

# Experts Roundtable on Enhancing Housing Resiliency

INSTITUTE BUILDING & TECHNOLOGY  
SAFETY & THE NATIONAL GOVERNORS  
ASSOCIATION



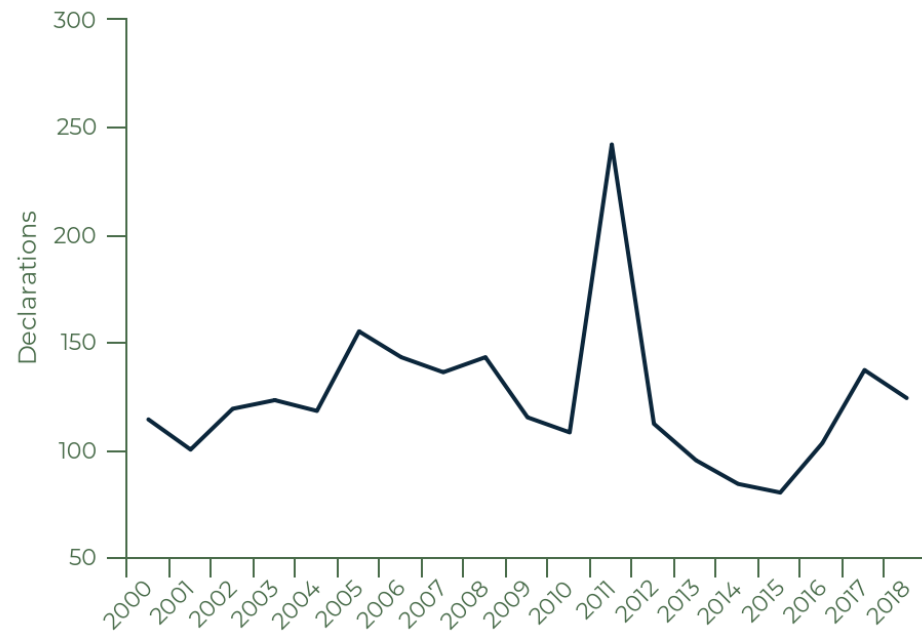
# Welcome, Introductions and Discussion of Objectives



