

Draft Environmental Assessment  
**Metairie Group Housing Site**  
**(JE-05)**

FEMA-4611-DR-LA

Metairie, Jefferson Parish, Louisiana

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**FEMA**

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## TABLE OF CONTENTS

<b>1.0 Introduction.....</b>	<b>5</b>
<b>2.0 Purpose and Need .....</b>	<b>5</b>
<b>3.0 Environmental Review Process .....</b>	<b>6</b>
<b>4.0 Site Selection Process and Alternatives.....</b>	<b>7</b>
<b>4.1 Project Site and Location Description .....</b>	<b>7</b>
<b>4.2 Proposed Action Description .....</b>	<b>8</b>
<b>5.0 Affected Environment and Potential Impacts.....</b>	<b>9</b>
<b>5.1 Soils .....</b>	<b>9</b>
<b>5.2 Water Resources .....</b>	<b>10</b>
5.2.1 Water Quality .....	10
5.2.2 Wetlands.....	11
5.2.3 Ground Water .....	12
5.2.4 Floodplains .....	13
<b>5.3 Coastal Zone Management .....</b>	<b>14</b>
<b>5.4 Threatened and Endangered Species and Critical Habitat .....</b>	<b>15</b>
<b>5.5 Cultural Resources .....</b>	<b>17</b>
<b>5.6 Socioeconomic Resources.....</b>	<b>18</b>
5.6.1 Environmental Justice .....	18
<b>5.7 Hazardous Materials .....</b>	<b>19</b>
<b>5.8 Traffic and Transportation.....</b>	<b>20</b>
<b>6.0 Public Involvement .....</b>	<b>21</b>
<b>7.0 Mitigation.....</b>	<b>21</b>
<b>8.0 List of Preparers .....</b>	<b>24</b>

**TABLES**

**Table 1: Federally Listed Species Known to Occur in Declared Parishes** .....16  
**Table 2: Project Population Data** .....18  
**Table 3: Summary Table—Affected Environment, Impacts, and Mitigation** .....25

**LIST OF FIGURES**

**Figure 1: Aerial Photo and Vicinity Map of Proposed Metairie Group Site** .....30  
**Figure 2: Metairie Group Site Proposed Layout** .....31  
**Figure 3: Metairie Group Site Flood Insurance Rate Map (FIRM)** .....32  
**Figure 4: Photograph of Existing Site Conditions at the Proposed Metairie Group Site** .....33  
**Figure 5: Photograph of Existing Site Conditions at the Proposed Metairie Group Site** .....33

**ATTACHMENTS**

- Attachment 1 - Office of Coastal Management (OCM) Coastal Zone Consistency Letter**
- Attachment 2 - Floodplain Management/Wetlands – Checklist (44 CFR Part 9)**
- Attachment 3 - US Army Corps of Engineers (USACE) Jurisdictional Determination Letter**

## ACRONYMS AND ABBREVIATIONS

ACS	American Community Survey
APE	Area of Potential Effect
BFE	Base Flood Elevation
BMP	Best Management Practices
CAP	Corrective Action Plan
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CFR	Code of Federal Regulations
CUP	Coastal Use Permit
CWA	Clean Water Act
CZMA	Coastal Zone Management Act
EA	Environmental Assessment
EDMS	Electronic Document Management System
EIS	Environmental Impact Statement
EO	Executive Order
EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
FPPA	Farmland Protection Policy Act
GOHSEP	Governor's Office of Homeland Security and Emergency Preparedness
GSA	General Services Administration
HMA	Hazard Mitigation Assistance
IA	Individual Assistance
IHP	Individuals and Households Program
LCRP	Louisiana Coastal Resources Program
LDEQ	Louisiana Department of Environmental Quality
LDNR	Louisiana Department of Natural Resources
LDOTD	Louisiana Department of Transportation and Development
LPDES	Louisiana Pollutant Discharge Elimination System
MHU	Manufactured Housing Unit
MLR	Multi-Family Lease and Repair Program
MSA	Magnuson-Stevens Fishery Conservation and Management Act
NCS	Non-Congregate Sheltering
NEPA	National Environmental Policy Act
NFA	No Further Action
NFA-ATT	No Further Action at This Time
NHPA	National Historic Preservation Act
NMFS	National Marine Fisheries Service
NOAA	National Oceanic Atmospheric Administration
NPL	National Priorities List
NPDES	National Pollution Discharge Elimination System
NRHP	National Register of Historic Places
NRCS	National Resources Conservation Service
NWI	National Wetlands Inventory

OCM	Office of Coastal Management
OSHA	Occupational Safety and Health Administration
P&A	Plugged and Abandoned
PA	Public Assistance
RCRA	Resource Conservation and Recovery Act
SDWA	Safe Drinking Water Act
SEMS	Superfund Enterprise Management System
SFHA	Special Flood Hazard Area
SHPO	State Historic Preservation Office
SSA	Sole Source Aquifer
SWPPP	Storm Water Pollution Prevention Plan
TDML	Total Daily Maximum Load
TSCA	Toxic Substances Control Act
TTHU	Transportable Temporary Housing Unit
UFAS	Uniform Federal Accessibility Standard
USACE	United States Army Corps of Engineers
USCB	United States Census Bureau
USFWS	United States Fish and Wildlife Service
UST	Underground Storage Tank
USTD	Underground Storage Tank Division

## **1.0 INTRODUCTION**

The President of the United States issued a Major Disaster Declaration for Hurricane Ida (DR-4611-LA) on August 29, 2021, and amended September 7, 2021, and September 13, 2021. This Declaration authorized the Department of Homeland Security's Federal Emergency Management Agency (FEMA) to provide federal assistance under Section 408 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), Public Law No. 93-288, as amended in designated areas of Louisiana impacted by the hurricanes. Under this authority FEMA may provide direct temporary housing when there is a lack of available housing resources for eligible disaster victims whose homes are uninhabitable or destroyed as a result of the declared event.

To provide temporary housing solutions for survivors of Hurricane Ida, the State of Louisiana (Recipient and Applicant) requested assistance from FEMA in the form of Direct Temporary Housing (Direct Housing or Housing Assistance) through the Individuals and Households Program (IHP) for DR-4611-LA. FEMA authorized Housing Assistance for a period of up to 18 months for the following parishes for Hurricane Ida: Jefferson, Lafourche, Livingston, Plaquemines, St. Charles, St. Helena, St. James, St. John the Baptist, Tangipahoa and Terrebonne. FEMA's Direct Housing involves a variety of temporary housing solutions, including Multi-Family Lease and Repair Program (MLR), Direct Lease, and distribution of Transportable Temporary Housing Units (TTHUs) on private residential lots or commercial lots. If existing private residential or commercial lots do not meet the need for TTHU placement, FEMA may construct group housing sites on undeveloped land to include build out of TTHU pads, ingress, egress, and utility connections.

