

DISASTER RECOVERY INITIATIVE  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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Allocations, Waivers and Alternative Requirements for Grantees Receiving Community Development Block Grant Disaster Recovery Funds in Response to Disasters Occurring in 2011, 2012 and 2013  
*The Disaster Relief Appropriations Act, 2013 (Public Law 113-2)*  
Federal Register Docket No. FR-5696-N-03

LOUISIANA OFFICE OF COMMUNITY DEVELOPMENT/DISASTER RECOVERY UNIT

**STATE OF LOUISIANA PROPOSED PARTIAL ACTION PLAN No. 4  
FOR THE UTILIZATION OF  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS  
IN RESPONSE TO HURRICANE ISAAC**

Public Comment Period: Sept. 17-30, 2014

Submitted to HUD: Oct. 1, 2014

Approved by HUD: Nov. 28, 2014

**Bobby Jindal**  
Governor

**Jay Dardenne**  
Lieutenant Governor

**Kristy Nichols**  
Commissioner of Administration

## Overview

This Partial Action Plan No. 4 allocates \$19,300,920, as a subset of St. John the Baptist Parish's previously allocated \$32,674,000, to the following newly created programs: *Homeowner Rehabilitation Program (HRP)*, *Small Rental Rehabilitation Program (SRRP)*, *Housing Elevation Program*, *Demolition and Clearance Program* and the *Homebuyer Assistance Program*. Of this total, this Partial Action Plan No. 4 will further obligate \$1,083,398 across the referenced programs. This funding allocation and obligation, in accordance with the parish's unmet needs assessment as outlined in the state's Initial Action Plan approved November 4, 2013, is necessary to address unmet needs in St. John the Baptist Parish in response to Hurricane Isaac.

Program	Total Allocation	% of Allocation	Previous Action Plan Obligations	Obligation for Partial Action Plan No. 4	Future Partial Action Plans
St. John the Baptist Parish	\$32,674,000.00	50.8%	\$55,000.00	\$1,083,398.00	\$31,535,602.00
Plaquemines Parish	\$16,953,000.00	26.3%	\$829,000.00	\$0.00	\$16,124,000.00
FEMA Cost-Share	\$5,886,000.00	9.1%	\$5,886,000.00	\$0.00	\$0.00
Hazard Mitigation Cost-Share Assistance Program	\$3,446,084.00	5.4%	\$1,090,000.00	\$0.00	\$2,356,084.00
State Administration, Planning and Program Delivery	\$3,320,000.00	5.2%	\$700,000.00	\$0.00	\$2,620,000.00
Parish Recovery Priority Projects	\$1,100,000.00	1.7%	\$1,100,000.00	\$0.00	\$0.00
Homeowner Rehabilitation Program	\$1,000,000.00	1.6%	\$650,000.00	\$0.00	\$350,000.00
<b>Total</b>	<b>\$64,379,084.00</b>	<b>100.0%</b>	<b>\$10,310,000.00</b>	<b>\$1,083,398.00</b>	<b>\$52,985,686.00</b>

### I. Program Description

As documented in the state's Initial Action Plan, St. John the Baptist Parish experienced extensive damages as a result of Hurricane Isaac affecting both the homeowner and rental populations within the parish. These damages represented a high concentration of affected residents spread across a wide geographic area within the parish.

#### St. John the Baptist Parish Demographics and Damage Summary

Location	Census Owner Occ.	Owners w/ Dmg.	% Owner Dmg.	Census Renter Occupied	Renters w/ Dmg.	% Renters Dmg.	Damage Concentration
Edgard	673	297	44%	199	23	12%	37%
Garyville	783	230	29%	222	55	25%	28%
Laplace	8,249	4,386	53%	2,083	1,499	72%	57%
Pleasure Bend	94	30	32%	18	2	11%	29%
Reserve	2,606	839	32%	763	292	38%	34%
Wallace	194	62	32%	40	6	15%	29%
Rest of Parish	38	17	45%	3	4	133%	51%
<b>Total</b>	<b>12,637</b>	<b>5,861</b>	<b>46%</b>	<b>3,328</b>	<b>1,881</b>	<b>57%</b>	<b>48%</b>

Source: FEMA Individual Assistance April 2013

Moreover, this damage was extensive and affected a wide-variety of housing types throughout the parish.

