

Baldwin County CDBG-DR Local Recovery Plan

Planning Charrette

June 5, 2024



Purpose and Goals

PLANNING CHARRETTE

- Understand CDBG-DR requirements and how Baldwin County can use funds for recovery.
- Understand how the Local Recovery Plan guides the County in identifying recovery programs.
- Review community needs and program design decision making process.
- Engage with fellow members of the Baldwin County community to ensure the plan reflects recovery needs and priorities.



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Commission Chairman

HON. MATTHEW MCKENZIE
Commission Chairman

HON. JAMES BALL
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How to Participate

PLANNING CHARRETTE

DURING THE PRESENTATION:

- Survey questions will be asked throughout the session via TypeForm
 - Website and QR Code are provided on the tables
 - Survey will progress independently of the presentation
- Opportunity for questions at end of each program section



ON THE TABLE:

- Community Goals and Priorities handout
- *A printout of the survey questions can be provided in lieu of using the application.*

Survey Question

PLANNING CHARRETTE

WHAT TYPE OF ORGANIZATION OR INDUSTRY DO YOU REPRESENT?

- Government
- Housing
- Tourism
- Business
- Education
- Nonprofit/Community services
- Advocacy
- Faith-based

CDBG-DR and Disaster Recovery Overview

Baldwin County CDBG-DR Local Recovery Plan



Baldwin County CDBG-DR

ADECA ACTION PLAN FORMULA ALLOCATION

- **\$43M** for Baldwin County programs identified in the Local Recovery Plan.

Program Funding*		
Housing	\$ 19,219,010	45%
Non-Housing	\$ 24,142,626	55%
Total	\$ 43,361,686	100%

*As of State Action Plan Amendment 2, 10/18/2023

- **15% (or \$6M)** will be used toward mitigation activities



CDBG - Disaster Recovery (DR)

OVERVIEW

- CDBG-DR funds are used to assist local communities in:
 - Recovering housing losses,
 - Rebuilding infrastructure,
 - Addressing economic revitalization needs,
 - Funding planning and public services, and
 - Becoming more resilient to future disasters to reduce damages.

CDBG-DR Requirements

OVERVIEW

Recovery programs must:

- Be an **eligible activity** under HUD's CDBG-DR program and ADECA's LRPP Program Guidelines
- **Benefit low- and moderate-income individuals or households**
- **Have a clear “tie-back” or relation to Hurricane Sally** and address direct or indirect disaster-related impacts
- Must **fill an unmet need** for the recovery area

Local Recovery Planning Program

OVERVIEW



The intent of the LRPP is to better understand the vulnerability of disaster-impacted populations, thereby assisting subrecipients in identifying activities that will have the greatest impact to meet the unmet recovery and/or mitigation needs of those most vulnerable populations.

– ADECA LRPP Guidelines

Local Recovery Plan

REQUIREMENTS

- Conduct extensive local outreach and ensure collaboration with stakeholders.
- Plan how funds will be used for “necessary expenses related to disaster relief, long-term recovery, and restoration of infrastructure, housing and economic revitalization.”
- Prioritize activities that benefit lower income households and vulnerable populations.

The LRP must be submitted and approved prior to commencing CDBG-DR funded recovery activities.

Local Recovery Plans

MID RECOVERY ZONES

- Most Impacted or Distressed (MID) Recovery zones are areas that meet the following conditions:
 1. Where vulnerable populations reside; and
 2. Where local unmet needs exist.
- MID Recovery Zones may identify areas or populations with the most need and could be defined in the LRP.

