



ISLE DE JEAN CHARLES RESETTLEMENT PLANNING

CDBG Boot Camp March 2019



Meet the winners.

Announced by President Obama in 2014, the **National Disaster Resilience Competition** was developed to help U.S. communities recover from prior disasters through innovative resilience projects.

67 disaster-affected communities

13 competition winners

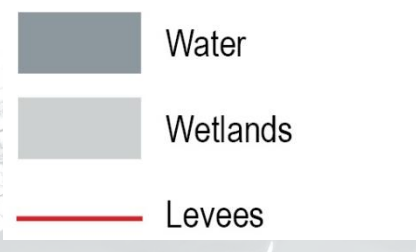
1 billion dollars to rebuild *better*

#RebuildBETTER

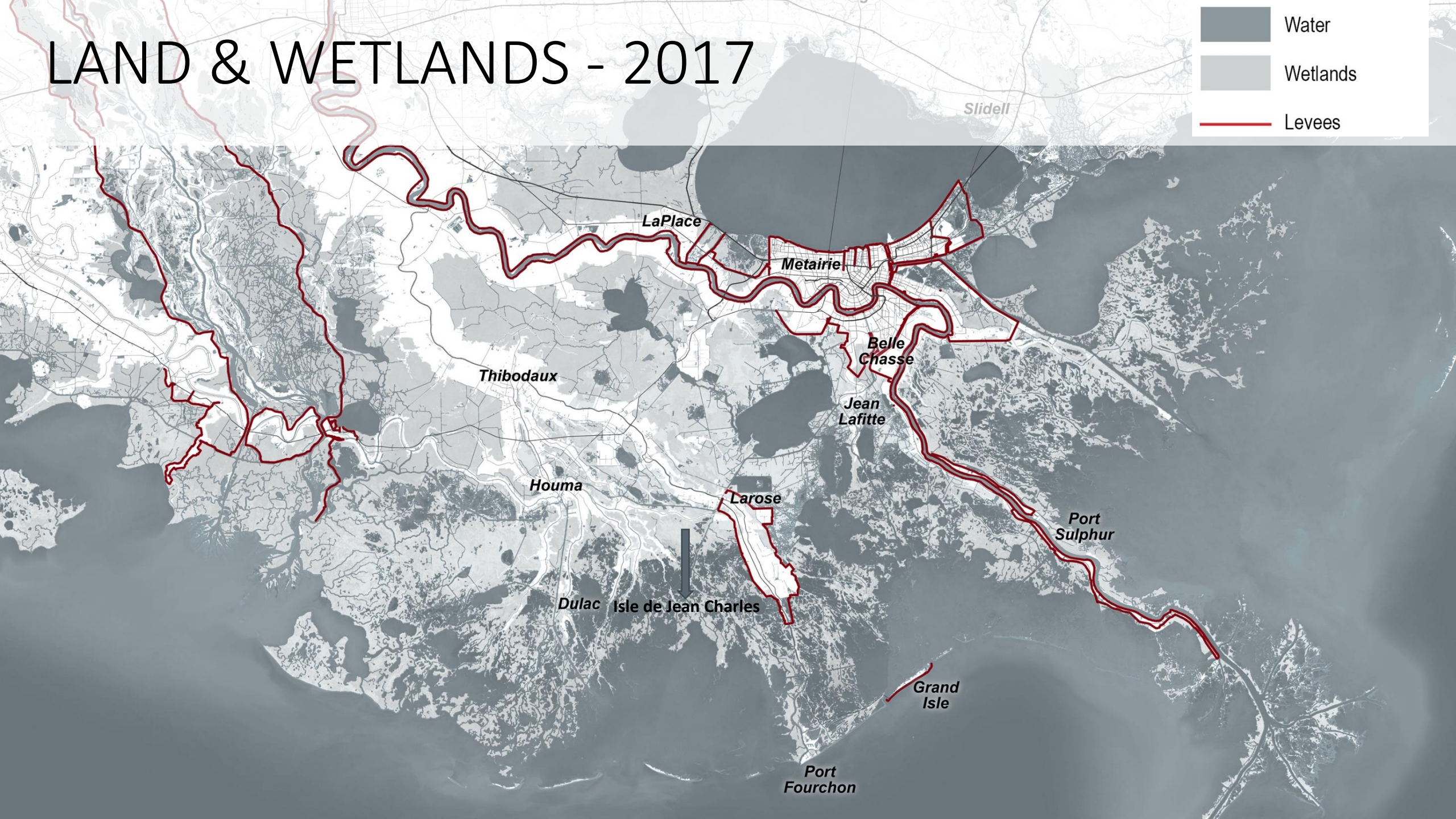
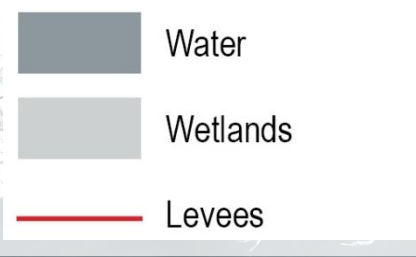
Louisiana: \$92.6 million

- \$40m LA SAFE
- \$48m Isle de Jean Charles Resettlement

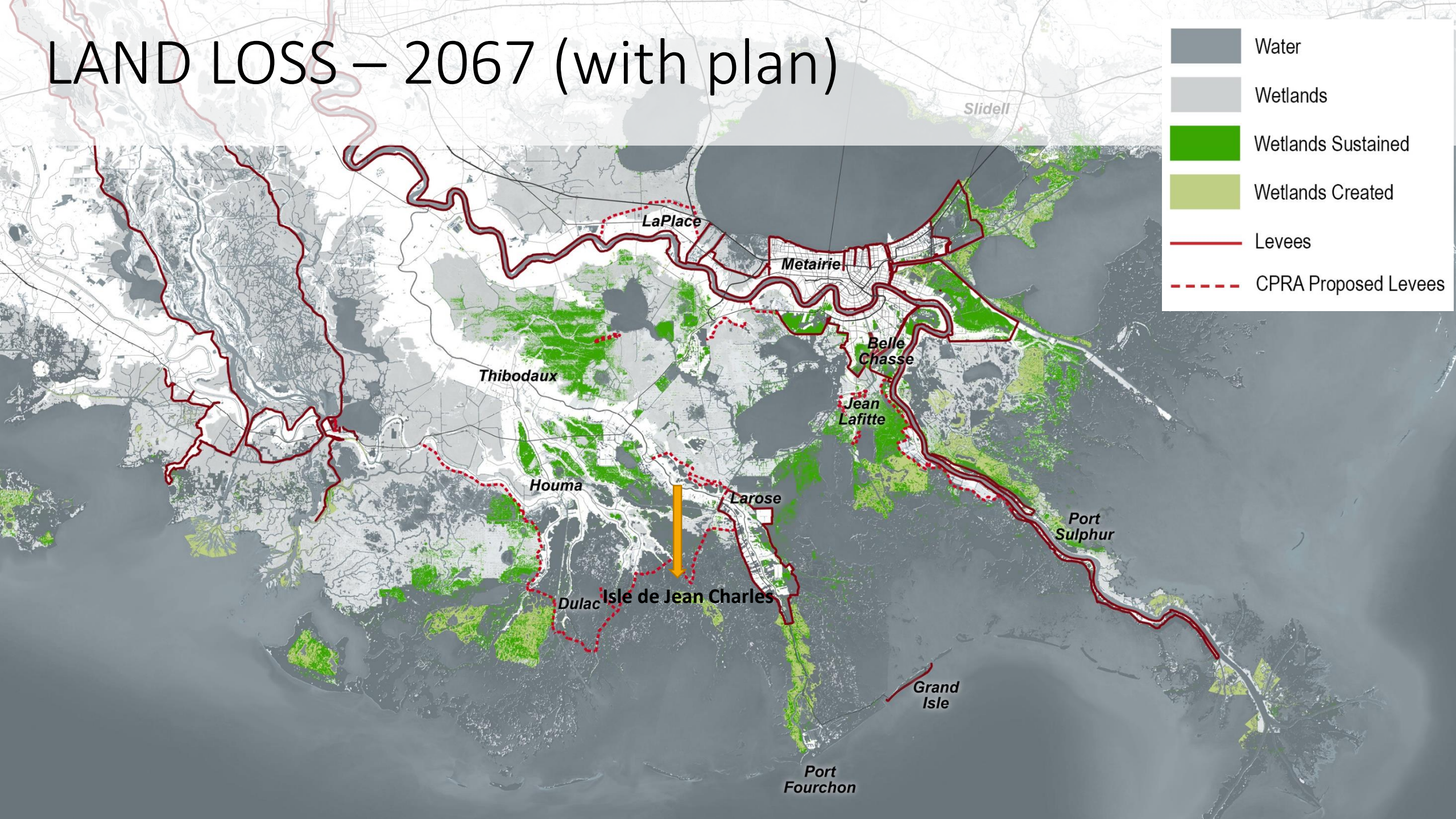
LAND & WETLANDS - 1960


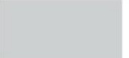






LAND & WETLANDS - 2017

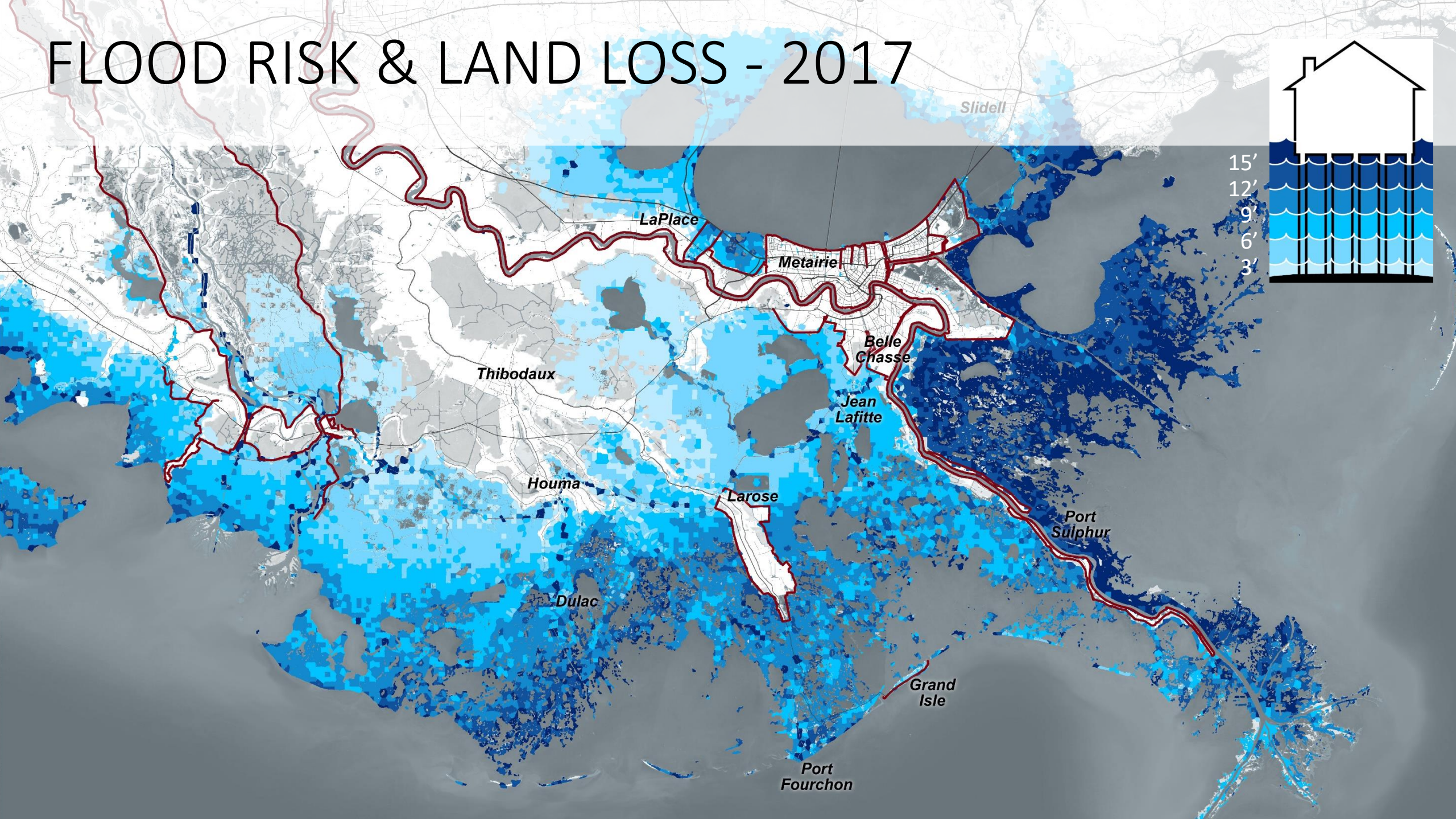


LAND LOSS – 2067 (with plan)