This Environmental Assessment (EA) has been prepared in accordance with the National Environmental Policy Act (NEPA) of 1969, the President's Council on Environmental Quality regulations to implement NEPA (40 CFR Parts 1500-1508), and FEMA's procedures for implementing NEPA (FEMA Instruction 108-1-1). FEMA is required to consider potential environmental impacts before funding or approving actions and projects. This EA will analyze the potential environmental impacts of the proposed temporary group housing, Metairie Group Housing Site, as part of an expedited review process. FEMA will use the findings in this EA to determine whether to prepare an Environmental Impact Statement (EIS) or a Finding of No Significant Impact (FONSI).

## **2.0 PURPOSE AND NEED**

Catastrophic damage from severe storms and flooding resulted in an extraordinary demand for housing assistance in communities within the parishes of Jefferson, Lafourche, Livingston, Plaquemines, St. Charles, St. Helena, St. James, St. John the Baptist, Tangipahoa and Terrebonne. FEMA's standard housing solutions such as MLR, NCS, Direct Lease, and individual TTHUs placed on the private lot of individual survivors, or grouped onto commercial sites equipped to support them, while critical to the success of the housing mission, cannot meet the entirety of the need within the parishes of Jefferson, Lafourche, Livingston, Plaquemines, St. Charles, St. Helena,

St. James, St. John the Baptist, Tangipahoa and Terrebonne. To address the gap in housing assistance, the Stafford Act Section 408 and 44 CFR § 206.117 provides housing assistance to eligible individuals and households who have been devastated by a major disaster or emergency. FEMA intends to pursue the development of TTHU Group Sites on previously undeveloped land or undeveloped lots for DR-4611-LA.

Providing housing resources for survivors of Hurricane Ida is a priority of FEMA's recovery mission. As of March 25, 2022, based on applicant call outs, FEMA estimates that approximately 683 households will require direct temporary housing assistance in Jefferson Parish. While approximately half of this need has been met with private and commercial sites, there remains a need for 343 additional MHU units.

While the Direct Housing Task Force is also actively soliciting properties for Direct Lease and MLR, FEMA anticipates very few properties will be available. The low number of feasible private and commercial sites, MLR, and Direct Lease properties, is insufficient to meet the need for direct temporary housing in Jefferson Parish. The decision to develop Group Sites is made only after all other housing solutions have been exhausted and the housing needs remain. The development of the Metairie Group Site would alleviate the need for 28 housing units in Jefferson Parish.

### **3.0 ENVIRONMENTAL REVIEW PROCESS**

To meet the urgent needs of disaster survivors requiring temporary housing, FEMA has implemented an expedited environmental review process. The purpose of this document is to assist FEMA in fulfilling its environmental review responsibilities under NEPA and to serve as a vehicle to document compliance under other applicable environmental and historic laws and orders. Laws and orders addressed through this EA include: the Clean Air Act; Clean Water Act (CWA); Endangered Species Act; National Historic Preservation Act (NHPA); Executive Order (EO) 11988 (Floodplain Management); EO 11990 (Protection of Wetlands); EO 12898 (Environmental Justice); Comprehensive Environmental Response, Compensation and Liability Act (CERCLA); Resource Conservation and Recovery Act (RCRA); and Farmland Protection Policy Act (FPPA). Agency coordination/consultation is being conducted on a site-by-site basis as necessary.

The scope of FEMA's environmental review includes evaluating project alternatives, characterizing the affected environment, identifying potential environmental impacts, and outlining ways to avoid, reduce or minimize adverse effects. This EA examines the site-specific environmental impacts associated with constructing a proposed FEMA group-housing site on private or publicly owned land to be leased by the General Services Administration (GSA) for this purpose. This EA is prepared based on a site evaluation, document research, and resource agency information.



## **4.0 SITE SELECTION PROCESS AND ALTERNATIVES**

NEPA requires investigation and evaluation of reasonable project alternatives as part of the project environmental review process. At a minimum, FEMA's NEPA implementing regulations require that the No Action and Proposed Action be evaluated. In order to expedite the group housing site selection process, FEMA is working closely with local officials and the United States Army Corps of Engineers (USACE) to identify potential sites, followed by site reconnaissance and research to determine site suitability. Important factors considered in choosing a site include: demand for temporary housing in that area, group acceptance, proximity of group services/amenities (schools, healthcare facilities, public transportation, etc.), engineering and construction feasibility, access to utilities, land use compatibilities, property owner terms, costs to develop and maintain the site, and environmental/cultural resource sensitivities. FEMA will continue to evaluate alternative sites in Jefferson Parish. The Metairie Group Site was selected for further detailed analysis because it meets the basic site feasibility and selection criteria.

### ***Alternative 1 – No Action Alternative***

Under the No Action Alternative, FEMA would not develop a temporary group housing site at this location. Displaced residents would continue to stay with relatives/friends, in hotels, or in other temporary locations until they resolve their own long-term housing needs. This alternative may jeopardize public health, safety, and well-being and does not meet the purpose and need, but will continue to be evaluated throughout this EA and serve as a baseline comparison of impacts from other action alternatives. The future environmental condition of the site would be at the discretion of the property owner.

### ***Alternative 2 – Develop the Metairie Site Group Site with MHUs (Proposed Action)***

The Proposed Action would provide temporary housing for eligible disaster survivors displaced by flooding. Disaster survivors would be temporarily relocated to the site with an expected occupancy up to 18 months (which includes a site deactivation period) while they resolve their permanent housing needs. This alternative would assist in fulfilling FEMA's mandate under the Individuals and Households Program (IHP) to expeditiously provide temporary housing for eligible disaster survivors. This alternative would also address the proposed project's purpose and need as it satisfies the housing needs for those survivors for whom other types of direct housing options are not available.

## **4.1 Project Site and Location Description**

The proposed Metairie Group Housing Site will be located at 3501 Houma Blvd. in Metairie, Louisiana (Latitude: 30.007444, Longitude:-90.179447). Figure 1 is an aerial photo depicting the boundaries of the project site and adjacent area. The proposed project site is approximately 5.74 mowed acres and is currently zoned General Offices (GO1).

The Proposed Action is in an urban setting in the center of Metairie, Louisiana. Metairie Group Housing Site is bordered to the east by the Suburban Canal which runs into Lake Pontchartrain.

Houma Boulevard is on the west of the proposed development and Manhattan Street to the south. *Primary Care Plus - Metairie* has an outpatient care facility along the northern boundary of the proposed group site. Medical offices and a strip mall occupy the opposite sides of Houma Boulevard and Manhattan Street.

Twenty-eight (28) MHU's and one (1) office would be placed in the proposed footprint. Approximately 50% of these would be located in the 100-year floodplain.

