Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The discussion below describes additional information regarding the four grants, including a description of the procurement process for ESG, ESG performance standards, and HOME guidelines for resale or recapture.

Community Development Block Grant Program (CDBG) - Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	12,462,526
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	2,844,545
5. The amount of income from float-funded activities	0
Total Program Income:	**15,307,071**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

CDBG – Section 108

Section 108 Loan Program

One of the six goals in the 2018-2022 Five-Year Consolidated Plan is to improve the local economy for low income residents, by improving the local economic conditions, expanding access to opportunities for low income residents and other protected classes. In order to accomplish this goal, the City must facilitate investment in low-moderate income communities that will create or retain jobs, provide essential goods and services in neighborhoods that lack them, assist local businesses to prosper, and thus attract diverse employment opportunities in areas with high unemployment rates.

A principal method by which the City is able to attract developers, businesses, manufacturers and other organizations to invest in low-moderate income communities is the Section 108 Loan Guarantee Program. The Section 108 Loan Guarantee is a component of the Community Development Block Grant (CDBG) program, in that future CDBG funds serve as backup security for loans made. The City seeks to more effectively utilize this program for economic development, such as the expansion, retention or creation of for-profit business or industry, including commercial, retail and manufacturing.

In the Fiscal Year 2020-2021, the Section 108 Loan Guarantee program has approximately $145,000,000 funds available for gap-financing of large commercial and industrial real estate projects intended to stimulate economic growth, particularly in underserved communities. An eligible project must principally benefit low-moderate income residents by creating jobs or by providing goods and services. Funds could be used to acquire, rehabilitate, remediate, renovate, and/or redevelop property that will result in business creation and expansion. Section 108 loans may range from $500,000 to $30,000,000 dollars, and are a great financing tool to:

- Provide reasonably-priced capital where conventional loans are not an option.
- Apply to a wide range of projects.
- Offer competitive fixed and variable rates.
- Offer flexible repayment terms, e.g., up to 20 years, and interest-only options.
- Provide financing on a non-competitive basis.
- Accept applications continuously.
- Offer flexible collateral options when available.

Types of eligible activities include:

- Clearance, demolition, and remediation of properties with known or suspected environmental contamination.
- Site preparation, including construction, reconstruction, installation of public and other site improvements, utilities or facilities.
- Elimination or prevention of slum and blight conditions.

Examples of approved Section 108 projects:

- Renovation of an unused industrial space into a mixed-use facility with office, medical, and arts space.
- Redevelopment of a former closed department store into a business incubator.
- Acquisition of old buildings in a blighted community and renovation into many thriving businesses.
- Remediation and redevelopment of an old industrial site into an employee-owned cooperative greenhouse.

OMB Control No: 2506-0117 (exp. 06/30/2018)

- Historical Preservation and major renovation of an obsolete building to bring back its former luster and operate as a thriving business.

HOME Investment Partnership Program (HOME) - Reference 24 CFR 91.220(l)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

   The City of Los Angeles does not use HOME funds in any other manner than those described in Section 92.205(b).

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

   HCIDLA provides direct HOME subsidy purchase assistance to eligible homebuyers in the form of a subordinate “soft second” loan through its Homeownership Programs to purchase an eligible property in the City of Los Angeles. The recapture amount of principal and shared equity appreciation is deferred until the property is sold, transferred, event of default or in 30 years. When HOME funds are used to assist homebuyers, HCIDLA’s programs are structured to recapture the HOME-assisted funds, plus a portion of the increase in equity in accordance with the HOME recapture requirements. The entire amount of the HOME subsidy provided to the eligible homebuyer is subject to recapture. HCIDLA permits the original homebuyer to sell the property at market value during the period of affordability and HCIDLA recaptures all of the HOME-assistance provided to the original homebuyer, based on the terms in the loan agreement. If the housing fails to be the principal residence of the original homebuyer for the duration of the period of affordability, HCIDLA will recapture all of the HOME assistance to the homebuyer, based on the terms of the agreement. Recaptured funds are utilized by the City for eligible activities under the HOME Program.

