



Session WS118

DISASTER RECOVERY: INTEGRATING FUNDING, COMPLIANCE, AND RESILIENCE

Insights from Florida Communities



Why This Matters Now

- Storms increasing in frequency and severity
- Multi-year recovery across all systems
- Align CDBG-DR + FEMA for better outcomes





Session Goals/Learning Objectives

- **CDBG-DR/FEMA program design best practices**
- **Compliance approaches to reduce audit risk**
- **Integrated funding strategies to avoid DOB**
- **Resilience approaches: buyouts, elevations, mitigation**
- **Repeatable recovery playbook**



Agenda

- **Recovery landscape and goals**
- **Program design and eligibility**
- **Compliance and audit findings**
- **Funding integration and match strategies**
- **Resilience tools and case studies**
- **Interactive Q&A**



Introductions

Moderator:

- Kay LeSage | **GrantWorks**.

Panelists:

- Steve Hyatt |  Sarasota County
- Elly McKuen |  *City of Bonita Springs Florida*
- Valerie Philipp | **GrantWorks**.



Define Success: Measurable Outcomes

- **Housing:** Units, cycle time, cost, LMI benefit
- **Buyouts/elevations:** Properties, avoided losses
- **Infrastructure:** Risk reduction, service restoration
- **Compliance:** File completion, findings, closeout
- **Financial:** Obligation rate, leverage ratio


Strategic Program Design

Start with unmet needs + hazard profile




 **Target**

Prioritize vulnerable populations & equity areas


 **Build Delivery Model**

- Intake
- Eligibility
- Inspections
- Scope
- Procurement
- Construction

 **Design**

Speed + Integrity

- Templates
- Decision Logs
- QA Checkpoints

 **Outcomes**

Baked in at Day 1

- Policies
- Contracts
- Reporting



Compliance Essentials

(Designing to Pass Monitoring)

- **Clear eligibility rules + version control**
- **Documented procurement and competition**
- **Early environmental/historic screening**
- **Allowable cost documentation**
- **File checklists + independent QC**



Common Audit/Monitoring Findings ***(How to Prevent Them)***

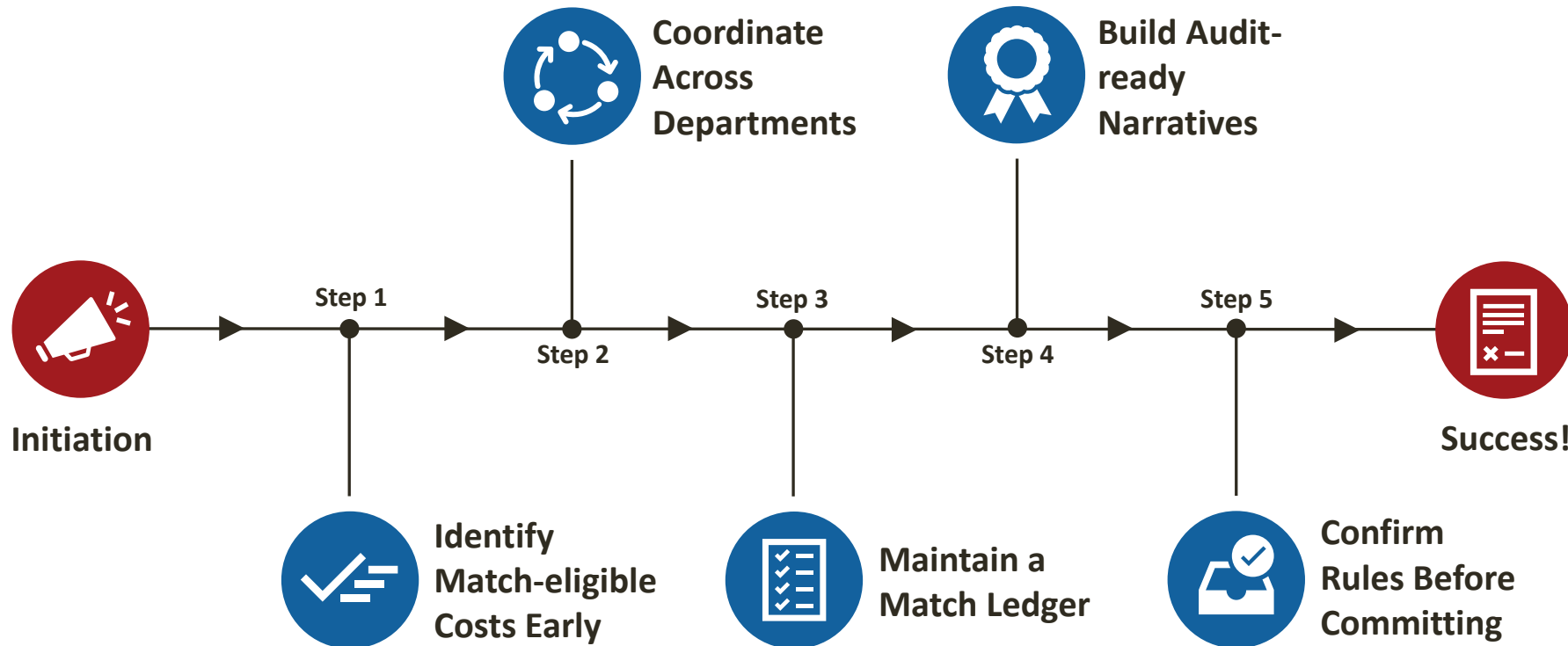
- **Insufficient eligibility documentation**
- **Procurement gaps and missing records**
- **DOB timing and verification errors**
- **Construction documentation issues**
- **Weak internal controls**
- **Delayed environmental clearance**