For the purpose of ingress/egress, right-of-way access to the group site property would be acquired at two locations along Houma Blvd. and one location on Saxon Street. Sewage connections are available along Manhattan and Saxon Streets. Public water connection is available along Manhattan Street.

#### **4.2 Proposed Action Description**

The Proposed Action would utilize the project site and design to contract for the construction of approximately 29 manufactured housing unit pads, green space, and all necessary support facilities (Figure 2). These pads would be used for the placement of MHUs to house displaced families.

The development of the site would require the installation of utilities; gravel for the roads, trailer pads and resident parking; concrete for disabled Americans with Disabilities Act (ADA) compliant parking areas; site lighting; and a perimeter fence around the property. The exact depth of excavation and grading is unknown but would likely not exceed 3.5 feet for utility trenching, if required.

The following specific site development components would be included with this project:

- Site preparation would include clearing, grading, and removal of woody vegetation and debris.
- Infrastructure for public water and electrical services exist off Houma Blvd. but would have to be extended onto the site.
- Infrastructure for sewer would consist of connection to an existing sewerline off Saxon St and Manhattan St
- New lines and fire hydrants, as required, would be installed on the property.
- Storm water drainage will be developed within the site.
- Site features include approximately 15% of the units meeting Uniform Federal Accessibility Standard (UFAS), and 100% of on-site essential services/facilities (such as mailbox kiosk) would be UFAS compatible.
- Erosion control would be established during the construction period and a perimeter silt fence would be constructed.

FEMA would operate and maintain the site during the term of occupancy. When the temporary housing need has ended, MHUs would be hauled from the site and returned to a FEMA storage facility. The project site would be reasonably restored to its previous condition and then seeded or left per the lease terms with the landowner.

## **5.0 AFFECTED ENVIRONMENT AND POTENTIAL IMPACTS**

This section is organized by individual resources. It includes a description of the existing conditions at the project area and provides an analysis of potential environmental impacts for each alternative. Impacts to the following resources as a result of the Proposed Action were found to be discountable and are not evaluated further in this EA: geology, seismicity, air quality, climate change, wildlife and fish, noise, public service and utilities, and public health and safety. Where potential impacts exist, conditions or mitigation measures to offset these impacts are detailed. Table 3 summarizes the results of the environmental review process. No safety issues were identified on the project site.

### **5.1 Soils**

In 1981 Congress passed the Agriculture and Food Act of 1981 (P.L. 97-98) containing Farmland Protection Policy Act (FPPA) subtitle I of Title XV, Section 1539-1549. The final rules and regulations were published in the Federal Register on June 17, 1994. The FPPA is intended to minimize the impact Federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. It ensures that to the extent possible, Federal programs are administered to be compatible with state and local units of government, as well as private programs and policies to protect farmland. The FPPA does not authorize the federal government to regulate the use of private or non-federal land or in any way affect the property rights of owners. As detailed in the FPPA, farmland includes prime farmland, unique farmland, and land of statewide or local importance. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forest land, pastureland, cropland, or other land, but not water or urban built-up land.

There is one (1) type of soil present on the site. Kenner Muck is not classified as a prime farmland soil.

#### ***Alternative 1- No Action Alternative***

The No Action Alternative would not entail any construction activities; therefore, no adverse impacts to soils would occur.

#### ***Alternative 2 - Develop the Metairie Group Site with MHUs (Proposed Action)***

The soil at the Metairie Group Site is not classified as prime farmland. Although a 5.74- acre mowed field will be temporarily impacted, prime farmland will not be lost.

## **5.2 Water Resources**

This section provides an overview of the affected area and potential environmental effects of the No Action and Proposed Action Alternatives on water resources, including water quality, streams, wetlands, and floodplains.

### **5.2.1 Water Quality**

Section 401 of the Clean Water Act (CWA) requires state certification of all Federal licenses and permits in which there is a “discharge of fill material into navigable waters.” The certification process is used to determine whether an activity, as described in the Federal license or permit, would impact established site-specific water quality standards. A water quality certification from the issuing state, the LDEQ in this case, is required prior to the issuance of the relevant Federal license or permit. The most common Federal license or permit requiring certification is the USACE CWA Section 404 permit.

The National Pollutant Discharge Elimination System (NPDES) was created by Section 402 of the CWA. This program authorizes the United States Environmental Protection Agency (EPA) to issue permits for the point-source discharge of pollutants into waters of the United States (U.S.) Through a 2004 Memorandum of Agreement, the EPA delegated its permit program for the State of Louisiana to LDEQ. The ensuing Louisiana Pollutant Discharge Elimination System (LPDES) program authorizes individual permits, general permits, storm water permits, and pretreatment activities that result in discharges to jurisdictional waters of the state.

### **Impaired waterbodies**

Impaired waterbodies and streams are on the Louisiana CWA 303(d) list and are required to develop a total maximum daily load (TMDL). TMDLs are maximum amounts of pollutants that can be released in a waterbody or stream without causing the water to become impaired (violate state water quality standards). TMDLs for Dissolved Oxygen, high pH and Enterococcus have been established for Lake Pontchartrain Drainage Canals in Jefferson and Orleans Parishes. TMDL requirements are established in NPDES permits and through Best Management Practices (BMPs). BMPs are types of activities that are created to control or minimize pollutants from an area to water bodies of the state.

#### ***Alternative 1- No Action Alternative***

The No Action Alternative would have no impact on water quality.

#### ***Alternative 2 - Develop the Metairie Group Site with MHUs (Proposed Action)***

Under the Proposed Action Alternative, impacts to water quality, if any, would be minor. Appropriate best management practices (BMPs) will be implemented during site development to

minimize sediment migration from the site into nearby water bodies. Surface runoff will be controlled by using siltation controls such as silt fencing around the construction site to minimize erosion of materials into adjacent wetlands and/or waterways. Any disturbed soil will be protected with seed or sod after construction in order to decrease the amount of soil eroded by rainfall and runoff. Any fill stored on site will be appropriately covered to prevent erosion.

In accordance with Section 401 and 402 of the CWA and the Louisiana Clean Water Code, coverage under the LPDES Storm Water General Permit for Small Construction Activities (equal to or greater than 1 acre but less than 5 acres) will be obtained for the Metairie Group Housing Site construction activities. Coverage under the LPDES Storm Water General Permit for Small Construction Activities will implement a SWPPP that will meet the requirements of approved TMDLs for Lake Pontchartrain Drainage Canals in Jefferson and Orleans Parishes.

The proposed Metairie Group Housing Site is located within 5 miles of Lake Pontchartrain Drainage Canals in Jefferson and Orleans Parishes. Impaired waters are waterbodies or streams that are too polluted or otherwise degraded to meet the water quality standards set by states, territories, or authorized tribes. Therefore, these actions would not cause any degradation of water quality from the construction and operational discharges. The Proposed Action Alternative would have no significant impacts to water quality in the area of the site.

