

NDRC Substantial Amendment #2 Comments/Feedback

1. **Roslyn Duplessie**- Regarding add affordable housing, Gentilly does not need more Section 8 housing. The value of our homes is impacted by the increased number of Section, 8 housing. I suggest allocating funds to put additional affordable Section 8 housing more in Lakeview, the area between Allen Toussaint and the lake front area and Mid City. Are these homes for sale or lease?

CNO Response:

Good afternoon Ms. Duplessie,

Thank you for your email and feedback. Just to clarify, the 15 Resilient homes that would be built on NORA lots in Gentilly are not Section 8 housing but rather for Low-to-Moderate income households. This effort could very well benefit a Gentilly resident's son/daughter that still lives with their parents and has a family but cannot afford the high prices that we are currently seeing in Gentilly. Please feel free to review the meeting recording, PPT presentation, and review the NDR Action Plan at: <https://nola.gov/resilient-new-orleans/ndr-grd-projects-programs/isaac-recovery-program/>. After reviewing the information please formally share your comments with us by accessing the following form: [https://nola.gov/getattachment/Resilient-New-Orleans/NDR-GRD-Projects-Programs/Isaac-Recovery-Program/CommentCardUpdate05-\(1\).pdf/?lang=en-US](https://nola.gov/getattachment/Resilient-New-Orleans/NDR-GRD-Projects-Programs/Isaac-Recovery-Program/CommentCardUpdate05-(1).pdf/?lang=en-US). April 30th, 2023 is the deadline to provide comments. The homes would be for sale. You can find detail info in the NDR Action Plan. It explains everything that the City is planning on doing along with our partner, NORA.

2. **Maureen Walsh** -What about permeable concrete for street repair?

Several of the projects have permeable pavers in parking lanes. Permeable paving was installed in parking lanes along Press Drive near Southern University of New Orleans under an earlier FEMA project.

3. **Kathy Walsh**- Where in Gentilly are the 15 lots that the homes will be built? Will they be sold and who will qualify for them?

CNO Response (NORA): The final 15 sites have not yet been determined, but they will be selected from properties owned by the New Orleans Redevelopment Authority that meet the minimum lot dimensional requirements and be spread across the neighborhood. The homes will be sold to households earning up to 120% of the Area Median Income.

4. **Eva Otis**- I read the NDR descriptions and its goals are impressive. This program has a start date in 2017. As a former elder, I missed any reference in media. Since this is ongoing will there be or is this there public education/solicitation going forward?

Community engagement continues for these projects. Our last community meeting was March 7, 2023 and the recording can be accessed here: <https://nola.gov/resilience-sustainability/gentilly-resilience-district/>.

5. **Karen Parsons** -I encourage the design team to incorporate an elevated parking area in the driveway for a vehicle in the lowest elevation lots side steps can connect.

CNO Response (NORA): The Resilient Homes project architect will consider this suggestion as part of site and landscape planning.

6. **Abraham McNeil II** -What has been the counter to issues addressing installations with solar with wind damage to home roofs encountering insurance issues covering the repair.

CNO Response (NORA): We are not familiar with this issue and thank you for bringing it to our attention. We will research the issue with insurance companies to determine how best to address this issue.

7. **Maisha Mena**- Will any of the learnings or lessons learned from the removed microgrid project be made available or shared with similar initiative in the city, like the lighthouse project from Together New Orleans that is funded by DOE?

The City is developing a larger solar farm project which will incorporate the study completed by Sandia National Laboratory and other lessons learned.

8. **Keree Blanks** -Have the microgrid and Milneburg projects completely abandoned?

Neither project has been abandoned. The Milneburg project has been submitted for future grants with a timeline that will allow ownership of the properties in the public right of way to be established. The solar energy goals of the Microgrid project will be incorporated into a larger solar farm project that the City is developing. The Milneburg Neighborhood will see flooding reduction from the Blue and Green Corridors project as well.

9. **Ellen Moore** -Why not build 3D concrete homes?

CNO Response (NORA): 3D concrete printing is an exciting new technology being deployed in residential construction around the world. Unfortunately, there are no contractors or developers that have successfully deployed the technology in our market to date. Given the uncertain availability of equipment and labor for this construction method and the remaining time available to invest NDR funds, the City has elected not to pursue 3D concrete printing for this project.