#### Damage Breakdown of Owner-Occupied Households by Type

Type	# Damaged	Ave. RP FVL	Total RP FVL
Condo	24	\$ 7,908.69	\$ 189,808.50
House	5,077	\$ 11,769.95	\$ 59,744,246.80
Mobile Home	719	\$ 2,453.99	\$ 1,764,419.19
Other	2	\$ 7,073.53	\$ 14,147.05
Townhouse	16	\$ 9,410.39	\$ 150,566.17
Travel Trailer	23	\$ 2,079.36	\$ 47,825.25
<b>Total</b>	<b>5,861</b>	<b>\$ 10,565.02</b>	<b>\$ 61,911,012.96</b>

Source: FEMA Individual Assistance April 2013

Extensive damages were also recorded affecting the parish's rental population.

#### Levels of Damage for Renter Households

Type	# Damaged
Moderate	939
Substantial	777
Major	160
Destroyed	5
<b>Total</b>	<b>1,881</b>

Source: FEMA Individual Assistance April 2013

However, as a constant, best available data collected after the storm indicated a low- to-moderate income (LMI) population was disproportionately affected across both the owner-occupied and rental communities.

#### Damage Breakdown of Owner-Occupied Households by Income

Type	# Damaged	Ave. RP FVL	Total RP FVL	% Households
LMI	3,227	\$ 7,899.82	\$25,484,827.55	55.06%
Not LMI	2,634	\$ 13,829.23	\$36,426,185.41	44.94%
<b>Total</b>	<b>5,861</b>	<b>\$ 10,565.02</b>	<b>\$61,911,012.96</b>	<b>100.00%</b>

Source: FEMA Individual Assistance April 2013

#### Levels of Damage for LMI Renter Households

Type	# Damaged
Moderate	803
Substantial	654
Major	129
Destroyed	5
<b>Total</b>	<b>1,591</b>

Source: FEMA Individual Assistance April 2013

As documented in the state's Initial Action Plan, these damages equated to a substantial unmet housing need in St. John the Baptist Parish.

#### Unmet Housing Need Estimate in St. John the Baptist Parish as of April 2013

Est. Damage	Haz. Payout in IA	Adj. NFIP Payout	FEMA IA Assistance	SBA Home Loans	Unmet Need
\$ 281,166,289.25	\$ (31,155,650.05)	\$(47,710,795.95)	\$(33,061,539.27)	\$ (45,239,900.00)	\$ 123,998,403.99

Therefore, it is critical the state utilize its CDBG-DR allocation within St. John the Baptist Parish to address a wide variety of housing needs while paying particular attention to the needs of LMI households. With this proposed allocation of \$19,300,920 and obligation of \$1,083,398 to a full slate of housing recovery programs, as outlined below, the state and parish believe this goal will be accomplished.

**a. Homeowner Rehabilitation Program (HRP)**

**Eligible Activity:** 105(a)(4)

**National Objective:** Low- and Moderate-Income Benefit, Urgent Need

**Activity Allocation:** \$11,549,820

**Activity Obligation:** \$476,316

The HRP is intended to provide financial assistance to both LMI and non-LMI homeowners to rehabilitate, reconstruct and elevate their Isaac-damaged structures. The program’s goals are as follows:

- Promote health and human safety and increase the community’s standard of living;
- Provide decent, safe and sanitary housing in disaster-impacted areas;
- Ensure that the housing needs of LMI households are addressed;
- Elevate homes in conjunction with repair and rehabilitation efforts to promote community resiliency and mitigate the need for assistance in future flood events;
- Prevent blight and contribute to overall neighborhood recovery;
- Support positive outcomes for families living in the area at the time of Hurricane Isaac while also redeveloping those areas in a manner enhancing their attractiveness to prospective residents;
- Enhance property values of rehabilitated properties and protect the value of adjacent, non-damaged properties.

