Experts Roundtable on Enhancing Housing Resiliency

INSTITUTE BUILDING & TECHNOLOGY
SAFETY & THE NATIONAL GOVERNORS ASSOCIATION
Welcome, Introductions and Discussion of Objectives

Sue Gander, Division Director, Environment, Energy & Transportation, National Governors Association, Center for Best Practices
Why We Are Here

Disaster Declarations by Year

Source: FEMA; https://www.fema.gov/disasters/year
Why We Are Here

https://riskcenter.wharton.upenn.edu/disaster-aid/federal-disaster-rebuilding-spending-look-numbers/
Why We Are Here

This map shows the number of times the President issued a disaster declaration for each U.S. county from December 1964 to October 2016.

https://www.newamerica.org/in-depth/weather-eye/frequency-disaster-declarations/
Why We Are Here

Millions of homes damaged from wind, floods and fires in past decade ... that need help and might have been avoided
Office of Government Relations

• Collective voice of governors in Washington D.C.
• Builds consensus on Federal issues
• National policy focus

Center for Best Practices

• Comparative policy shop for state level efforts
• Provides governors and staff technical assistance and policy guidance

Office of Management Consulting & Training

• Internal management consultants
• Training and advice for governors, chiefs of staff, legal counsels, policy directors, schedulers, spouses
**NGA SOLUTIONS**

**Energy, Environment & Transportation Division Focus**

- **Power Sector Modernization**
  - Energy Policy Institute
  - Grid Modernization Retreats
  - Global Energy Solutions Summit

- **Support for New Governors**
  - Boot Camps and Webinars
  - Energy Advisors
  - Transportation Advisors
  - Water Advisors
  - Governors Guide to Energy Policy

- **Energy Efficiency**
  - Lead By Example Workshop
  - Energy Efficiency Experts Roundtable
  - Energy Efficiency Roadmap for Governors

- **Resiliency**
  - State Energy Risk Assessment & Planning Tool and State Resilience Retreats
  - Grid Emergency Exercises
  - State/Utility Coordination Workshop
  - Housing Resiliency Experts Roundtable

- **Technical Assistance on Demand**
  - Research
  - Policy Memos
  - Consultations

- **Nuclear Weapons Waste**
  - Federal Facilities Task Force Meeting
  - Intergovernmental Meeting
  - Governors Guide to Nuclear Weapons Waste Cleanup

- **Transportation Modernization**
  - Traffic Safety Learning Labs
  - Electric Vehicle (EV) Regional Workshops
  - Innovation Workshops
  - Transportation Policy Institute

- **Smarter States, Smarter Communities**
  - Learning Lab
  - Roadmap
  - Policy Academy Kick Off

- **Water Policy Learning Network**
  - Water Policy Institute
  - Webinar Series
  - Delaware River Basin Retreats

**Smaller Box: Smaller Text**

- Grid Modernization Retreats
- Global Energy Solutions Summit
- Energy Advisors
- Transportation Advisors
- Water Advisors
- Governors Guide to Energy Policy
- Federal Facilities Task Force Meeting
- Intergovernmental Meeting
- Governors Guide to Nuclear Weapons Waste Cleanup
- Water Policy Institute
- Webinar Series
- Delaware River Basin Retreats
Welcome, Introductions and Discussion of Objectives

Chris Fennell, Chief Development & Marketing Officer, Institute for Building Technology & Safety
Agenda for the Day

9:00am—9:30am: Welcome, Introductions and Discussion of Objectives
9:30am—10:30am: A View from the States: Connecticut and North Carolina
10:30am—11:00am: The Local Experience: IBTS
11:00am—11:30am: Break
11:30am—12:00pm: Federal Update: the 2018 Disaster Recovery Reform Act
12:00pm—1:00pm: Lunch, with Roundtable Discussion
1:00pm—2:15pm: Discussion: Innovative Ways to Coordinate Resilience & Mitigation Programs
2:15pm—3:00pm: Discussion: How Can Governors Make Housing More Resilient?
3:00pm—3:30pm: Closing Remarks
A View From The States

Connecticut
- Brenda Bergeron, Chief Counsel, Connecticut Department of Emergency Services and Public Protection
- Mia Delaire, Sandy Recovery Program Director, Connecticut Department of Housing