Integrated Funding Approach: Map Sources to Uses



- Define the funding stack (FEMA, CDBG-DR, HMGP, state/local)
- Match sources to eligible cost categories
- Sequence to minimize DOB risk
- One funding decision record per project
- Track compliance by source

Creative FEMA Match and Cost-share Planning (High-Level)



Policy Drivers: HUD Universal Notice + Flood Risk Standards



- **HUD Universal Notice:** Waivers and flexibilities
- **FFRMS:** Siting, elevation, resilient construction
- **Translate policy into checklists**
- **Document the rationale for higher standards**



Resilient Housing Toolkit

(What Counties are Implementing)

- **Repair vs. reconstruction criteria**
- **Elevation triggers and design standards**
- **Mitigation upgrades during rehab**
- **Contractor capacity strategies**



Buyouts and Property Acquisition

(Design + Implementation)

- **When buyouts make sense**
- **Key process: Outreach to land reuse**
- **Funding integration + DOB controls**
- **Community engagement and transparency**



Mitigating Infrastructure Risks

(Integrated Project Delivery)



- **Prioritize critical lifelines**
- **Bundle mitigation into recovery projects**
- **Coordinate design standards early**
- **Integrated schedule: Clearance to closeout**



Reducing Duplication of Benefits Risk

- Establish a Duplication of Benefits (DOB) workflow
- Consistent calculation logic + exceptions
- Clear applicant communication
- One-file audit trail



Case Study #1: Sarasota Housing Program



Develop for Speed + Compliance



Key Takeaways

- **Situation:** Storm impacts and constraints
- **Design choices:** Intake to QC
- **Funding plan:** Source-to-cost mapping
- **Results:** Cycle time, findings avoided
- **Lessons for next time**