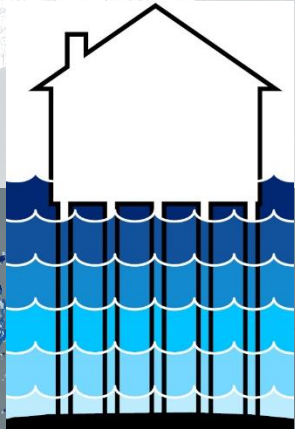
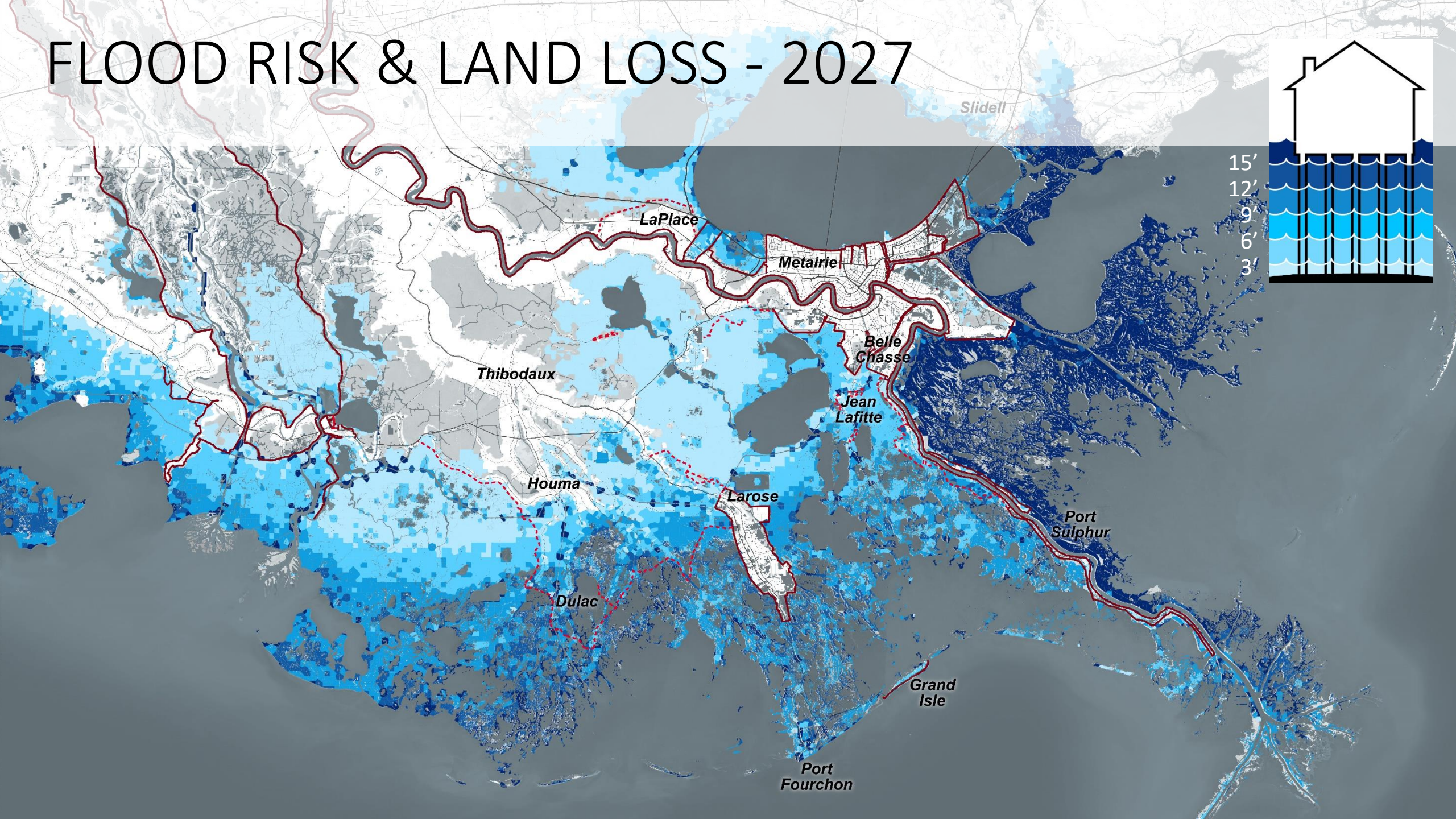


	Water
	Wetlands
	Wetlands Sustained
	Wetlands Created
	Levees
	CPRA Proposed Levees