North Carolina
- Mike Sprayberry, Emergency Management Director, North Carolina Department of Public Safety
- Laura Hogshead, Chief Operating Officer, North Carolina Department of Public Safety
CT Post Sandy Interagency Recovery Planning

National Governor’s Association /IBTS
Experts Roundtable on Housing Resilience
Washington, DC
Thursday, January 24, 2019

Brenda M. Bergeron, Esq.
CT Department of Emergency Services and Public Protection
Division of Emergency Management and Homeland Security
October 25, 2012 Forecast
CT Impacts of Super Storm Sandy

• Wind Gusts in Excess of 85 MPH
• Extreme Coastal Flooding
  • Not Experienced since Hurricane of 1938
  • Close to or at the 100 Year Storm Level
• Over 3,000 Homes Damaged
• Over 650,000 Utility Customers without Power
• USAR Searches of 1,771 homes in Fairfield
• Six Fatalities
• Hundreds of Storm-Related Injuries
Super Storm Sandy Response

- First Responders - 144 Rescues
- CT National Guard
  - 73 missions
  - 6 Rescue Missions
- Shelters
  - 74 – Local, Multi-Jurisdictional, & Red Cross
  - 10,000 Meals Served
- Commodities –
- 92 Municipalities Supported
  - 16,400 MREs
  - 19,200 Cases of Water
  - Over 8200 Cots
Post-Storm Recovery

• Presidential Major Disaster Declaration
• Development of State Disaster Recovery Framework, applying Unified Command concept to long term recovery operations
• FEMA/State Joint Field Office
  • Federal Coordinating Officer
  • 16 Disaster Relief Centers (DRC)
• Individual Assistance (IA)
  • Over 12,000 Registrants
• Public Assistance (PA)
  • 7 of 8 CT counties Approved
Sandy Potential Relief Funding in CT

- Tranche 1--$71.9 million in Community Development Block Grants--DR (Dept of Housing)
- Tranche 2--$66 million in CDBG-DR
- Tranche 3--$11.5 million
- $10.5 million in Social Services Block Grants (Dept of Social Services)
- FEMA Hazard Mitigation Grant Program--$16.6 million
- FEMA Disaster Funds (Division of Emergency Management and Homeland Security)
  - $57 million in Public Assistance Grants to municipalities and qualified non-profit organizations
  - $14.3 million in Housing Assistance
  - $1.1 million in essential personal needs
  - $467,000 FEMA disaster case management grant
  - $22,196 in Disaster Unemployment assistance
Sandy Potential Relief Funding in CT (cont’d)

- $1.8 million National Emergency Grant available (Dept of Labor)
- Over $220 million National Flood Insurance Program (5,902 claims)
- Over $2.8 million Federal Transit Administration (CT DOT)
- $169.967 million FTA bridge, power system, rails (CT DOT)
- US Army Corps of Engineers dredging projects
- $1.3 million Federal Highway Administration for road and bridge repairs
- $250,000 U. S. Department of Education for local education agencies
- $52 million in Small Business Administration Low Interest Loans
- $8 million National Parks Service Grant for Historic Properties (State Historic Preservation Officer/Dept of Economic and Community Development)
- $4 million state bond funds to reimburse homeowners for their share of HMGP costs, up to $50,000
Sandy Potential Relief Funding in CT (cont’d)

- $1 million Salvation Army
- $2.1 million American Red Cross long term recovery grants and direct financial assistance
- 1.4 million National VOAD partners
- Robin Hood Foundation—approx. $750,000 emergency assistance for displaced persons
- $4 million state bond funds to reimburse homeowners for their share of HMGP costs, up to $50,000
- CT Shoreline Resiliency Fund—up to $27 million for elevating homes and floodproofing businesses
- HUD Rebuild by Design--$10 million to Bridgeport
- $16 million Dept of Interior coastal resiliency (CT DEEP)
- $3 million NOAA Coastal Resiliency and Storm Awareness Programs (UConn, DEEP)
- $7 million USDA Emergency Watershed Protection Program—Floodplain Easement
Total Approximately $746 million

• How to coordinate?

• Answer: Use the emergency management system of coordinating, collaborating and integrating to establish a working group
Super Storm Sandy Interagency Funding Coordination Working Group

• Make sure all the partners-- local, state, federal, private sector, non-governmental organizations-- are present or are represented.

• Each partner provides an update of the programs they are administering and the status of each.

