

In accordance with 24 CFR 91.105(c), and with significant feedback from the public and the U.S. Department of Housing and Urban Development, the Office of Community Development of the City of Baton Rouge and East Baton Rouge parish offers this revised and updated amendment to the 2016 Action Plan to outline planned activities related to flood recovery and funded by CDBG-DDRF.

Substantial Amendment to the 2016 Action Plan related to HUD CDBG-Declared Disaster Recovery Fund (CDBG-DDRF) Allocation

In August of 2016, the Great Flood devastated a large swath of Louisiana. The City of Baton Rouge and East Baton Rouge Parish were particularly hard-hit, with thousands of families, businesses and congregations severely damaged and many displaced. As of March 1st, 2017 a total of 2,035 East Baton Rouge parish families were staying in either a FEMA mobile housing unit or in an apartment funded through FEMA's multi-family lease and repair program. Of those, 173 households were staying in a wheelchair or otherwise physically accessible mobile housing unit.

In addition, 338 households checked into FEMA transitional housing assistance (hotels). Modeling estimates that 75% will need some kind of housing support and services. The best data available suggests that for most current recipients that housing support will be temporary and households will transition back to pre-storm living without subsidy.

U.S. Department of Housing and Urban Development (HUD) previously approved disaster housing recovery plans for funds from the Community Development Block Grant (CDBG) totaling \$11,065,556.00.

Proposed Changes to the 2016 Action Plan (AP)

Reduce Funding and Redefine Project Eligibility: 2016 AP Project #28, "DDRF -Housing Repairs/Reconstruction" reduce funding to re-allocate dollars to other project activity. Funding is to be reduced from \$3,676,223 to \$3,500,000.00. The East Baton Rouge Assisted Rebuild Program will only include designated population.

Increase Funding and Redefine Project Eligibility: 2016 AP Project #29, "DDRF-Rental Housing Repairs/Lease" increase funding to allow for increased anticipated project activity. Funding is to be increased from \$3,676,223 to \$5,237,689.28. The scatter site project will include two programs; 1) a funding program for small landlords, and 2) a program for non-profit, mission based developers.

Remove Project: 2016 AP Project #30, "DDRF-Title Assistance" remove project and reallocate project funding to other proposed project activity. Funding is to be reduced from \$500,000 to \$0

Revise Project: 2016 AP Project #31, "Homelessness Prevention" is revised to "Emergency Shelter Provision" and to update the project description accordingly. This project will increase, extend or restore the number of shelter beds available for homeless individuals, rather than provide rental assistance. The funding allocation of \$1,000,000.00 will remain unchanged.

Reduce Funding: 2016 AP Project #32, “DDRF-BR General Administration” reduce funding to ensure more dollars reach the households that need it most. Funding is to be reduced from \$1,106,556 to \$553,277.80

Reduce Funding: 2016 AP Project #33, “DDRF-State General Administration” reduce funding to ensure more dollars reach the households that need it most. Funding is to be reduced from \$1,106,556 to \$774,588.92

Project Number	Project Name	Project Budget
28	DDRF -Housing Repairs/Reconstruction	\$3,500,000.00
29	DDRF-Rental Housing Repairs/Lease	\$5,237,689.28
31	DDRF-Emergency Shelter Provision	\$1,000,000.00
32	DDRF-BR General Administration	\$553,277.80
33	DDRF-State General Administration	\$774,588.92

*Please see the “Overview” section below for additional details on 2016 Action Plan CDBG-DDRF Projects:

Overview

Outlined below is the housing recovery plan to be made available for public comment and open for public feedback.

I. DDRF -Housing Repairs/Reconstruction

The Baton Rouge City-Parish Assisted Rebuild Program

Goals

1. Promote homeownership retention and housing stability for flood survivors in the City of Baton Rouge and East Baton Rouge Parish;
2. Includes only homeowners that are currently served by the City of Baton Rouge and East Baton Rouge Parish, either by mortgages that are underwritten by the City-Parish or who had been previously wait listed by the City-Parish for homeowner repair assistance.

Program Design

The City-Parish currently provides direct services to homeowners. Our plan is to serve the current clientele of the City-Parish Office of Community Development. In response to the flood, the City-Parish will implement the Baton Rouge City-Parish Assisted Rebuild Program to cover eligible repairs caused by the flood or replacement of the damage be repaired. The Baton Rouge Homeowners Program is designed to complement, not duplicate, the State of Louisiana’s homeowner recovery program. Homeowners will work with a program-managed contractor to be eligible for assistance. This program is not open enrollment.