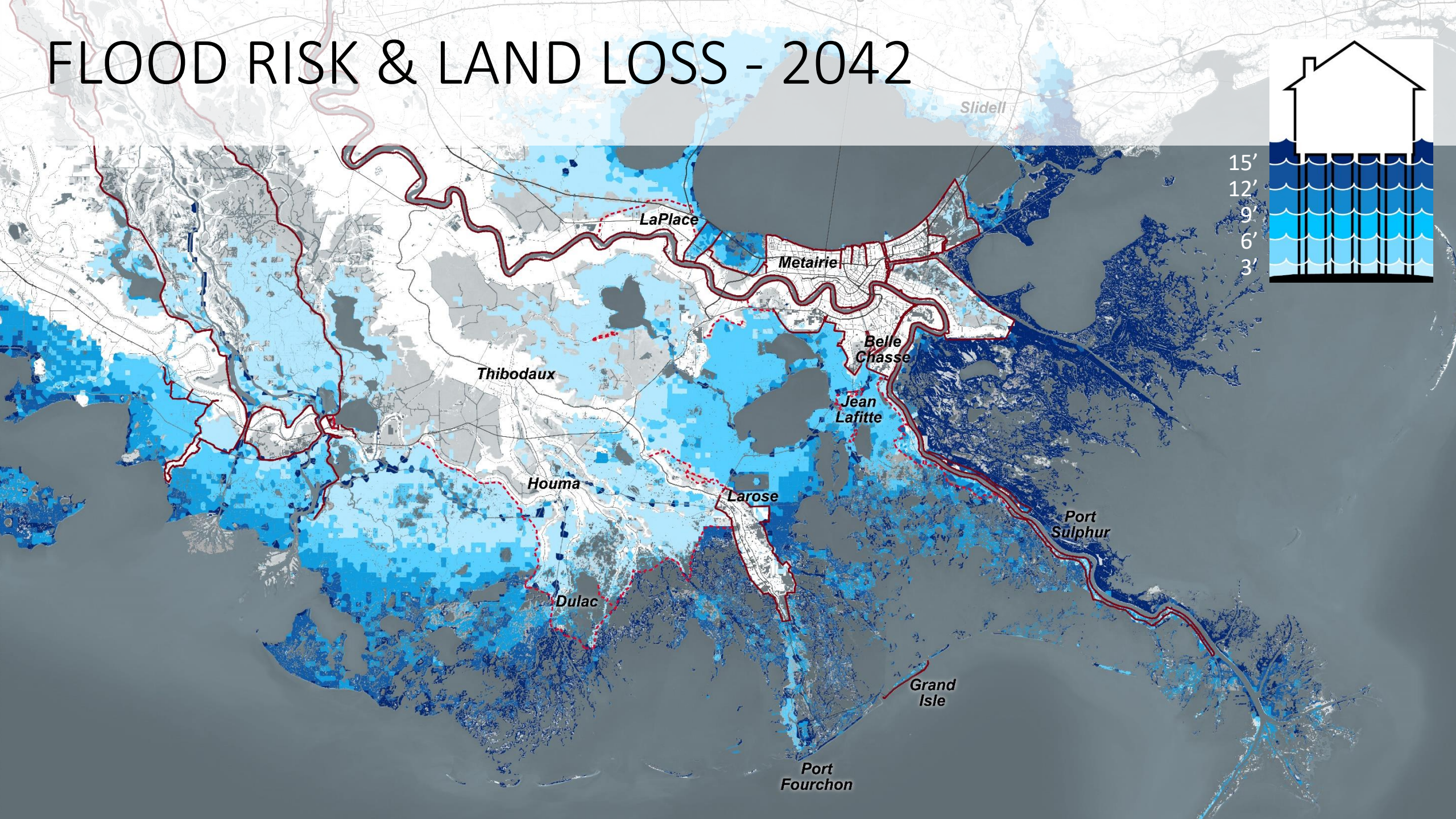
FLOOD RISK & LAND LOSS - 2017



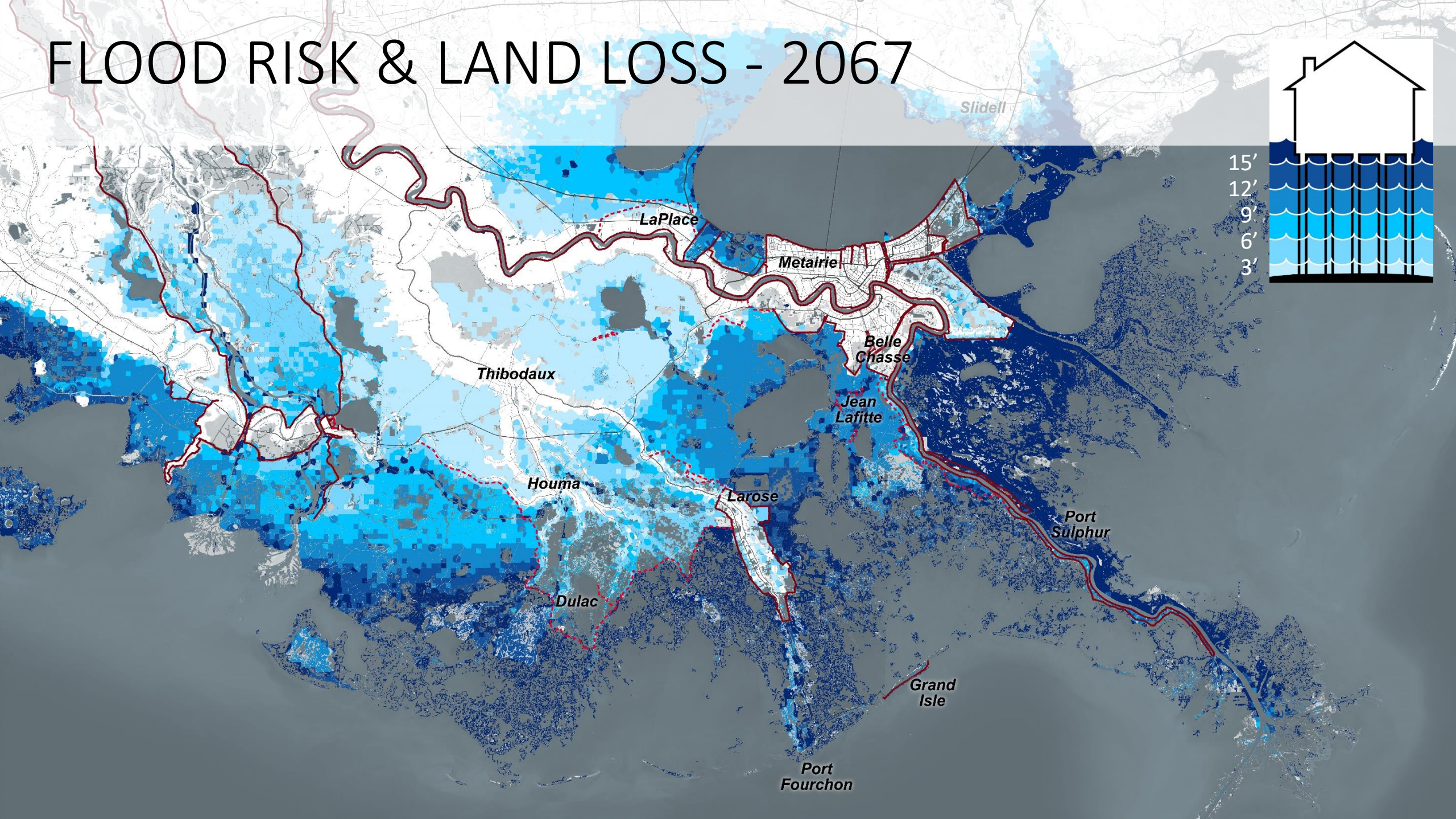
FLOOD RISK & LAND LOSS - 2027



FLOOD RISK & LAND LOSS - 2042

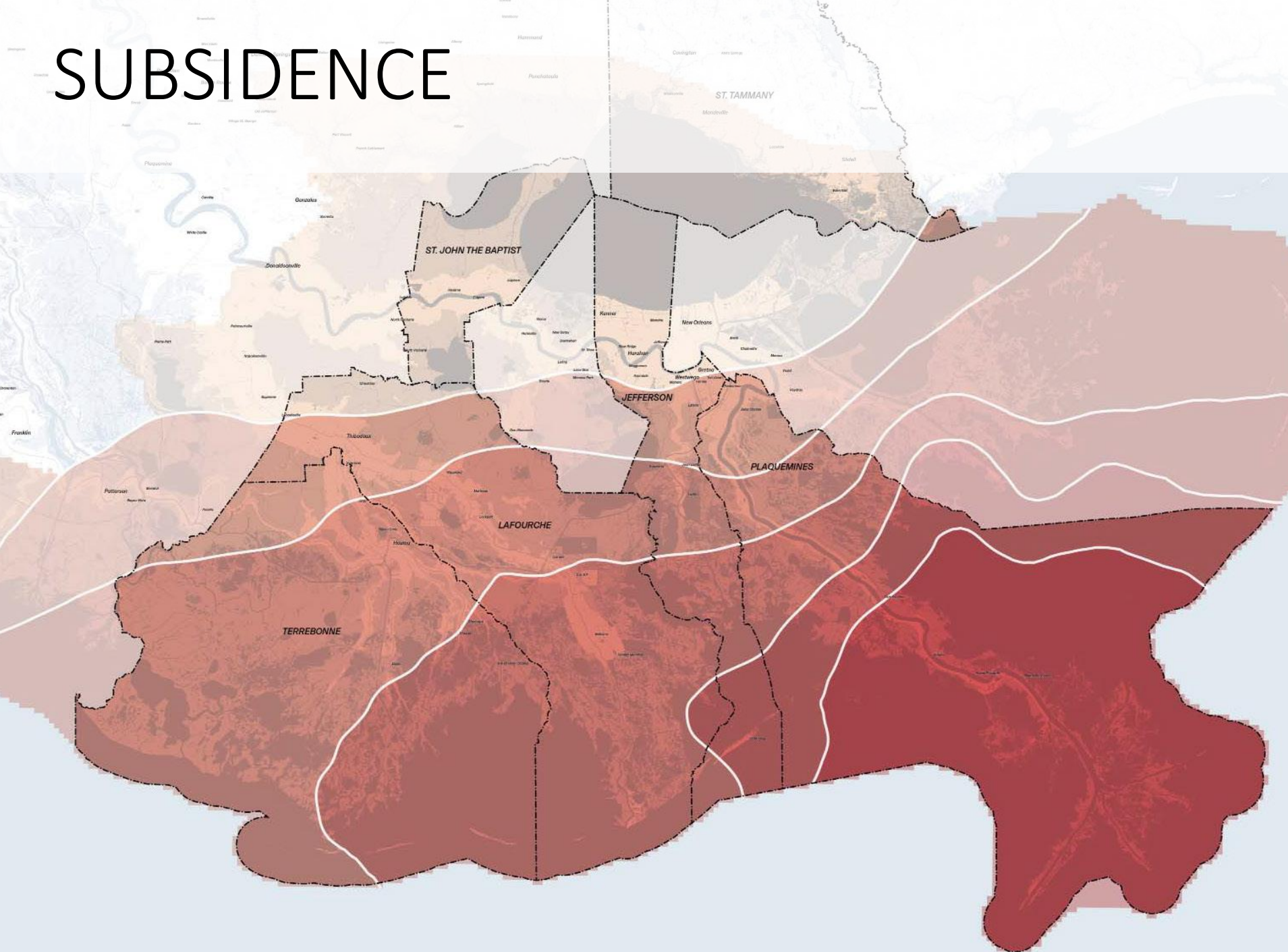
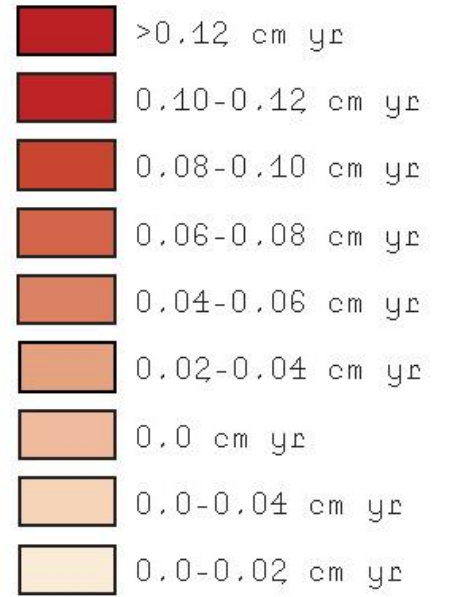


FLOOD RISK & LAND LOSS - 2067



SUBSIDENCE

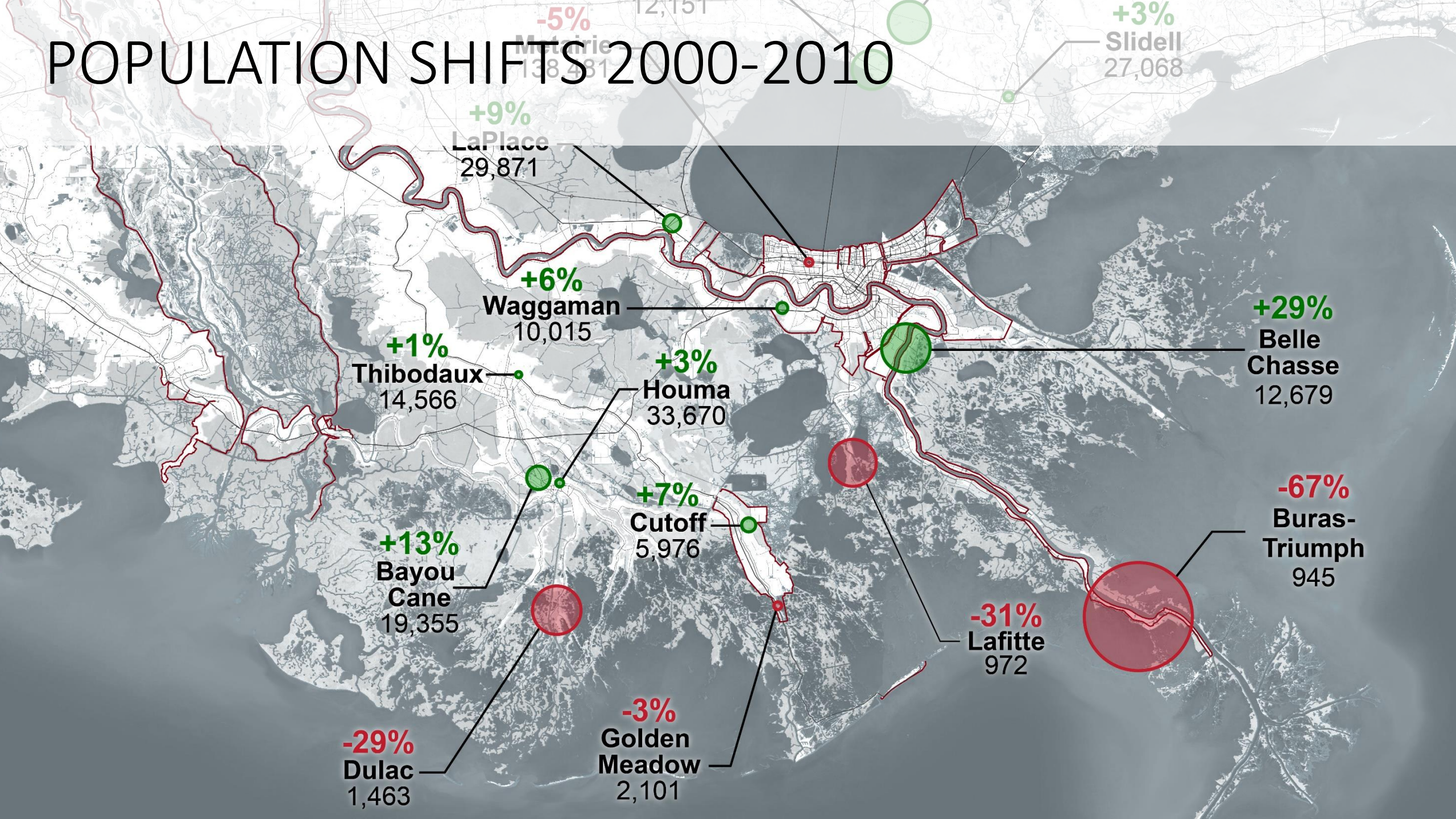
Subsidence



ELEVATION



POPULATION SHIFTS 2000-2010







Resettlement of Isle de Jean Charles

Phase 1: Outreach & Needs Assessment

June 2016 – November 2016

Phase 2: Site Selection & Master Planning

December 2016 – February 2019

Phase 3: Development/Construction

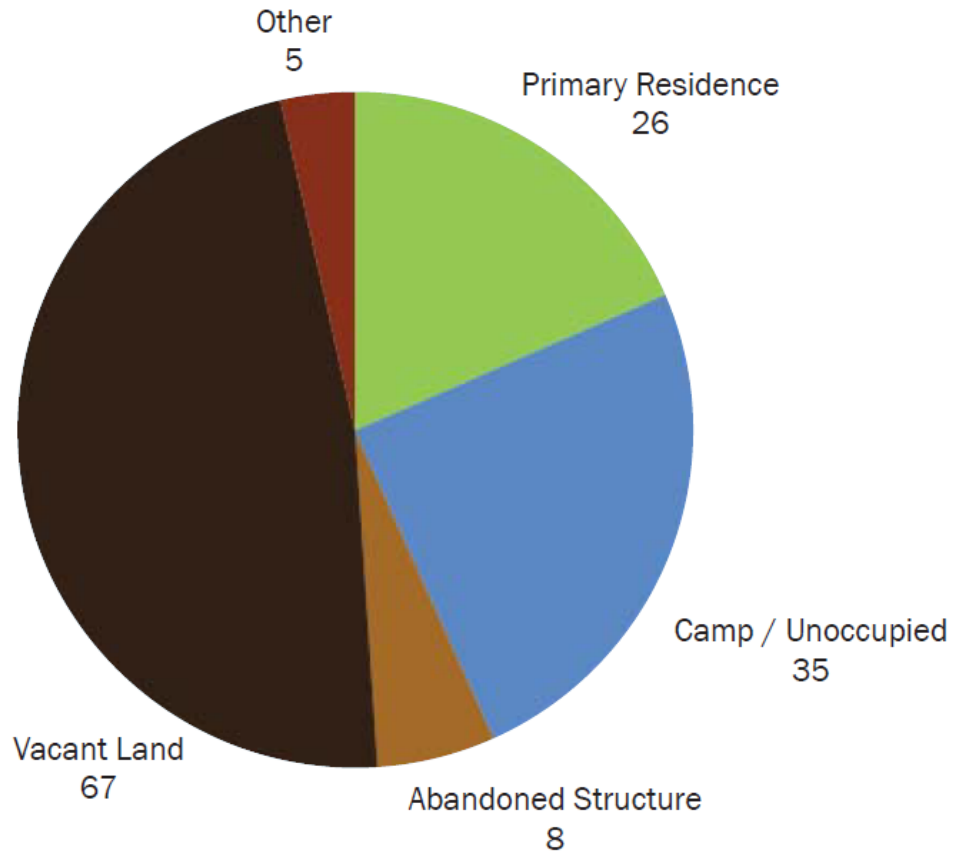
Currently underway



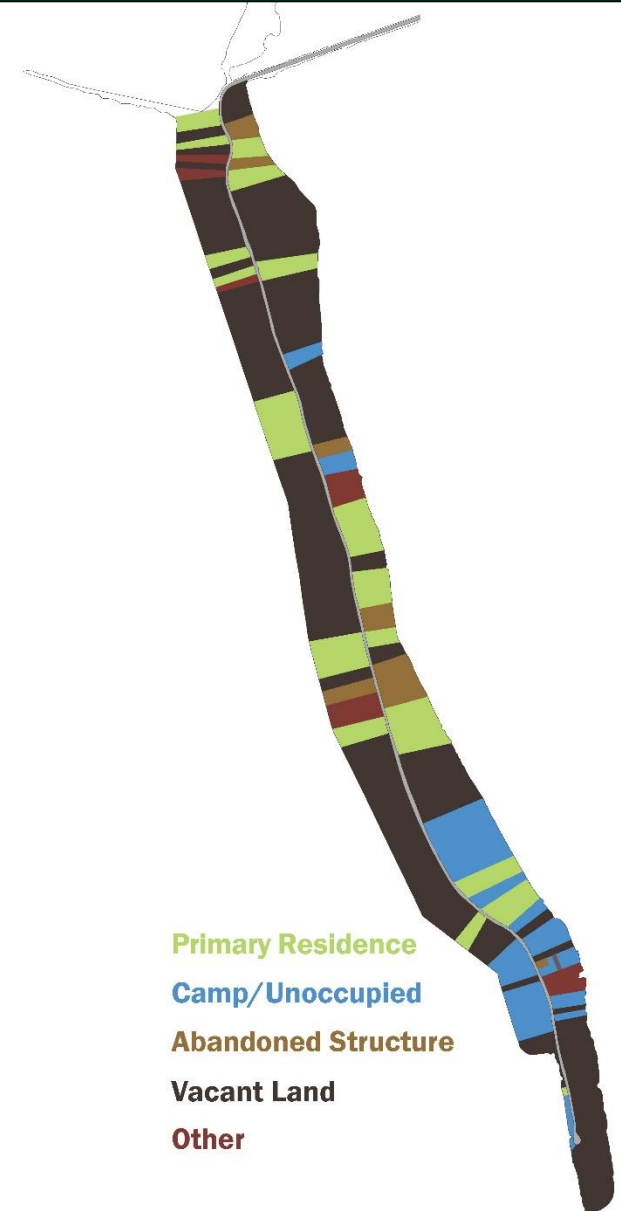
PHASE 1: OUTREACH & NEEDS ASSESSMENT

Phase 1: Initial Outreach & Needs Assessment

LAND USE ON ISLE DE JEAN CHARLES



PRIMARY RESIDENCE	26
CAMP / UNOCCUPIED	35
ABANDONED STRUCTURE	8
VACANT LAND	67
OTHER	5

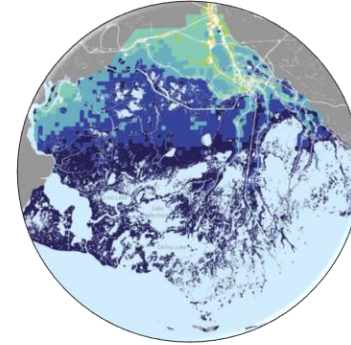


PHASE 1



Land Use & Infrastructure Survey

Resident Interviews



Site Selection Activities

The cover of a report titled "THE RESETTLEMENT OF ISLE DE JEAN CHARLES". It features a background image of a body of water with reeds. Two green circles are overlaid on the cover, containing the text "Final Visit & Data Confirmation" and "Final Phase 1 Report". At the bottom, there are logos for the US Department of Housing and Urban Development, the State of Louisiana, Pan American Engineers, CBI, and Conceria.