   The City will recapture the entire subsidy amount, plus any shared appreciation, if applicable. The shared appreciation percentage is calculated by taking the amount of the HCIDLA loan and dividing it by the purchase price of the property. HCIDLA defines appreciation as the difference between the current sales price of the property or current appraised value minus the initial purchase price. The homebuyer is then given credit for their initial down payment, transaction costs associated with selling the property, and capital improvements as defined by HCIDLA. Capital improvements are defined as improvements that are consistent with the definition contained in IRS Publication 523 that add value to the property, have a permit issued for the improvement, and cost at least $2,000.

   HCIDLA applies the minimum HOME Program periods of affordability depending on the direct HOME assistance amount provided to the homebuyer to purchase the unit.

3. **<u>A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:</u>**

HCIDLA utilizes the HOME Recapture provisions for its homebuyer program projects. Under recapture, there is no requirement that the original HOME-assisted homebuyer sell the unit to another low-income homebuyer. As such, when the homebuyer transfers or sells the property during the period of affordability, HCIDLA recaptures all of the HOME funds from the homebuyer from the net proceeds. The recaptured funds are used to assist new homebuyers for other homes; there are no continuing resale restrictions on the property once the HOME funds have been recaptured.

HCIDLA's recapture provision is based on the HOME Program rules. HCIDLA has structured its recapture provisions so that the Department recaptures all of the HOME funds from the available net proceeds. Additionally, HCIDLA shares in the net appreciation of the property with the homebuyer. The HCIDLA percentage share is calculated by dividing the City loan by the original purchase price of the property which is then expressed as a percentage. HCIDLA defines net appreciation as the difference between the current sales price of the property or current appraised value less the original purchase price of the property less the borrower's initial down payment, transactions costs, and capital improvements. Capital improvements are defined as improvements that are consistent with the definition contained in IRS Publication 523 that add value to the property, have a permit issued for the improvement, and cost at least $2,000.

HCIDLA ensures and enforces affordability of the units acquired with HOME funds by executing a Promissory Note, Deed of Trust, and a HOME Loan Agreement with the homebuyer. These documents specify the HOME requirements such as period of affordability, principal residency requirement, and terms and conditions associated with the recapture requirement. HCIDLA performs ongoing occupancy monitoring to ensure that the homebuyers maintain the housing as their principal residence during the affordability period and term of the loan, whichever is greater.

The recapture amount is not subject to a pro rata reduction of recapture amount during the affordability period. If the net proceeds are insufficient to repay the HOME investment (e.g., due to foreclosure or declining home prices), HCIDLA will base the recapture amount on the net proceeds available from the sale of the property. When there is enough equity in the property, the homebuyer will be responsible for repaying the entire City loan amount (recapture) plus any shared appreciation as determined by HCIDLA.

4. **<u>Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:</u>**

HOME funds may be used to refinance existing debt secured by multifamily affordable housing that is being rehabilitated with HOME funds only in the following circumstances, as part of a development project financed by the Affordable Housing Managed Pipeline (AHMP).

Where refinancing is necessary to preserve an existing 100% affordable housing development, the applicant for AHMP funding through a Notice of Funding Availability must demonstrate that:

1. Rehabilitation is the primary eligible activity and that the hard costs of rehabilitation are at least $40,000 per unit;
2. The property is in distress and that disinvestment has not occurred, that the long term needs of the project can be met and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated;
3. The new investment is being made to maintain current affordable units, create additional affordable units, or both;
4. For all proposed projects, the required term of the affordability covenant will be 55 years from the completion of construction, or the maximum required by TCAC, State HCD, HUD or CDLAC, whichever is longer. The affordability covenant remains in effect for not less than the agreed-upon term regardless of the date upon which the HCIDLA loan is fully repaid;
5. Funds may be used for this purpose throughout the city; and,
6. Funds will not be used to repay multifamily loans made or insured by any federal program, including CDBG.

5. **<u>Describe eligible applicants (e.g., categories of eligible applicants), the process for soliciting and funding applications or proposals (e.g., competition, first-come first-serve) and where detailed information may be obtained (e.g., application packages are available at the office of the jurisdiction or on the jurisdiction's Web site).</u>**

The Affordable Housing Managed Pipeline (AHMP) Regulations, Policies and Procedures Manual describes eligible applicants and the process for soliciting and funding applications. This document is not attached due its extensive size, however it is available on the HCIDLA website at hcidla.lacity.org/Affordable-Housing-Trust-Fund-pipeline. The list of applicants for the 2018 Call for Projects is available on the HCIDLA website at hcidla.lacity.org/ahmp-2018-may-cfp-applicant-list. HCIDLA is preparing the next Call for Projects expected in the 2020-21 program year. Additional detailed information, including application packages, may be obtained at HCIDLA offices from the Director of Housing, Development and Finance

Division.