• Maintain a chart of potential funding sources, amounts, purpose and potential recipients and update after every meeting.

• Current emerging issues or continuing issues are raised and discussed
  • Examples: Spending deadlines; proposed legislation; contradictory or confusing eligibility requirements; coordination of funding to address unmet needs.
Community Development Block Grant Disaster Recovery (CDBG-DR)

Hermia Delaire, Program Manager

National Governor’s Association /IBTS
Experts Roundtable on Housing Resilience
Washington, DC
January 24, 2019
Program Overview

The state’s housing recovery program was designed to address the unmet housing needs of communities most impacted by Superstorm Sandy including the costs of repairs, reconstruction and new construction that insurance, FEMA and other sources of funding did not cover.

Our program was designed to protect our homeowners, our taxpayers and our State from fraud, waste and abuse. *We did not simply cut checks to homeowners.*
Eligibility Requirements

- Property must be located in a declared disaster area eligible for funding.
- Must have been homeowners’ primary residence or rental unit recorded on tax returns. *(No second or vacations homes)*
- 1-4 unit owner-occupied or rental property
- Must have sustained damaged from Superstorm Sandy.
- If property received prior federal assistance for flood damage homeowner must have maintained flood insurance.
- Property must have an unmet need for repair after accounting for all other sources of disaster-related assistance *(Duplication of Benefits).*
What may be Covered

- Structural repair or replacement of damaged property
- Lead-based paint abatement
- Asbestos abatement
- Mold remediation
- Mitigation assistance to elevate homes located in the flood plain.
- Reasonable Accommodations for access to home*
- Major Appliances: (Stoves & Refrigerators)

Maximum Grant Awards:
- $150,000 for repair projects
- $250,000 for mitigation & rehabilitation projects with elevation
- 100% of all necessary change order costs (Health & Safety and Code Compliance)
- *No max grant award for LMI applicants – (Waiver Request)
We procured for a contractor to assist in the application intake process. Contractor was required to:

- Develop an online database for application submission.
- Perform outreach to homeowners to inform them of CDBG-DR funding.
- Provide Application Support by:
  - Opening Intake centers in most distressed areas
  - Managing a Call Center
  - Having Mobile Units to assist elderly & disabled individuals
  - Ensured applications were filed out completely and required support documentation was attached to all applications.
- First level of review for application completion to determine eligibility.
- Submitted completed applications to State for review and processing.
Eligibility Review & DOB

- Dedicated staff reviewed all applications to determine eligibility and unmet need.
- Homeowners who received insurance funds were required to show proof of expenditure on eligible items or be required to contribute those funds to the projects.
- Verification of storm damages by third party independent source – Can’t be deferred maintenance.
- Opportunity to explain requirements of DR funding before proceeding to design stage.
- Verification of LMI applicants based on eligibility criterion in program guidelines.
Design & CM Services (AECM)

- This was critical to the overall success of the program
- Initial inspection to determine damage assessment “Fraud Mitigation”.
- Standardized design guidance.
- Oversaw the Bid Process
- Oversight though the construction process.
  - Weekly Inspections
  - Dispute Resolution
  - Payment Requisition Approvals
  - Review Change Orders
Prequalification of Contractors

- Lean the bid process significantly.
- GC’s interested in being prequalified for bidding were required to provide qualifications to determine eligibility.
- All applications for prequalified GC’s were reviewed by a committee and the names of all prequalified GC were posted on the website.
- Contractors were given the opportunity to submit prequalification documents for review any time during the process.
- Only prequalified GC’s were eligible for bidding on DR projects.
- Prequalified contractors received direct notification via email when a project was available for bidding.
- Contractors were only required to submit completed bid forms and project specific documents.
Financial Assistance

Financial assistance was in the form of a forgivable loan that bears no interest. If the homeowner sells, transfers, or vacates the property for any period of time during the term of the five year Promissory Note, the assistance must be repaid.

- Loan forgiveness will be 5 years from project completion.
- Accelerated loan Forgiveness in certain cases including:
  - Death of primary household member
  - Relocation to a managed care facility
  - Relocation from documented mental or physical incapacitation
  - Relocation for active military personnel
A large number of homes were elevated to withstand flooding issues. Although the livable spaces were all elevated above the base flood elevation many homeowners experience challenges getting access to their homes during flooding events because of street flooding for extended periods of time.