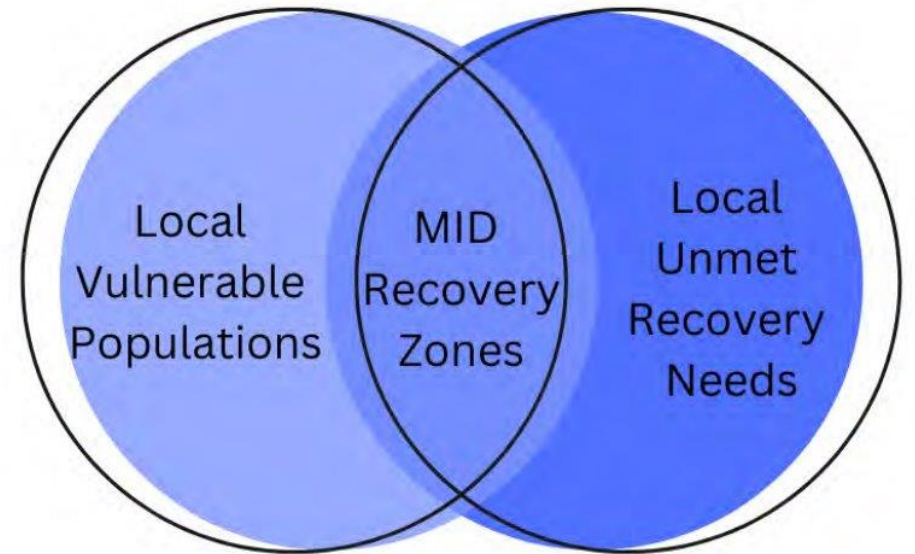


Figure 1: MID Recovery Zone Requirements

Source: ADECA LRPP Guidelines, p. 11

CDBG-DR and LRP Overview

KEY TAKEAWAYS

- Baldwin County, as a subrecipient to ADECA, must develop a Local Recovery Plan in accordance with ADECA's Local Recovery Planning Program guidelines and HUD requirements.
- The LRP will outline program approaches to address recovery and mitigation.
- Program and application procedures, and specific projects will be identified after ADECA's approval.
- Extensive community engagement and public participation will inform what programming will be included in the LRP.

Community Recovery Needs

Baldwin County CDBG-DR Local Recovery Plan



County Allocation & Local Experience

ADECA ALLOCATION

- \$43.3M total allocated for 2020 disaster
- \$19.2M for housing (44%)
- \$24.1M for non-housing (*economic development and infrastructure*) (56%)

DOES THIS MATCH CONDITIONS EXPERIENCED?

- Identify County-related data in state's Unmet Needs analysis.
- Refresh federal data sources.
- Obtain local data from County departments, local jurisdictions, and non-profit/advocacy groups to supplement state's Unmet Needs analysis.

Survey Question

COMMUNITY RECOVERY NEEDS

What do you see as the greatest remaining need in Baldwin County since Hurricanes Sally and Zeta? *[Select up to 3]*

- Housing repair
- Availability of housing (rental or home to purchase)
- Repairs or improvements needed to roads, utilities, or drainage systems
- Flood prevention for future storms
- Helping businesses recover operations
- Rebuilding workforce by increasing opportunities and workers

Housing Needs

IMPACTS & ASSISTANCE

Owner-occupied

- 28,000+ households with damage (\$615M) including 1,303 households with major/severe damage (\$28M).

Rental housing

- 1,988 households with damage (\$11M) including 671 households with major/severe damage (\$3.7M).

Assistance received

- Baldwin County residents received \$30.6M in housing assistance from FEMA, SBA, and Flood Insurance.

REMAINING NEED

- Owner-occupied housing unmet need addressed by state's Housing Recovery Alabama Program (HRAP).
- Rental housing unmet need remains unaddressed.

Estimated Remaining Need

\$499,665,969

Infrastructure

FEMA & STATE DATA

- FEMA data on emergency recovery project categories and costs
- ADECA review of infrastructure conditions statewide

