



## Housing Task Force Meeting

Paul Rainwater  
December 7, 2009



## ICF Transition

ICF contract ended in June

Transition was completed successfully in April

New Contractors:

- **Homeowners** – Hammerman and Gainer, Inc. (HGI)
- **Small Rental** – ACS State and Local Solutions, Inc.
- **Piggyback** – The Compass Group
- **IT** – CGI Technologies & Solutions



## Road Home - Budget

- **\$10.36B** – Allocated for Homeowner program
- **\$ 8.96B** – Expended to date
  - Road Home, CDBG elevations, establishing the Louisiana Land Trust and operating costs*
- **\$ 1.40B** – Current balance

as of Nov. 30 2



## Road Home - Budget

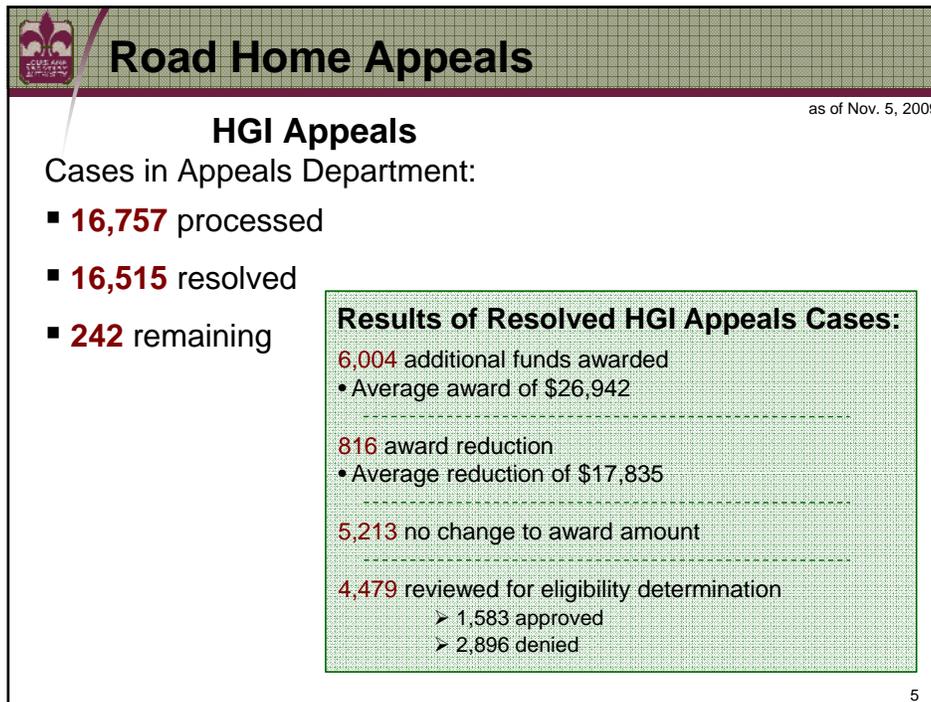
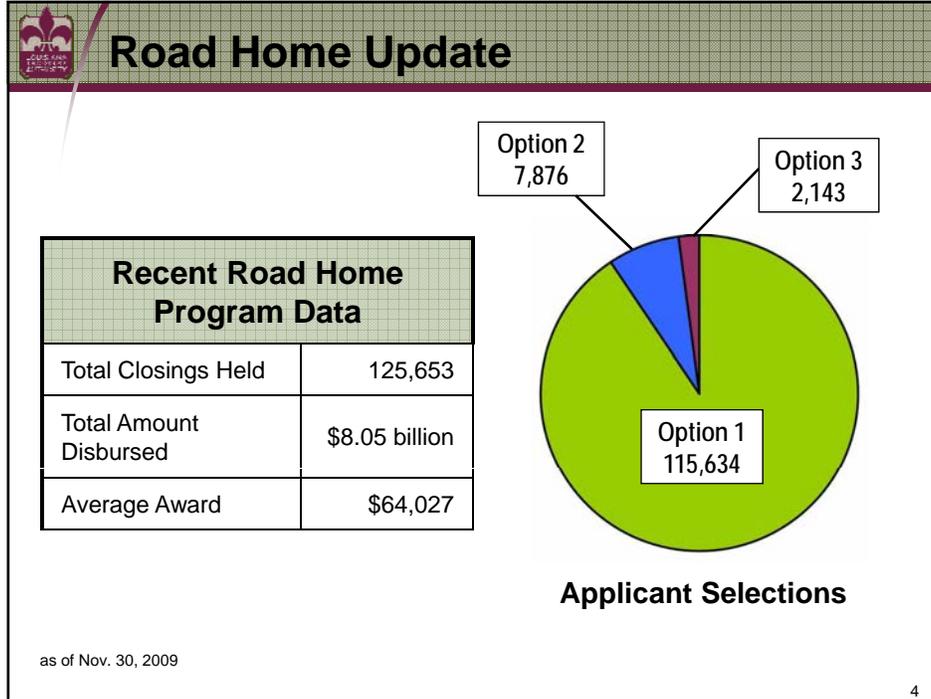
as of Nov. 30