Single Family Homeowner Program

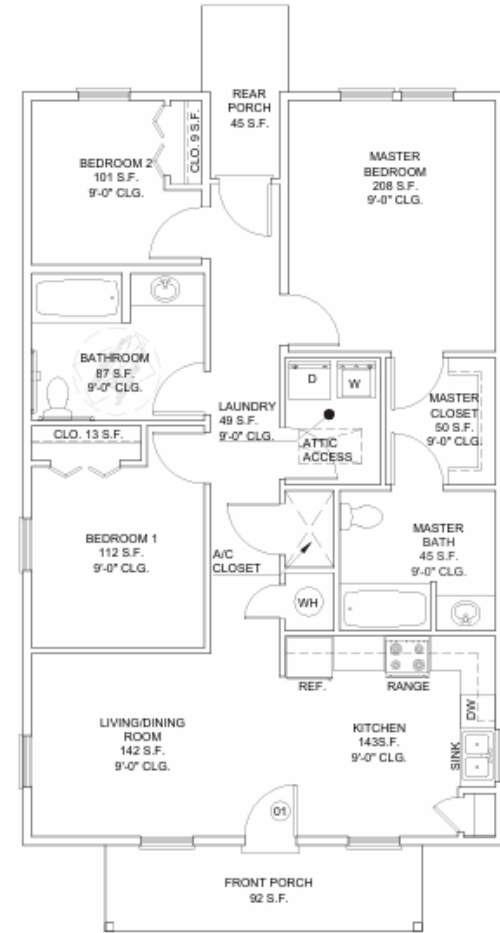


Sarasota County
Resilient SRQ
Community Development Block Grant-Disaster Recovery
Housing Recovery Program



What to Expect as an Applicant

Sarasota County has been awarded \$411.6 million from the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant-Disaster Recovery (CDBG-DR) Program. **The Housing Recovery Program provides home rehabilitation and reconstruction for hurricane-damaged homes.**



New Multifamily Affordable Housing



Sarasota County **Resilient SRQ** Community Development Block Grant-Disaster Recovery **New Multifamily Affordable Housing**

The U.S. Department of Housing and Urban Development (HUD) has allocated \$201,535,000 to Sarasota County Community Development Block Grant-Disaster Recovery (CDBG-DR) to aid the long-term recovery from Hurricane Ian for low- to moderate-income individuals. Resilient SRQ has multiple programs, one of those being the new Multifamily Affordable Housing program. This program has \$40 million allocated to stabilize affordable housing stock and mitigate housing disruptions in the event of future disasters.

Who is Eligible

- Nonprofits/nonprofit developers.
- For-profit developers.
- Sarasota County municipalities.
- Public housing authorities.
- Community-based development organizations.

Project Qualifications

All applicants must meet all of the following for a project to be considered.

1. Project proposes more than five rental units and a minimum of 51 percent of the units are affordable in accordance with the annual HOME Investment Partnerships Program or below as described in 24 CFR 92.252.
2. Applicant agrees to a minimum affordability period of at least 20 years.
3. Project is located in Sarasota County.
4. Project is an eligible CDBG-DR activity (rehabilitation, reconstruction, and new construction of affordable multifamily housing projects).
5. Applicant has secured or taken adequate steps to secure underwriting.
6. Project includes mitigation measures.



Communication Tools



Resilient SRQ Recovery Fast Facts
April 2026

Sarasota County Resilient SRQ
Community Development Block Grant Disaster Recovery

\$411,629,000
Community Development Block Grant - Disaster Recovery (CDBG-DR) funds to recover from Hurricane Ian and 2024 Storms.
Learn more: ResilientSRQ.net

Program Areas
Infrastructure: \$210.5 million
Housing recovery: \$81.6 million
Multifamily affordable housing: \$85.6 million
Workforce development and training: \$7.5 million
Voluntary home buyouts: \$1.3 million

500+ Homeowners projected funded:
120 Homeowners reimbursed for home repairs (\$2.3 million)
73 Repaired homes (\$5.0 million)
58 Reconstructed homes (\$1.2 million)
3 Homes removed from repetitive loss areas (\$1.3 million)
125 Homes made more energy efficient
42 Homes elevated to mitigate future flooding
29 Homes made more accessible (lifts, grab bars)

13 New Affordable Housing Projects (\$85.6 million)
759 new affordable units to be available
Land use restrictions to remain affordable for 511+ cumulative years

37 Infrastructure Projects (\$210.5 million)
18 Flood/water management projects
8 Emergency preparedness projects
5 Bridge and road projects
6 Nonprofit community projects

Administrative
1,200 pages, on average, file to meet grant requirements
\$17+ million in work presented for improvement
523 home inspections required to verify work
745 letters issued
54 public notices shared, raising awareness of environmental impacts of funded projects
48 homeowner associations working with the program to meet neighborhood standards

500+ Homeowners projected funded:
120 Homeowners reimbursed for home repairs (\$2.3 million)
73 Repaired homes (\$5.0 million)
58 Replaced mobile homes (\$10.0 million)
3 Homes removed from repetitive loss areas (\$1.3 million)
125 Homes made more energy efficient
42 Homes elevated to mitigate future flooding
29 Homes made more accessible (lifts, grab bars)