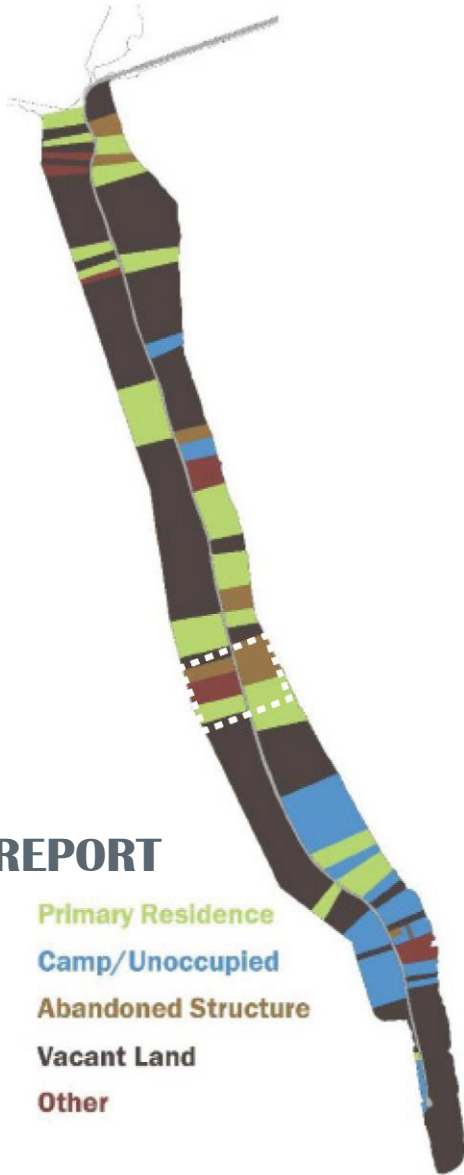
THE RESETTLEMENT OF ISLE DE JEAN CHARLES

Final Visit & Data Confirmation

Final Phase 1 Report

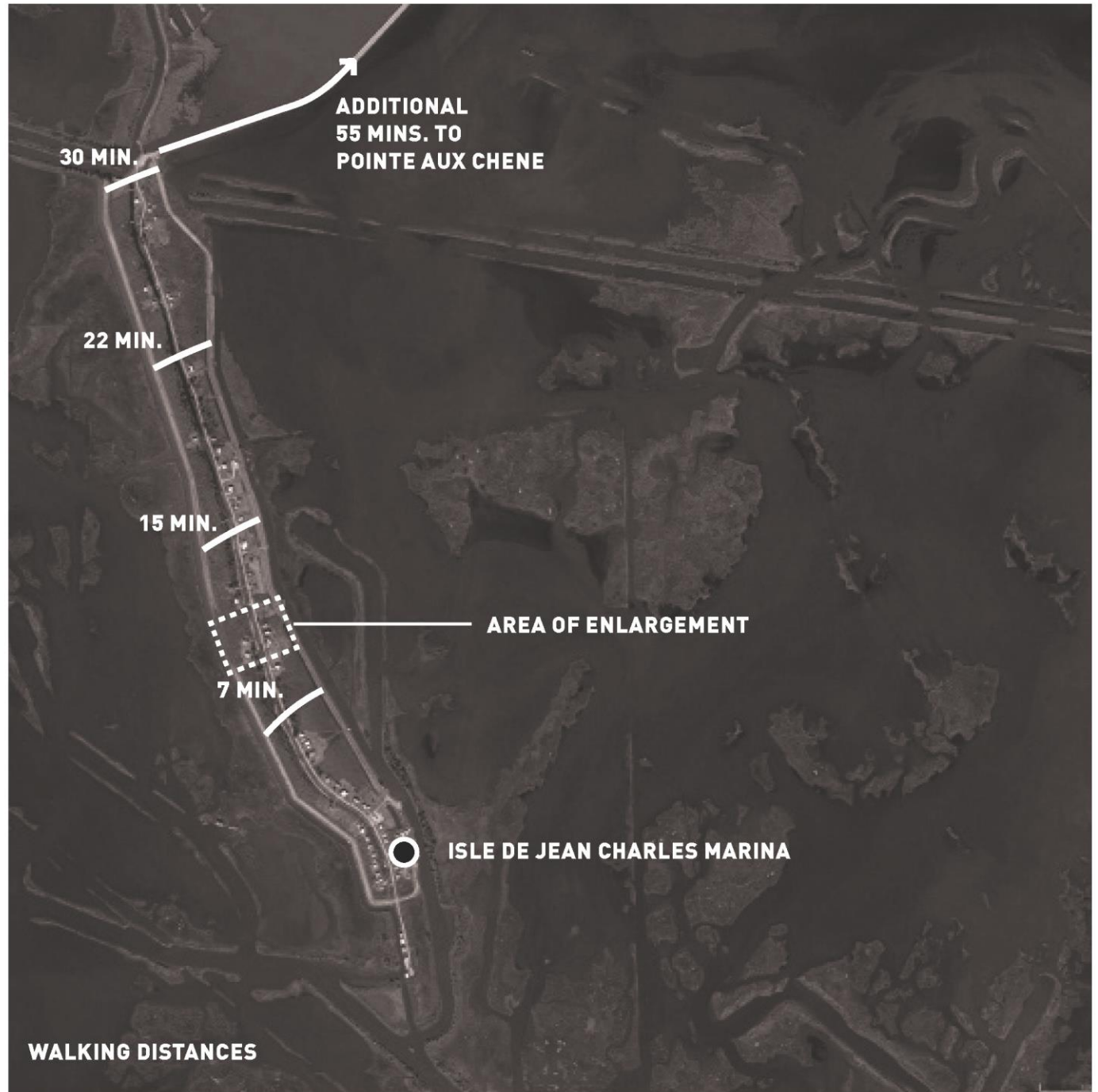


THE ISLAND



PHASE 1 REPORT

- Primary Residence
- Camp/Unoccupied
- Abandoned Structure
- Vacant Land
- Other

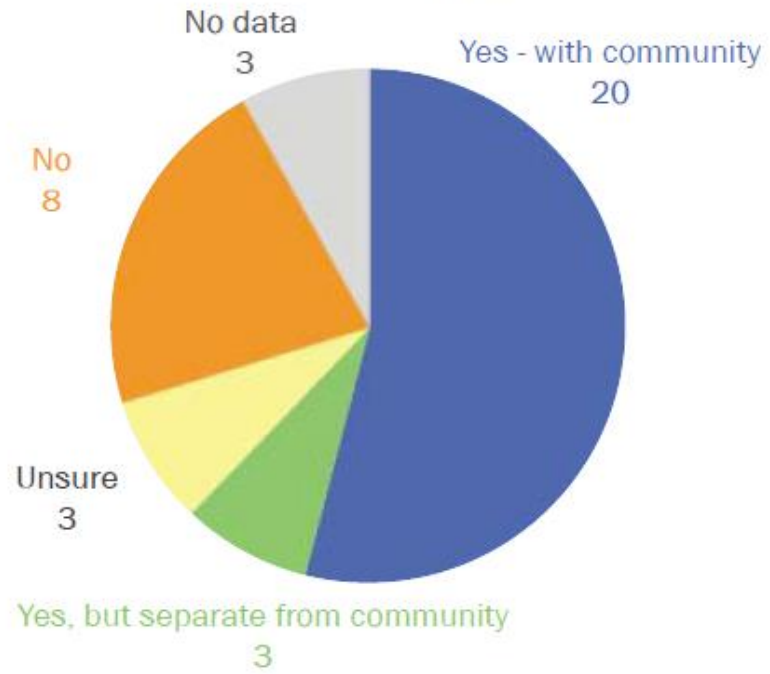




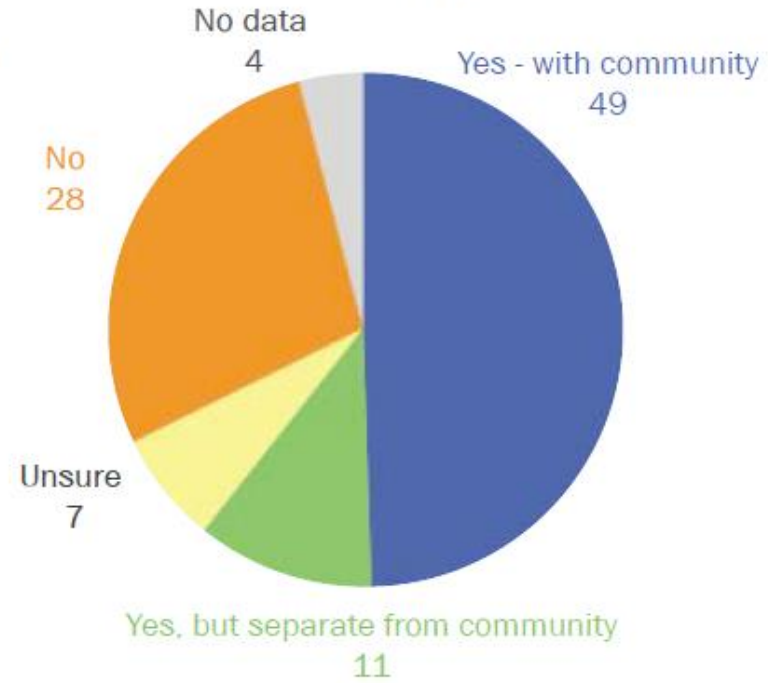
RESIDENT INTERVIEWS



DESIRE TO RESETTLE
BY HOUSEHOLD, 37 TOTAL



DESIRE TO RESETTLE
BY RESIDENT, 99 TOTAL



An aerial photograph of a coastal region, possibly a delta or marshland, showing a network of waterways and land parcels. The image is heavily filtered with a green color. In the foreground, a road runs parallel to a waterway, with some buildings visible. The text "NEW COMMUNITY SITE SELECTION" is overlaid in the center in a bold, white, sans-serif font.

NEW COMMUNITY SITE SELECTION

SITE SELECTION CRITERIA



Site	
Site Information	
TPCG Parcel #	
Owner	
Site Size (acres)	
Appraised Value	
Appraised Value per Acre	
Asking Price	
Asking Price per Acre	
Zoning	
Water	
Gas	
Sewer	
Natural Ground Elevation	
Wetlands and Floodplain:	
ESTIMATED BFE	
Current Use	
Forced Drainage District	

SITE SELECTION CRITERIA



SITE SELECTION CRITERIA CHECKLIST

ITEM	DESCRIPTION	YES	NO	UN-KNOWN	N/A
1	Minimum of 20 Acres	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Zoning Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Natural Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Sewer Collector	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Sewer Capacity for Treatment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Flood Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Community Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Price/Acre Range	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ITEM	DESCRIPTION	YES	NO	UN-KNOWN	N/A
11	Listing Realtor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Nearest Major Drains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Highways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Local Streets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Proximity to New Roads/City Hall/Police Jury Office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Sidewalk Connectivity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18	Churches Within 1 Mile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19	Cemeteries Within 1 Mile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20	Landfills Within 1 Mile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