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

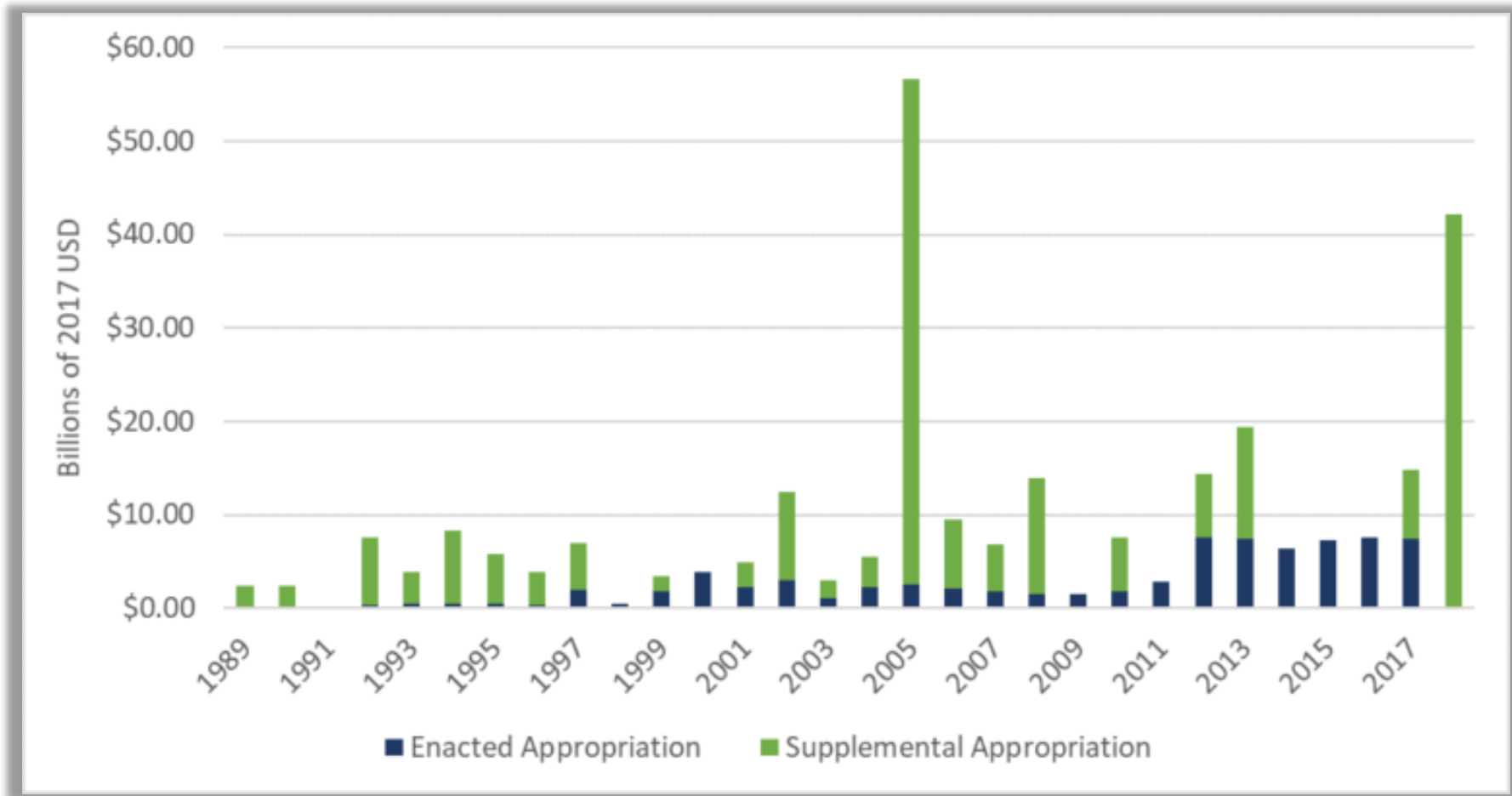
# Why We Are Here

## Disaster Declarations by Year

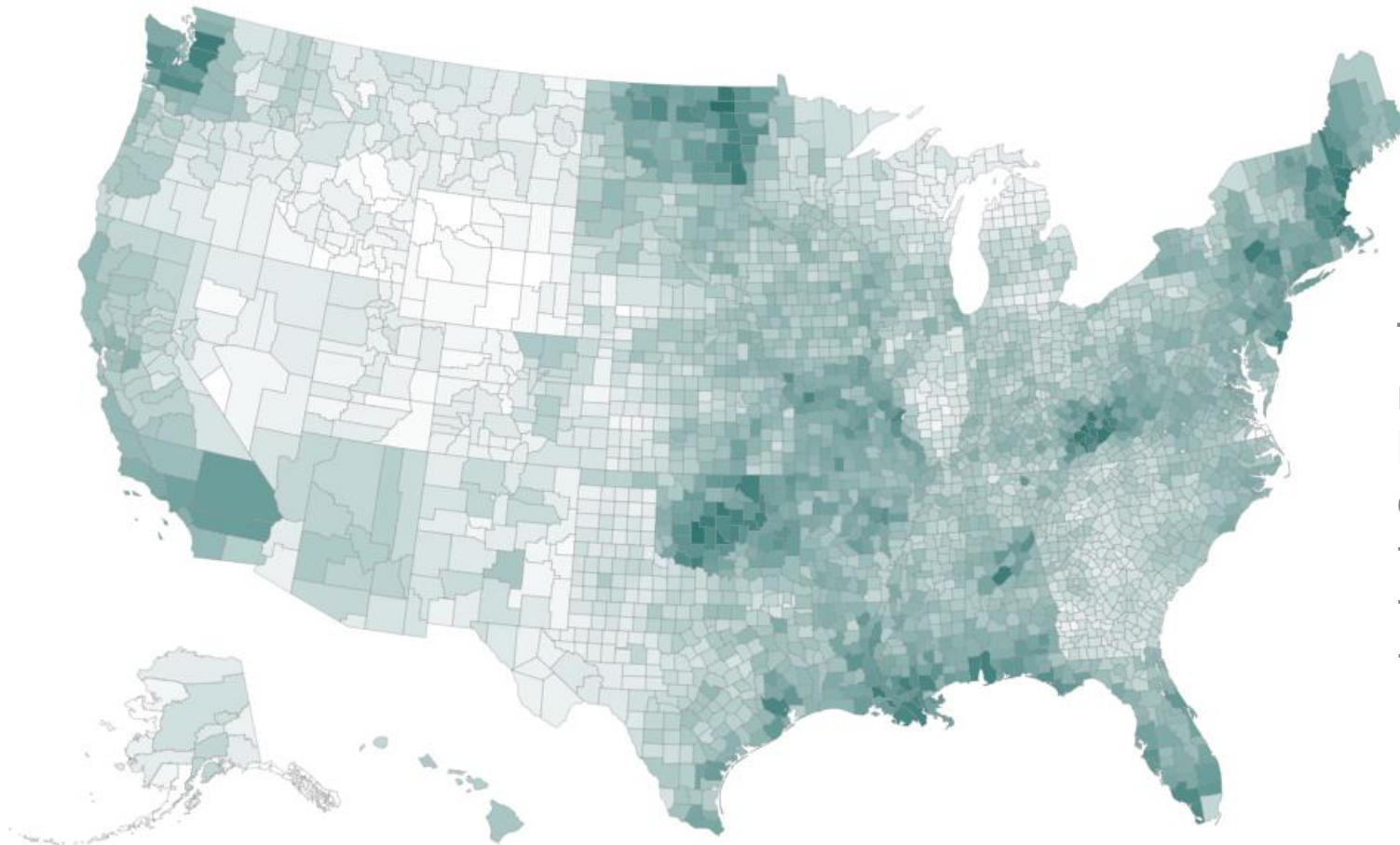


Source: FEMA; <https://www.fema.gov/disasters/year>

# Why We Are Here



# 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

**All Declarations** \*12/1964 to 10/2016

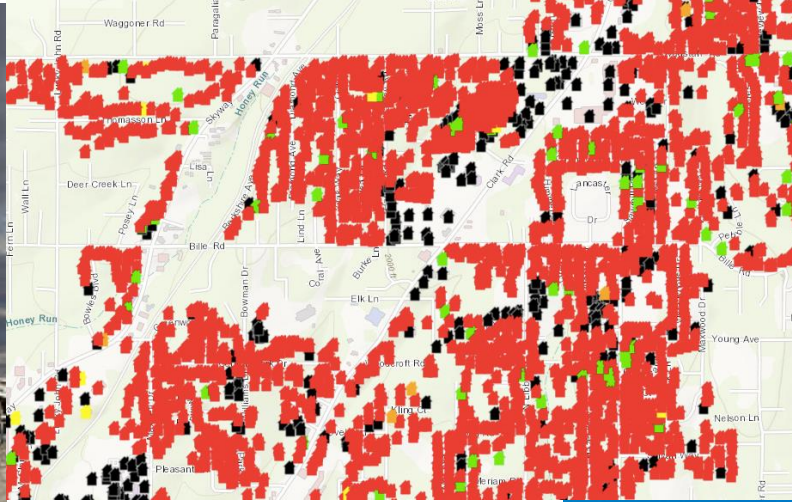
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<https://www.newamerica.org/in-depth/weather-eye/frequency-disaster-declarations/>



# Why We Are Here



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



# ABOUT NGA

## 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

### Resiliency

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

### Smarter States, Smarter Communities

Learning Lab  
Roadmap  
Policy Academy Kick Off

