



# SOLUTION 2 RECONSTRUCTION

## THINGS YOU NEED TO KNOW

### OVERVIEW

The Program provides a reconstruction option for homeowners to demolish their flood-damaged home and construct a new residential structure based on a construction design determined by the Homeowner. A homeowner may be eligible for reconstruction if they find themselves in any of the following situations:

1. The flood-damaged home was demolished or unsafe to enter at the time of the damage assessment
2. They received a condemnation letter or substantial damage letter from their local jurisdiction
3. The relative percentage of the program repair estimate was greater than or equal to 80% of the reconstruction estimate

**PLEASE NOTE:** Under Solution 2 – Homeowner Managed Construction, Applicants that are eligible for a Reconstruction Award must hire a Louisiana licensed and insured homebuilding contractor, and are responsible for any costs over and above the program award. Also, Applicants are required to begin construction within 180 days of execution of the grant agreement unless a written demonstrable hardship extension is approved.

### REQUIRED DOCUMENTS

Homeowners that have been determined eligible for a reconstruction award are required to submit certain documents in order to proceed with their new construction activities. See the below list:

- |   |   |
|---|---|
| <input type="checkbox"/> NEW CONSTRUCTION CONTRACT      | <input type="checkbox"/> BUILDING PERMITS   |
| <input type="checkbox"/> CONTRACTOR'S LICENSE           | <input type="checkbox"/> CERTIFICATE OF OCCUPANCY (UPON COMPLETION)   |
| <input type="checkbox"/> CONTRACTOR'S INSURANCE AND W-9 | <input type="checkbox"/> ELEVATION CERTIFICATES, IF REQUIRED (PRELIMINARY & FINAL)  |
| <input type="checkbox"/> NEW CONSTRUCTION DRAWINGS*     | <i>* If elevation is required, the new construction drawings must include a foundation design confirming Advisory Base Flood Elevation plus two feet.</i> |

### FUNDING

The Reconstruction Award Allowance is based on the total square footage of eligible rooms in the home excluding carports, garages, and porches. The eligible square footage is then multiplied by \$108 per square foot less any duplication of benefits to establish the Reconstruction Award Allowance.

- The \$108 per square foot allowance includes funding for the new construction of a residential structure along with the demolition of the flood damaged structure, and elevation up to three feet above grade.
- The replacement allowance is reduced by all duplication of benefits to establish the reconstruction award.
- If more than three feet of elevation is required, additional elevation funding will be included in the Reconstruction Award Allowance.
- A separate 20% for contractor overhead and profit will be included in the Reconstruction Award.



### HOMES LOCATED IN THE 100-YEAR FLOOD ZONE

If the home is located within the 100-year flood zone, the applicant is responsible for ensuring that the home is built such that the lowest habitable floor is two feet above the Advisory Base Flood Elevation (ABFE).

- The program will review the applicant's submitted design to ensure this requirement is met.
- The applicant must provide a final elevation certificate demonstrating that the home was built to this requirement.
- The applicant is required to obtain and maintain flood insurance. Failure to maintain insurance may result in ineligibility for future disaster relief.

#### GREEN BUILDING COMPLIANCE TIP

The applicant must build the home to energy efficient standards and provide proof that the new home has achieved Energy Star Certified Home status. If the project does not meet the Energy Star Certified Home standard, the applicant will forfeit the entire amount of the grant.