10. **Collete Delacroix**- Need systematic education on personal responsibility. No slab reconstruction in the City NDR Substantial Amendment- Ok, plant trees!

CNO Response (NORA): Education and tree planting are included in the Community Adaptation Program. One of the three Resilient Homes models does feature a slab foundation, but the floor level will be above grade and equal to the elevation achieved with a crawl space pier and beam foundation system.

11. **John Kleinschmidt**- I'm curious to hear how the City/NORA will identify location for those house prototypes- I assume using flooding maps? Also, curious to hear what types of flooding events these homes might "solve".

CNO Response (NORA): All of the Resilient Homes are designed to bounce back from, rather than "solve," various flood events. Elevation is the only means to resist certain flood levels that might be experienced in a catastrophic flood event. Instead of excessive elevation that is inconsistent with residential neighborhood fabric and makes daily living a chore, Resilient Homes will be designed with walls and foundation systems that minimize the amount of work required to reoccupy and/or repair a structure after a flood event.

12. **Natan Lott**- The pace of implementation of the Gentilly Resilience District has been frustratingly slow. There are probably multiple legitimate reasons for that, but it's time to move projects off the drawing board and begin work on the ground.

The Community Adaptation Program is a noteworthy exception to the above. Having deployed its share of the city's NDRC funds efficiently, CAP is already benefiting participating property owners and their neighbors by storing stormwater and reducing runoff. For that reason, I fully support additional allocations to CAP and encourage the city to identify a sustainable local funding source to scale the program city-wide.

The proposed Resilient Homes initiative is impressive, but I have some concerns about "robbing Peter to pay Paul." It should be made clear why NORA and/or OCD needs to use NDRC funds on this project instead of using HUD, LHC or local funds (or a mix). Also, it should be clear how the project will benefit neighbors and neighborhoods—not just the future residents of these homes. The runoff/flood reduction from CAP projects benefits everyone living on the block. How will these impressive homes benefit existing neighbors, who are already facing high energy and insurance bills? It may be less innovative but more impactful to spend some of this money retrofitting existing homes. Note: I was unable to attend the public meeting on April 11, so my comments are based solely on the presentation materials and substantial amendment document. Thank you for taking them into consideration,

CNO Response (NORA): Thank you for your support of the Community Adaptation Program. NDRC funds were allocated to the City by the U.S. Department of Housing and Urban Development to enhance resilience within the Gentilly Resilience District at the individual household and neighborhood levels.

Low to Moderate Income households will directly benefit from the construction of new affordable homes, but the neighborhood will also benefit from new homes taking the place of vacant lots, new green infrastructure installations similar to the Community Adaptation Program to reduce stormwater runoff, and enable households to return to their homes and neighborhoods more quickly in the aftermath of a catastrophic event.

13. **Michael Burnside**- Trees provide shade. 2 story houses are safer.? Private land/Insurance. Wedding house. 2 story.

CNO Response (NORA): Trees are an option for homeowners to select in the Community Adaptation Program and we do anticipate trees will be planted as part of the landscaping plan for the Resilient Homes. The Resilient Homes are not designed to be hurricane proof or to be occupied when an evacuation has been ordered, but to bounce back more quickly once emergency conditions subside.

14. Can Community Adaptation Program include solar energy for homeowners?

CNO Response (NORA): The Community Adaptation Program exclusively provides green infrastructure for residential stormwater management.

15. Program will buy the generators and solar panels for homes?

CNO Response (NORA): The Resilient Homes program may provide generators and solar panels, depending on product availability and budget.

16. Is the cellular material between walls safe? What is it made of?

CNO Response (NORA): The insulation material is expected to be a rigid foam product that is approved for use in residential construction.

17. What is the Microgrid Project?

The Microgrid Project would generate energy from solar panels and distribute that energy to either an Emergency Operation Center, cooling centers, or other areas key to disaster recovery.

18. Are the infrastructures thought to be able to “survive” the worst case scenario planned by the IPCC? And what are the “average life” of these infrastructures knowing climate change make things change quickly?

The average life of the drainage improvements are fifty years, although some elements have a longer design life up to 75 years. The stormwater storage elements in the Urban Water projects add flexibility to the overall drainage system to accommodate increasingly intense rain events predicted in climate change scenarios.