**Outstanding projected costs:**

- **\$135M** – Serving remaining homeowners
- **\$188M** – Program delivery and LLT operations
- **\$ 32M** – Sold Homes Program
- **\$100M** – Individual Mitigation Measures
- **\$629M** – Removing ACG cap
- **\$1.08B** – Total

**\$1.4B - \$1.08B =** Approximately  
**\$320M** left for unmet housing needs

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## Road Home Appeals

as of Nov. 27, 2009

### State Appeals

Cases in State Appeals:

- **3,772** received
- **62** in progress
- **3,019** closed or denied
- **641** approved

*The average length of time to process a state-level appeal is 60 days.*

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## Road Home Changes

### Covenant Extensions

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- Homeowners can now request a **one-year extension**
- Meant for those who can show **good cause** for not completing their construction
  - Unexpected financial hardship
  - Emergency or health issue
  - Exhausted RH funds because of increased construction costs
  - Contractor fraud
  - Damage to the home by a subsequent natural disaster
  - Contaminated drywall

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## Road Home Changes

### Covenant Extensions

- **Does not cancel other aspects** of the Road Home covenant
- Homeowner **must provide a current building permit** when requesting an extension
- Can receive **no more than two** extensions

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## Road Home Changes

### Additional Compensation Grants Cap Removal

- Affects approximately **20,000 low- and moderate-income homeowners**
- **Eligible applicant**
  - **Option 1 homeowner** who still owns damaged home
  - **Has a gap** between compensation received and cost of repairs
  - Has **not** reached the **\$150,000 Road Home cap**
  - File contains **complete income documentation** to support eligibility for the ACG (80% below Area Median Income)

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## Road Home Changes

### Additional Compensation Grants Cap Removal

- Eligibility **based upon the applicant's income** at the time the homeowner first qualified for ACG
- Applicants who have already filed an appeal **cannot re-appeal** previous or new issues
- Estimated cost of approximately **\$630 million**

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## Road Home Changes

### Additional Compensation Grants Cap Removal

- **Letters** were **mailed in early November** to eligible Road Home applicants
  - **Funds will be disbursed** once all paperwork is returned
- Applicant must show **evidence of efforts to comply with the Road Home Covenants** within six months of receiving additional funds

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## Road Home Changes

### Additional Compensation Grants Cap Removal

- State will **monitor applicants** for covenant compliance
- **High risk files** will be identified and reviewed
  - **Homeowners without resources** to complete recovery efforts **will be referred to non-profit organizations** for additional counseling or rebuilding assistance
- **Non-compliant applicants will be identified** and their files will be processed through the state's grant review and recovery process

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## CDBG/Road Home Elevations

- **29,625** homeowners interested in and eligible for elevation program
- **29,164** elevation disbursements awarded
- **\$844.8 million** disbursed