HOME funds may also be used to assist first-time, low-income homebuyers to finance their first home. The low-income purchase assistance (LIPA) program helps first-time, low-income homebuyers purchase homes by providing deferred secondary loans to cover down payment, acquisition and closing costs. Application requirements can be found on the HCIDLA website at https://hcidla2.lacity.org/help-low-income-first-home-buyers. Homebuyers must obtain housing counseling and at least 8 hours of homebuyer education through a HUD-approved housing counseling agency to further meet program requirements. HCIDLA works with participating lenders, acting as conduits, where HCIDLA staff trains the participating lenders on the program features, requirements and application process, and the lenders pre-qualify the prospective homebuyers on HCIDLA's programs as well as for the first mortgage. When a prospective, first-time homebuyer contacts HCIDLA to inquire about homeownership financing opportunities, staff refers the prospective homebuyer to HCIDLA's list of participating lenders and informs the homebuyer that accessing LIPA financing requires working with one of the lenders from the list. Participating lenders secure inclusion on the participating lender list through demonstrated and ongoing success in closing a minimum number of LIPA loans or mortgage credit certificates. Additional detailed information may be obtained at HCIDLA offices from the Director of Housing, Housing Strategies and Services Division.

Emergency Solutions Grant (ESG) - Reference 91.220(l)(4)

1. **Include written standards for providing ESG assistance (may include as attachment)**

The Los Angeles Continuum of Care (LA CoC) Board, Los Angeles Homeless Services Authority (LAHSA) Policy and Planning Committee, and LAHSA Commission adopted the ESG Written Standards in 2017, which were revised with input from other jurisdictions in the region and the public. The ESG Written Standards are attached in the Appendix.

2. **If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.**

LAHSA manages the countywide coordinated entry system (CES). Access is the entry point or process that allows persons experiencing homelessness to engage with and potentially enroll in services offered through the homeless crisis response system. There are many ways for a person(s) experiencing homelessness to access the CES.

Initial points of access (Access Points) can be access sites, access centers, crisis housing, or outreach teams. Access Points throughout the entirety of the county (comprised by four continua of care) offer standardized assessment tools to begin the process of resolving a person's housing crisis. The same assessment approach is provided at all Access Points and includes problem solving conversations (Diversion) before assessing and enrolling in services. This approach supports consistent decision-making.

Prior to attaining access, individuals or households might encounter a Referral Partner – an entity or agency that can direct a person experiencing a housing crisis to a CES Initial Point of Access. Examples of referral partners include medical providers, law enforcement, and county agencies, such as Parks & Recreation, Beaches and Harbors, and the Public Library. Though Referral Partners cannot secure access for an individual or household, they play a critical, guiding role in moving individuals and households toward CES resources. Participants are not required to engage with a Referral Partner to access CES and can instead bypass this step and directly access an Initial Point of Access.

Because of the diversity and size of Los Angeles County, CES is organized into three sub-systems (CES for Adults, CES for Families, and CES for Youth) to allow for people to connect to housing resources effectively, efficiently, and in alignment with individual needs. Households qualifying for services in multiple sub-systems (i.e. a parenting youth) may receive services in their sub-system of choice. Veterans and households having experience domestic violence may also access services in whichever system is most appropriate for their needs.

Across CES sub-systems, participants are not to be denied access to CES on the basis that the participant is or has been fleeing, or attempting to flee, domestic violence, sexual assault, dating violence, stalking, or other life-threatening conditions including human trafficking.

3. <u>Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).</u>

LAHSA's funding opportunities emphasize collaboration and partnership opportunities among nonprofit service agencies, housing providers, faith-based organizations, and the community. To that end, LAHSA conducts procurement utilizing an open, transparent and competitive Request for Proposals (RFP) bid process.âÂ¿¯Opportunities are announced at public meetings, widely distributed through email, and posted prominently on the LAHSA website. Funding Opportunities are also announced at various countywide meetings and disseminated through linkages with other homeless coalitions and advocacy groups throughout the continuum.