LOCAL SURVEYING

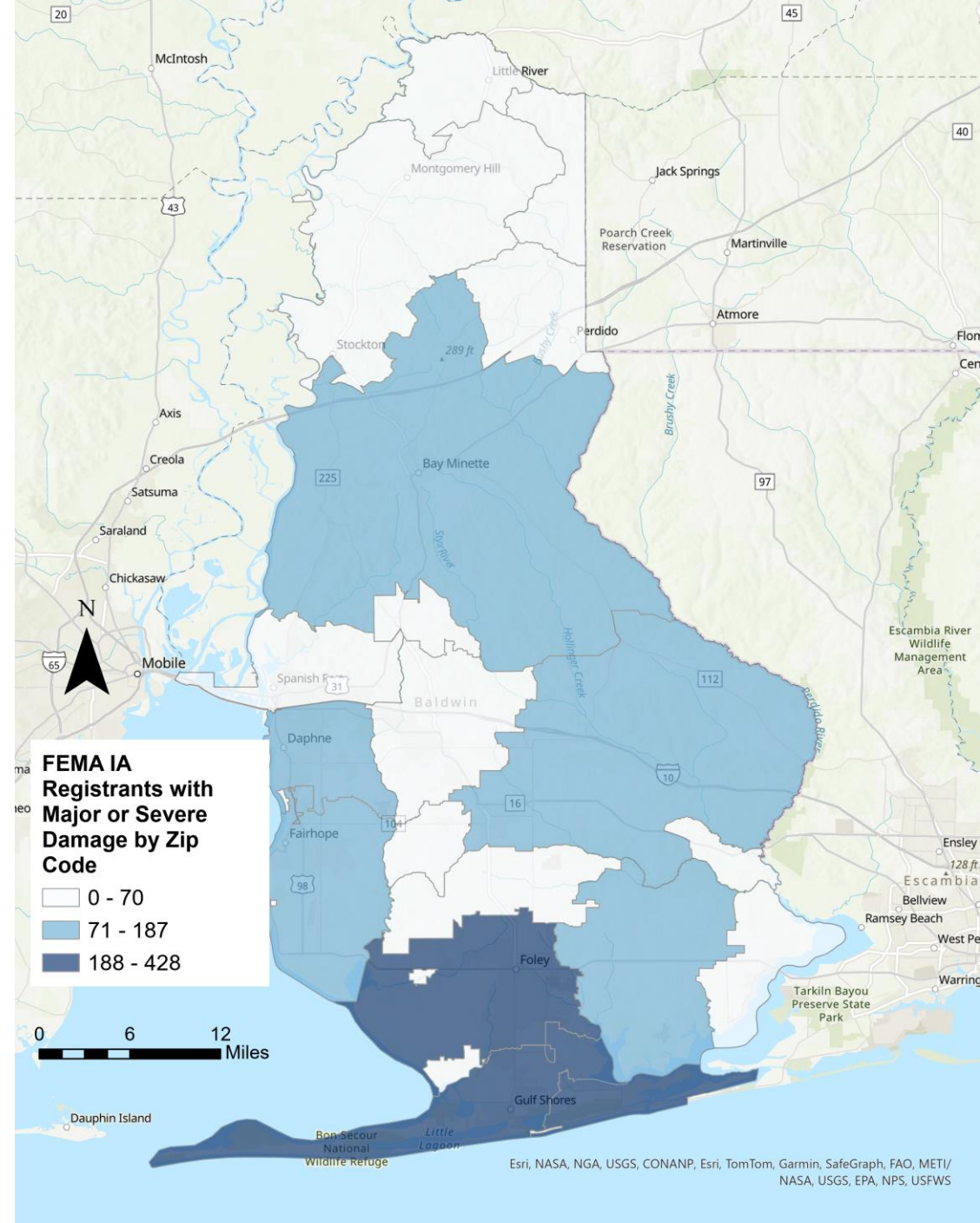
- Requested information from municipalities, public utility districts, and county departments on types of projects and estimated costs
- Understand remaining recovery needs to support overall program design

Estimated Remaining Need	
FEMA – Local Costs	Survey Responses*
\$3,365,882	\$44,418,770

*Responses to date

MID Recovery Zones

FEMA Applications from
Renters and Owners with
Major or Severe Damage by
Zip Code



Baldwin County LRP Data

COMMUNITY RECOVERY NEEDS

- Does this data accurately represent the remaining recovery needs within Baldwin County?
- Are there additional data or studies that the County should review when preparing the LRP?