*A home New Orleans elevated through the Road Home Elevation program*

as of Nov. 20, 2009

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## HMGP Elevations

as of Nov. 20, 2009

- **23,233** people interested
- **16,155** files being worked
- **3,739** homeowner interactions
- **149** homeowner mid-point payments made totaling **\$2.84M**

**Supplemental Staff Contract**

- Affecting payments as of December 1
- Expect 500 payments each month
- Average of \$15,000 per payment

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## HMGP

### Individual Mitigation Measures program

Launched Nov. 16

- **Road Home Option 1 applicants** can receive **up to \$7,500** to **protect their home from future storm damage**
- **Mitigation measures include:**
  - ✓ Protecting windows, including installing storm shutters
  - ✓ Strengthening doors
  - ✓ Bolting roofs to walls and walls to foundations
  - ✓ Elevating air conditioning units, washers or dryers
  - ✓ Anchoring propane tanks

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## Louisiana Land Trust

### Transfer and Closing Update

- Closed and/or transferred: 433
- Scheduled to close: 193

### Anticipated Closings/Transfers by Parish

- By Dec. 31
  - ✓ 116 properties in Cameron
  - ✓ 100 in Orleans
- By Jan. 31, 2010
  - ✓ Goal of 400 closings per month for all parishes
- By May 3
  - ✓ All closings will be complete in 63% of LLT parishes

as of Nov. 20, 2009 16



## Louisiana Land Trust

as of Nov. 24, 2009

### LLT Demolition Program

- Total properties scheduled for disposition: 9,970
- Structures to be transferred "as is": 886
- Total inspections completed: 9,527
  - Structure & Slab: 3,081
  - Slab only: 4,680
  - Vacant lot: 376
  - Transfer as is: 886
- Substantially completed demolitions: 648
  - Demo of Structure and Slab: 148
  - Demo of Slab only: 500
- Demolitions currently underway
  - Demo of Structure: 782
  - Demo of Slab: 3,460
  - Slab abatement: 5,074



**Louisiana Land Trust**

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## LIHTC/CDBG Piggyback Program

*The Crescent Club Apartments opened in New Orleans in September with 228 units, 91 of which offer affordable rents.*

**Total projects awarded: 57**  
 Total units awarded: 7,754  
 Total award amount: \$592M

**Projects closed/  
 under construction: 13**  
 Units under construction: 2,339  
**Dollars expended: \$245M**



**Projects completed: 17**  
 Units completed 2,444  
 Affordable units 1,154

as of Nov. 30, 2009
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## Small Rental Program



Active awardees: **5,890**

Rental closings: **1,213**

Rental award amount: **\$99.78M**

Units produced: **2,446**

Affordable units produced: **1,960**

*One of the units in New Orleans that received funding through the Small Rental Program*

as of Nov. 25, 2009
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## First Time Homebuyer Pilot Program

- **\$40 million program**
- **Assists low-to middle-income borrowers** in the purchase of single family or duplex, owner-occupied properties in the 13 Katrina and Rita-affected parishes.
- **FANO** (Finance Authority of New Orleans) **administers \$31.1 million** in CDBG funds for **Orleans and St. Bernard parishes**  
Helps borrowers pay for “soft” costs such as down payments, closing costs and mortgage financing
- **LHFA** (Louisiana Housing Finance Agency) **administers \$8.9 million** in CDBG funds **for the remaining 11 parishes**  
Blends funds with bond sales to buy down interest rates on loans that help owners pay for “soft” costs

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## First Time Homebuyer Pilot Program

### FANO

- Three-year contract began Mar. 1, 2008
- Closed 324 loans as of Dec. 1, 2009

### LHFA

- Three-year contract began Sept. 2, 2008
- Closed 29 loans as of Dec. 1, 2009

Goal of 225 loans granted by Dec. 2009 met; next goal is 400 by June 2010

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## First Time Homebuyer Pilot Program

as of Dec. 1, 2009

- **\$23.9 million** has been expended
- Assisted **353 first time homebuyers**
- FANO disbursed **\$21.9 million in Orleans Parish**
- **The City of New Orleans** allocated an **additional \$10 million** for this program
- FANO will administer **\$3.2 million in St. Bernard Parish** beginning in January 2010
- LHFA held multiple outreach events with lenders over the past six months; has increased activity