### **5.2.2 Wetlands**

Wetlands are defined as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated conditions. Wetlands generally include swamps, marshes, bogs, and similar areas”. Wildlife relies on wetlands for food and as a nursery. Wetlands filter pollutants from water, recharge groundwater, moderate climate change, and reduce drought effects and flood damage.

Wetlands and/or streams are protected under various Federal and state environmental laws. The primary laws and regulations are Section 404 of the Clean Water Act and Presidential Executive Order 11990. Section 404 of the CWA regulates the discharge of dredged or fill material into waters of the US (including wetlands). Executive Order 11990 requires federal agencies to avoid to the extent possible the long- and short-term adverse impacts associated with the destruction or modification of wetlands where there is a practicable alternative.

This section also addresses regulated streams (non-wetland waters) that are subject to jurisdiction under Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act.

#### ***Alternative 1- No Action Alternative***

The No Action Alternative would have no impact on wetlands or other waters of the U.S. and would not require permits under Section 404 of the CWA or Section 10 of the Rivers and Harbors Act.

### ***Alternative 2 - Develop the Metairie Group Site with MHUs (Proposed Action)***

Under the Proposed Action Alternative, based on the United States Fish and Wildlife Services (USFWS) National Wetlands Inventory (NWI) map accessed on March 1, 2022, available online at (<https://fws.gov/wetlands/>), no wetlands or regulated streams (non-wetland waters) are identified in the project area.

In a letter dated March 4, 2022, the U.S. Army Corps of Engineers (USACE), New Orleans District, confirms that the proposed work is in uplands and not subject to jurisdiction under Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act. Contingent on final site plans, a Department of the Army permit will not be required for the proposed work (Attachment 3).

#### **5.2.3 Ground Water**

A Sole Source Aquifer (SSA) is an underground water source that has been designated by the EPA as the sole or principal source of drinking water for an area. SSA is an aquifer that supplies at least 50% of the drinking water consumed in the area overlying the aquifer.

The SSA Program is authorized by Section 1424(e) of the Safe Drinking Water Act (SDWA) of 1974. Designation of an aquifer as a SSA provides EPA with the authority to review federal financially assisted projects planned for the area to determine their potential for contaminating the aquifer. This provides essential groundwater protection to ensure the storage, handling, or use of fertilizers, pesticides, or hazardous products do not pollute an SSA.

Federally funded projects reviewed by EPA under the SSA Program may include, but are not limited to, highway improvements and new road construction, public water supply wells, transmission lines, wastewater treatment facilities, construction projects involving disposal of storm water, and agricultural projects involving management of animal waste.

#### ***Alternative 1- No Action Alternative***

No impacts to groundwater would occur as a result of no federal actions.

#### ***Alternative 2 - Develop the Metairie Group Site with MHUs (Proposed Action)***

A review of the website <https://www.epa.gov/dwssa/map-sole-source-aquifer-locations> with plot coordinates for the Metairie Group Site, on March 4, 2022, revealed that there are no identified sole source aquifers on this site.

The primary sources of groundwater in Jefferson Parish include the Norco and Gonzales-New Orleans aquifers. Other aquifers underlying the area, including Mississippi River point bar deposits, the shallow aquifers of the New Orleans area, and the Gramercy aquifer, contain very

hard water that also has high iron concentrations or only saltwater. These aquifers generally are not utilized for water supply in Jefferson Parish.

The primary source of fresh water in Jefferson Parish is the Chicot aquifer system. The Chicot aquifer system contains freshwater to depths ranging from less than 400 feet near the northeastern corner of the parish to about 900 feet near the town of Jennings. Freshwater from Bayou Nezigue is used for agricultural production.

Under the Proposed Action Alternative, construction activities are not anticipated to directly impact groundwater. The exact depth of excavation and grading at Metairie Group Site would not exceed a maximum of ten (10) feet for any possible utilities and would otherwise be limited to the least extent necessary to facilitate construction and to comply with building code requirements. This depth for utilities is relatively shallow and unlikely to impact ground water resources. Possible sources of groundwater contamination associated with site construction and Group Site operations would be mitigated by appropriate BMPs. See Section 7 for BMPs.

#### **5.2.4 Floodplains**

EO 11988, Floodplain Management, requires Federal agencies to avoid to the extent possible the long- and short-term adverse impacts associated with the occupancy and modification of floodplains and to avoid direct or indirect support of floodplain development wherever there is a practicable alternative. FEMA's regulations for complying with EO 11988 are found at 44 CFR Part 9, Floodplain Management and Protection of Wetlands.

##### ***Alternative 1- No Action Alternative***

Under the No Action Alternative, there would be no short- or long-term impacts to floodplains.

##### ***Alternative 2 - Develop the Metairie Group Site with MHUs (Proposed Action)***

Currently, there are 87 group site locations in Jefferson Parish that have undergone a review. Two group sites are under construction. However, it has been determined that 82 sites are not practicable, either being actively used, in commercial activity, located in a wetland, near or in a cultural resource, has FAA or Hazardous materials concerns, not practicable in terms of cost, size, or the owner(s) is not interested in leasing the property to FEMA. FEMA is continuing with the National Environmental Policy Act (NEPA) review process for the other 3 sites which are located in the Special Flood Hazard Area (SFHA)

FEMA has applied the 8-step process found in 44 CFR Part 9 and determined that there is no practicable alternative to building in the floodplain in Jefferson Parish (Attachment 2). Sites with shallower Base Flood Elevation (BFE) depths will be pursued for development before moving to sites with progressively deeper BFE depths. BFE is the elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year.

For the Metairie Group Site, the proposed project would satisfy 28 MHU pads plus 1 office unit of the 343 needed units for Jefferson Parish. Based on the FEMA Flood Insurance Rate Map (FIRM) panel number 22051C0120F, with an effective date of February 2, 2018, accessed on December 5, 2021, at (<https://msc.fema.gov/portal/home>), the proposed project is located partially in Zone X and partially in Zone AE. An X zone is defined as an area of minimal flooding, yielding no floodplain concerns, being outside the SFHA. An AE zone is an area having special flood, mudflow or flood-related erosion hazards and is shown on a FIRM (Figure 3). The AE zone is in the floodplain.

To mitigate environmental, safety, and health risks to the occupants and the floodplain, MHUs will be elevated to the maximum height practicable. Coordination with the local floodplain administrator will occur prior to placement. Occupants will be provided with flood hazard safety protocols and included in local emergency evacuation plans.

BMPs will be implemented during site development to minimize sediment migration from the site into nearby water bodies. Surface runoff will be controlled by using siltation controls such as silt fencing around the construction site to minimize erosion of materials into adjacent wetlands and/or waterways. Any disturbed open soil will be protected with seed or sod after construction in to decrease the amount of soil eroded by rainfall and runoff. Any fill temporarily stored on site will be appropriately covered to prevent erosion.