Homeowners that are not included in this program are encouraged to seek assistance through the State of Louisiana's homeowner assistance programs.

II. DDRF-Rental Housing Repairs/Lease

Scatter Site Rental Rehab Program

Goals

1. Provide access to safe, decent, affordable rental housing;
2. Promote a diversity of rental housing resources, including rental homes outside of the flood plain;
3. Ensure that rental housing is connected to amenities and services;
4. Promote housing stability for low to moderate income survivors that may have rented before the floods; and
5. Stabilize neighborhoods by bringing rentals back into commerce.

Baton Rouge ReBuilds Multifamily Program

The City-Parish is working with a wide range of equity investment, philanthropic, and community development partners to leverage scant resources and maximize the impact of flood recovery funds for low to moderate income renters that have been displaced by the floods. The plan draws upon leveraging the richness of the non-profit, mission based community, as well as private investment partners. The Baton Rouge ReBuilds Program will provide financing to non-profit, mission-based developers working in partnership with a range of collaborators and investors. The program's objectives are as follows: (a) to finance the rehabilitation of apartment units; (b) to ensure physical and economic viability; and (c) to achieve new affordability within the marketplace.

Scatter Site Rebuilding Program Overview

Before the flood, a large portion of low income and other working families lived in small rental properties - single-family homes, "doubles" and small, multi-family buildings - that were owned and operated by small-scale owners that do not have the cash flow to finance rehabilitation of flood damaged units. A sizeable number of these properties were underinsured or uninsured and no longer available for occupancy. The City-Parish will provide financial assistance to small rental property owners so that they may effectively return affordable and "ready to be occupied" units to the rental housing market.

- 1) The primary purpose of this grant program is to ensure access to rental housing for low to moderate income; and
- 2) Return small-scale rental properties of up to 7 units to the market while limiting the amount of debt (and therefore debt service) required for the properties so that the owners are able to charge affordable rents for low to moderate income households.

III. DDRF-Emergency Shelter Provision

Goals

1. Promote housing stability for flood survivors in the City of Baton Rouge and East Baton Rouge Parish with an emphasis on safe, inclusive housing no more than 10 miles from a survivor's pre-flood residence;
2. Permit participants to sustain social networks and obligations, including school enrollment for minor children, employment, significant healthcare delivery, substantive family relations, and other safety net aspects of original communities.

Program Design

If homeless households do not access housing interventions, they will require shelter. However, the shelter system simply cannot accommodate large number of new households. The City-Parish program is designed to complement, rather than duplicate, state efforts to meet the needs of our homeless population, including support for emergency shelter provisions.

Public Participation

The public was notified of this proposed amendment via two display size public notices in *The Advocate*, the newspaper with the greatest circulation in the jurisdiction. The first public notice ran 03/15/2017 and notified the public of two public hearings held in conjunction with the amendment, as well as the location for download of the draft amendment. The second notice ran 03/31/2017 and provided additional information on the proposed amendment once it was established.

The City of Baton Rouge and Parish of East Baton Rouge Mayor's Office of Community Development held two public hearings in conjunction with this amendment to provide the public with a forum for questions and comments related to the draft amendment. The first public hearing was held on 03/16/2017 at the Eden Park Branch Library, 5131 Greenwell Spring Road. The second public hearing, held on 03/20/2017 at the Carver Branch Library, 720 Terrace Street also included staff from the State Office Community Development to present proposed State of Louisiana disaster recovery projects. Both meetings were well attended by the public and covered by local media. Questions, comments and responses on the amendment are presented below.

CDBG-DDRF Public Hearing # 1

When: March 16, 2017 @ 5:30pm

Where: Eden Park Branch Library, 5131 Greenwell Springs Road, Baton Rouge, LA 70806

*Most of the question and comments received at the public hearing came from homeowners, landlords and tenants who anticipated being able to sign up for assistance. Few questions presented were relative to the City-Parish's proposed CDBG-DDRF substantial amendment and the projects proposed therein.

Question/Comment: What are the LM Income Levels mentioned in the proposal?

Answer/Response: Varies and is based on the number of persons in the household. Programs the State plans to undertake are said to be eligible to 120% MFI households.