616 New impact windows
206 New impact doors
83 New energy efficient roofs

Call 941-861-5309
ResilientSRQ.org
ResilientSRQ.net

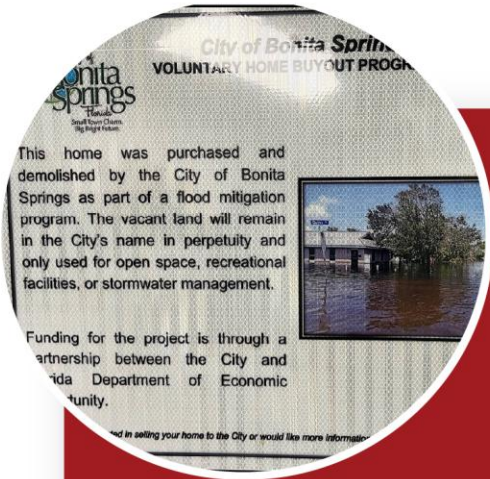


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Case Study #2: Bonita Springs

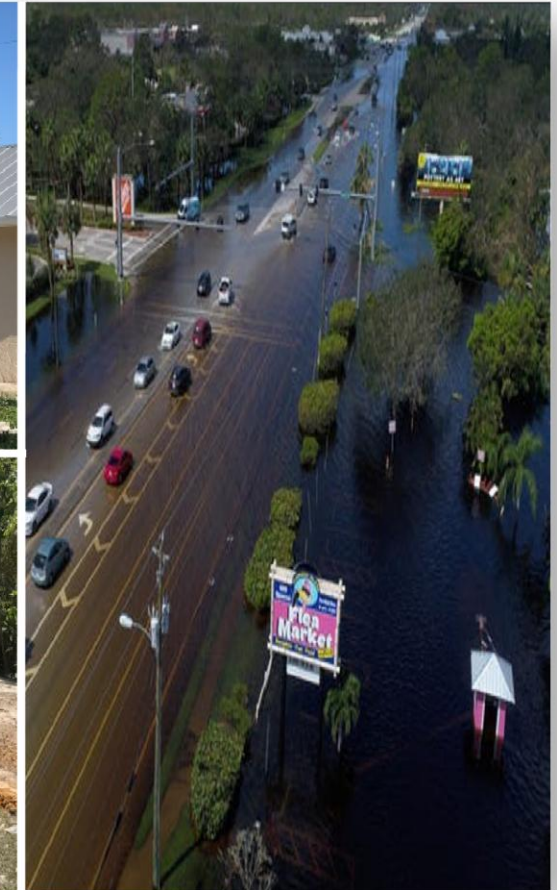


Concurrent Infrastructure & Voluntary Home Buyout Program



Key Takeaways

- **Trigger:** Repetitive loss or severe impact
- Elevate vs. acquire analysis
- Resident communications & supports
- Compliance controls and closeout
- Long-term risk reduction outcomes



Infrastructure, Acquisition, & Buyout



Quinn/Downs/Dean Infrastructure Project



- Two retention ponds
 - Acquired 6 parcels
 - 2 structures – rental single-family home and duplex (Relocated 3 families – Uniform Relocation Act)