FEMA has determined that constructing the Metairie Group Site in the AE Zone would result in minimal impacts to and within floodplains provided certain BMPs are followed (see Section 7.0 Mitigation). In addition, MHUs are temporary housing solutions that are not anticipated to remain in place beyond 18 months.

### **5.3 Coastal Zone Management**

The Coastal Zone Management Act (CZMA) (P.L. 92-583, as amended; 16 U.S.C. Section 1451-1464) encourages the management of coastal zone areas and provides grants to be used in maintaining these areas. It requires that Federal agencies be consistent in enforcing the policies of state coastal zone management programs when conducting or supporting activities that affect a coastal zone. This is intended to ensure that Federal activities are consistent with state programs for the protection and, where possible, enhancement of the nation's coastal zones. The Act's definition of a coastal zone includes coastal waters extending to the outer limit of state submerged land title and ownership, adjacent shorelines, and land extending inward to the extent necessary to control shorelines. A coastal zone includes islands, beaches, transitional and intertidal areas, and salt marshes.

The CZMA requires that coastal states develop a State Coastal Zone Management Plan or program and that any Federal agency conducting or supporting activities affecting the coastal zone conduct or support those activities in a manner consistent with the approved state plan or program. To comply with the CZMA, a Federal agency must identify activities that would affect the coastal



zone, including development projects, and must review the State Coastal Zone Management Plan to determine whether a proposed activity would be consistent with the plan.

Pursuant to the CZMA, the State and Local Coastal Resources Management Act of 1978 (LA Revised Statute [R.S.] 49:214:21 et seq. Act 1978, No. 361) is the state of Louisiana's legislation creating the Louisiana Coastal Resources Program (LCRP). The LCRP establishes policy for activities including construction in the coastal zone, defines and updates the coastal zone boundary, and creates regulatory processes. The LCRP is under the authority of the LDNR Office of Coastal Management (OCM). If a proposed action is within the coastal zone boundary, OCM will review the eligibility of the project prior to its review from other Federal agencies (USACE, USFWS, and National Marine Fisheries Service [NMFS]). The mechanism used to review these projects is the Coastal Use Permit (CUP). Per the CZMA, all proposed Federal projects within the coastal zone must undergo a "Consistency Determination" by OCM for that project's consistency with the state's Coastal Resource Program (i.e., LCRP).

#### ***Alternative 1- No Action Alternative***

The No Action Alternative would entail no activity and, therefore, would have no impact on the coastal zone.

#### ***Alternative 2 - Develop the Metairie Group Site with MHUs (Proposed Action)***

The Proposed Action Alternative would involve construction in a designated coastal zone. The Office of Coastal Management (OCM) determined in a letter (Attachment 1) dated September 28, 2012, that all Federal financial assistance (emergency or not) is fully consistent with the Louisiana Coastal Resources Program. FEMA submitted a Consistency Determination letter to the OCM dated September 29, 2021, that indicated project(s) in the following Individual Assistance (IA) designated parishes: Jefferson, Lafourche, Livingston, Plaquemines, St. Charles, St. Helena, St. James, St. John the Baptist, Tangipahoa, and Terrebonne Parish will not affect any coastal uses or resources in accordance with 15 CFR 930.36. In a OCM response letter dated September 29, 2021 (Consistency number C20210142), the OCM concurred with FEMA's negative determination, as described by National Oceanic and Atmospheric Administration (NOAA) regulations on federal consistency at 15 CFR Part 930.

### **5.4 Threatened and Endangered Species and Critical Habitat**

Section 7 of the Endangered Species Act of 1973 directs Federal agencies to utilize their authorities in furtherance of the purposes of the Act by carrying out programs for the conservation of listed species or designated critical habitats. The USFWS and the U.S. National Oceanic Atmospheric Administration (NOAA) are the agencies referred to as the "Services" that regulate compliance with the Endangered Species Act. The Magnuson-Stevens Fishery Conservation and Management Act (MSA) governs fisheries management for up to 200 miles offshore (the U.S. Exclusive Economic Zone). The NMFS is a part of NOAA and is responsible for implementing the MSA to ensure that U.S. fisheries comply with a wide range of conservation and management requirements.

Migratory birds are protected by the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA). Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the USFWS. There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured. Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible in complying with the appropriate regulations and implementing appropriate conservation measures.

**Table 1: Federally Listed Species Known to Occur in Jefferson Parish**

Common Name (Scientific Name)	Federal Status	Habitat	Potential to Occur within Project Area
<b>West Indian Manatee</b> ( <i>Trichechus manatus</i> )	Threatened	Found in marine, estuarine, and freshwater environments with a strong preference for warm and well-vegetated waters.	No; there is no aquatic habitat present within the project area.

***Alternative 1- No Action Alternative***

Under the No Action Alternative, no project would be constructed; therefore, no impacts on species federally listed as threatened or endangered, or federally listed critical habitats would occur.

***Alternative 2 - Develop the Metairie Group Site with MHUs (Proposed Action)***

There is one Federally listed threatened species, the West Indian Manatee, with the potential to occur in Jefferson Parish, Louisiana (see Table 1); however, the Manatee is an aquatic mammal and this species does not have the potential to occur within the upland project area. Inspection of the proposed site did not indicate the presence of any species federally listed as threatened or endangered. The USFWS’s IPaC website (<https://ecos.fws.gov/ipac/>), accessed on December 5, 2021, was reviewed for a list of threatened and endangered species in the project area and none were discovered.

In addition, a search of the USFWS Critical Habitat online mapper and ArcGIS Map on March 4, 2022, resulted in a finding of no designated critical habitats in the project area. The following webpages were reviewed for critical habitats in the project area:

- <https://ecos.fws.gov/ecp/report/table/critical-habitat.html>
- <https://fws.maps.arcgis.com/home/index.html>

Based on the scope of work and lack of suitable habitat at the project site, FEMA has made the determination that the Proposed Action Alternative would have no effect on federally listed species listed as threatened or endangered and would have no effect on critical habitat.

## 5.5 Cultural Resources

The consideration of impacts to historic and cultural resources is mandated under Section 101(b)(4) of NEPA as implemented by 40 CFR Parts 1501-1508. Consideration of effects to historic properties as a result of Federal Undertakings is also mandated by Section 106 of the National Historic Preservation Act (NHPA) as implemented by 36 CFR Part 800. Direct Temporary Housing Assistance in the form of constructing TTHU Group Sites meets the definition of a Federal Undertaking. Accordingly, FEMA is conducting Section 106 review for the Undertaking in accordance with the Programmatic Agreement (PA) among FEMA, the Louisiana State Historic Preservation Officer (SHPO), Governor's Office of Homeland Security and Emergency Preparedness (GOHSEP), and Participating Tribes, executed on December 21, 2016, as amended.