Question/Comment: If a relative has made previous repairs to damages, can he be chosen as your contractor under the State program, regardless of whether or not he is licensed?

Answer/Response: Only work undertaken by licensed contractors are eligible under the State program. The importance of only contracting with licensed contractors was expressed.

Question/Comment: Where will the money come from for homeowner repairs?

Answer/Response: The City-Parish has been and is coordinating efforts with the State. The State will be making funds available for homeowner housing repairs.

Question/Comment: I understand there is a 1-year deadline to complete repairs.

Answer/Response: You must be referring to the HUD reimbursement deadline. The state has asked for a waiver to extend the deadline for reimbursement for work completed.

Question/Comment: An elderly rental property owner asked about monies that may be available to repair rental properties

Answer/Response: Staff explained that one of the programs the City-Parish is proposing would provide assistance to small rental property owners to repair those properties to get them back to market.

Question/Comment: It sounds like most people here will be seeking homeowner housing repairs from the State's program. When can we hear from them?

Answer/Response: Recovery program design efforts have been coordinated with the State in order to not duplicate services and to be more efficient and effective in the provision of services. While the City-Parish will be receiving \$11 million, the state will be distributing over \$1.4 billion and be the primary source for housing repairs. They were unable to attend tonight, but will be present at our next public hearing on Monday to provide more detail on the housing repair programs they will be offering.

Question/Comment: A representative of sub-recipient Saint Vincent de Paul acknowledged the numerous gaps in assistance in particular the homeless prevention gap and said he thought the plan was a good plan in its addressing the homeless prevention gap.

Answer/Response: N/A

Question/Comment: An attendee mentioned the FEMA motel rental assistance will end on 04/25 and asked if this plan would be able to address these needs.

Answer/Response: Staff acknowledged the 338 persons still in hotels as of 03/31 and that homeless prevention efforts would help people get re-housed.

Question/Comment: Another homeowner, shared her experiences with recovery efforts. Mentioning that she lost her brother the morning of the storm and has relocated 5 times, staying with relatives as well as in a hotel. She stated she is on oxygen and her husband is sick. They are currently living in their garage and was recently robbed. She encouraged attendees to have faith in the Lord and be patient.

Answer/Response: Appreciation was given to the homeowner for sharing her experiences and it was reiterated the need for faith and patience

Question/Comment: A homeowner asked if he would be able to be reimbursed for materials related to prior work completed.

Answer/Response: It is our understanding that the State's program would allow for some amount of reimbursement for labor and materials for prior work completed, but though it may not be required, it is important to save receipts to document prior work completed.

Mayor Sharon Weston Broome arrived to acknowledge the concerns of those in attendance and assure the administrations priority to address recovery efforts. She stated she emphasizes those in attendance whose homes were flooded because her home flooded as well and she has still not been able to move back home.

Question/Comment: An attendee from the Monticello area noted the increased crime in inundated areas and asked for help

Answer/Response: Mayor Broome said she was glad this was brought up and the Administration has taken steps to address the issue, but after tonight's meeting she will meet again with the Chief to identify additional work to protect residents.

Question/Comment: An attendee shared her experience with family members doing sheetrock work, which later prevented other work due to not meeting building code.

Answer/Response: Mayor Broome said she understood they were just doing what was needed to get back into their home, but reiterated the best practice is to use licensed contractors to do the work because if issues come up later you'll have some recourse.

Question/Comment: An attendee questioned the weather the proposed small rental rehab program assistance would be a grant or loan.

Answer/Response: Staff briefly described a synopsis on the proposed program. That being gap financing loans to income qualified property owners who agree to provide affordable housing for a period of time. Program details are still being worked out but loans may be forgiven following contract provisions.

Question/Comment: An attendee stated that the drainage canal near his house hadn't been cleared in 20 years (E Dayton).

Answer/Response: Mayor Broome said she would forward his concerns to DPW to have them look into the canal's maintenance.

CDBG-DDRF Public Hearing #2

When: March 20, 2017

Where: Carver Branch Library, 720 Terrace Street, Baton Rouge, LA 70802

Moderators: City Parish of East Baton Rouge, Mayor President Sharon Weston Broome
City Parish of East Baton Rouge, Mr. Rowdy Gaudet, Mayor's Assistant Chief Administrative Officer

City Parish of East Baton Rouge, Ms. Monika Gerhart, Urban Development Director
State of Louisiana, Mr. Pat Forbes, Director -Office of Community Development

*Most of the question and comments received at the public hearing came from homeowners, landlords and tenants who anticipated being able to sign up for assistance. Few questions presented were relative to the City-Parish's proposed CDBG-DDRF substantial amendment and the projects proposed therein.