### Support for New Governors

Boot Camps and Webinars  
Energy Advisors  
Transportation Advisors  
Water Advisors  
Governors Guide to Energy Policy

### Technical Assistance on Demand

Research  
Policy Memos  
Consultations

### Transportation Modernization

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

### Energy Efficiency

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

### Nuclear Weapons Waste

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

### Water Policy Learning Network

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**

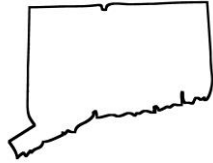
**1:00pm—2:15pm: Discussion: Innovative Ways to Coordinate Resilience & Mitigation Programs**

**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

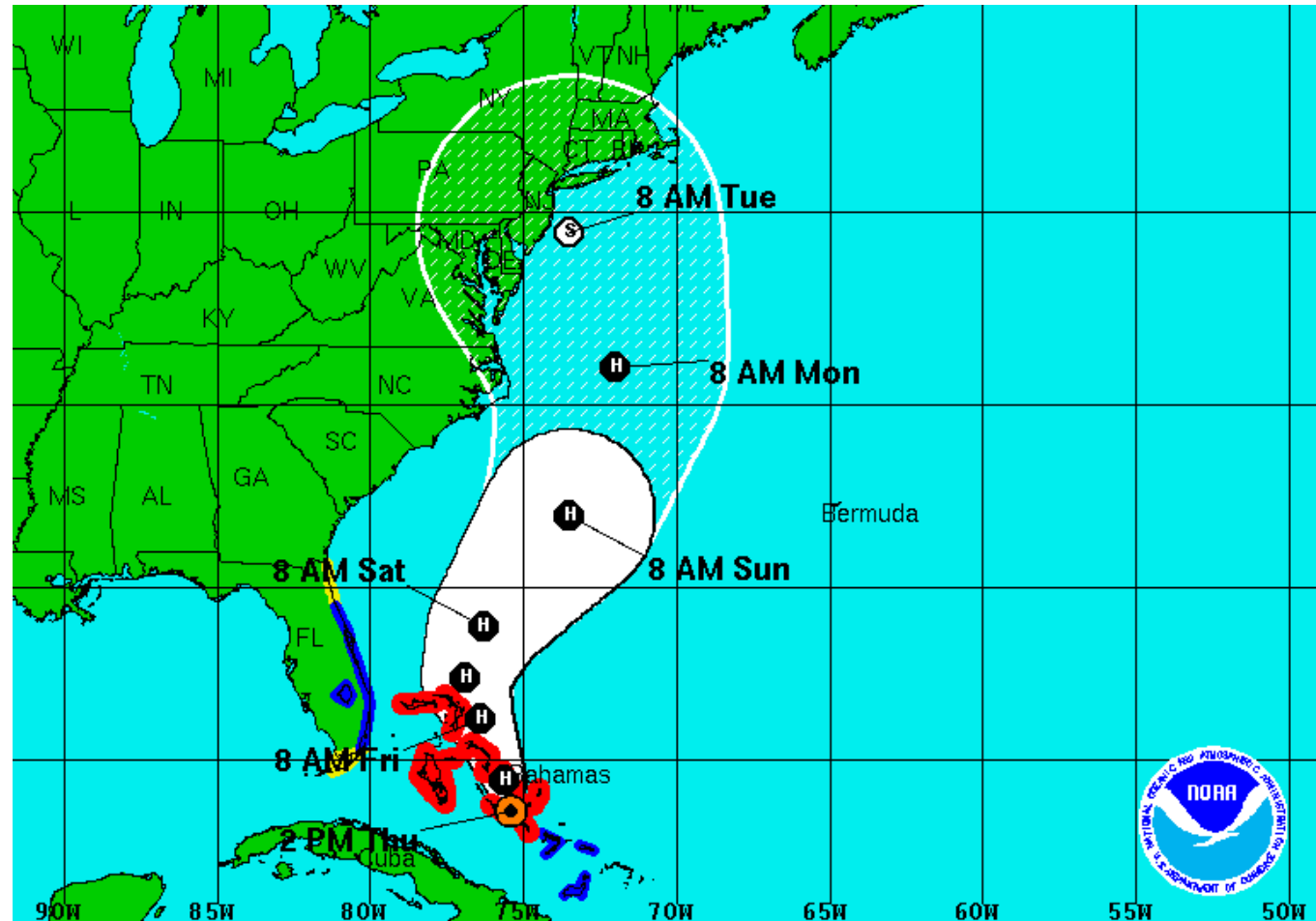
# CT Post Sandy Interagency Recovery Planning