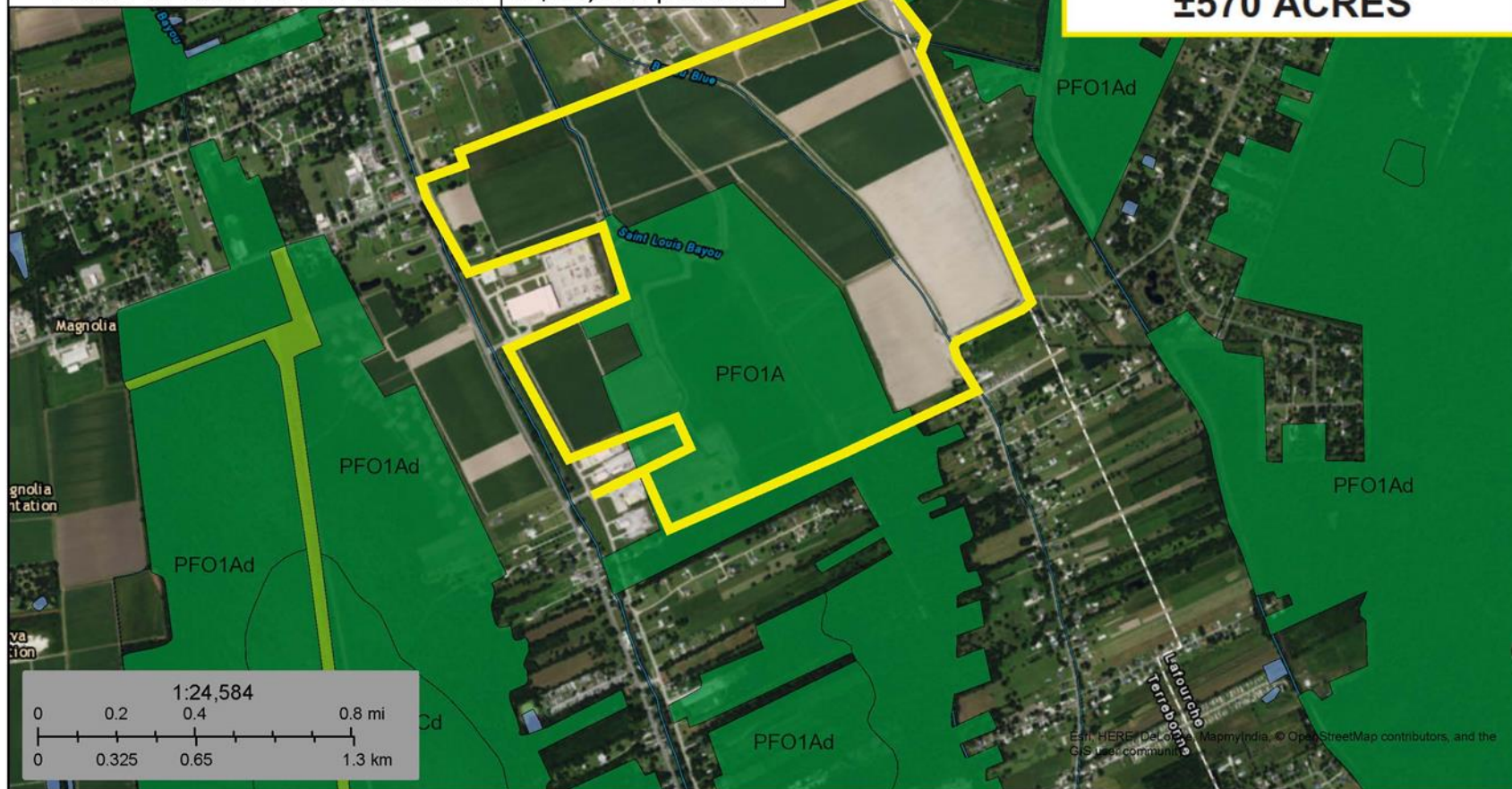
ITEM	DESCRIPTION	YES	NO	UN-KNOWN	N/A
21	Airports Within 1 Mile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22	Commercial Uses Within 1,000'	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23	Wastewater Treatment Plants Within 1,000'	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24	Current Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25	Historical Land Uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26	Nearest Elementary Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27	Nearest High Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28	Readily Apparent Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29	Major Pipelines Within 300'	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30	Soil Types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ITEM	DESCRIPTION	YES	NO	UN-KNOWN	N/A
31	Electrical Power Transmission Within 1,000'	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32	Nearest Medical Facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33	Nearest Fire Station	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34	Nearest Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35	Name of Owner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
36	DEQ Listed Environmental Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37	Nearest Cell Tower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
38	S.O.B. Within 1,000'	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
39	Nearest Big Box	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
40	Nearest Police Station	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Acreage in Wetlands	± 190 acres
Acreage NOT in Wetlands	± 380 acres
Price Per Acre NOT in Wetlands	± \$39,600 per acre

**EVERGREEN SITE
CONFIGURATION - B
±570 ACRES**

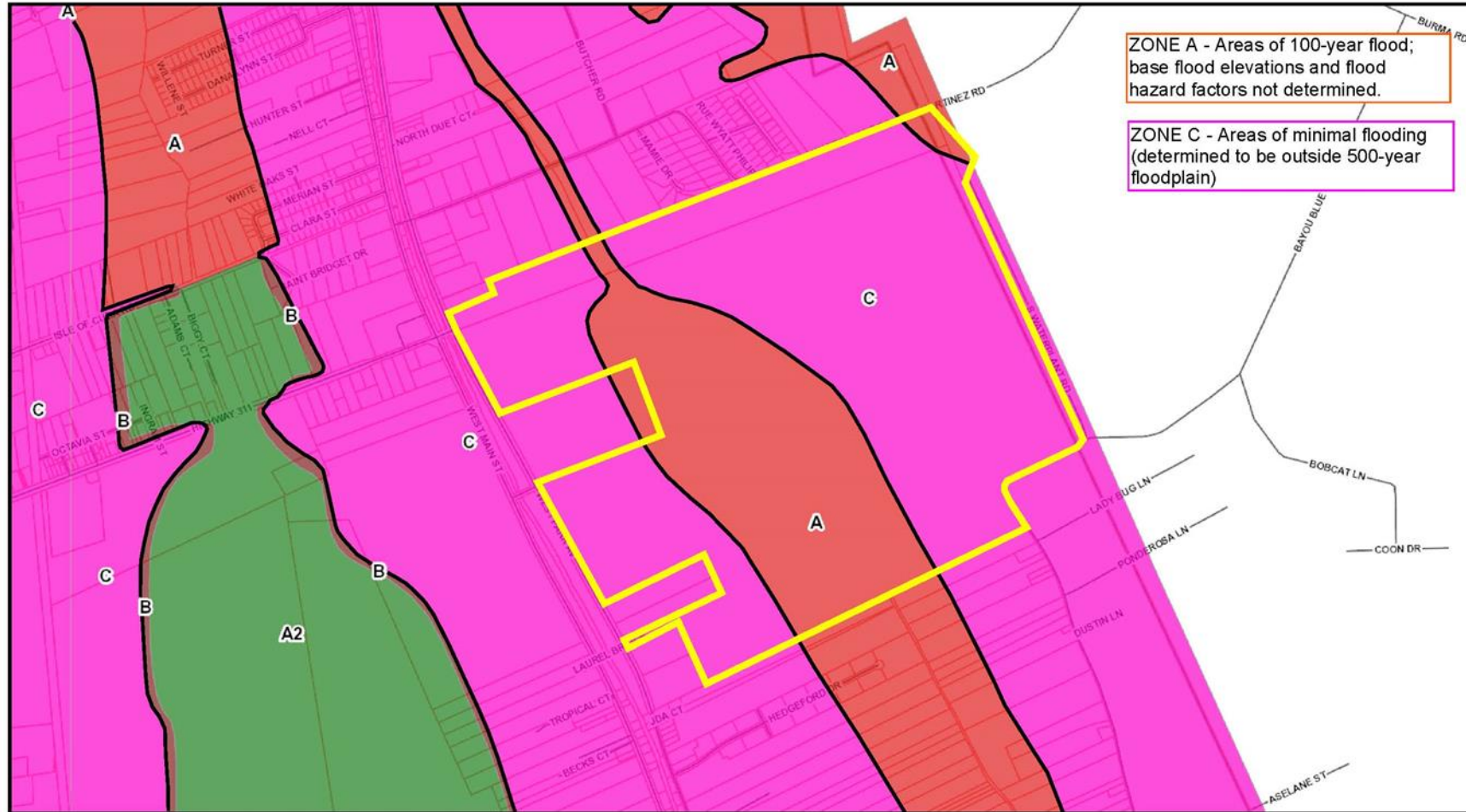


March 17, 2017

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Forested/Shrub Wetland | Other |
| Estuarine and Marine Wetland | Freshwater Pond | Riverine |
| Freshwater Emergent Wetland | Lake | |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

EVERGREEN CONFIGURATION - B
EFFECTIVE FIRM



ZONE A - Areas of 100-year flood; base flood elevations and flood hazard factors not determined.

ZONE C - Areas of minimal flooding (determined to be outside 500-year floodplain)

