

Amendment No.1 to the Baldwin County Local Recovery Plan Non-Substantial

January 2026

Background and Summary of Changes

The State of Alabama was awarded Community Development Block Grant-Disaster Recovery (CDBG-DR) funding from the U.S. Department of Housing and Urban Development (HUD) to support in the state's recovery from the 2020 Hurricanes, Sally (DR- 4563) and Zeta (DR-4573).

The Alabama Department of Economic and Community Affairs (ADECA) 2022 CDBG-DR Action Plan was approved by HUD on January 12, 2023, with a substantial amendment approved on July 21, 2023. In the Action Plan and amendment, Baldwin County was identified as a most impacted and distressed area and was awarded \$43,361,686 for recovery activities and \$1,000,000 for planning. The Baldwin County Local Recovery Plan was approved by ADECA on February 18, 2025.

In addition to program guidelines for the Local Recovery Plan at a state level, these CDBG-DR funds are also guided by federal requirements posted in the February 3, 2022 (87 FR 6364) and May 24, 2022 (87 FR 31636) Federal Register notices for Public Law 117-43, which addressed the 2020 disasters.

This is Amendment No.1 to the Baldwin County Local Recovery Plan. This amendment modifies the Local Recovery Plan by:

1. Aligning the program and administrative budgets with the Subrecipient Agreement with ADECA;
2. Lowering the minimum award amount for the Local Government Recovery Infrastructure Program; and
3. Updating the method of delivery and program administration for the Homeownership Assistance Program.

This amendment is considered non-substantial as defined by the Local Recovery Plan (Section 3.3), as it does not change program beneficiaries or eligibility, alter program budgets by more than 10%, and does not create or delete an activity. Non-substantial amendments may be made at the discretion of the County and do not require a public comment period.

Amendments to the Local Recovery Plan

1. Local Recovery/CDBG-DR budget

Update to Award Budget

Amendment 2 of the Subrecipient Agreement between the State of Alabama and Baldwin County Commission provided an update to the overall CDBG-DR award budget and activity categories. The Amendment added an Administration activity and reallocated \$50,000 from both the Housing and Non-housing Recovery Activity budgets to Administration for a total of \$100,000.

Original Budget

Activities	Project Costs
Local Recovery Plan	\$1,000,000
Housing Recovery Activities	\$19,219,010
Non-housing Recovery Activities	\$24,142,676
Total Amount Budgeted	\$44,361,686

Revised Budget

Activities	Project Costs
Administration	\$100,000
Local Recovery Plan	\$1,000,000
Housing Recovery Activities	\$19,169,010
Non-housing Recovery Activities	\$24,092,676
Total Amount Budgeted	\$44,361,686

The revised budget is the approved budget for the Local Recovery Plan programs.

Program	Budget
Homeownership Assistance Program	\$19,169,010
County Priority Infrastructure Program	\$10,721,373
Local Government Recovery Infrastructure Program	\$13,371,303
Total Programs	\$43,261,686

2. Local Government Recovery Infrastructure Program

Change to Minimum Award Amount

The Local Government Recovery Infrastructure Program (LGRIP) originally proposed a minimum award amount of \$750,000. Amendment 1 decreases the LGRIP minimum award from \$750,000 to \$300,000.

Budget Category	Funding Level
Maximum	No Limit
Minimum (Original)	\$750,000.00
Minimum (APA1)	\$300,000.00

Program Change Summary

The Local Recovery Plan stated the minimum award for assistance was \$750,000. This amendment lowers the minimum award for assistance to \$300,000. After further consultations with eligible entities that may apply to LGRIP, some proposed projects may not meet the higher minimum threshold. Projects for LGRIP may be considered for awards at \$300,000 if the project meets all

eligibility requirements and a recovery need is demonstrated. This will allow Baldwin County to consider more project proposals that address remaining infrastructure recovery needs.

Program Revised Budget

There are no changes to the LGRIP program budget under APA 1.

3. Homeownership Assistance Program

Change to Program Method of Distribution

Program administration and delivery of services for Homeownership Assistance Program (HAP) was originally to be managed by the Baldwin County Grants Department. Amendment 1 updates the program delivery so that HAP will be administered by program partner(s) in coordination with Baldwin County.

Original LRP Language

Method of Distribution

The County will administer the program and provide direct assistance to eligible applicant households in the form of a loan secured with a lien on the property for the CDBG-DR assistance through a Mortgage deed and Restrictive Covenants for a five (5) year affordability period. This will require the household to maintain primary residence in the home for five years immediately following the purchase. Requests for assistance will be evaluated first come, first served for applications that meet all applicable eligibility requirements for assistance. The maximum assistance amount has been set at \$85,000 in combined assistance per qualifying household, with the actual amount calculated based on need for the qualifying home purchase.

Updated LRP Language

Method of Distribution

The County will engage one or more strategic partners to support the administration and coordination of services for the Homeownership Assistance Program. Partners will be responsible for program administration, case management, housing counseling services, and coordination with lenders, relators, and homebuyers to ensure all program and CDBG-DR requirements are met prior to an award being made.

Awards will be provided as direct assistance to eligible applicant households in the form of a loan secured with a lien on the property for the CDBG-DR assistance through a Mortgage deed and Restrictive Covenants for a five (5) year affordability period. This will require the household to maintain primary residence in the home for five years immediately following the purchase. Requests for assistance will be evaluated first come, first served for applications that meet all applicable eligibility requirements for assistance. The maximum assistance amount has been set at \$85,000 in combined assistance per qualifying household, with the actual amount calculated based on need for the qualifying home purchase.

Program Change Summary

The Homeownership Assistance Program (HAP) requires a greater level of coordination and oversight than was originally proposed in the LRP. Baldwin County will seek to engage one or more strategic partner for program administration, case management, and housing counseling services to ensure program success. This approach allows the Grants Department to maintain overall program oversight, with partners managing intake and case management with the homebuyers and connecting homebuyers with housing counseling agencies, lenders and housing inspectors. Baldwin County will work closely with selected partners to meet all CDBG-DR and ADECA requirements and compliance through documentation and terms of agreements. The selected partner(s) will be a nonprofit agency established within Baldwin County that has prior experience with federal funding and housing services. Baldwin County will selectively award an organization for this role after considering capacity and cost reasonableness for providing services.

Program Revised Budget

There are no changes to the HAP program budget under APA 1.