Towns need to address coastline resilience – Not just home elevation projects but repairing their failing infrastructure & resilience measures:

- Road elevation
- Update drainage systems
  - Repairing of outfall pipes
  - Replacing of backflow preventers
- Utility systems
Aging Population & Reasonable Accommodations

- Homeowners did not fully understand how high their homes would be elevated and number of steps to climb on a daily basis to access their homes until midway through the construction process. DOH became inundated with requests regarding reasonable accommodations from persons with difficulty navigating steps for a number of reasons.

- **Developed Policies and Procedures to address Reasonable Accommodations.**
- **Assign Committee to Review all Reasonable Accommodation Requests**
- **Set limits on what measures can be approved through cost reasonable analysis**
  - Dumb Waiter ($5 - $10K)
  - Stair Lift ($15 - $20K)
  - Platform Lift ($45 - $50K)
  - Elevator ($90 - $150K)
Homeowners whose homes were substantially damaged were given the opportunity to work with the AECM firms for input in the overall layout and design of their new home. This significantly delayed the design process because many homeowners took this as an opportunity for a long overdue home improvement project. (Change in size, upgrades, layout)

- Create standardized designs for homeowners with varying sizes to chose from which match closest to damaged property.
  - Reduce cost in design services
  - Reduce construction cost
  - Easier bid process because contractors are familiar with project design and cost.
Change Orders

- The majority of the housing stock that was damaged by Superstorm Sandy were initially designed as seasonal homes and over the past 50-100 years have been retrofitted to be year round use. Rehabilitating some of these homes was like opening up “Pandora’s Box”.

- Common Reasons
  - Rotted Framing
  - Meeting Current Code Standards
  - Meeting Requirements of Utility Companies

- Average Change Order Amount: $31,075 & Highest $233,316

- Change orders are inevitable on rehabilitation projects –

- How do You manage it?
  - Add unit rates to the bid document for common unforeseen conditions.
  - Clear message and discussion with local building officials prior to initiation of project.
Although Acquisitions & Buyouts were listed as an eligible item in the Action Plan, we experienced major concerns from the local legislative leaders because of the implied “loss of tax base.”

Develop better message about long term benefits of retreat.

Identify possible replacement sources for the anticipated revenue loss

Identify and encourage local land preservationists to participate and advocate.
Hermia M. Delaire
CDBG-DR Program Manager
860-270-8149
Hermia.Delaire@ct.gov
HURRICANES MATTHEW AND FLORENCE RECOVERY UPDATE
NATIONAL GOVERNORS ASSOCIATION
UNPRECEDENTED 1-2 PUNCH

HURRICANES MATTHEW AND FLORENCE
HURRICANE FLORENCE DAMAGES

- 35 inches of rain in places and more than 10 trillion gallons across North Carolina, South Carolina, and Virginia
- The storm was a 1,000-year rain event,
- At least 50 people died as a result of Florence
- Damages estimates run as high as $22 billion
- 34 counties in NC designated for Individual Assistance
- 51 counties in NC designated for Public Assistance
HURRICANE FLORENCE
INITIAL RECOVERY ASSISTANCE

Congressional Appropriations
• Congressional leaders have indicated that North Carolina could receive approximately $1 billion of the $1.68 billion included for disaster recovery in the recent bill
• North Carolina is requesting additional federal assistance

FEMA
• Total registrations: 139,658
• Individual and Households Program:
  - Approved applicants: 34,378
  - Approved amount: $125.8 million
• Other Needs Assistance: $22 million
• Housing Assistance: $103.8 million

National Flood Insurance Program
• 15,014 claims filed and $556.3 million paid

Small Business Administration
• $327.1 million in loans approved for 8,789 homeowners and renters
• $54.1 million in loans approved for 877 business owners
Activities to Date:

407 Expedited Acquisitions:

- 18 Counties/Cities/Towns submitted LOIs
- 18 Projects Total
- 443 Properties associated with LOIs
- $77,928,825.53 Requested
- Letter of Interest Review and QC being finalized

### PDM 2018:
- 11 Counties/Cities/Towns submitted LOIs
- 38 Projects Total
- $30,943,177 Requested
- Letter of Interest Review and QC

### FMA 2018:
- 9 Counties/Cities/Towns submitted LOIs
- 38 Projects Total
- $34,758,880 Requested
- Letter of Interest Review and QC