Please share relevant data sources or studies for consideration

Disaster Recovery Programs

Baldwin County CDBG-DR Local Recovery Plan



Recovery Programs

CDBG-DR PROGRAM OVERVIEW

- Disaster-related programs demonstrate a logical connection between the impacts of the covered disaster and the contribution to community recovery.
- Recovery programs must:
 - Benefit low- and moderate-income individuals or households
 - Have a clear “tie-back” or relation to Hurricane Sally or Hurricane Zeta and address direct or indirect disaster-related impacts
 - Be an eligible activity under HUD’s CDBG-DR program and ADECA’s LRPP Program Guidelines

Recovery Programs

CDBG-DR PROGRAM OVERVIEW

INFRASTRUCTURE

Rebuild or replace impacted public infrastructure

Road and bridge repair, water and wastewater facilities, drainage improvements

HOUSING

Restore and improve the housing stock

Owner or renter support, acquisition, buyouts

ECONOMIC DEVELOPMENT

Address job losses, impacts to tax revenues, and impacts to business

Job training and workforce development, business loans and grants, improvements to commercial districts

Addressing the Future

LOCAL RECOVERY PLAN – Mitigation Requirement

- Baldwin County must allocate 15% of the LRP award towards mitigation efforts.
- Mitigation eligible activities reduce risks and impacts from future storms by:
 - Increasing resilience to disasters,
 - Reducing or eliminating long-term risk of loss of life, injury, and property,
 - Lessening the impact of future disasters.
- Mitigation activities do not need to meet the tie back requirement and can be solely focused on reducing a future risk.

Addressing the Future

LOCAL RECOVERY PLAN – Long-term Resilience Planning

Promote sound, sustainable long-term recovery plans and programs that account for the unique hazards, opportunities and disaster impacts.

Baldwin County will seek to incorporate resilience measures within program requirements and address disaster-related systems.

Infrastructure Programs

LOCAL RECOVERY PROGRAM PLANNING

- Roadway Improvements
- Storm Water and Drainage
- Mitigation

Infrastructure Programs and Eligible Activities

LOCAL RECOVERY PROGRAM PLANNING

The goal of infrastructure programming is to rebuild public facilities and systems to be more resilient to future disasters and to restore impacted communities.

- Provides funding for infrastructure projects based on remaining budget need.
- Typical Infrastructure Activities are:
 - Roadway improvements
 - Rebuilding public buildings, not to include government buildings
 - Drainage and sewage improvements, to include pump stations
 - Dredging canals and waterways

Roadway Improvements

LOCAL RECOVERY PROGRAM - INFRASTRUCTURE

Improve roads and highways within the County or municipalities impacted by the disaster to increase safety and use during an emergency and evacuations prior to, during, and after a disaster event, including:

- Address road repairs
- Support structural upgrades to roadways

How does this benefit the community?

- Rebuild roads that were impacted so roadways and highways are safe for travel
- Ensure evacuation routes can meet capacity needs for community

Storm Water and Drainage Improvements

LOCAL RECOVERY PROGRAM - INFRASTRUCTURE

Focus on improving the sewer system and drainage ways (i.e., canals, ditches, pump stations, etc.) to ensure that water is removed from streets to avoid flooding and excess water buildup, including:

- Dredging canals
- Deepening ditches along roadways
- Improving pump stations to increase capacity

How does this benefit the community?

- Reduce flooding risk by removing or providing space to collect water
- Protects residents' homes and properties from flood water
- Ensure roads are more passable during a flooding or emergency event

CDBG-DR Mitigation Set-Aside

LOCAL RECOVERY PROGRAM - INFRASTRUCTURE

The LRP will propose two ways infrastructure funds can meet the Mitigation requirement, which is capped at 15% of the total Baldwin County allocation:

Projects with tieback to the disaster and/or include mitigation measures.

or

Projects that do NOT have tieback to the disaster but meet the mitigation definition.

Mitigation-related projects must:

- Meet the definition of mitigation
- Address current and future risks
- Be an eligible activity
- Benefit low- and moderate-income individuals or households

Survey Question

LOCAL RECOVERY PROGRAM - INFRASTRUCTURE

What are the greatest infrastructure needs for recovery and preventing future damage? *[Rank from highest to lowest by selecting a number or dragging options]*

- Better drainage
- Clearing waterways
- Better storm surge protection
- Elevating roadways prone to flooding
- Repairing or resurfacing roads that were damaged
- Signage for evacuation routes
- Access to evacuation routes

Please provide any additional comments on the handouts.