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



# CONNECTICUT Department of Housing



## 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*)



# Intake Contractor



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*

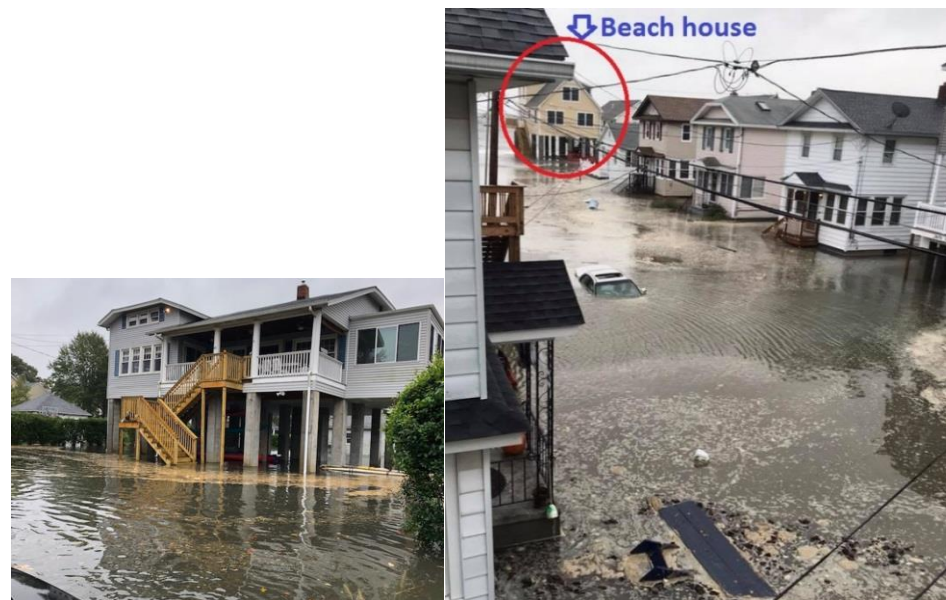






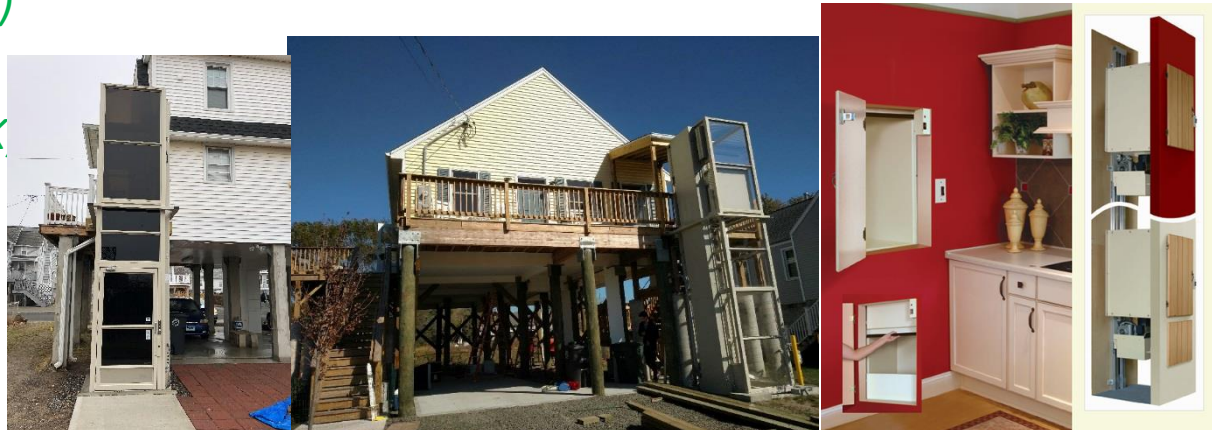
# Address Coastline Resiliency

- ▶ 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)*





# Standardized designs for substantially damaged homes

- ▶ 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.*





# Acquisitions & Buyouts

- ▶ 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.