<table>
<thead>
<tr>
<th>County</th>
<th># of Properties</th>
<th>Est Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Hanover</td>
<td>16</td>
<td>$1,407,350.00</td>
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<tr>
<td>Lenoir</td>
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<td>$1,134,862.00</td>
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<tr>
<td>New Bern</td>
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<td>$298,851.00</td>
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<tr>
<td>Craven</td>
<td>2</td>
<td>$991,070.00</td>
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<tr>
<td>Jackson</td>
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<td>$1,547,611.00</td>
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<td>Richlands</td>
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<tr>
<td>Duplin</td>
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<td>Craven</td>
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<td>$991,070.00</td>
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<tr>
<td>Jones</td>
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<td>Cumberland</td>
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<td>$1,496,361.00</td>
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<td>Sampson</td>
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<td>Bladen</td>
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<td>$2,773,894.00</td>
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<td>Tabor City</td>
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<td>Columbus</td>
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<td>Brunswick</td>
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<td>Pender</td>
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<td>$4,229,648.00</td>
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<td>Onslow</td>
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<td>Moore</td>
<td>27</td>
<td>$1,972,026.00</td>
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**Total PDM** $30,943,177.00

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<tr>
<th>County</th>
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<th>Est Project Cost</th>
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<tr>
<td>Currituck</td>
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<td>Hyde</td>
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<td>Dare</td>
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<td>Pamlico</td>
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<td>$150,000.00</td>
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<tr>
<td>Pine Knoll Shores</td>
<td>2</td>
<td>$500,000.00</td>
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<tr>
<td>Mecklenburg</td>
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<tr>
<td>Washington</td>
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<td>$800,000.00</td>
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<tr>
<td>Whiteville</td>
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<td>$3,000,000.00</td>
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**Total FMA** $34,758,880.00

This map shows the counties who submitted Letters of Interest for 407 Expedited Acquisitions Grants (407E) due December 16th, 2016. The numbers shown indicate the number of properties in each county.
A NEW OFFICE WITH A DEDICATED FOCUS

- Grantee for Hurricane Florence and Hurricane Matthew assistance
- Centralized structure for processing and issuing CDBG-DR awards
- Institutionalizing processes for handling federal grants, resulting in quicker, more efficient assistance
- Joint management of two major recoveries
NORTH CAROLINA SHELTERING AND TEMPORARY ESSENTIAL POWER (STEP)

- For eligible homes affected by Hurricane Florence with minor damage.
- Provides rapid, **partial** repairs that put the home in safe, sanitary and secure condition.
- These are not permanent repairs. They are intended to make the house livable.
- NC STEP allows families to maintain their household routines and allows residents to stay connected to their communities.
- Repairs to flooded homes will be handled by a qualified voluntary disaster relief organization or a contractor, depending on the level of damage to the home.
- The state will provide the building materials and supplies needed.
RECENTLY LAUNCHED PROGRAMS

- **State Grant Program for Financially Distressed Local Governments** - Provides grants of up to $1,000,000 to eligible local governments to assist with everyday operating expenses and administrative support costs incurred through their local disaster recovery efforts.

- **State Revolving Loan for Temporary Cash Assistance to Local Governments** - Provides 0% interest loans of up to $2,000,000 to assist eligible local governments in paying for disaster-related expenses while awaiting reimbursement from various federal disaster recovery resources or programs.
HURRICANE MATTHEW UPDATE
HURRICANE MATTHEW DAMAGES

- 31 fatalities
- 50 Counties declared
- Estimated $4.8 billion in damage
- Nearly 100,000 homes impacted
- Over 4,000 evacuees in shelters
- 660+ roads closed
- 20 dams breached
- 815,000+ power outages
- 2 airports closed
- Over 3,000 families stayed in FEMA transitional sheltering. NCEM assumed responsibility for remaining need
### SUMMARY OF MATTHEW RECOVERY FUNDS BY PROGRAM