Flood Zones

- 0
- 5
- 7
- 8
- A
- A1
- A2
- AH
- B
- C

Area within the 100-year Floodplain
±164 Acres

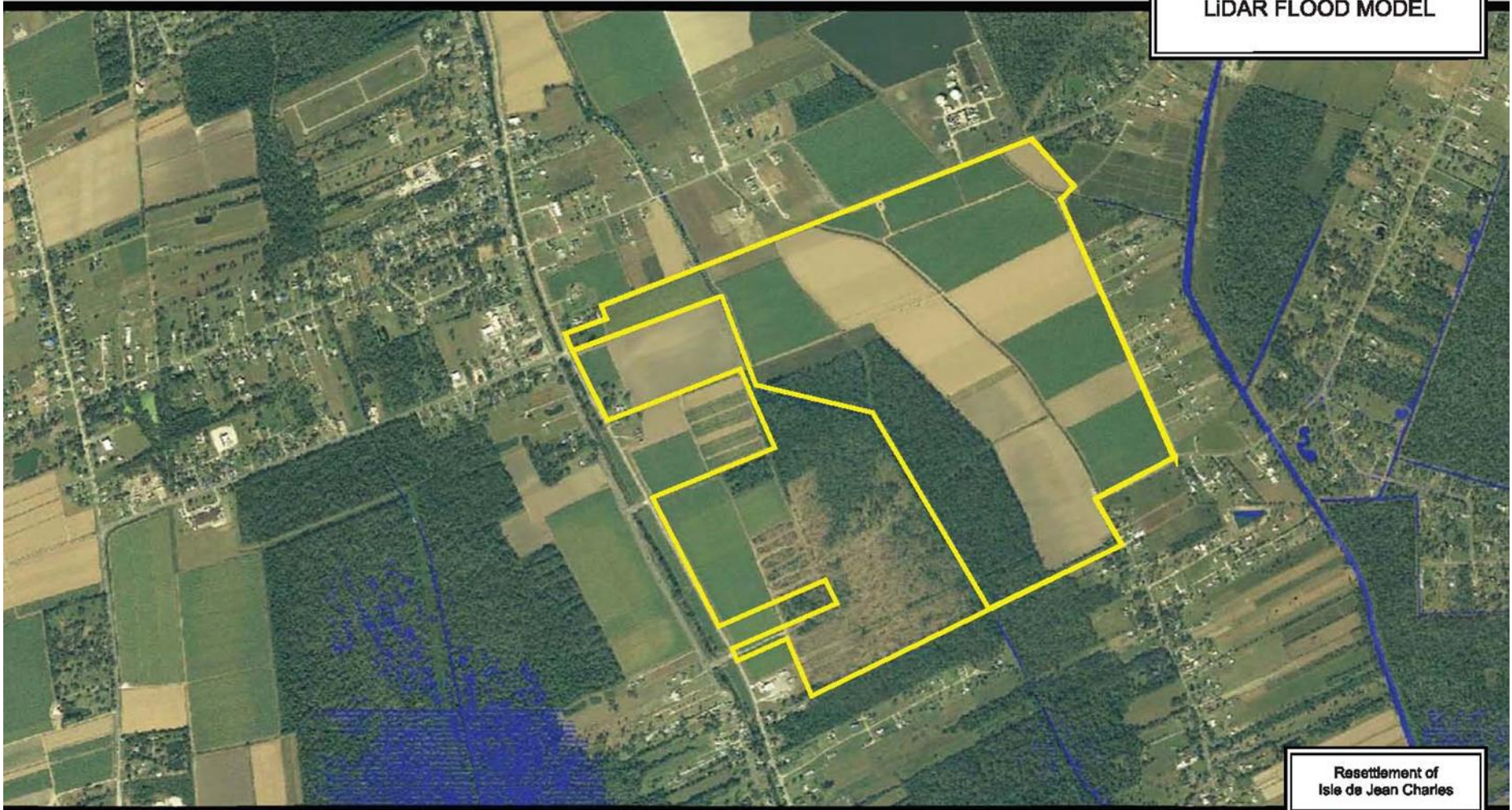


Resettlement of
Isle de Jean Charles



2 FT MSL

EVERGREEN SITE
LIDAR FLOOD MODEL



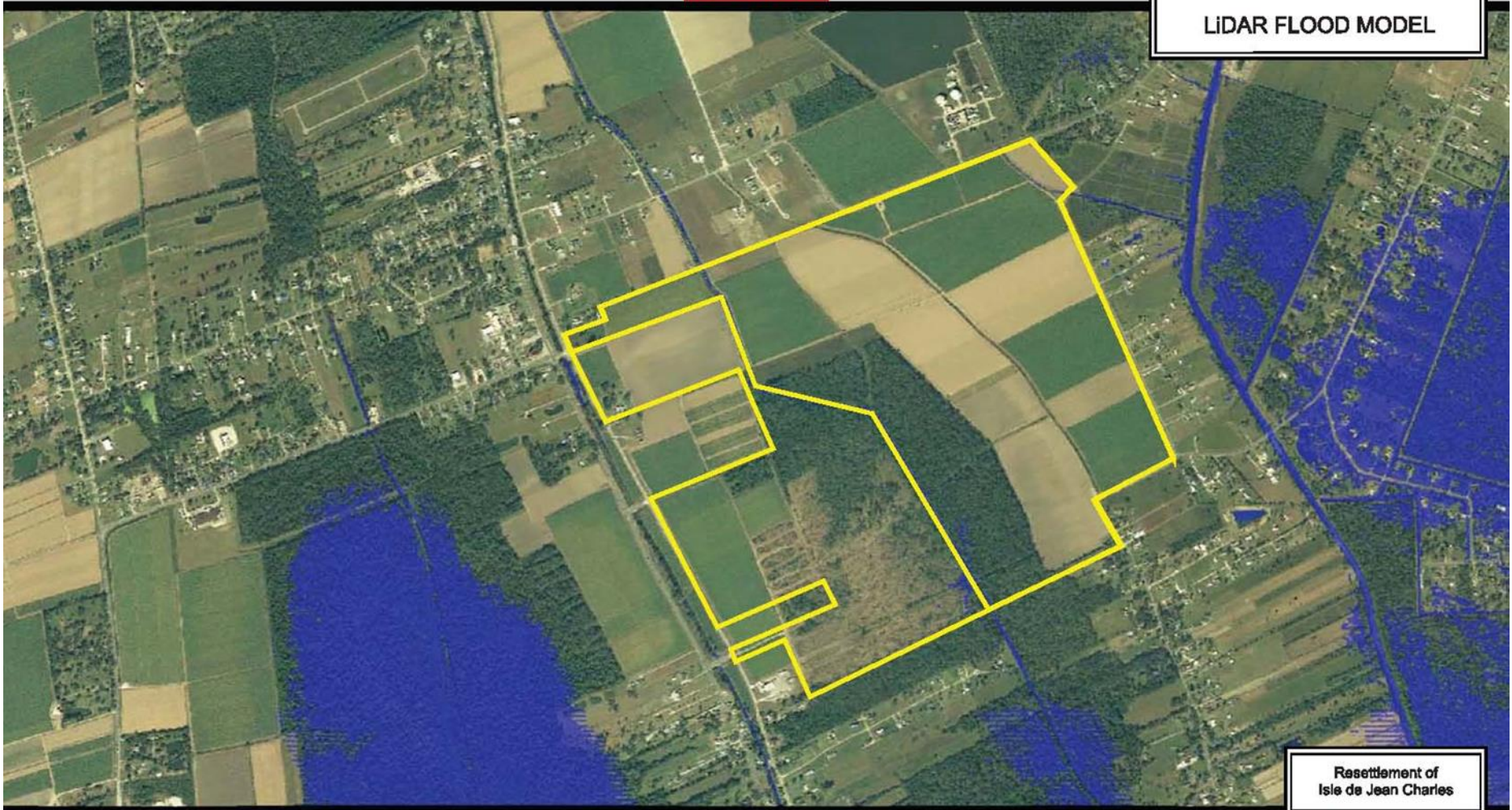
Resettlement of
Isle de Jean Charles

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4 FT MSL

EVERGREEN SITE
LIDAR FLOOD MODEL



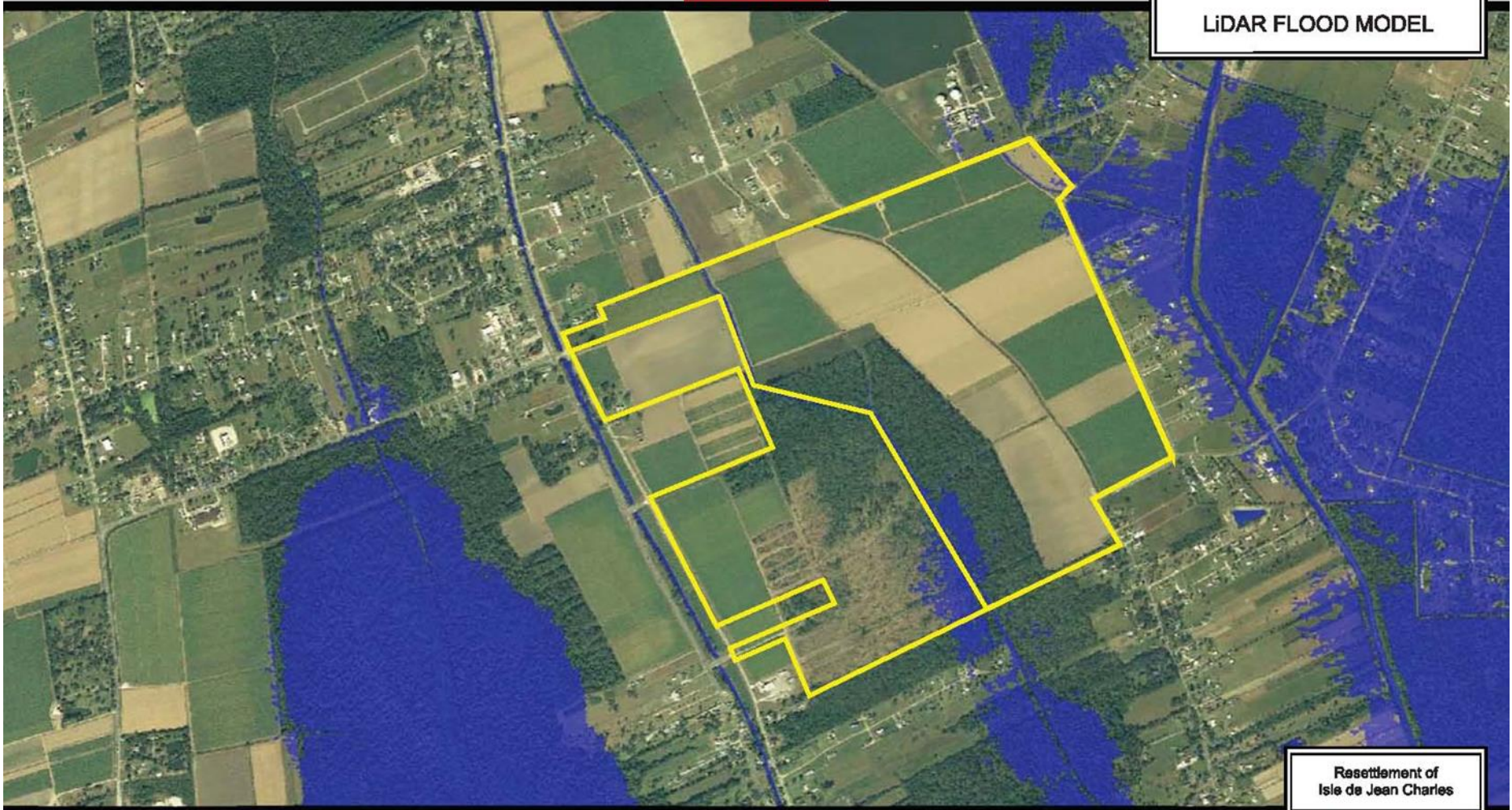
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Isle de Jean Charles

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6 FT MSL

EVERGREEN SITE
LIDAR FLOOD MODEL



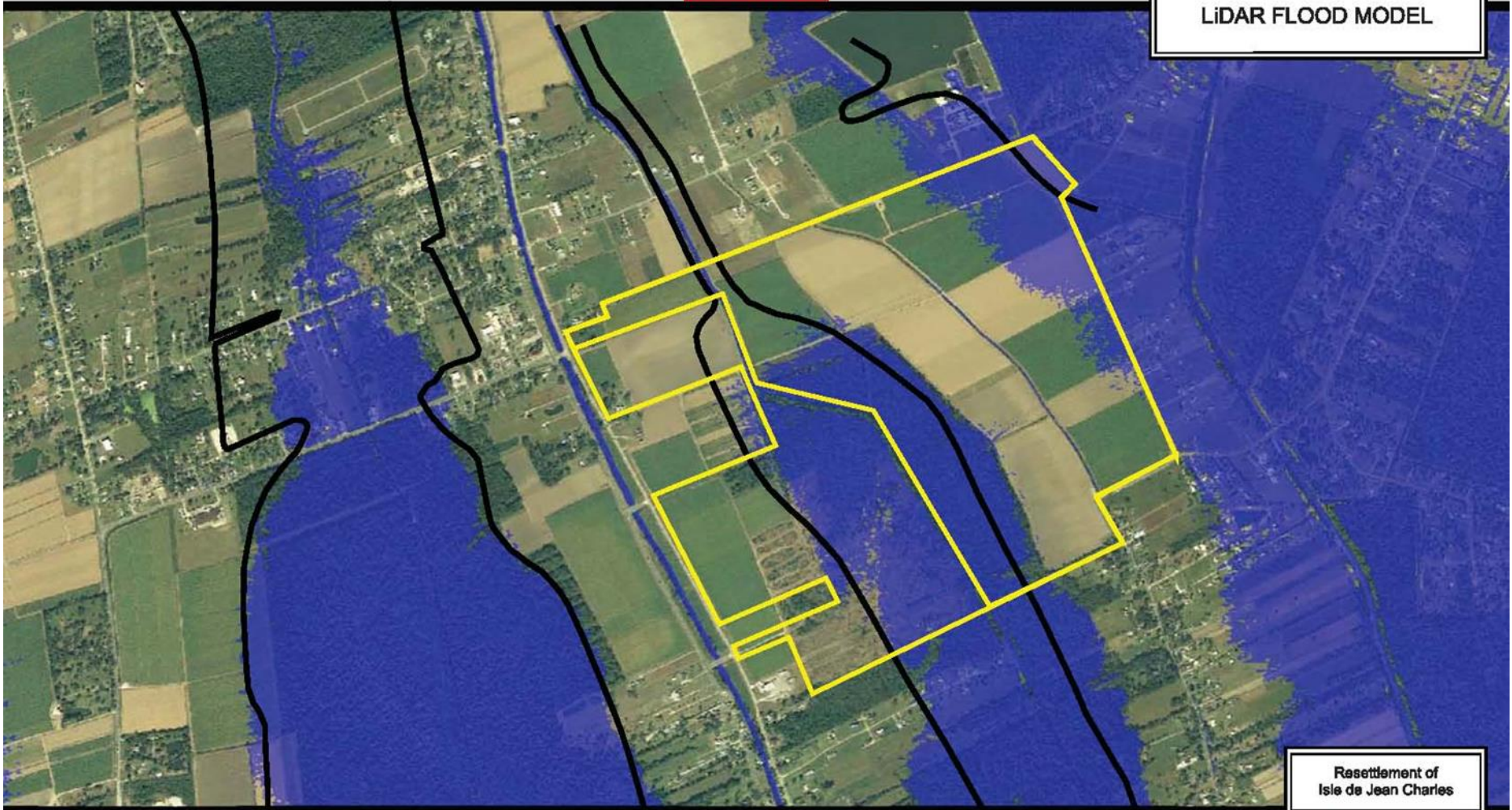
Resettlement of
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8 FT MSL