Housing Programs

LOCAL RECOVERY PROGRAM PLANNING

- Homeownership assistance
- Acquisition or Buyouts of damaged or high-risk properties
- Rental assistance

Housing Programs and Eligible Activities

LOCAL RECOVERY PROGRAM PLANNING

The goal of housing programming is to provide safe, sanitary, and resilient housing opportunities within the recovery area. Recovery of the housing stock is a key component of broader community recovery and resilience.

- Housing Activities may include:
 - Homeownership assistance
 - Acquisition or Buyouts of damaged or high-risk properties
 - Rental assistance
- Repair and reconstruction for homeowners and landlords was made available through the State's Home Recovery Alabama Program (HRAP).

Homeownership Assistance

LOCAL RECOVERY PROGRAM - HOUSING

Directly assist and expand homeownership for low-and-moderate income households and make current housing market more attainable for new and current residents including:

- Funds for down payments and closing costs
- Funds to buydown high interest rates

How does this benefit the community?

- Provide opportunities for renters to become homeowner and help them stay in the community
- Provide a way to support disaster impacted renters, who are often the first to leave

Acquisition of damaged or high-risk properties

LOCAL RECOVERY PROGRAM - HOUSING

Purchase properties in impacted areas to help communities with redevelopment, economic development, and risk mitigation. Properties are assessed for current appraised value and incentives can be provided for low-income homeowners to participate.

How does this benefit the community?

- Allows for resilient redevelopment of the properties purchased for a use that is more suitable to the site conditions and hazard risks.
- Redevelopment keeps the property on the tax rolls.

Buyouts of damaged or high-risk properties

LOCAL RECOVERY PROGRAM - HOUSING

Purchase properties in areas prone to disaster risk and demolish structures to create green space in perpetuity. Buyouts reduce future risk by prohibiting redevelopment of the acquired land.

How does this benefit the community?

- Reduces risk of repeated property damage in the 100-year flood plain as well as disaster risk reduction areas.
- Moves vulnerable populations out of harm's way, that otherwise cannot afford to relocate.
- Buyouts in strategically chosen Risk Reduction areas can provide protection to the surrounding existing environment.
- Provides additional green space.

Rental Assistance

LOCAL RECOVERY PROGRAM - HOUSING

CDBG-DR funds can be used to directly assist at-risk, low income, and impacted households to stay in their homes or secure new housing as rents increase.

- A rental assistance program generally includes:
 - Up to three months of rental support payments
 - Payments to landlord, not the tenants
 - Focused on homelessness prevention and resident retention

How does this benefit the community?

- Following a disaster, many renters may experience homelessness from the loss of housing stock and increased rents.
- Provide opportunities for renters to stay in the community as the housing market recovers

Survey Question

LOCAL RECOVERY PROGRAM - HOUSING

What is the greatest need for recovery and to support housing overall? *[Rank from highest to lowest by selecting a number or dragging options]*

- Homeownership assistance
- Acquisition of damaged or high-risk properties for redevelopment
- Buyouts of damaged or high-risk properties for green space
- Rental assistance

Please provide any additional comments on the handouts.

Economic Development Programs

LOCAL RECOVERY PROGRAM PLANNING

- Business Loans or Grants
- Workforce Development
- Commercial and Industrial Infrastructure Recovery

Economic Revitalization Activities and Programs

LOCAL RECOVERY PROGRAM PLANNING

Recovery funds may be used for the attraction, retention, and return of businesses and jobs to a recovery area as a critical element of long-term recovery.

- The goal of economic revitalization programs is to promote the upward mobility of residents and enhance the quality of life by supporting local businesses, driving job growth, and training residents to access quality jobs.
- Funds should prioritize underserved communities that have been impacted by the disaster and that were economically distressed before the disaster.