Question/Comment: Will there be any assistance to those whose mortgages have become delinquent during these times?

Answer/Response: Your best resource would be to contact a HUD assisted housing counselor immediately, we can give you a number, they can go over options you may have to help you work with your mortgage holder and then apply for one of the recovery programs.

Question/Comment: What services are the "gap financing" you mentioned for?

Answer/Response: The gap financing mentioned in the presentation are related to developers who would be building apartments for low and moderate income families.

Question/Comment: I am the owner of rental properties destroyed by the flood. I am currently renovating it myself. Does this program support the renovation?

Answer/Response: We love to talk to you later to discuss eligibility criteria. What we are trying to do is serve landlords who may not be bankable under the conventional market. This is why we've asked attendees to identify if they are owners of rental properties damaged by the floods.

Question/Comment: My mortgage company has granted forbearance but now the period has expired and they want the entire amount at once. I am still unable to live in my home.

Answer/Response: In regards to the State Homeowner Repair program, I'd still suggest you contact a HUD assisted housing counselor immediately. Sometimes a counselor, acting on your behalf, can help you work with your mortgage holder and then apply for one of the state programs once it's available.

Question/Comment: Saint Vincent de Paul commented that they feel the plan was "spot on" with addressing the needs of the small landlords as well as those for homeless prevention and rapid re-housing.

Answer/Response: Thank you!

Question/Comment: Would there be any type of assistance to renters?

Answer/Response: Only homeless prevention assistance to rebuilding units. Direct rental assistance will be available through the State.

**PUBLIC HEARING NOTICE
CITY OF BATON ROUGE & PARISH OF EAST BATON ROUGE
& BATON ROUGE METROPOLITAN PARISHES
CDBG-DDRF SUBSTANTIAL AMENDMENT TO ACTION PLAN 2016**

The City of Baton Rouge and Parish of East Baton Rouge Office of Community Development (OCD) is undertaking the planning process to amend its Action Plan 2016 to revise projects related to the Community Development Block Grant Declared Disaster Recovery Fund (CDBG-DDRF) allocation totaling \$11,065,556.00 provided by the U.S. Department of Housing and Urban Development (HUD). The proposed amendment will revise and provide more detail on disaster housing recovery plans under the CDBG-DDRF previously approved by the Metro Council.

The purpose of this notice is to announce the time and location of public hearings seeking public comment related to the proposed amendment. Two (2) public hearings will be held for this purpose at the following locations:

March 16, 2017 Public Hearing #1 at the Eden Park Branch Library, 5131 Greenwell Springs Road, Baton Rouge, LA 70806 at 5:30pm.

March 20, 2017 Public Hearing #2 at the Carver Branch Library, 720 Terrace Street, Baton Rouge, LA 70802 at 5:30pm.

Details of the proposed amendment can be accessed from the Office of Community Development website at www.brgov.com/dept/ocd/announcements.htm. Comments on the CDBG-DDRF amendment may be submitted to the Office of Community Development, P.O. Box 1471, Baton Rouge, LA 70821-1471 or emailed to ocd@brgov.com. Persons requiring special assistance or accommodations at the public hearings should contact Joel Harrell at (225) 389-3039 (voice) or (225) 389-3082 (TDD) at least 48 hours in advance of the hearing.



We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.

Public Notice
City of Baton Rouge-East Baton Rouge Parish

In accordance with 24 CFR 91.105(c), and with significant feedback from the public, the State of Louisiana Office of Community Development, and the U.S. Department of Housing and Urban Development, the Office of Community Development of the City of Baton Rouge and East Baton Rouge parish offers this revised and updated substantial amendment to the 2016 Action Plan to outline planned activities related to HUD CDBG-Declared Disaster Recovery Fund (DDRF) Allocation.

The Baton Rouge City-Parish Substantial Amendment to the 2016 Action Plan will be available for another period of public comment, beginning Saturday, April 1, 2017 until Friday, April 7, 2017. A copy of the Annual Action Plan and this amendment to the plan is available online at <http://brgov.com/dept/ocd/announcements.htm> or at the Office of Community Development, 222 St. Louis Street, 7th Floor, Baton Rouge.