First, nonprofit agencies must be certified as qualified bidders by funding source through the Request for Statement of Qualifications (RFSQ) process.âÂ¿¯ The RFSQ process was launched to expand LAHSA's base of homeless service providers by encouraging new, smaller, and faith-based nonprofits to apply for certification. The process evaluates a nonprofit agency's basic qualifications in the areas of 1) financial stability, 2) administrative and fiscal capacity, 3) organizational capacity, and 4) organizational experience providing supportive services or housing. Agencies that do not pass the RFSQ evaluation process are offered technical assistance and capacity building services to help them become certified. In response to LAHSA funding opportunities, local government agencies and nonprofits who have been certified through the RFSQ process may submit a proposal for the program(s) specified.âÂ¿¯

A Quality Review Panel, comprised of community experts in the field of homeless housing and services, reviews and scores each proposal based on scoring criteria that is specified in the RFP. LAHSA presents a final list of proposals recommended for funding to its Board of Commissioners. Final funding awards are made by the LAHSA Commission based on the recommendations made by the Quality Review Panel. Most RFPs for LAHSA programs are released on a 3-year cycle. The LA CoC Program has an annual RFP cycle for new project funding.

LAHSA adopted funding principles that include recommendations from the LA CoC Board. LAHSA is committed to funding programs whose performance meets or exceeds the following performance standards:

- Programs with a housing emphasis,
- Programs that are housing first,
- Programs that provide services based upon trauma-informed care principles,
- Programs that incorporate harm reduction policies and practices into their services,
- Programs that are connected to the LA County Coordinated Entry System (CES), and use CES to match clients to the most appropriate housing resource,
- Programs that target veterans, families, youth and chronically homeless persons,
- Programs fully using HMIS or are committed to using HMIS,
- Permanent Supportive Housing Programs,
- Programs that are outcome-driven with performance standards that meet or exceed HUD requirements,
- Promote fair-share funding distribution to solve local community homelessness,
- Programs that demonstrate community and continuum integration as part of a system of care,
- Programs that are cost effective and reflect local best practices (cost per bed/unit),
- Programs that house people in the community where they became homeless, and
- Programs that demonstrate ability to be fully operational within a reasonable amount of time.

4. **If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

The LA CoC meets the homeless participation requirement by actively recruiting and including those with lived experience of homelessness in multiple forums, advisory, and governing bodies. These include the Lived Experience Advisory Board (LEAB), the Homeless Youth Forum Los Angeles (HYFLA), dedicated lived-experience seats on the LA CoC Board which meets monthly, dedicated lived-experience seats on the Regional Homelessness Advisory Council (RHAC) which meets quarterly, and dedicated lived-experience seats on the CES Policy Council which meets monthly. Through these opportunities, the representation, input, and participation of individuals with lived experience of homelessness is ensured.âÂ¿¯ The LA CoC's invitation to solicit new members occurs annually for each of these groups by posting on the LAHSA website year-round and sending emails to a list of 11,000+ subscribers. LAHSA conducts specific outreach to ensure that people with current and former homelessness experience are encouraged to join and/or participate in the CoC and provides stipends to those individuals or youth. Recruitment for elected seats also takes place at quarterly community meetings, monthly homeless coalition meetings, neighborhood councils, and other planning group meetings as well as from service providers who may identify individuals who are interested.

5. **Describe performance standards for evaluating ESG.**

The performance standards for evaluating each ESG program are as follows:

Emergency Shelters

- Placement of 25% of those exited into permanent housing destinations
- Placement of 30% of those exited into more service-intensive bridge housing
- 25% of those served will attain a referral to a rapid re-housing program
- 95% Bed utilization

Winter Shelter (Emergency Shelter)

- 95% Bed utilization
- 25% of those served will have been assessed
- 5% of those served will exit to emergency shelter, transitional housing, safe haven, or permanent housing