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***CDBG-DR Program Manager***  
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***Hermia.Delaire@ct.gov***



# ReBUILD NC

Michael A. Sprayberry | Director, Emergency Management

## HURRICANES MATTHEW AND FLORENCE RECOVERY UPDATE NATIONAL GOVERNORS ASSOCIATION



REPAY. REPAIR. REPLACE. RECONSTRUCT.

January 24, 2019

# 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

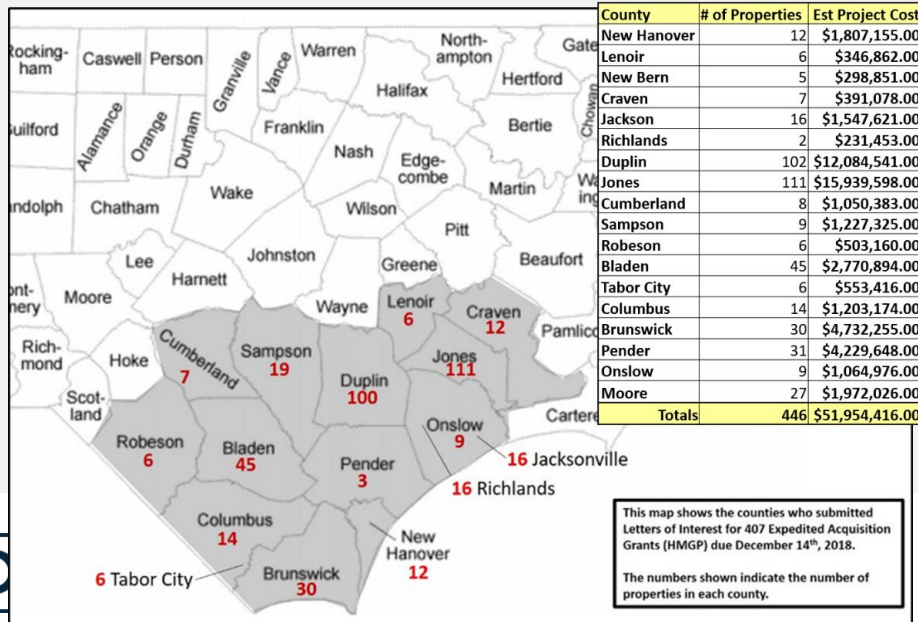


## Hazard Mitigation Assistance DR-4393

### Activities to Date:

#### 407 Expedited Acquisitions:

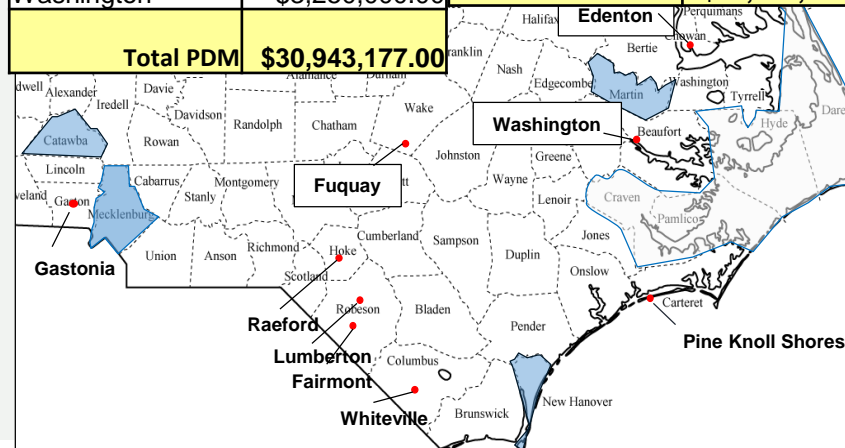
- 18 Counties/Cities/Towns submitted LOIs
- 18 Projects Total
- 443 Properties associated with LOIs
- \$77,928,825.53 Requested
- Letter of Interest Review and QC being finalized



#### PDM 2018:

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

PDM		FMA	
Catawba	\$150,000.00	Currituck	\$1,225,000.00
Craven	\$1,100,000.00	Dare	\$3,310,380.00
Currituck	\$10,421,835.00	Hyde	\$88,500.00
Edenton	\$603,000.00	New Hanover	\$22,685,000.00
Fairmont	\$255,000.00	Pamlico	\$150,000.00
Fuquay-varina	\$564,000.00	Pine Knoll Shores	\$500,000.00
Gastonia	\$1,990,600.00	Washington	\$800,000.00
Lumberton	\$12,313,290.00	Mecklenburg	\$3,000,000.00
Martin	\$107,000.00	Whiteville	\$3,000,000.00
Raeford	\$188,452.00		
Washington	\$3,250,000.00		
Total PDM		Total FMA	
\$30,943,177.00		\$34,758,880.00	