The proposed plan allocates \$11,065,556.00 in declared disaster recovery funds as follows: \$3,500,000.00 to housing repairs for homeowners in the City-Parish closed homeowner category; \$5,237,689.28 to rental housing repairs; \$1,000,000.00 to emergency shelter provisions; \$774,588.92 to sub-recipient administration and \$553,277.80 for City-Parish administration.

Project Number	Project Name	Project Budget
28	DDRF -Housing Repairs/Reconstruction	\$3,500,000.00
29	DDRF-Rental Housing Repairs/Lease	\$5,237,689.28
31	DDRF-Emergency Shelter Provision	\$1,000,000.00
32	DDRF-BR General Administration	\$553,277.80
33	DDRF-State General Administration	\$774,588.92

Written comments may be submitted to the Office of Community Development P.O. Box 1241, Baton Rouge, La 70821. For more information, please contact OCD at 225-389-3039 or TDD 301-833-5428



We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.

ADOPTED
METROPOLITAN COUNCIL

APR 12 2017

By Ampruso
Introduced 3-22-17
PH. 4-12-17

Lesly Cash
COUNCIL ADMINISTRATOR TREASURER

17-00346

RESOLUTION **52791**

AUTHORIZING THE MAYOR-PRESIDENT TO SUBMIT A SUBSTANTIAL AMENDMENT TO THE CITY-PARISH CONSOLIDATED PLAN AND STRATEGY 2015-2019 AND ACTION PLAN 2016 TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR THE PURPOSE OF REVISING THE PLAN APPROVED BY METROPOLITAN COUNCIL RESOLUTION 52562 SO AS TO REALLOCATE \$11,065,556.00 IN AVAILABLE COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FROM THE DECLARED DISASTER RECOVERY FUND AS FOLLOWS: \$3,500,000.00 TO HOMEOWNER HOUSING REPAIRS; \$5,237,689.28 TO RENTAL HOUSING REPAIRS; \$1,000,000.00 TO HOMELESSNESS PREVENTION; \$774,588.92 TO SUBRECIPIENT ADMINISTRATION AND \$553,277.80 FOR CITY-PARISH ADMINISTRATION, AND TO FURTHER AMEND THE PLAN TO PROVIDE ADDITIONAL DETAIL REGARDING PROGRAM ADMINISTRATION.

WHEREAS, submission requirements of the U.S. Department of Housing and Urban Development for the Community Development Block Grant (CDBG) program requires a Consolidated Plan and Strategy with annual Action Plans; and

WHEREAS, the City-Parish wishes to amend the Consolidated Plan and Strategy 2015-2019 and Action Plan 2016:

NOW, THEREFORE, BE IT RESOLVED by the Metropolitan Council of the City of Baton Rouge and the Parish of East Baton Rouge that:

Section 1. The Mayor-President is hereby authorized to submit an amendment to the City of Baton Rouge - Parish of East Baton Rouge Consolidated Plan and Strategy 2015-2019 and Action Plan 2016 to the U.S. Department of Housing and Urban Development.

Section 2. Said amendment shall provide for the City-Parish to amend the Plan and to reallocate, as stated in the preamble

to this resolution, the \$11,065,556.00 awarded to the City of Baton Rouge-Parish of East Baton Rouge from the Community Development Block Grant (CDBG) Declared Disaster Recovery Fund established by the U.S. Department of Housing and Urban Development (HUD) to address individual, household and public needs resulting from the events declared a major disaster by the President of the United States on August 14, 2016 (FEMA-4277-DR) to provide support for persons and families who experienced or are experiencing homelessness as a result of said disaster, and repair infrastructure, rehabilitate homes and restore rental properties and businesses damaged as a result of said disaster.

Section 3. Said amendment shall be contingent upon prior review and approval by the City-Parish Grants/Contract Review Committee and by the Office of the Parish Attorney.

Section 4. The Mayor-President is hereby authorized to submit the amendment to the U.S. Department of Housing and Urban Development and to execute the grant agreement or agreements at the appropriate time.

Section 5. The Mayor-President, Urban Development Director or Purchasing Director are hereby authorized to execute subsequent subrecipient agreements and/or contracts under the terms of said grant agreement or agreements, provided that no subrecipient agreement or contract shall be executed without prior review and approval by the City-Parish Grants and Contracts Review Committee and the Office of the Parish Attorney.