Rapid Re-housing

- 50% of participants that move-in to permanent housing will do so within 120 days of enrollment
- Placement of 60% of those exited into permanent housing
- 15% of those served will increase their income
- 85% of those exited to permanent housing will not reenter the homeless system within one year of placement

Street Outreach

- Persons Engaged: A number, specified in each individual program contract depending on funding, resources, and coverage will be engaged, meaning a full record in HMIS and an acceptance of services or agreement to a case plan
- Persons Contacted: 66% more than the number of persons to be engaged. Contacted means

enrollments in HMIS which may not have every data element, perhaps with pre-engagement services

- Services provided: 50% of persons engaged will receive services or attain referrals to other services
- Referrals to Emergency Shelter: 20% of those engaged will attain a referral to emergency shelter:
- Referrals to Permanent Housing: 20% of those engaged will attain a referral to permanent housing services, like housing navigation or rapid re-housing
- Placements in Permanent Housing: 10% of those engaged will exit into permanent housing

HCIDLA and LAHSA have systems in place to ensure that the four grants comply with federal regulations and meet program specific requirements.

Housing Opportunities for Persons With AIDS/HIV (HOPWA)

Please identify the method for selecting HOPWA project sponsors (including providing full access to grassroots faith-based and other community organizations)

The HCIDLA HOPWA program conducts procurement that emphasizes collaboration and partnership opportunities among nonprofit service agencies, housing providers, faith based organizations and community. HCIDLA contracts with sub-recipients for services using a competitive bid process. The Request for Proposals (RFP) is announced at public meetings, widely distributed through email blasts, local periodicals, and the City's Los Angeles Business Assistance Virtual Network (LABAVN). The public meetings, email blasts and LABAVN notifications include grassroots faith-based and many other community organizations.

The bid process requires applicants to complete and submit a set of core documents that are required to establish the overall fiscal, capacity, organizational and operational stability of the agency. Applicants are required to demonstrate nonprofit status and a minimum of two years' experience providing housing services to a low-income HIV positive population, or comparable housing services to a vulnerable population. In addition, factors considered include relevant background, experience, and qualifications, demonstrated understanding of the work, qualifications and experience of staff assigned to the project, past performance (if applicable) and references, and reasonable and allowable costs.

Applicants may submit a proposal for the program(s) specified. A threshold review is conducted by impartial HCIDLA staff (not directly involved with the administration of the HOPWA Program), and proposals that have met threshold requirements are reviewed and scored by evaluation teams comprised of subject matter experts and/or HCIDLA analytical staff, based on scoring criteria that is specified in the RFP. HCIDLA presents proposals recommended for funding to the City Council and Mayor. Final funding awards are made by the City Council, and ratified by the Mayor of Los Angeles, based on the recommendations made by the HCIDLA staff as informed by evaluation team findings. The majority of HOPWA service contracts are executed on a 5-year cycle (one year, with four, one-year extensions).

Disaster Response and Recovery

OMB Control No: 2506-0117 (exp. 06/30/2018)

In compliance with HUD's Notice #CPD-17-06, the City has developed the following plan in order to easily access grant funding in the event of a presidentially-declared disaster. The City will reallocate funding for immediate disaster response and long term recovery in accordance with the federal regulations that govern the grant funds. When determining how best to help a community recover from a major disaster, The City will consider the long-term housing, economic development, and infrastructure needs of the community. Grant funds will be used for any of the below activities deemed necessary and approved by the City Council and Mayor.

<u>CDBG</u>

CDBG funds will be used for the following activities to primarily benefit residents with low- to moderate-income and in low- and moderate-income neighborhoods where residents and businesses may not have the resources to fully recover without additional assistance:

- Housing rehabilitation;
- Housing reconstruction;
- Homebuyer programs replacing disaster damaged residences;
- Infrastructure improvements;
- Demolition of buildings;
- Reconstruction or replacement of public facilities;
- Small business grants and loans;
- Emergency, short term assistance when such activities are not fully funded by Federal Emergency Management Agency (FEMA), Small Business Administration (SBA), or other sources;
- Debris removal or an immediate repair to publicly owned utilities, if not fully covered by FEMA and SBA, and qualifying as an interim assistance activity;
- Interim assistance activities to alleviate emergency conditions should the Mayor determine that emergency conditions exist that threaten the public health and safety and require immediate resolution;
- Payment of the deductible amount of a homeowner's hazard insurance as a public service activity. Under 570.207(b)(4), emergency grant payments may be made directly to the insurance provider on behalf of an income-eligible individual or family;
- Other public service activities that would assist those impacted by the disaster. as emergency grant payments over a period of up to three consecutive months to the provider of such items or services on behalf of an individual or family;
- Section 108 Loan Guarantees for post-disaster community needs, such as acquisition of real property (including related public improvements, clearance and relocation), rehabilitation of publicly owned real property (including infrastructure such as streets), housing rehabilitation, public facilities, and economic development activities, and;
- Other activities addressing the below national objectives may also be funded.

Slum & Blight:

CDBG funds may be used for slum and blight activities because of disaster events, such as acquisition, clearance, relocation, historic preservation, remediation of environmentally contaminated properties, or rehabilitation of buildings or improvements. Rehabilitation must be limited to eliminating those conditions that are detrimental to public health and safety. If acquisition or relocation is undertaken, it must be a precursor to another eligible activity (funded with CDBG or other resources) that directly eliminates the specific conditions of blight or physical decay, or environmental contamination.

Urgent Need:

CDBG funds may be used for the following urgent need activities:

Housing rehabilitation assistance or emergency public services to individuals or households that do not qualify as low- or moderate-income. The area impacted by the disaster event may not qualify as a principally low to moderate income neighborhood, and disaster recovery activities may be needed citywide;

Demolition or rehabilitation of commercial or industrial buildings, and;

Alleviate existing conditions which pose a serious and immediate threat to the health or welfare of the community if the existing conditions are of recent origin or which recently became urgent within 18 months, that the grantee is unable to finance the activity on its own, and that other sources of funding are not available.

HOME

HOME funds may be used for the following activities:

- Repair, rehabilitate or rebuild properties damaged by a disaster or construct new housing to meet post-disaster housing needs;
- Provide direct homeownership assistance to households affected by a disaster to enable them to purchase a new home, and;
- Provide tenant-based rental assistance (TBRA) to households displaced by a disaster for households that cannot receive FEMA assistance to rent housing units.

ESG

ESG funds may be used for the following activities:

- Assistance to both homeless persons meeting the definition of homeless at 24 CFR 576.2 and persons at risk of homelessness after a disaster;
- Rehabilitate an emergency shelter damaged during the disaster if the shelter does not have insurance or there is a gap in funding to repair the shelter, and All other resources available to repair the facility are exhausted.

HOPWA

HOPWA funds may be used to address both the short term and long term housing and service needs of low income persons living with HIV/AIDS and their families impacted by a disaster event, as follows:

- Construction of community residences or single room occupancies (SROs);
- Rehabilitation of existing structures to provide emergency, transitional or permanent housing;
- Operating expenses for facility based housing;
- Leasing of entire facilities or master leasing of individual scattered site units;
- Tenant-based rental assistance;
- Payment of security deposits and utility hookup fees to secure permanent housing;
- Short-term Rent Mortgage and Utility Assistance (STRMU) for up to 21 weeks of assistance in a 52-week period;
- Housing information services to assist with locating available housing; and
- Supportive services.

Reallocation Process

Funding will be reallocated first from projects that have not yet begun to incur costs. The second priority for reallocation will be to select projects that can be re-purposed, re-scoped or re-located to address the disaster.

Duplication of Benefit

Before making assistance available, the City will verify that a proposed activity will not be funded by FEMA the SBA or private insurance, and that advance payments from these or other sources will not duplicate the grant assistance, in accordance with federal regulations. A review will be conducted of documentation on household's eligibility, financial resources, support networks, and other assistance available or reasonably anticipated for the same purpose as the grant assistance.

Regulatory & Statutory Waivers

In a FEMA major disaster declaration, the City will ask HUD to suspend CDBG and HOME statutory requirements and waive regulatory requirements as identified in Notice #CPD-17-06, or in addition to those identified, to make grant funds available for disaster recovery activities as deemed necessary. The City will submit these disaster suspension and waiver requests to the HUD field office and include a well-documented justification citing the good cause for the suspension or waiver being requested (e.g., why it is necessary for disaster relief/recovery).