# 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

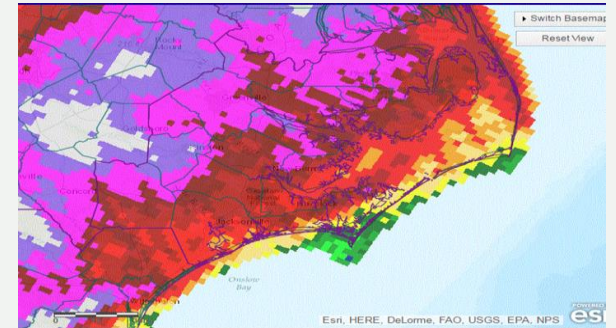
- **State Grant Program for Financially Distressed Local Governments** - Provides grants of up to \$1,000,000 to eligible local governments to assist with everyday operating expenses and administrative support costs incurred through their local disaster recovery efforts.
- **State Revolving Loan for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

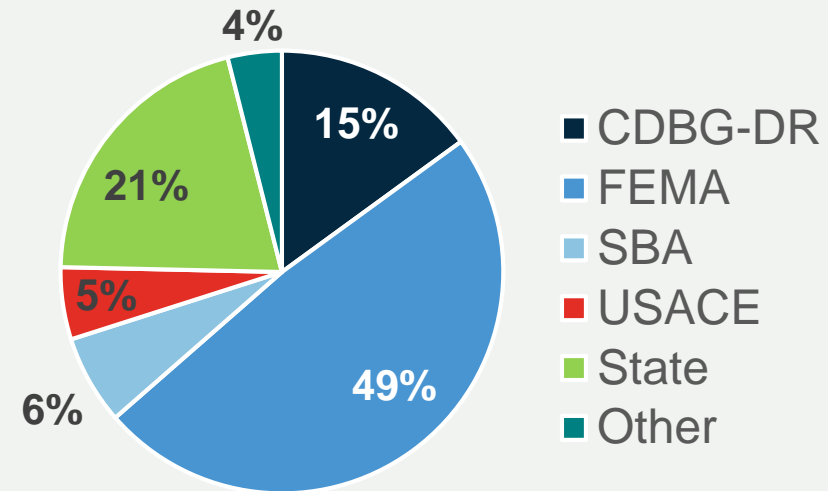




# SUMMARY OF MATTHEW RECOVERY FUNDS BY PROGRAM

Funding Source	Federal
FEMA Individual Assistance	\$99 M
Small Business Administration Loans	\$102.5 M
National Flood Insurance Program	\$196 M
Hazard Mitigation Grant Program	\$82 M
Disaster Case Management	\$4.5 M
Crisis Counseling Assistance and Training Program	\$2 M
US Army Corps of Engineers	\$83 M
US Department of Agriculture	\$27.5 M
Federal Highway Administration	\$23 M
US Department of Labor	\$5 M
FEMA Public Assistance	\$382 M
Community Development Block Grant – Disaster Recovery*	\$236 M
<b>TOTAL</b>	<b>\$1.25 Billion</b>

State Allocations	
DRA-16	\$201 M
DRA-17	\$100 M
DRA-18	\$25 M
<b>TOTAL</b>	<b>\$326 M</b>



\* Anticipate an additional \$168 M.



## Hazard Mitigation Assistance

### Activities to Date:

### DR4285 – Hurricane Matthew

Sub-Applicant	Funds Expended
Edgecombe County	\$19,500.00
Robeson County	\$169,025.00
Pitt County	\$23,730.00
Cumberland County	\$818.64
<b>Total Expended:</b>	<b>\$213,073.64</b>

Acquisitions			
Not Started	Started	Withdrawn	Total
339	126	1	466
Property Withdrawn			1
Work Not Started			339
Step in the Process			
Work Started	Sub Contractor Procurement Process (Appraisers, Lawyers, Surveyors, demolition contractors, etc)	Not Started	33
		In Progress	93
		Completed	0
	Appraisals	Not Started	54
		In Progress	41
		Completed	31
	Title Work	Not Started	52
		In Progress	24
		Completed	50
	Duplication of Benefits	Not Started	29
		In Progress	89
		Completed	8
	Offer Accepted	Not Started	120
		In Progress	2
		Completed	4
	Closing	Not Started	125
		In Progress	0
		Completed	1
	Demolition	Not Started	126

Elevation			
Construction Not Started	In Progress	Property Withdrawn	Total
117	8	1	126
Property Withdrawn			1
Construction Not Started			117
Step in Construction Process			
Work Started	Title Work	Not Started	3
		In Progress	2
		Completed	3
	Pre-Mitigation Elevation Certificate	Not Started	5
		In Progress	1
		Completed	2
	Survey	Not Started	5
		In Progress	1
		Completed	2
	Asbestos/Termite Inspection	Not Started	8
	General Contractor Bids	Not Started	8
	Engineering/Design	Not Started	8
	Elevation/Construction	Not Started	8
	Post-Mitigation Elevation Certificate	Not Started	8
	Certificate of Occupancy	Not Started	8