### *Alternative 1- No Action Alternative*

Under the No Action Alternative, there would be no impacts to historic and cultural resources as a result of no federal actions.

### *Alternative 2 - Develop the Metairie Group Site with MHUs (Proposed Action)*

During the week of March 22, 2022, FEMA Historic Preservation Specialists consulted the Louisiana Office of Cultural Development's Cultural Resources National Register database, the Louisiana Cultural Resources Map and associated site files (Louisiana Division of Archaeology website), the US Department of Agriculture Web Soil Survey maps (USDA Website), various digital archival resources, photos, historic maps, and FEMA's internal files in order to identify the presence of historic properties.

The proposed footprint is not located within any districts that are listed in or that have been previously determined eligible for listing in the National Register of Historic Places (NRHP), nor are there any recorded, eligible archaeological sites within the boundaries of the project site. The nearest archaeological site is approximately 2 miles east from the project area. The scope of work has been reviewed and meets the criteria in the PA, Appendix B - Programmatic Allowances, Tier II.A.5.a., b and II.D.1.a., b. In accordance with this PA, FEMA is not required to determine the NRHP eligibility of properties where work performed meets the Appendix B criteria. As such, FEMA has documented this determination in the project files, and considers the Undertaking Section 106 compliant without SHPO or tribal review or notification.

FEMA conditions its approval of the group site on the following:

*If during the course of work, archaeological artifacts (prehistoric or historic) are discovered, the Contractor shall stop all work in the vicinity of the discovery and take all reasonable measures to avoid or minimize harm to the finds. The Contractor shall inform their Individual Assistance (IA) contacts at FEMA, who will in turn contact FEMA Historic Preservation staff. The Contractor will not proceed with work until FEMA completes consultation with the SHPO and others, as appropriate.*

## 5.6 Socioeconomic Resources

The project site is located in Jefferson Parish, Louisiana. According to the United States Census Bureau (USCB), the population as of April 2020, was 440,781 with a total of 188,656 households. The median household income was estimated at \$54,032 (in 2019 dollars). According to the 2019 USCB Estimates, approximately 16.1% of population lives below poverty levels.

The population within Jefferson Parish, Louisiana, is comprised of about 64.9% Caucasian, 28.3% African American, 0.9% Asian, 14.9% Hispanic, 0.6% American Indian and Alaska Native alone, 0.1% Native Hawaiian and Other Pacific Islander alone, and 1.8% Two or More Races. The demographic makeup of the group site residents is expected to be similar to the community as a whole (Table 2).

**Table 2: Project Population Data<sup>1</sup>**

Area	Population <sup>2</sup>	White (Caucasian) Alone	Black or African American Alone	Asian Alone	Hispanic or Latino	American Indian and Alaska Native Alone	Native Hawaiian and Other Pacific Islander Alone	Two or More Races	Poverty Rate <sup>3</sup>	Households	Median Household Income <sup>4</sup>
Jefferson Parish	440,781	64.9%	28.3%	0.9%	14.9%	0.6%	0.1%	1.8%	16.1%	188,656	\$55,506
Louisiana	4,624,047	62.8%	32.8%	1.8%	5.3%	0.8%	0.1%	1.8%	17.8%	1,739,497	\$49,469

### 5.6.1 Environmental Justice

EO 12898, entitled “Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations,” was signed on February 11, 1994. The EO directs Federal agencies to make achieving environmental justice part of their missions by identifying and addressing, as appropriate, disproportionately high adverse human health, environmental, economic, and social effects of their programs, policies, and activities on minority and/or low-income populations.

#### *Alternative 1- No Action Alternative*

The No Action Alternative would preclude the federal government from adequately addressing the urgency of providing temporary and transient emergency housing. Consequently, displaced disaster survivors would have to remain in the temporary housing they have acquired through their own resources and possibly far from their original home. The recovery of flood survivors and their

<sup>1</sup> Data Source, USCB 2021 American Community Survey (ACS), 5-year estimates. Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources

<sup>2</sup> USCB ACS, Vintage 2020 Population Estimates, July 1, 2021

<sup>3</sup> USCB 2019 ACS, 1-year estimates. Estimates are not comparable to other geographic levels of poverty estimates.

<sup>4</sup> USCB ACS, Median Household Income (in 2019 dollars) and Households, 2015-2019

communities would be further compounded by fewer housing options. They would continue to suffer social and economic stresses related to the disaster recovery.

### ***Alternative 2 - Develop the Metairie Site Group Site with MHUs (Proposed Action)***

The availability of federal assistance, including temporary housing for displaced individuals, is consistent with EO 12898. All forms of FEMA disaster housing assistance are available to any affected household that meets the conditions of eligibility. This group-housing site is a temporary housing solution. Therefore, long-term adverse effects to minority and/or low-income populations would not be expected.

The availability of temporary housing would result in a positive impact to displaced individuals, regardless of whether they are minority and/or low income. Therefore, the Proposed Action would not pose disproportionately high and adverse public health or environmental effects on minority and low-income populations.

The Proposed Action would utilize the project site and design to contract for the construction of 29 manufactured housing unit pads and all necessary support facilities. The potential site residents would be from areas within the same parish that was impacted by the flooding. The local community is aware of this action and may experience a slight localized increase in the need for public services, such as schools, fire and police services, childcare, and medical services. However, the overall demand for public and commercial services is not expected to be greater than the pre-disaster demand and potential impacts are expected to be minimal.

## **5.7 Hazardous Materials**

The management of hazardous materials is regulated under various Federal and state environmental and transportation laws and regulations, including but not limited to Resource Conservation and Recovery Act; Comprehensive Environmental Response Compensation Liability Act; the Toxic Substances Control Act; the Emergency Planning and Community Right-to-Know provisions of the Superfund Amendments and Reauthorization Act; the Hazardous Materials Transportation Act; and the Louisiana Voluntary Investigation and Remedial Action statute.

The purpose of the regulatory requirements set forth under these laws is to ensure the protection of human health and the environment through proper management (identification, use, storage, treatment, transport, and disposal) of these materials. Some of the 20 laws provide for the investigation and cleanup of sites already contaminated by releases of hazardous materials, wastes, or substances.

Upon review of records including the EDR Radius Report dated March 29, 2022, there is no evidence of past or existing releases or any material threat of release of hazardous substances or petroleum products within 0.25 miles of the target property.

### ***Alternative 1- No Action Alternative***

No impacts from hazardous materials are expected as a result of the No Action alternative.