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## LLT Soft Second Program

- **\$75 million program**
- Like the First Time Homebuyer Program, but the properties **must be Louisiana Land Trust properties**
- **Assists low-to middle-income borrowers** in the purchase of their first home.
- **FANO** (Finance Authority of New Orleans) will **administer \$52 million** in CDBG funds for **Orleans and St. Bernard parishes**
- The **remaining 11 parishes** may select to administer their percentage of the other **\$23 million** or have the state administer the funds on their behalf
- Goal of **100 loans** granted **by end of 2009** and **300 by June 2010**

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## Nonprofit Rebuilding Pilot Program

- **\$20 million program** – grants to nonprofit organizations that have a proven track record in assisting homeowners meet the gap in rebuilding their damaged homes
- Administered by LHFA
- **Road Home and non-Road Home** participants eligible
- **250-300 homeowners** in **seven parishes** will be served
 

Cameron	Calcasieu	Jefferson	Orleans
St. Bernard	St. Tammany	Washington	
- Those parishes have a significant number of families still living in **temporary housing units**
- Nov. 16 – nonprofits submitted **first round of clients** to LHFA for eligibility determination
  - Must have 50% of their priority list taken from list of families living in THUs

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## Nonprofit Rebuilding Pilot Program

Nonprofit Rebuilding Organization	Parishes Served
Rebuilding Together New Orleans	Orleans
United Way of Greater New Orleans Area	Orleans, Jefferson, St. Bernard
Louisiana Conference of the United Methodist Church Disaster Response, Inc.	Washington, St. Tammany, Orleans, St. Bernard, Jefferson, Cameron, Calcasieu
The Broadmoor Community Development Corporation	Orleans
St. Bernard Project	St. Bernard, Orleans
Episcopal Community Services	Orleans
Catholic Charities	Orleans
Lower 9 <sup>th</sup> Ward Neighborhood Empowerment Network	Orleans

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## Plaquemines Parish Homeowner Rehabilitation

- **\$4 million program** from the parish's Small Rental allocation
- Funds will **assist eligible homeowners complete their repairs or rebuild** within Plaquemines Parish
- Some **funds may be used to purchase materials** to complete a home rebuild
- **Road Home and non-Road Home** participants eligible

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## Alternative Housing Pilot Program



Completed cottages at Jackson Barracks

**470 Total Units**

**119 Completed Units**

- 59 – Jackson Barracks
- 42 – Baton Rouge
- 18 – 6<sup>th</sup> Avenue in Lake Charles

as of Nov. 30, 2009

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## Alternative Housing Pilot Program



Work on the cottages in Algiers

as of Nov. 30, 2009

**236 Under Construction**

- 100 – Algiers
- 32 – Multi-Family Units at Jackson Barracks
- 25 – NORA Infill
- 27 – Westwego
- 36 – Lake Charles Infill
- 16 – 6<sup>th</sup> Avenue in Lake Charles

**115 Units Not Yet Started**

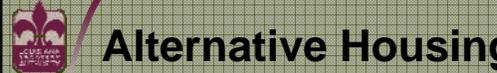
- 75 – NORA Infill\*
- 40 – Treme neighborhood

\*More orders have been placed for the NORA Infill modular units

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## Alternative Housing Pilot Program



as of Nov. 30, 2009

**AHPP Case Management**

- Program launched Sept. 28
- 10,000 letters mailed to date; pool of approximately 45,000 households
  - **1,540 households** called the Contact Center and have been mailed applications
    - 632 – New Orleans
    - 402 – Baton Rouge
    - 269 – Lake Charles
    - 235 – Westwego
    - 2 – Unspecified
- First **meetings between case managers and families** began last week
- Estimated **occupancy timeline** after a complete application is submitted
  - 1-3 months to qualify and finance households with good credit
  - 3-6 months for households in need of minor credit repair
  - 1-2 months for a family to be placed in a rental unit

