolition or household waste.
- The property cannot be part of an intended, planned, or designated project area for which the land is to be acquired by a certain date, and/or where there is an intention to use the property for any public or private future use inconsistent with the open space deed restrictions and FEMA acquisition requirements (e.g., roads and flood control levees).
- The property will not be subdivided prior to the buyout, except for portions outside the identified hazard area, such as within a SFHA or any risk zone identified by FEMA.
- Properties that have received rehabilitation or repairs through the Housing Repair and Replacement Program will not be eligible for assistance under the Voluntary Home Buyout Program.

**Q. Is there an income qualification component to the Program?**

A. When city and county governments are applying for the Low- and Moderate-Income (LMI) Area Benefit Program, at least 51% of the households in that area must meet the low and moderate median income of that area, as defined by HUD. When applying for the LMI Household Program, all households must meet the LMI median income of that area.

**Q. How will it be determined which applications are awarded funding?**

A. All applications will be scored using the scoring methodology outlined in the Program guidebook. Awards are determined by those scores, awarding first to those who have scored the highest and subsequent awards going to those who have scored second highest and so on.

**Q. How will DEO evaluate local government's applications?**

A. DEO will rate all subrecipient applications by a process using a scoring method based on:

- Low- and moderate-income persons;

- Households that are occupied by a disabled individual, and persons that are 62 years of age and older;
- Benefit target areas;
- Activity need and justification;
- Cost reasonableness and effectiveness;
- Environmental justice; and application completion.

**Q. What professional services may be procured to achieve success for the Program?**

A. Local governments are responsible to hire contract teams that are licensed in the state of Florida to provide the following:

- Appraisals;
- Title and legal services;
- Environmental reviews;
- Demolition of the property; and
- Other related buyout processes.

**Q. Are there any types of ownership that are ineligible for the Program?**

A. Yes, the following types of ownership are ineligible for the Program:

- Applicants who lost ownership of their home due to foreclosure;
- Applicants who have outstanding judgments or lawsuits that would prevent the issuance of a clear title on the property.

**Q. Who is responsible for the property after the Buyout or Acquisition is completed?**

A. The Local entity is responsible for the property after the buyout or acquisition is completed. For Buyouts, the property must be maintained in perpetuity for open space, recreation, wetland or flood control and limited structures may be erected.

**Q. Is a property appraisal required?**

A. Yes. The property value, either current or pre-event depending upon ownership status at the time of Hurricane Irma, must be derived from a method that results in a reasonable determination of Fair Market Value (FMV). The value for each property identified for buyout will be established by the subrecipient based on the pre-event FMV, minus any Duplication of Benefits (DOB) for applicants that owned the property at the time of the disaster. Owners that purchased the property after the date of the disaster will be limited to the price the owner paid for the property, which is not to exceed the pre-event FMV. If repairs have been made to the property, eligible repair receipts are added to the post-event price of the buyout.

**Q. What if the property owner disagrees with the appraiser's determination for market value?**

A. If the property owner disagrees with the appraisal, the property owner may, at their expense, have a second appraisal performed. The Program shall not reimburse the owner for the second appraisal. In the event of a pre-storm disaster appraisal, the Program can determine in policy if they want to accept an independent appraisal for a third-party transaction—like a refinancing—that was done relatively close in time to the storm as an appeal



**Q. Does the Duplication of Benefits review apply?**

A. Yes, under the Stafford Act: Sec. 312 – Duplication of benefits (DOB), any agency administering a federal grant must ensure that their assistance does not duplicate the benefits of any other assistance. If duplicate funding is discovered, the amount of the buyout award shall be decreased.

**Q. How can Duplication of Benefits be prevented?**

A. Property flood claim damage payments can be verified by the National Flood Insurance Program and a thorough review of the applicant's information will be conducted and evaluated.

**Q. Is an environmental review necessary?**

A. Yes, the subrecipient is responsible for conducting environmental reviews or causing such reviews to occur through contracted providers of environmental services. The subrecipient will be responsible for ensuring that all reviews are completed on all properties, including damaged properties that are to be acquired by the local government as well as properties to be obtained by the seller through the housing replacement assistance.

**Q. Is a damage assessment required?**

A. Yes, an assessment by a certified or licensed inspector (HQS, TREC, or similar license) is required to specifically and clearly document storm related property damage via photographic evidence and detailed narratives.

**Q. If a homeowner has negative equity on their mortgage, can they still participate in the Program?**

A. Participation in the Program requires a clear title. If a clear title cannot be obtained, then the property does not qualify for the Program.

**Q. Who is responsible for the demolition?**

A. The local Program is responsible for the demolition of improvements on the property, but it is an allowable expense under the CDBG-DR Program.

**Q. How long do we (local governments) have to complete the Program?**

A. All subrecipients have 24 months to complete the program.

**Q. Are residential rental properties eligible?**

A. Yes.

**Q. What if houses have renters?**

A. Tenants who are displaced as a result of the owner's sale of the property to the subrecipient are entitled to assistance under the Uniform Relocation Act (URA) and Real Property Acquisition Policies Act. The subrecipient must develop and implement URA policies and procedures and ensure that all required notices, services and payments afforded to tenants qualified under URA are provided in a timely manner.

**Q. Can Housing Replacement Assistance be provided?**



A. Yes, all property owners participating in the buyout are eligible for up to the maximum housing replacement assistance allowed by the Robert T. Stafford Act. All income-qualified buyout participants are eligible for up to \$25,000 in the housing replacement assistance plus pre-event market value of their buyout home. Those that are not income qualified will be eligible for up to \$10,000 in housing replacement allowance only if the damaged property is located within the designated area.

**Q. If a homeowner demolished the home after the event, but applies to the buyout program, can the lot/home be purchased if they can prove the home previously existed?**

A. Yes, the subrecipient can purchase the home. The use of the County Appraisal District's records could be used to establish a value.

**Q. Can funding be applied only for new projects, or can existing projects be funded?**

A. Applicants have two options. The first option is to leverage CDBG-DR funding as a match for existing FEMA HMGP projects. The second option is to apply for properties that that can be identified as LMI Area Benefit where at least 51% of the residents are LMI persons, and/or apply for the LMI Households that will also be required to participate in the replacement housing incentive program in order to meet the National Objective.

**Q. How do you submit an application for the Voluntary Home Buyout Program?**

A. Rebuild Florida prefers electronic submissions, but mailed applications are also acceptable.

Submit applications electronically to [RebuildFlorida@deo.myflorida.com](mailto:RebuildFlorida@deo.myflorida.com) with "Voluntary Home Buyout Program Application" as the subject line:

Submit applications via mail to:  
Florida Department of Economic Opportunity  
Office of Disaster Recovery  
Attention: Joshua Bradt  
The Caldwell Building  
107 East Madison Street, MSC-400  
Tallahassee, FL 32399