**b. Small Rental Rehabilitation Program (SRRP)**

**Eligible Activity:** 105(a)(4)

**National Objective:** Low- and Moderate-Income Benefit

**Activity Allocation:** \$3,594,140

**Activity Obligation:** \$218,815

The SRRP is intended to provide financial assistance to owners of one- to four-unit residential rental properties to rehabilitate, reconstruct and elevate their Isaac-damaged structures. The units rehabilitated through the program will then be subject to income-based rental requirements stipulating they are leased to LMI renters exclusively. The program’s goals are as follows:

- Promote health and human safety and increase the community’s standard of living;
- Provide decent, safe and sanitary housing in disaster-impacted areas;

- Ensure that the housing needs of LMI households are addressed;
- Elevate units in conjunction with repair and rehabilitation efforts to promote community resiliency and mitigate the need for assistance in future flood events;
- Prevent blight and contribute to overall neighborhood recovery;
- Support positive outcomes for families living in the area at the time of Hurricane Isaac while also redeveloping those areas in a manner enhancing their attractiveness to prospective residents;
- Enhance property values of rehabilitated properties and protect the value of adjacent, non-damaged properties.
- Enhance the stock of available, affordable rental properties.

**c. Housing Elevation Program**

**Eligible Activity:** 105(a)(4)

**National Objective:** Low- and Moderate-Income Benefit, Urgent Need

**Activity Allocation:** \$2,500,000

**Activity Obligation:** \$86,483

The Housing Elevation Program is a stand-alone voluntary elevation program for those homes located in flood-prone areas, and specifically those areas that were inundated by flood waters as a result of Hurricane Isaac. For properties participating in the program, elevations will be to 1 foot above the applicable FEMA-determined base flood elevation.

**d. Demolition and Clearance Program**

**Eligible Activity:** 105(a)(4)

**National Objective:** Slum and Blight, Urgent Need

**Activity Allocation:** \$350,000

**Activity Obligation:** \$91,885

The purpose of the Demolition and Clearance Program is to provide St. John the Baptist Parish with a mechanism to remediate damages in defined neighborhoods, ensure that areas blighted by Hurricane Isaac are redeveloped and/or that adequate additional developments are made available to meet the needs of impacted neighborhoods. At the time of this submission, the parish had identified at least 16 properties blighted by Hurricane Isaac it had targeted for demolition and or clearance. The subject properties have been identified by the St. John the Baptist Parish Planning and Zoning Department as uninhabitable, hazardous or otherwise unsafe storm-damaged structures. They have been declared in imminent danger of collapse and constitute a risk to public health and safety.

**e. Homebuyer Assistance Program**

**Eligible Activity:** 105(a)(24)

**National Objective:** Low- and Moderate-Income Benefit

**Activity Allocation:** \$1,306,960

**Activity Obligation:** \$143,628

The Homebuyer Assistance Program will provide homeownership assistance in the form of forgivable, deferred soft second mortgages designed to bridge the gap between the sales price of a home and what an applicant can afford. As the parish's unmet needs illustrated major impacts to both existing homeowners and renters, this program will target those affected populations to facilitate new homeownership opportunities and stimulate the housing market within the affected area. Eligibility will be limited to LMI populations only.

## **II. Overview and Delivery**

The proposed programs will be administered through the parish, with overview, technical assistance and guidance provided by the state through the Office of Community Development-Disaster Recovery Unit (OCD-DRU) – the responsible CDBG-DR grantee – and the Louisiana Housing Corporation (LHC). Through an extensive outreach initiative, the parish will identify eligible households and will coordinate all aspects of administering the programs, including applicant intake, case management and construction work, where applicable.

## **III. Program Size**

The state will initially allocate \$17,867,191 and obligate \$1,083,398 to develop these housing assistance programs, but reserves the right to revise this allocation at a later date should it be warranted. Additionally, further obligations will be made within each of the programs as warranted via future amendments.