Business Grant or Loan Program

LOCAL RECOVERY PROGRAM – ECONOMIC REVITALIZATION

Aids small businesses and microenterprises that have closed or that are experiencing challenges to growth after a disaster, including:

- Assist distressed businesses with working capital to finance inventory, payroll, and other necessary expenditures
- Support to Microenterprise businesses (5 or less employees), including both technical assistance to owner and support services for staff (childcare, transportation).
- Construction costs for commercial property repairs/expansion or for a new business incubator.

Business Grant or Loan Program

LOCAL RECOVERY PROGRAM – ECONOMIC REVITALIZATION

How does this benefit the community?

- Create and retain jobs for the community by stabilizing weakened businesses.
- Encourage businesses owners to re-open or expand their business to increase availability of goods and services.
- Low-to-moderate income residents often establish microenterprises as a first step up from less formal business operations.

Are there key services or goods that are missing in the community, such as grocery stores, childcare, transportation, health clinics, or restaurants?

Workforce Development Training

LOCAL RECOVERY PROGRAM – ECONOMIC REVITALIZATION

Provides funding to create or expand skilled job training programs to increase economic opportunities for Low- and Moderate-Income Individuals.

- Facilities, instructors, supplies, or equipment for the job training program
- Delivering the job training and “on the job training”.
- Supportive service to reduce barriers to participation (e.g. childcare, transportation, etc.).

How does this benefit the community?

- Apprenticeships and earn-and-learn programs can help address skills gaps and meet the evolving needs of employers.
- Provides unemployed or underemployed workers with skills necessary to be competitive in the job market, particularly those from underserved communities.

What sectors should be targeted?

Commercial and Industrial Infrastructure Recovery

LOCAL RECOVERY PROGRAM – ECONOMIC REVITALIZATION

Provides funding to repair infrastructure that supports major commercial and industrial sites aimed at improving the economic recovery and resilience of the community, such as:

- Sewer, water, street, and sidewalk improvements
- Energy infrastructure to increase employer resilience to future disasters.
- Recovery or repair to community facilities, such as senior centers, childcare facilities, or healthcare centers.

How does this benefit the community?

- Reliable infrastructure is critical to support businesses, expand operations, attract talent, and create new and permanent jobs.
- Improved infrastructure can encourage entrepreneurs, business expansion, and business relocation to the region.

Survey Question

LOCAL RECOVERY PROGRAM – ECONOMIC DEVELOPMENT

What are the greatest needs for recovery and to support economic development? *[Rank from highest to lowest by selecting a number or dragging options]*

- Small business loans or grants
- Workforce training or jobs
- Support services for workforce
- Rebuild or create infrastructure that supports business continuity

Please provide any additional comments on the handouts.

Survey Question

LOCAL RECOVERY PROGRAM – ECONOMIC DEVELOPMENT

If Baldwin County were only able to set up one Economic Development program or activity, what should be prioritized?

- Assistance to Small Businesses through Grants or Loans
- Workforce Development Training
- Workforce Development Support Services
- Commercial and Industrial Infrastructure Recovery

Please provide any additional comments on the handouts.

Recovery Programs Summary

KEY TAKEAWAYS

- The LRP will outline program approaches to address recovery and mitigation through infrastructure, housing and economic development.
- Programs will be informed by community engagement and feedback from today, then designed to meet HUD and ADECA requirements.
- Program and application procedures, and specific projects will be identified after ADECA's approval of the Local Recovery Plan.

Next Steps

Baldwin County CDBG-DR Local Recovery Plan



Planning Timeline

LOCAL RECOVERY PLAN



Next Steps

LOCAL RECOVERY PLAN

- Charrette engagement and feedback will be incorporated into the planning and program design for the Local Recovery Plan.
- Additional engagement with stakeholders and county departments and review of data.
- Local Recovery Plan will be prepared for public review by mid-July.
- Public meetings will be scheduled for additional engagement on proposed programs.
- Baldwin County website launching with details on LRP process and how community can be involved.

Baldwin County CDBG-DR Local Recovery Plan

**Thank you for
participating**

BALDWIN
— COUNTY, ALABAMA —
EST. 1809