Mitigation Reconstruction			
Not Started	Started	Withdrawn	Total
72	10	2	84
Property Withdrawn			2
Work Not Started			72
Step In Process			
Work Started	Title Work	Not Started	4
		In Progress	5
		Completed	1
	Survey	Not Started	7
		In Progress	2
		Completed	1
	Pre-Mitigation Elevation Certificate	Not Started	7
		In Progress	2
		Completed	1
	Asbestos/Termite Inspection	Not Started	7
		In Progress	3
		Completed	0
	General Contractor Bids	Not Started	10
	Demolition	Not Started	10
	Engineering/Design	Not Started	10
	Re-Construction	Not Started	10
	Post-Mitigation Elevation Certificate	Not Started	10
	Certificate of Occupancy	Not Started	10

# MATTHEW FUNDS ARE ON THE GROUND ACROSS EASTERN NORTH CAROLINA

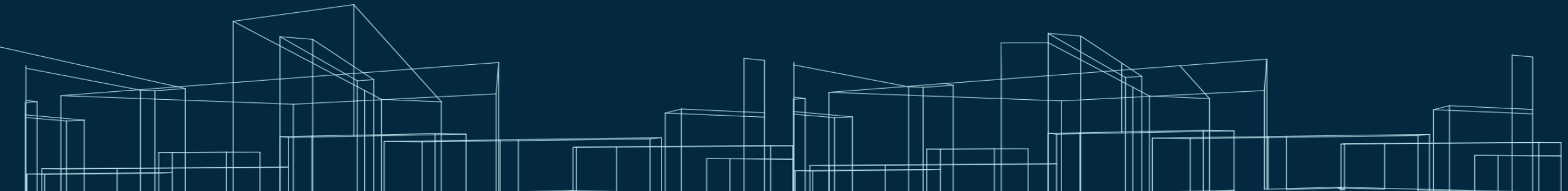
- More than **\$765 million** back into our communities for public infrastructure repair, small business recovery and direct payments to homeowners, including over **\$98 million paid out to over 29,000 families**
- **\$83 million awarded to 658 homeowners** to elevate, reconstruct, or buyout through 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**

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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 oversight 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



**CONTACT US**  
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## IBTS OFFICES







# Federal Update: the 2018 Disaster Recovery Reform Act

Mary Catherine Ott, Legislative Director, NGA

Matt Cowles, Deputy Director, NEMA



**NEMA**

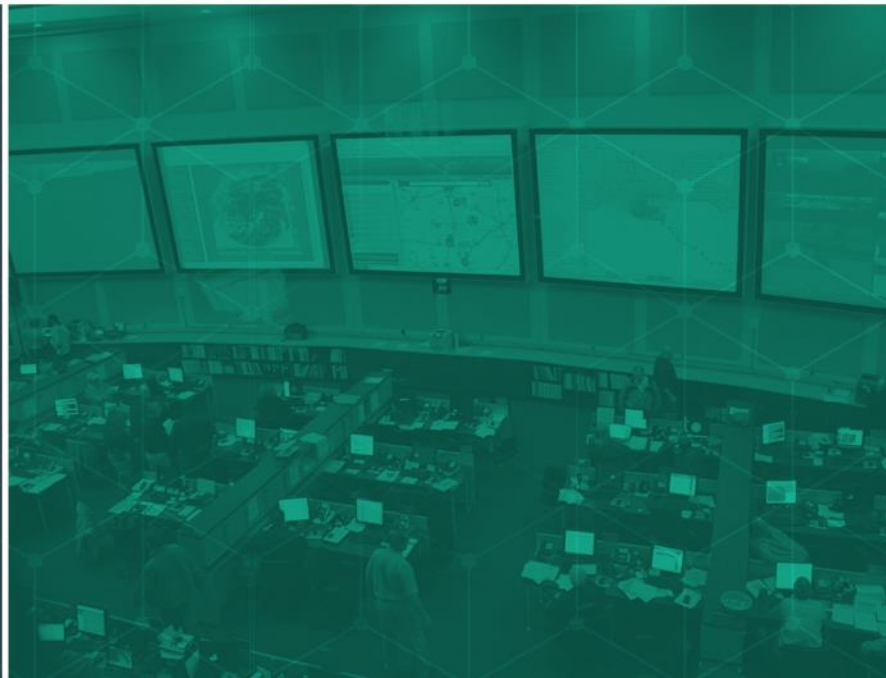
NATIONAL EMERGENCY  
MANAGEMENT ASSOCIATION

**EMAC**<sup>®</sup>  
Emergency Management Assistance Compact



# Disaster Recovery Reform Act of 2018

**Matt Cowles**  
**Deputy Director**



**Simplifies**

**Transparency**

**“Game Changer”**

**Build Capacity**

**FLEXIBILITY**

**TRANSFORMATIONAL**

# 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

# Lunch & Roundtable Discussion

- ▶ 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**



# Resilient Housing

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## Stakeholder Interview Results