## **IV. Eligible Applicants**

Eligible applicants for the Homeowner Rehabilitation, Small Rental Rehabilitation, Housing Elevation and Homebuyer Assistance programs will be limited to St. John the Baptist residents impacted by Hurricane Isaac who have demonstrable remaining unmet housing needs attributable to this disaster. Eligibility within the Demolition and Clearance Program will be limited to the parish itself, or its designated and properly-procured contractor conducting demolition and clearance activities within the designated Isaac-affected blighted area.

Note that while this Partial Action Plan No. 4 provides for service to both LMI and non-LMI populations in the Homeowner Rehabilitation and Housing Elevation programs, LMI populations will be prioritized for assistance. Non-LMI populations will only receive awards after all eligible LMI applicants have received program assistance.

## **V. Use of Funds**

Delivery of funds will vary by program. For the Homeowner Rehabilitation and Housing Elevation Programs, assistance will be provided in the form of a direct grant agreement between the parish and the applicant and through a construction agreement between the applicant and the selected contractor. In the Small Rental Rehabilitation and Homebuyer Assistance programs, assistance will be provided in the form of forgivable deferred loans. The parish itself will submit requests for direct grant reimbursement for demolition and clearance activities it conducts through the Demolition and Clearance Program.

## **VI. Monitoring**

Monitoring will be performed by the LHC and OCD-DRU staff in accordance with the contracts and the OCD-DRU Monitoring Plan.

## VII. Overall Grant Impact

This Partial Action Plan No. 4 allocates \$19,300,920 as a programmatic subset of the previous \$32,674,000 allocation the state made to address unmet needs in St. John the Baptist Parish. Additionally, this Partial Action Plan obligates \$1,083,398 to these newly-created programs.

### Obligation/Allocation Changes to St. John the Baptist Parish Allocation

Program	Allocation	Obligated in Previous Action Plans	Obligated in Partial Action Plan No. 4	To Obligated in Future Partial Action Plans
Homeowner Rehabilitation Program	\$11,549,820.00	\$0.00	\$476,316.00	\$11,073,504.00
Small Rental Rehabilitation Program	\$3,594,140.00	\$0.00	\$218,815.00	\$3,375,325.00
Housing Elevation Program	\$2,500,000.00	\$0.00	\$86,483.00	\$2,413,517.00
Demolition and Clearance Program	\$350,000.00	\$0.00	\$91,885.00	\$258,115.00
Homebuyer Assistance Program	\$1,306,960.00	\$0.00	\$143,628.00	\$1,163,332.00
Admin/TBD	\$13,373,080.00	\$55,000.00	\$66,271.00	\$13,251,809.00
<b>Total</b>	<b>\$32,674,000.00</b>	<b>\$55,000.00</b>	<b>\$1,083,398.00</b>	<b>\$31,535,602.00</b>

## VIII. Public Comment

- A. This Partial Action Plan is considered substantial as it creates a new program, per the allowable activities described in the Initial Action Plan. The formal public comment period for the plan begins September 17, 2014 and runs through September 30, 2014 at 5 p.m.

Citizens and organizations can comment on this amendment via:

- The OCD/DRU website, [http://www.doa.louisiana.gov/cdbg/dr/IC\\_ActionPlans.htm](http://www.doa.louisiana.gov/cdbg/dr/IC_ActionPlans.htm);
- Emailing them to [ocd@la.gov](mailto:ocd@la.gov);
- Mailing them to Disaster Recovery Unit, P.O. Box 94095, 70804-9095, Attn: Janice Lovett; or
- Faxing them to the attention of Janice Lovett at (225) 219-9605.

The plan will be translated into Vietnamese and Spanish to reach the limited English proficiency citizens in the impacted areas. Citizens with disabilities or those who need other technical assistance can contact the OCD/DRU office for assistance via the methods listed above.

- B. Summary of Public Comments and State's Response

The proposed Partial Action Plan was published for Public Comment on September 17, 2014 through September 30, 2014. The state did not receive any comments.