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## FEMA Trailer Deactivation

as of Nov. 30, 2009

- **1,338 households** in FEMA trailers  
(was 3,944 as of Mar. 27)
- **1 hotel/motel family** receiving additional support

**Sales and Donations Programs**

- **608 sold**
- **170 sales pending**
- **306 donations pending**

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## FEMA Trailer Deactivation

as of Nov. 30, 2009

Rapid Re-Housing program

- **524 families** have been referred
- **136 completing** the application process

Disaster Case Management Pilot program

- **1,828 households** have **said yes** to receiving case management services
- **603** clients have **developed long-term recovery plans**
- **2 families** have completed all of their long-term recovery plan goals
- **878 referrals** have been made
- **557 refused** services

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## DHAP – Case Management

as of Nov. 30, 2009

- **5,641 Housing Choice Vouchers** issued
- Received **2,401 case management commitment forms**

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## Gustav and Ike Temporary Housing

as of Dec. 1, 2009

### FEMA Trailers

- **505 total** in Louisiana
- LRA working with FEMA to **collect information regarding client needs**
  - through FEMA case workers and
  - G-I Case Management Pilot Program  
(*administered by Catholic Charities*)
- Met with FEMA last week to **review all Gustav/Ike trailer families** and possible needs/solutions
- LRA goal of assessing Gustav-Ike housing needs and **developing a strategy by Dec. 31**

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## Gustav and Ike Temporary Housing

as of Dec. 1, 2009

### Gustav-Ike FEMA Trailer Population by Parish

Parish	Trailers	Parish	Trailers
Acadia	1	Pointe Coupee	7
Ascension	4	Rapides	4
Assumption	16	St. Charles	2
Avoyelles	8	St. James	4
Calcasieu	42	St. John the Baptist	2
Cameron	133	St. Landry	10
East Feliciana	1	St. Martin	1
Iberia	11	St. Mary	11
Iberville	8	St. Tammany	1
Jefferson	15	Tangipahoa	20
LaSalle	2	Terrebonne	126
Lafourche	47	Vermilion	19
Livingston	4	Washington	4
Morehouse	1	West Baton Rouge	1
		<b>Total</b>	<b>505</b>

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## Gustav and Ike Temporary Housing

as of Dec. 1, 2009

### DHAP - Ike

- **12,537 total; 3,249** in Louisiana
- LRA has asked HUD for details regarding **transition plans**
- No **Housing Choice Vouchers** have been allocated to date for DHAP – Ike families

LRA is requesting an extension of both the FEMA trailer program and DHAP for Gustav/Ike

- Currently both scheduled to end in March 2010
- Asking for extension through September 2010

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## Contaminated Drywall

- LRA board of directors approved a plan to **devote \$5 million to assist Road Home applicants** now affected by contaminated drywall
- **Sent to HUD for approval**
- Plan **holds the funds until** the federal government has released its **testing and remediation protocol** for dealing with drywall problems

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## Contaminated Drywall

- On Nov. 23, **U.S. Consumer Product Safety Commission issued results of an air study** of 51 homes
 

Indicates a “strong association” between homes with contaminated drywall and levels of hydrogen sulfide and corrosion of metals in these homes
- CPSC’s Interagency Drywall Task Force will now **move forward to develop federal protocols** that will identify homes with contaminated drywall and **determine the effectiveness of remediation methods**

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## Contaminated Drywall

- **Thousands of Louisiana homeowners could be affected** because of the large amount of rebuilding after hurricanes Katrina and Rita
- **Important for the federal government to know the extent of the problem** in Louisiana
- **Preparing response to a federal request for information from each state**, which will include data from homeowners who have contacted various state agencies
- Citizens can register their case by calling **1-866-684-1713** or filling out the online form at **<http://lra.louisiana.gov/drywallform>**

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