***Alternative 2 - Develop the Metairie Group Housing Site with MHUs (Proposed Action)***

Based on the final review of the Environmental Data Resources (EDR) Reports dated 02/28/2022, there are two RCRA-Large Quantity Generators; five RCRA-Small Quantity Generators; twenty RCRA-Very Small Quantity generators all within approximately 0.25 miles of the target property. The review of the Underground Storage Tank (UST) List dated 10/11/2021, has revealed that there are 5 USTs within approximately 0.25 miles of the target property, however, only one UST is active. Also, the review of the dry cleaners list dated 10/7/2021, has revealed that there is one drycleaner site within approximately 0.25 miles of the target property. However, based on these reports, there is no record of releases or violations from this businesses.

Under the Proposed Action alternative, there are no anticipated impacts from hazardous materials and hazardous substances. Any unusable equipment, debris, and material on site would be disposed of prior to occupancy in an approved manner and location. In the event significant items (or evidence thereof) are discovered during implementation of the project, petroleum products, hazardous materials, and toxic waste will be handled, managed, and disposed of in accordance with the requirements and to the satisfaction of the governing local, state, and federal agencies.

**5.8 Traffic and Transportation**

Louisiana Department of Transportation and Development (LDOTD) is responsible for maintaining public transportation, state highways, interstate highways under state jurisdiction, and bridges located within the state of Louisiana. These duties include the planning, design, and building of new highways in addition to the maintenance and upgrading of current highways. Roads not part of any highway system usually fall under the jurisdiction of and are maintained by applicable local government entities; however, the LDOTD is responsible for ensuring all local agency Federal-aid projects comply with all applicable Federal and state requirements.

The proposed project area is adjacent to Manhattan Street and Houma Boulevard. Houma Boulevard connects to Veterans Blvd. then directly south to Interstate 10. I-10 is a major east-west artery through Texas, Louisiana, Mississippi, Alabama and Florida.

***Alternative 1- No Action Alternative***

The No Action Alternative would not affect the area traffic patterns, as no construction or other activities that would impact traffic would occur as a result of no federal actions.

***Alternative 2 - Develop the Metairie Site Group Site with MHUs (Proposed Action)***

Under the Proposed Action, a temporary increase in construction-related traffic during the group site construction would occur. Impacts related to these construction activities would be minor and temporary. This site has been approved by the Parish for this temporary housing use.

All reasonable precautions to control site access will be taken during construction. All activities would be conducted in a safe manner in accordance with Occupational Safety and Health Administration (OSHA) work zone traffic safety requirements. The appropriate signage will be posted and fencing installed to minimize potential adverse public safety concerns. Appropriate signage and barriers will be in place prior to construction activities in order to alert pedestrians and motorists of project activities and traffic pattern changes. Traffic impacts from construction activities would be considered minor. The LDOTD and Parish will be coordinated with in the planning and construction of this group site, to establish appropriate traffic safety measures and management protocols for the area.

## **6.0 PUBLIC INVOLVEMENT**

Public involvement is being performed in compliance with the NEPA, FEMA’s Instruction 108-1-1 for implementing NEPA, and EOs 12898, 11988, and 11990. FEMA has prepared a public notice for public comment and public review for the Draft EA. FEMA has requested for posting of the notice on the websites of GOHSEP, Jefferson Parish, and Jefferson Parish Public Library. This Draft EA is available at the following website is <https://www.fema.gov/emergency-managers/practitioners/environmental-historic/region/6>.

The public comment period will be limited to three (3) days from April 9, 2022, through April 11, 2022, at 5pm (Central Standard Time), due to the emergency nature of this action and need to provide temporary housing solutions for survivors of Hurricane Ida.

Written comments on the Draft EA can be sent via email to [dr-4611-fema-ehp-ia@fema.dhs.gov](mailto:dr-4611-fema-ehp-ia@fema.dhs.gov). When responding by email, please reference the project name, “**Temporary Housing – Metairie Group Housing Site (JE-05)**” in the subject field. If no substantive comments are received, the Draft EA and FONSI will become final and no further public noticing will be conducted.

## **7.0 MITIGATION**

Construction of the Proposed Action was analyzed based on the studies, consultations, and reviews undertaken as reported in this EA. The findings of this EA conclude that no significant adverse impacts on human, natural and cultural resources are anticipated from the Proposed Action. During project construction, short-term impacts on noise are anticipated and the conditions listed in this Draft EA will mitigate and minimize these effects. Project short-term adverse impacts would be mitigated using BMPs, such as proper vehicle and equipment maintenance, and appropriate signage. Furthermore, given the Proposed Action is temporary (up to 18 months), no long-term adverse impacts are anticipated from the proposed project.

The following conditions must be met as part of this project:

1. Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.
2. This review does not address all federal, state, and local requirements. Acceptance of federal funding requires recipient (i.e state) to comply with all federal, state, and local laws. Failure to obtain all appropriate federal, state, and local environmental permits and clearances may jeopardize federal funding.
3. Coordination with the local floodplain administrator must occur prior to MHU placement. All coordination pertaining to these activities and Applicant compliance with any conditions should be documented and copies forwarded to the state and FEMA for inclusion in the permanent project files.
4. Compliance with State Regulations: Placement of MHUs or other readily fabricated dwellings must be in accordance and in compliance with Louisiana regulations.
5. Local Permitting and Codes: Any FEMA units will be installed in compliance with applicable local codes, ordinances and permitting requirements. Any contracted logistics installation entities (installers) for TTHU placement will secure all pertinent Federal, state, and local permits and approvals before work.
6. Health and Safety: Before unit occupancy, the responsible program, will provide Applicants with a Health and Safety Advisory regarding the flood hazard, local emergency evacuation plans, right-of-entry during an emergency, and possible unit haul off.
7. The Contractor shall comply with the requirements of the Louisiana Department of Environmental Quality (LDEQ) to observe precautions to control non-point source pollution, reduce erosion, and develop a Storm Water Pollution Prevention Plan and implement the required conditions.
8. The responsible program will ensure the local emergency manager has information regarding location of TTHU occupants and potential special needs, to integrate into local emergency plans.
9. Appropriate best management practices will be implemented during site development to minimize sediment migration from the site into nearby water bodies. Surface runoff will be controlled by using siltation controls such as silt fencing around the construction site to minimize erosion of materials into adjacent wetlands and/or waterways. Any disturbed soil will be protected with seed or sod after construction in order to decrease the amount of soil eroded by rainfall and runoff. Any fill stored on site will be appropriately covered to prevent erosion.
10. If during work, archaeological artifacts (prehistoric or historic) are discovered, the Contractor shall stop work in the vicinity of the discovery and take all reasonable measures to avoid or minimize harm to the finds. The Contractor shall inform their Individual Assistance (IA) contacts at FEMA, who will in turn contact FEMA Historic Preservation (HP) staff. The Contractor will not proceed with work until FEMA HP completes consultation with the SHPO, and others as appropriate.