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Federal</th>
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<tbody>
<tr>
<td>FEMA Individual Assistance</td>
<td>$99 M</td>
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<tr>
<td>Small Business Administration Loans</td>
<td>$102.5 M</td>
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<tr>
<td>National Flood Insurance Program</td>
<td>$196 M</td>
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<tr>
<td>Hazard Mitigation Grant Program</td>
<td>$82 M</td>
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<tr>
<td>Disaster Case Management</td>
<td>$4.5 M</td>
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<tr>
<td>Crisis Counseling Assistance and Training Program</td>
<td>$2 M</td>
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<tr>
<td>US Army Corps of Engineers</td>
<td>$83 M</td>
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<tr>
<td>US Department of Agriculture</td>
<td>$27.5 M</td>
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<tr>
<td>Federal Highway Administration</td>
<td>$23 M</td>
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<td>US Department of Labor</td>
<td>$5 M</td>
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<tr>
<td>FEMA Public Assistance</td>
<td>$382 M</td>
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<tr>
<td>Community Development Block Grant – Disaster Recovery*</td>
<td>$236 M</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$1.25 Billion</strong></td>
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<th>State Allocations</th>
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<td>DRA-16</td>
<td>$201 M</td>
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<td>DRA-17</td>
<td>$100 M</td>
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<td>DRA-18</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$326 M</strong></td>
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* Anticipate an additional $168 M.
### Hazard Mitigation Assistance

**Activities to Date:**

**DR4285 – Hurricane Matthew**

#### Sub-Applicant Funds Expended

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<tr>
<th>Sub-Applicant</th>
<th>Funds Expended</th>
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<td>Edgecombe County</td>
<td>$19,500.00</td>
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<td>Robeson County</td>
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<tr>
<td>Pitt County</td>
<td>$23,730.00</td>
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<td>Cumberland County</td>
<td>$818,64</td>
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<td><strong>Total Expended:</strong></td>
<td><strong>$213,073.64</strong></td>
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#### Acquisitions

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<th>Step in the Process</th>
<th>Work Started</th>
<th>Not Started</th>
<th>Started</th>
<th>Withdrawn</th>
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<td>339</td>
<td>126</td>
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<td>466</td>
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- **Property Withdrawn:** 1
- **Work Not Started:** 339

#### Elevation

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<th>Step in Construction Process</th>
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<tr>
<th>Construction Not Started</th>
<th>In Progress</th>
<th>Property Withdrawn</th>
<th>Total</th>
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<td>8</td>
<td>126</td>
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#### Mitigation Reconstruction

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<th>Step In Process</th>
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<thead>
<tr>
<th>Construction Not Started</th>
<th>In Progress</th>
<th>Property Withdrawn</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>117</td>
<td>8</td>
<td>126</td>
</tr>
</tbody>
</table>

#### Work Started

<table>
<thead>
<tr>
<th>Sub Contractor Procurement Process (Appraisers, Lawyers, Surveyors, demolition contractors, etc.)</th>
<th>Work Started</th>
<th>Not Started</th>
<th>Started</th>
<th>Withdrawn</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>33</td>
<td>93</td>
<td>0</td>
<td>126</td>
</tr>
</tbody>
</table>

#### Work Not Started

| Property Withdrawn | 2 |

### Notes

- Sub-Applicant Funds Expended:
  - Edgecombe County: $19,500.00
  - Robeson County: $169,025.00
  - Pitt County: $23,730.00
  - Cumberland County: $818,64
  - **Total Expended:** $213,073.64

- Acquisitions:
  - Not Started: 339, Started: 126, Withdrawn: 1, Total: 466
  - Property Withdrawn: 1
  - Work Not Started: 339

- Elevation:
  - Construction Not Started: 117
  - In Progress: 8
  - Property Withdrawn: 1
  - Total: 126

- Mitigation Reconstruction:
  - Not Started: 72, Started: 10, Withdrawn: 2, Total: 84
  - Property Withdrawn: 2
  - Work Not Started: 72

- ReBUILD NC Icon
MATTHEW FUNDS ARE ON THE GROUND ACROSS EASTERN NORTH CAROLINA

• More than **$765 million** back into our communities for public infrastructure repair, small business recovery and direct payments to homeowners, including over **$98 million paid out to over 29,000 families**

• **$83 million awarded to 658 homeowners** to elevate, reconstruct, or buyout through FEMA’s HMGP program

• **$9.1 million** awarded from HUD Community Development Block Grant – Disaster Recovery (CDBR-DR) funds to **more than 275 applicants**

• **50 counties** have updated redevelopment plans, making them more resilient for future storm events
THANK YOU

MICHAEL SPRAYBERRY | DIRECTOR, EMERGENCY MANAGEMENT
Local Experience

Scott Myers, Senior Disaster Recovery Specialist, IBTS
NGA Roundtable on Enhancing Housing Resiliency
January 24, 2019
Hall of States, Washington DC