EVERGREEN SITE
LIDAR FLOOD MODEL



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Isle de Jean Charles



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10 FT MSL

EVERGREEN SITE
LIDAR FLOOD MODEL

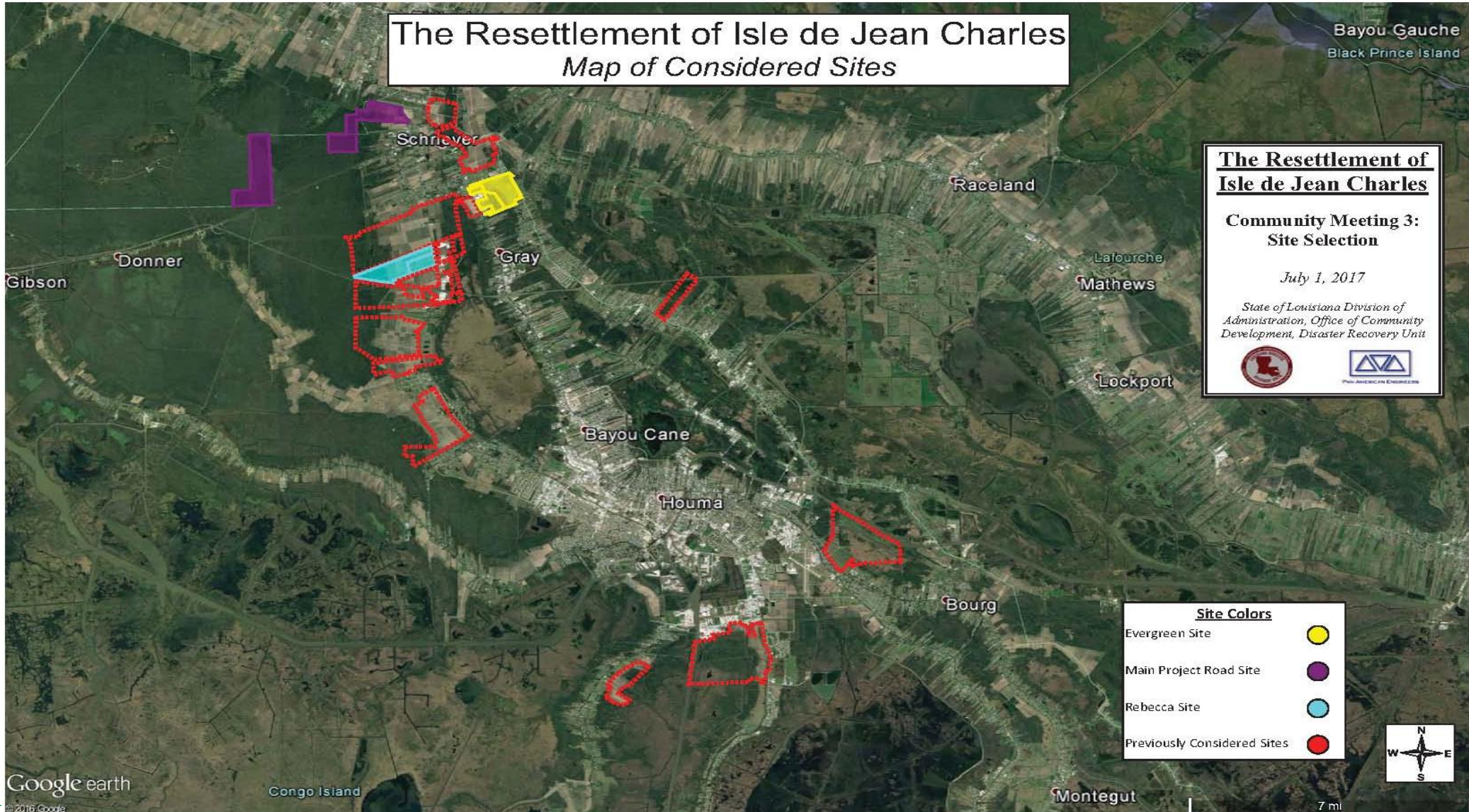


Resettlement of
Isle de Jean Charles

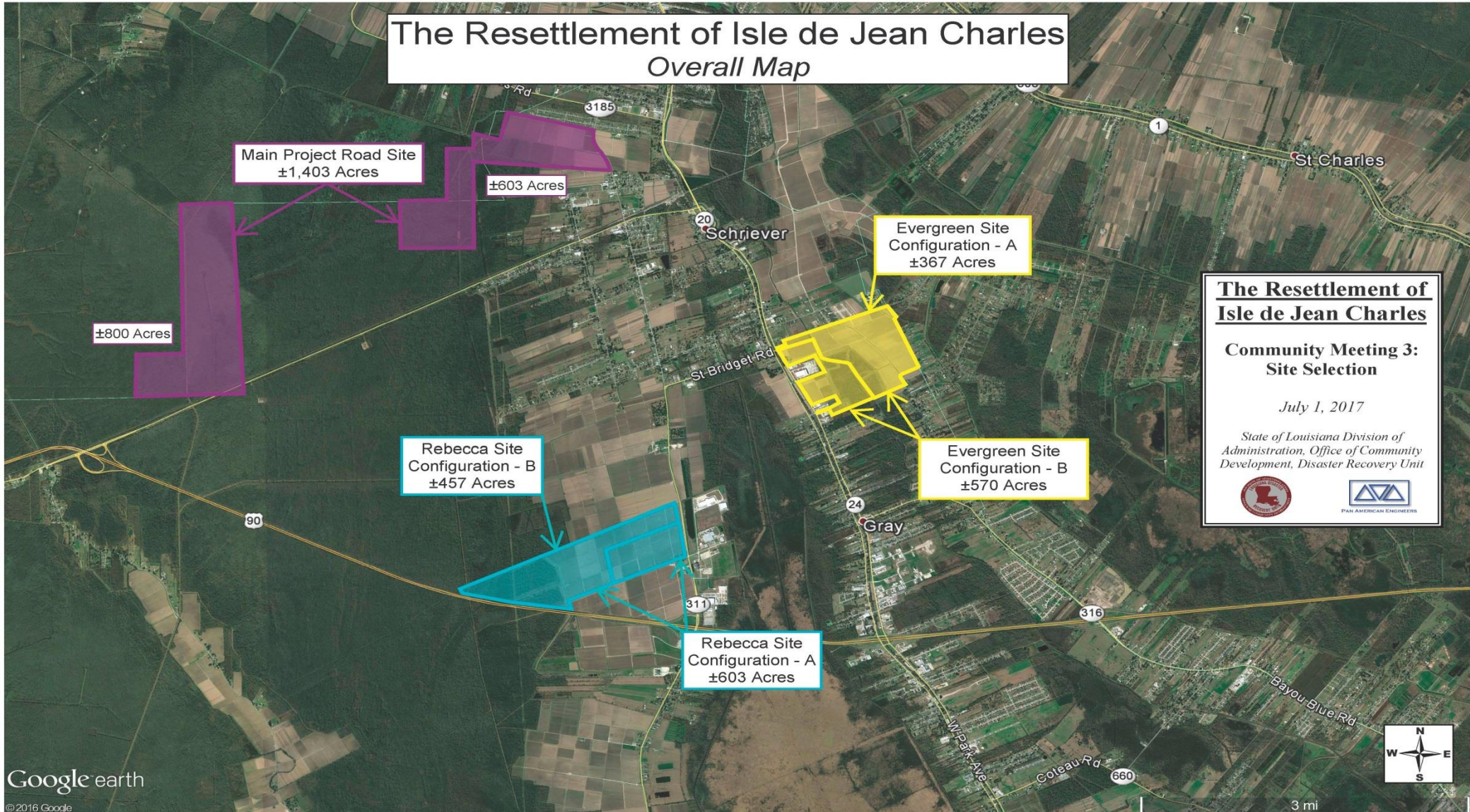
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CONSIDERED SITES



PREFERRED POTENTIAL SITES



COMMUNITY MEETING #3



SITE PREFERENCE SURVEY



Site Selection Preference Survey

Resettlement of Isle de Jean Charles

Rank sites from 1 to 5.

1 being your favorite, 5 being your least favorite.

	Evergreen/Chevron Site A	Evergreen/Chevron Site B	Main Project Rd.
Asking Price:	\$11,744,000	\$15,046,290	\$6,950,000
Appraisal Price:	\$11,755,000	\$21,525,000	\$8,015,000
Acreage:	367 acres	570 acres	1403 acres
Rank sites here:	<input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3 <input type="radio"/> 4 <input type="radio"/> 5	<input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3 <input type="radio"/> 4 <input type="radio"/> 5	<input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3 <input type="radio"/> 4 <input type="radio"/> 5

	Rebecca Site A	Rebecca Site B
Asking Price:	\$32,032,000	\$18,420,000
Appraisal Price:	\$30,980,000	\$20,030,000
Acreage:	603 acres	457 acres
Rank sites here:	<input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3 <input type="radio"/> 4 <input type="radio"/> 5	<input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3 <input type="radio"/> 4 <input type="radio"/> 5

Flip over for an overview of the potential site

HOWEVER,

THE COMMUNITY THOUGHT CLOSER ACCESS TO ECONOMIC OPPORTUNITIES AND HIGHER GROUND OUTWEIGHED THE ADJACENCY TO ATTACHED SWAMP LANDS AND EXISTING AQUA CULTURE.



COMMUNITY CONSENSUS AND CONCURRENCE BY OCD DETERMINED THAT THE EVERGREEN SITE WAS THE FINAL PREFERRED SITE CONSIDERING THE FACTORS OF LOCATION AND PRICE.

THE PREFERRED & OPTIONED SITE



An aerial photograph of a large industrial or construction site, overlaid with a semi-transparent green filter. The site features several large, rectangular buildings with flat roofs, surrounded by parking lots and access roads. The surrounding landscape includes agricultural fields, dense forests, and a network of roads. The text "PHASE 2: RESETTLEMENT MASTER PLANNING" is prominently displayed in the center of the image in a bold, white, sans-serif font.

PHASE 2: RESETTLEMENT MASTER PLANNING

An aerial photograph of a coastal region, showing a mix of water, marshland, and a road. The image is overlaid with a semi-transparent green filter. The word "ISLAND" is written in large, white, sans-serif capital letters across the center of the image.

ISLAND

A close-up photograph of a red flag attached to a green rope, set against a blurred background of what appears to be a construction site or a field. The image is overlaid with a semi-transparent green filter. The words "NEW COMMUNITY" are written in large, white, sans-serif capital letters across the center of the image.

NEW COMMUNITY

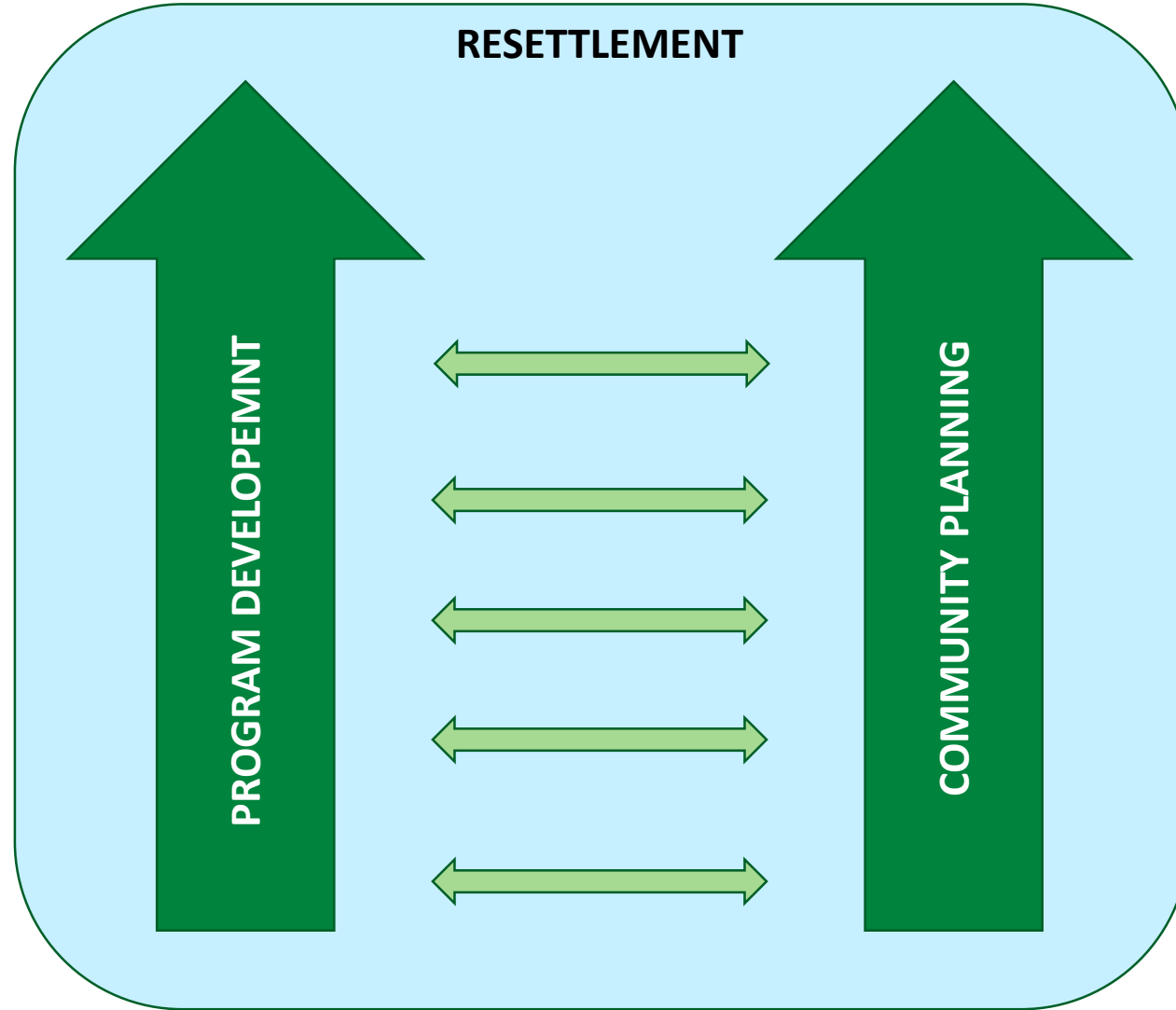


THE ISLE DE JEAN CHARLES (IDJC) RESETTLEMENT

Schriever, Louisiana | December 9, 2017



RESETTLEMENT PLANNING PROCESS



CORE VALUES OF PLANNING PROCESS



Reduce Hazard Risk (Economic + Health & Safety)

Reduce future hazard risk for both participating households and the State/taxpayers

Maintain Meaningful Connections to the Island (Cultural)

Current and former residents maintain a meaningful connection to the island

Establish Meaningful Connections to and within the New Community (Cultural)

New community will be designed and operated/maintained to enable residents to establish meaningful connections and facilitate the development of a sense of place

Enable and Support Economic Prosperity

New community will provide support infrastructure to help households and the surrounding community to thrive economically

New Community is a Model of Sustainability and Resilience (Environmental)

Place-sensitive and culturally-accommodating design of new site and structures will be of award-winning caliber reflecting best practices in sustainability and resilience

An aerial photograph of a large industrial or manufacturing facility, possibly a factory or warehouse complex, surrounded by green fields and a road. The image is overlaid with a semi-transparent green filter. The text "BUILDING RELATIONSHIPS" is centered in white, bold, sans-serif font.

BUILDING RELATIONSHIPS

RESETTLEMENT CHALLENGES



- Involves physical and non-physical assets
- Keeping the community together
- Continuity of livelihood and traditions
- Lack of resources



COMMUNITY-SPECIFIC CHALLENGES



- Resettlements are always context-dependent and location-specific
- Long goodbye
- Complex process, land issues
- A diverse community – power/control/leaders
- Community is already separated - people have been leaving for decades
- 2 previous attempts and mistrust
 - Want answers before participation
 - Old objectives vs. new objectives



CHALLENGES OF MULTIPLE AUDIENCES



- Current residents
- Former residents
- Steering committee
- Academic committee
- New/Receiving community neighbors
- Other stakeholders – elected officials, professionals, media, public





“There will never be a place like home.”