Patrick Howell  
Institute for Building Technology and Safety

# 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



# SUCCESSSES

- ▶ 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

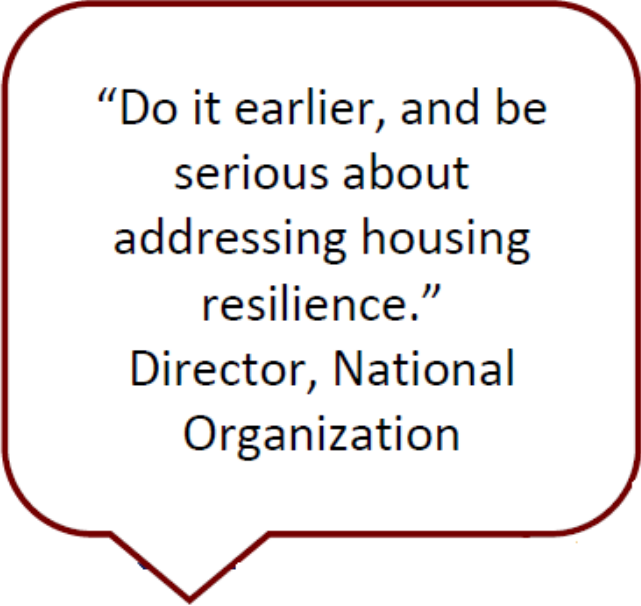
# DESIRED CHANGES

- ▶ 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

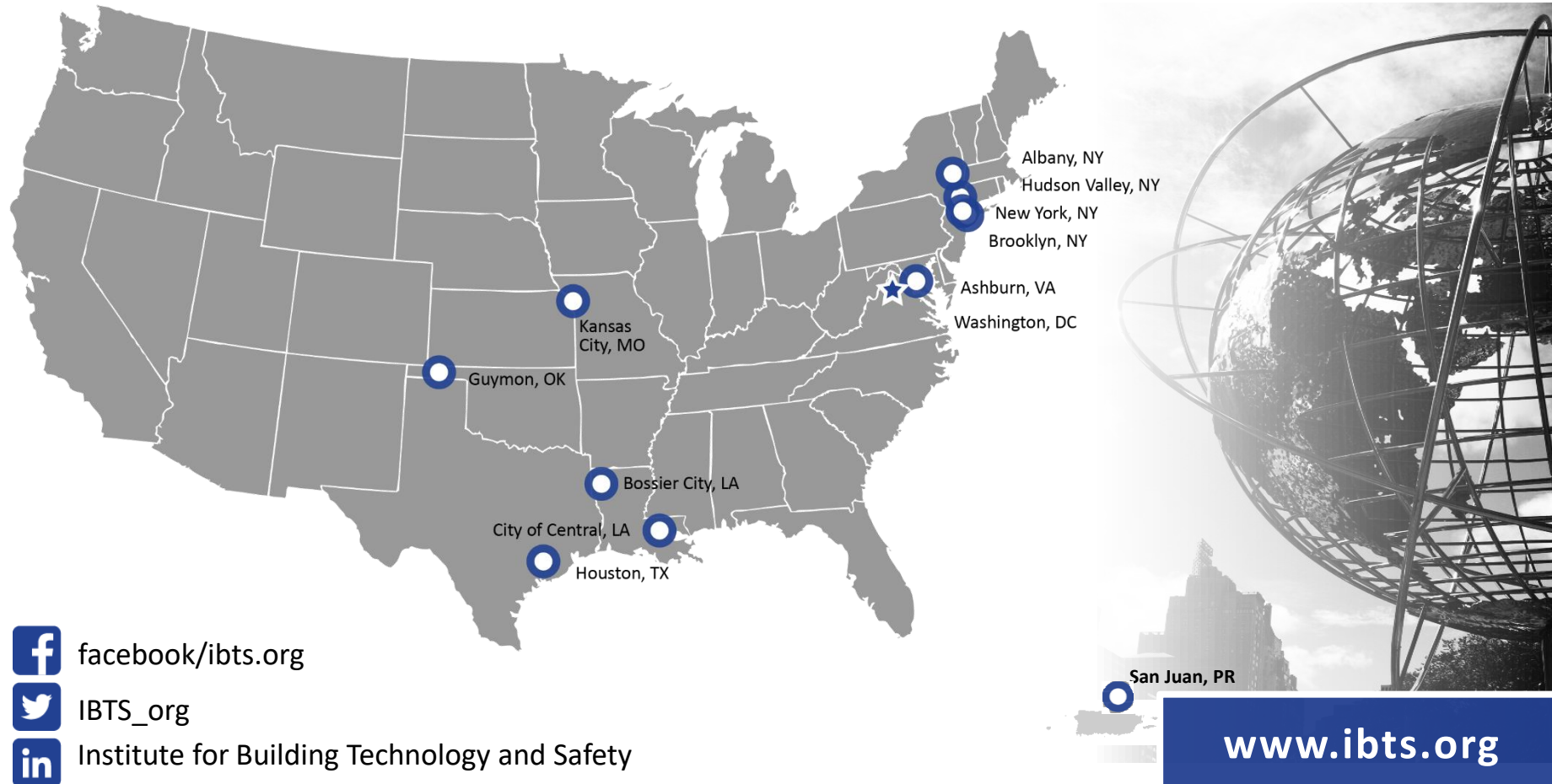


# DISCUSSION



# CONTACT US

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Ashburn, VA 20147  
(571) 926-0945





# 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 Eucalitto & 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