Presented By:
Institute for Building Technology and Safety
CDBG-DR PROGRAM OVERVIEW

- Provided as a Special Appropriation by Congress to States, Cities, and Counties to assist with Long term recovery following a Presidentially-declared disaster.
- Federal Registers are issued by US Department of Housing and Urban Development to allocate funding based on unmet need assessments.
- Flexible program that allows grantees to deploy funding to carry out a wide range of recovery activities.
- Prioritizes low and moderate income (LMI) persons and geographies.
CDBG-DR FUNDING PROCESS

- **Congress**
  - Approves Appropriation

- **HUD**
  - Calculates & Announces Allocations
  - Publishes a Notices in the Federal Register
  - Awards Funds

- **Grantee (States or Units of Local Governments)**
  - Prepares Action Plan
  - Administers its own programs and activities or oversees implementation of activities. States may oversight units of local government.
ELIGIBLE ACTIVITIES

- Eligible activities generally fall into one of the following categories:
  - Housing
  - Restoration of Infrastructure
  - Economic Revitalization
  - Administration and Planning

- May be used as matching requirement for other Federal programs to carry out a CDBG-DR eligible activity

- Examples
  - Rehab of single family homes and New Construction
  - Repairs to rental housing including Multi-family
  - Street repairs
  - Water and Wastewater rehabilitation
  - Public Facilities such as schools, parks, libraries, etc.
DIFFERENCE BETWEEN CITY/ COUNTY AND STATE CDBG-DR PROGRAM

- States tend to have much larger allocations than City or County allocations
- Due to geographical considerations community engagement is more difficult for States as opposed to local governments
- State must determine to provide funding directly to certain local governments (that have the capacity) and centralize implementation for other local governments
- Housing program design is generally the same. However it is more difficult to prioritize needs for states as opposed to local governments.
SUCCESSFUL LOCAL GOVERNMENTS IMPLEMENTING CDBG-DR

- Joplin Missouri. 2011 Tornado. 4000 homes destroyed and another 3500 significantly damaged
- Joplin operates under the International Building Codes. Instituted
  - Mandatory use of “Hurricane Straps” for new construction
  - Filling of cells in concrete block foundations

Program Design
- New Construction of destroyed units
- Replace Section 8 housing that was demolished
- Affordable Rental Housing (Workforce)
- Alternative housing options for young professionals (Condo’s and Townhomes)
- Small buyout program
SUCCESSFUL LOCAL GOVERNMENTS IMPLEMENTING CDBG-DR

- Minot, North Dakota. Flooding of 4100 homes with 3100 completely destroyed
- Program Design
  - Buy-out Program
  - Reimbursement of Eligible Home Repairs
- Created new local ordinance regarding New Construction and Substantial Improvements
  - Anchored to prevent flotation
  - Materials resistance to mold and flood damage
  - Electrical, heating, ventilation, plumbing, and AC equipment are located or designed as to prevent water from entering and accumulating
STRATEGIC CONSIDERATIONS FOR SUCCESSFUL CDBG-DR PROGRAMS

- Political pressure to get the money out fast
- Misjudging the resources and skills required to deliver a large CDBG-DR program
- Organizational changes will need to be implemented to manage a large CDBG-DR Program
STRATEGIC CONSIDERATIONS FOR SUCCESSFUL CDBG-DR PROGRAMS

- Strong experience leadership team. Directly accountable to the Governor or Mayor’s office.
- Develop an integrated Disaster Recovery Management Office.
- Prioritize Recovery needs
- Develop an integrated budget that reflects recovery needs
- Develop detailed policy and procedures
- Develop and data management system and cadence of reporting
- Be innovative in the design and implementation of CDBG-DR programs
- Be committed to Community engagement
Federal Update: the 2018 Disaster Recovery Reform Act

Mary Catherine Ott, Legislative Director, NGA
Matt Cowles, Deputy Director, NEMA
Disaster Recovery Reform Act of 2018

Matt Cowles
Deputy Director
Simplifies

“Game Changer”

FLEXIBILITY

Transformational

Transparency

Build Capacity
History

1. Introduced (House)  November 28, 2017
2. Supplementals  December 2018 and May 2018
3. FAA Reauthorization  May 2018
4. House/Senate Negotiations  Summer 2018
5. Final Passage  September/October 2018
6. President’s Signature  October 5, 2018
Mitigation