METHODS



- Build capacity with the residents for making decisions
- Take a holistic yet individual approach to engagement
- Create an inclusive process
- Documentation of lessons learned/best practices

METHODS: BUILDING CAPACITY



- Engage island residents to collaboratively design a new community
- Steering committee
- Academic committee
- Larger meetings
- Issues of power: who speaks for whom



METHODS: ENGAGING INDIVIDUALS & FAMILIES

- Face-to-face communication
- Continuous communication
- Interviews & photographs that document the process
- This is not a traditional planning project
- Social scientists- anthropologists, sociologists, geographers
- Social workers



METHODS: CREATE INCLUSIVE PROCESS



- Residents are at the center of the process
- Participant input for every decision
 - Future of the island
 - New community design
 - Allocation of funding – resident-led prioritization



METHODS: CREATE A FRAMEWORK



- Resettlement will be increasingly common
 - Complex process, every community is unique
- An iterative process, need to make changes along the way
 - Revisit challenges to inform lessons learned

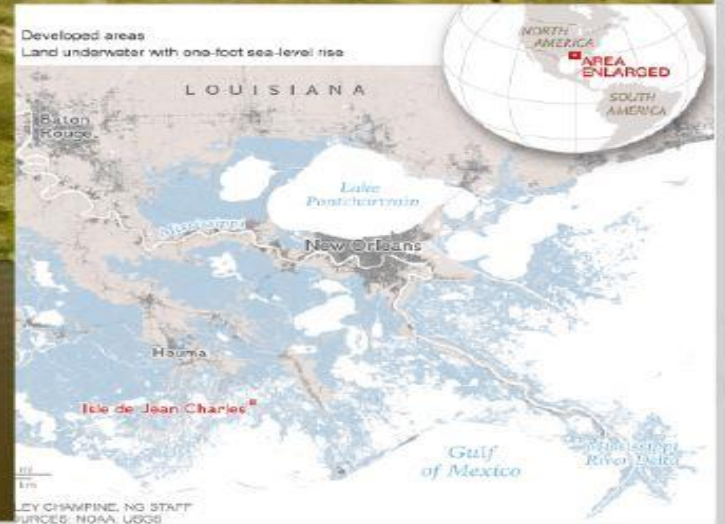


LESSONS SO FAR



- Recreating the community includes diverse perspectives
- Transparency, access to information builds trust
- For those who have opted into the temporary housing program:
 - Relief from daily uncertainty and from facing another hurricane season
 - Challenge of new schools, new neighbors, new social structures
- For those still on the island:
 - Thinking through the decision-making process
- **CDBG funding may not be best-suited for future resettlements**

Walking Island Road



CSRS

Isle de Jean Charles

7/19/17

“One more storm and it’s gone.”

- IDJC resident



An aerial photograph of a large industrial or commercial site. The central focus is a large, multi-story building with a light-colored roof, surrounded by a parking lot filled with vehicles. To the left of the building is a large, rectangular area that appears to be a construction site or a large parking lot, with many small structures and equipment. The site is bordered by a road on the right and a road on the bottom. The surrounding area consists of large, flat fields, some of which are planted in crops, and a dense line of trees. The entire image has a green tint, and the text "COMMUNITY PLANNING & DESIGN" is overlaid in white, bold, sans-serif font in the center.

COMMUNITY PLANNING & DESIGN

PROGRAM OVERVIEW

OPTION A

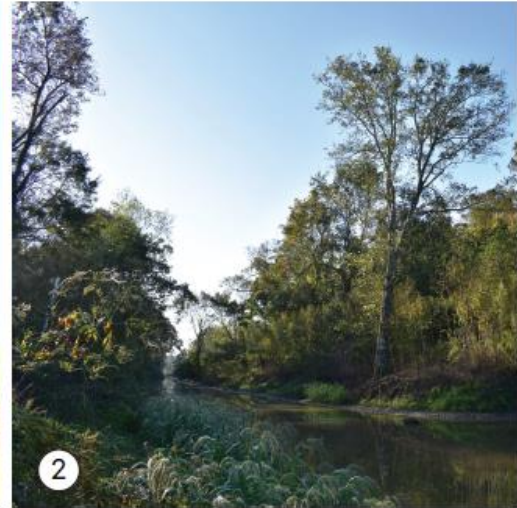
**Island
Residents**

Hurricane Isaac / August 28, 2012 - Present

OPTION B

**Past
Residents**

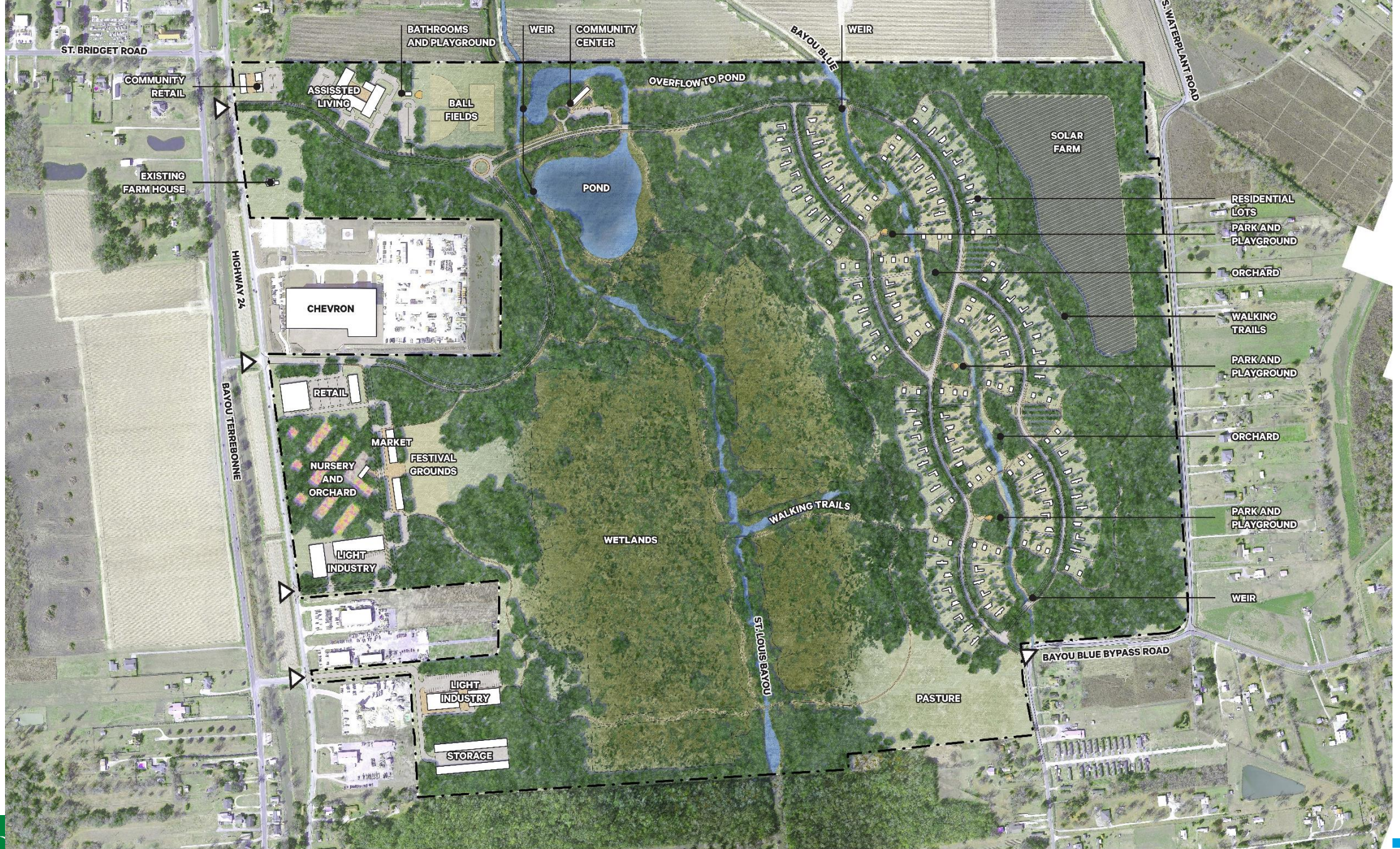
Past – August 27, 2012



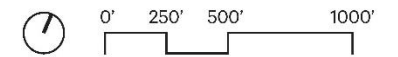
THE ISLE DE JEAN CHARLES (IDJC) RESETTLEMENT

Schriever, Louisiana | December 9, 2017





EVERGREEN SITE PLAN















Client:



LOUISIANA LAND TRUST

Project:

**Isle De
 Jean Charles
 Resettlement**

Professional of Record:

PRELIMINARY PLAN ONLY
 NOT TO BE USED
 FOR CONSTRUCTION, BIDDING,
 PERMITS, CONTRACTS,
 SALES, OR AS A BASIS FOR
 THE ISSUANCE OF A PERMIT.

Revisions:

No.	Date	Description
1	MM/DD/YY	MM/DD/YY

Key Note:

Set Central Location:	MM/DD/YY
Set/Update Date:	MM/DD/YY
This Drawing is Approved For Construction:	<input type="checkbox"/>
This Drawing is Not Approved Construction:	<input type="checkbox"/>
Sheet Title:	HOUSE TYPE O FLOOR PLAN, ELEVATIONS AND SECTIONS

DRAFT

Date:	October 25, 2016
Project Number:	217060-12.003
Drawn By:	XXX
Checked By:	XXX

Sheet Number:

A7.2.1



7 SIDE ELEVATION
 A7.2.1 | A7.2.1 Scale: 1/8" = 1'-0"



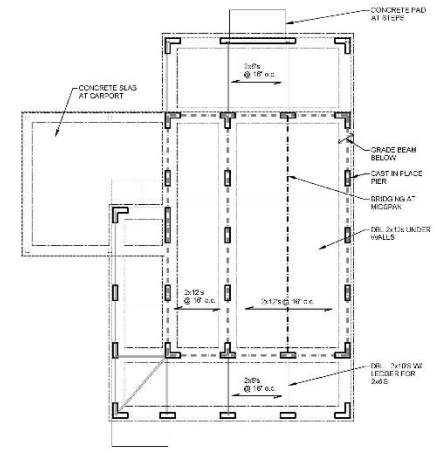
6 FRONT ELEVATION
 A7.2.1 | A7.2.1 Scale: 1/8" = 1'-0"



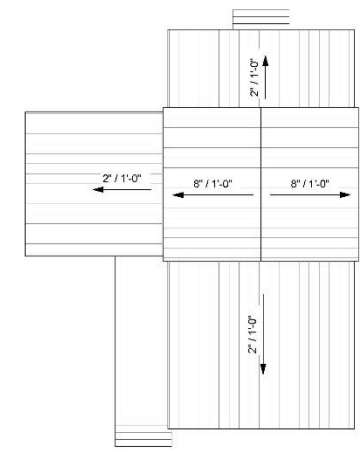
5 REAR ELEVATION
 A7.2.1 | A7.2.1 Scale: 1/8" = 1'-0"



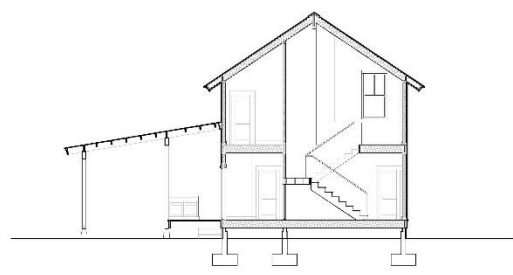
8 SIDE ELEVATION
 A7.2.1 | A7.2.1 Scale: 1/8" = 1'-0"



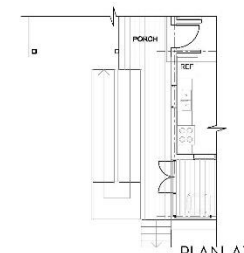
3 FOUNDATION PLAN
 A7.2.1 | A7.2.1 Scale: 1/8" = 1'-0"



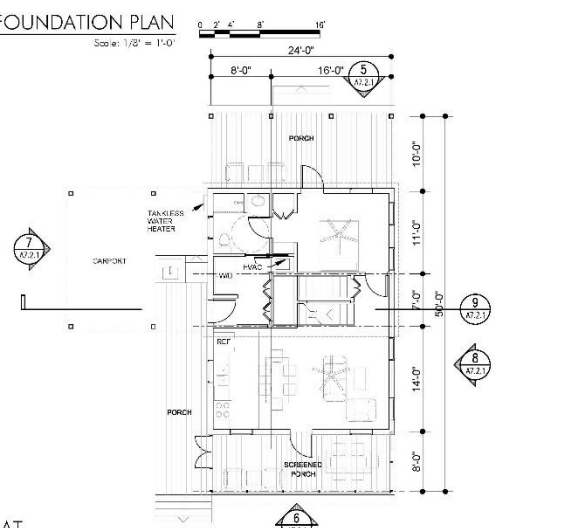
4 ROOF PLAN
 A7.2.1 | A7.2.1 Scale: 1/8" = 1'-0"



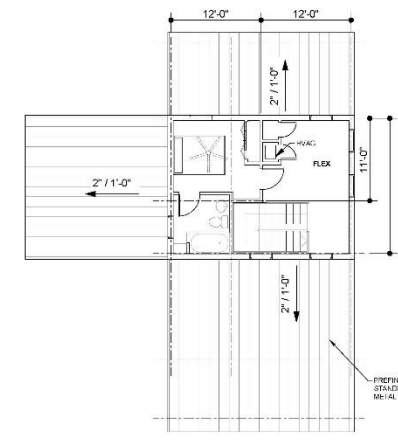
9 SECTION
 A7.2.1 | A7.2.1 Scale: 1/8" = 1'-0"



10 PLAN AT RAMP ALTERNATE
 A7.2.1 | A7.2.1 Scale: 1/8" = 1'-0"



1 FIRST FLOOR PLAN
 A7.2.1 | A7.2.1 Scale: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
 A7.2.1 | A7.2.1 Scale: 1/8" = 1'-0"
 HOUSE TYPE O (2 BEDROOM)





Planning to Live With Water



**ISLE DE JEAN CHARLES
RESETTLEMENT
With CDBG funding**