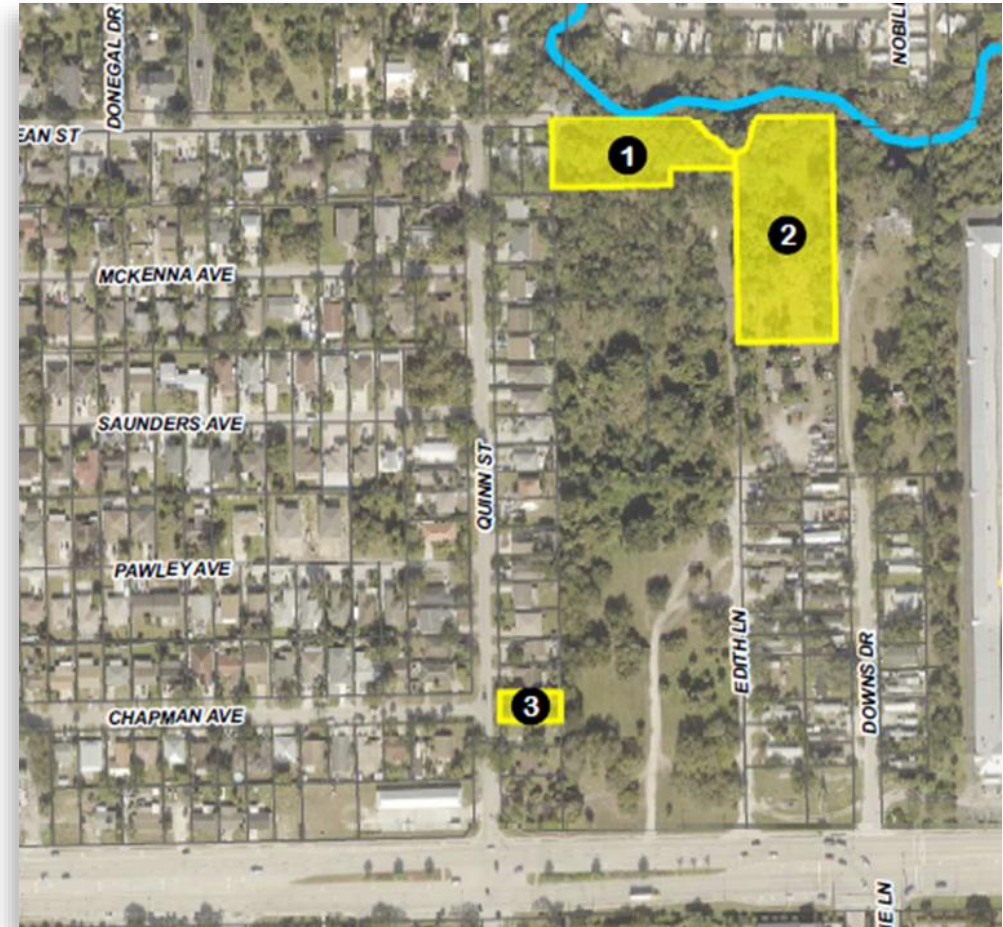


Infrastructure, Acquisition, & Buyout



Quinn/Downs/Dean Infrastructure Project


- Identified 3 parcels owned by Lee County
- Coordinated approvals
 - Lee County
 - City of Bonita Springs
 - FDEM
 - FEMA
- FEMA approval - November 2025
- Transfer from County to City




Infrastructure, Acquisition, & Buyout



Quinn/Downs/Dean Infrastructure Project



 **City of Bonita Springs**
VOLUNTARY HOME BUYOUT PROGRAM

 **FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY**

This home was purchased and demolished by the City of Bonita Springs as part of a flood mitigation program. The vacant land will remain in the City's name in perpetuity and only used for open space, recreational facilities, or stormwater management.

Funding for the project is through a partnership between the City and Florida Department of Economic Opportunity.

If you are interested in selling your home to the City or would like more information on this program, please call



- Acquisition/Demolition (CDBG-DR)
- 13 properties acquired
- 6 rental families relocated (URA)

Infrastructure, Acquisition, & Buyout



Quinn/Downs/Dean Infrastructure Project

- **Acquisition/Demolition (HMGP-Covid)**
- **11 properties identified**
- **Program currently underway**
- **Completed 1 SF Home and 1 Duplex**
 - **Both required relocation (URA)**



Key Takeaways

(What Attendees Should Leave With)

- Design around outcomes + delivery capacity
- Integrate funding with documented decision logic
- Build compliance into the workflow
- Invest in resilience to reduce future costs
- Institutionalize lessons learned



Resources and Next Steps

- **File checklists and QC templates**
- **Procurement and DOB workflow training**
- **Interdepartmental recovery working group**
- **Panelist contact information**



CDBG-DR Resources

- **HUD CDBG Disaster Recovery Funds:**
www.hudexchange.info/programs/cdbg-dr/
- **State of Florida: Office of Long-Term Resiliency**
- **Office of Long-Term Resiliency: FloridaJobs.org**



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Questions