National Public Infrastructure Pre-Disaster Hazard Mitigation Grant Program
• AKA, “New PDM”
• Fundamentally Flips Mitigation Paradigm
• 6%; No Reliance on Appropriations

Codifies HMGP for Fire Management
• Language from 2015
• 14 New Project Types

Promotes Better Building Codes
• “Consensus-Based”
• Rebuild to Current – Not Time of Disaster
Capacity Building

Reauthorizations
- Emergency Management Performance Grants (EMPG)
- Emergency Management Assistance Compact (EMAC)

Housing Missions
- Allows State-Administration
- Encourages Disaster Housing Strategies

Management Costs
- Public Assistance; 12% (7 state/5 local)
- Hazard Mitigation; 15% (10 state/5 local)
Flexibility

Alternative Procedures
• Prevents Mandatory Use of Sec 428 (Puerto Rico)
• Clarifies Cost Approvals

Recoupments (aka, “deobligations,” “clawbacks”)
• Project-by-Project vs. Final Expenditure Report
• 3-Year Limit after Final

Speed Disaster Close-Out
• FEMA Directed to Develop Incentives/Penalties
• Few Specifics
Issues and Next Steps

Provisions
Duplication of Benefits/U.S. Army Corps Provision
Per Capita Indicator
Beware of Effective Dates
PDM Implementation

Intangibles
Time to Implement
Ongoing Shut-Down

Next Steps
DRRA 2.0
Management Cost Rollover
Prior to the Experts Roundtable, IBTS conducted stakeholder interviews with disaster-affected city, county, and state officials to gain insight and expertise stemming from their CDBG-DR experience. This session will review the feedback, along with a facilitated discussion on the successes, challenges, and lessons learned in addressing resilient housing following a natural disaster.

Moderator: Patrick Howell, IBTS
INTRODUCTION

Purpose

To gain stakeholder insight on:

• Challenges
• Successes
• What they wish they could change about resilient housing
• Their advice on resilient housing to other governments

Methodology

• 17 Interviews
• Local and state government officials, emergency managers, and subject matter experts from national associations
CHALLENGES

- Existing/Ageing Housing Stock
  - Older homes not up to code
  - Hazard-prone locations
  - Affordability of upgrades

- Communication
  - Getting the right information to affected residents
  - Motivating homeowners to take mitigation measures
SUCCESSES

- Varied depending on the community
- Assigning a dedicated Recovery Manager

“Our biggest success was face-to-face education on disaster recovery and resilience from a Hurricane expo that was established by our city.”
- Emergency Manager

“The non-profit and private sector are filling the gaps/needs of resilient housing...Not public policy.”
- National Organization
DESIRED CHANGES

- Expedite Funding
  - Slow to determine eligibility
  - Bridging the FEMA/HUD funding gap

- Addressing the Ageing Housing Stock
  - Incentivize resilient building and mitigation measures
  - Ensure affordability
ADVICE

- Develop and enforce resilient housing building codes
  - Required at state and local levels
- Standardized, but flexible, processes
  - Ensure effective communication
  - Identify partnerships
- Conduct community disaster preparedness, response, and recovery exercises
  - Include comprehensive education campaign

“Do it earlier, and be serious about addressing housing resilience.”
Director, National Organization
DISCUSSION
Innovative Ways to Coordinate Resilience & Mitigation Programs

- What are the plans and strategies to improve housing resilience prior to emergencies and who/what agencies need to be coordinating with each other to ensure resilient recovery?

- What are the best ways for federal, state, and local governments and communities to engage with each other?

- What are the best practices for how states should structure the administration of CDBG funds and the use of FEMA mitigation funds?

- Group 1: Coordinated by Garrett Eucalittoo & Matt Rogotzke
- Group 2 (at NGA) Coordinated by Patrick Howell & Brielle Stander
- Group 3: Coordinated by Chris Fennell & Sue Gander
How Can Governors Make Housing More Resilient?

Last year saw an historic election cycle, with 22 states and territories welcoming new governors into office in 2019. Each participant will offer her or his suggestion of the one thing new governors could do to improve the resilience of existing and future housing stock.

Moderator: Garrett Eucalitto, NGA
Closing Remarks

Sue Gander, NGA Center for Best Practices
Chris Fennell, IBTS