11. Unusable equipment, debris and material will be removed or disposed of prior to occupancy in an approved manner and location.
12. In the event significant items (or evidence thereof) are discovered during implementation of the project, petroleum products, hazardous materials, and toxic waste will be handled, managed, and disposed of in accordance to the requirements and to the satisfaction of the governing local, state, and federal agencies.
13. Construction activities with elevated noise levels will be limited from 7:00 A.M. to 7:00 P.M, unless otherwise approved by the Parish. Equipment and machinery used during construction will meet all local, State, and Federal noise regulations.
14. The Louisiana Department of Transportation and Development (LDOTD) and Parish will be coordinated with in the planning and construction of this group site, to establish appropriate traffic safety measures and management protocols for the area.
15. The appropriate signage must be posted, and fencing installed to minimize potential adverse public safety concerns. Appropriate signage and barriers will be in place prior to construction activities in order to alert pedestrians and motorists of project activities and traffic pattern changes.
16. Once the temporary housing need has ended, FEMA expects that all manufactured housing units (MHUs) would be hauled from the site in accordance with Section 408(d)(2) of the Stafford Act and returned to a FEMA storage facility. Furthermore, the project site would be either reasonably restored to its previous condition and then seeded or left with the site improvements per the lease terms negotiated between the GSA and the landowner.
17. MHUs shall comply with 24 CFR Part 3280 Manufactured Home Construction and Safety Standards (“Department of Housing and Urban Development [HUD] code”).
18. Work will comply with all conditions of U. S. Army Corps of Engineers Nationwide Permits, if required.
19. In accordance with 44 CFR 9.13(d) (4) (i), MHUs placed in a Special Flood Hazard Area (SFHA) must be elevated to the fullest extent practicable up to the Base Flood Elevation (BFE) and adequately anchored.
20. During the decommissioning of the Metairie Group Housing Site at the conclusion of the temporary group housing mission, all infrastructure will be removed. This includes all subsurface and above ground installations such as underground piping for water and sewer, electrical installations like poles and wiring, fencing, lighting, and all gravel laid for pads and access roads. A FEMA contractor will complete the deactivation and restoration of the site. The site will be reverted 100 percent back to a field, exactly as it was prior to the temporary housing development

## **8.0 LIST OF PREPARERS**

EA Preparer(s):

- Michael F. Bell, Environmental Protection Specialist, FEMA
- Brandon Badinger, Historic Preservation Specialist, FEMA

Field Team:

- Adam Gaskin, USACE Group Site SME

Reviewers:

- Charles Barrowclough, Environmental Protection Specialist, FEMA
- Byron Flourney, Environmental Protection Specialist, FEMA
- Jason Spencer, Environmental Protection Specialist, FEMA

Deputy Housing EHP Advisor (EHAD):

- Adam Borden, IM-CORE EHP Advisor, Office of Environmental Planning and Historic Preservation

**Table 3: Summary Table—Affected Environment, Impacts, and Mitigation**

<b>Resource Area</b>	<b>Alternative 1- No Action Alternative</b>	<b>Alternative 2 - Proposed Action: Develop the Group Site with MHUs</b>	<b>Mitigation</b>	<b>Agency Coordination/ Permits</b>
Soils	No change from current conditions.	The soil at the Metairie Site Group Site is not classified as prime farmland. Although a 3.58- acre mowed field will be temporarily impacted, prime farmland will not be lost.	No mitigation required	No agency coordination
Water Quality	No change from current conditions.	There is potential for localized increase in sedimentation as a result of site preparation activities. Potential impact to water quality in downstream swales, ditches, and streams (e.g., turbidity, siltation, biological oxygen demand).	Appropriate BMPs will be implemented during site development to minimize sediment migration from the site into nearby water bodies. Surface runoff will be controlled by using siltation controls such as silt fencing around the construction site to minimize erosion of materials into adjacent wetlands and/or waterways. Any disturbed soil will be protected with seed or sod after construction in order to decrease the amount of soil eroded by rainfall and runoff. Any fill stored on site will be appropriately covered to prevent erosion.	LDEQ may require a LPDES permit in accordance with the Sections 401 and 402 of the CWA and the Louisiana Clean Water Code.
Wetlands	No change from current conditions.	No change from current conditions.	No mitigation required.	By letter dated March 4, 2022, the US Army Corps of Engineers, New Orleans District, confirms that the proposed work is in uplands and not subject to jurisdiction under Section 404 of the Clean Water

				Act (CWA) or Section 10 of the Rivers and Harbors Act.
Floodplains	No change from current conditions.	MHUs would be installed within the 100-year floodplain.	MHUs will be elevated to the maximum height practicable. Coordination with the local floodplain administrator will occur prior to placement. Occupants will be provided with flood hazard safety protocols and included in local emergency evacuation plans.	Local Floodplain Administrator
Coastal Zone Management	No change from current conditions.	MHUs would be installed in a designated coastal zone.	No mitigation required	In a OCM response letter dated September 29, 2021 (Consistency number C20210142), the OCM concurred with FEMA's negative determination, as described by National Oceanic and Atmospheric Administration (NOAA) regulations on federal consistency at 15 CFR §930.
Ground Water	No change from current conditions.	Under the Proposed Action, there are no anticipated direct impacts to groundwater.	No mitigation required	Department of Health, and LDEQ
Threatened and Endangered Species and Critical Habitat	No change from current conditions.	No effects to Threatened and Endangered Species and no Critical Habitat on the Project Site.	No mitigation required	No agency coordination
Cultural Resources	No change from current conditions.	The scope of work has been reviewed and meets the criteria in Appendix B - Programmatic	If during the course of work, archaeological artifacts (prehistoric or historic) are discovered, the Contractor shall stop	Per the Programmatic Agreement, project is covered under

		Allowances, Tier II.A.5.a., b. and II.D.1.a., b. In accordance with this PA, FEMA is not required to determine the National Register eligibility of properties where work performed meets the Appendix B criteria. As such, FEMA has documented this determination in the project files, and considers the Undertaking Section 106 compliant without SHPO or tribal review or notification.	all work in the vicinity of the discovery and take all reasonable measures to avoid or minimize harm to the finds. The Contractor shall inform their Individual Assistance (IA) contacts at FEMA, who will in turn contact FEMA Historic Preservation staff. The Contractor will not proceed with work until FEMA completes consultation with the SHPO and others, as appropriate.	the following Allowances: II.A.5.a., b and II.D.1.a., b.
Environmental Justice	No change from current conditions.	The Proposed Action would not pose disproportionately high and adverse public health or environmental effects on minority and low-income populations.	No mitigation required	No agency coordination
Hazardous Materials	No change from current conditions.	Under the Proposed Action, there are no anticipated impacts from hazardous materials and hazardous substances.	Unusable equipment, debris and material will be disposed of prior to occupancy in an approved manner and location. In the event significant items (or evidence thereof) are discovered during implementation of the project, petroleum products, hazardous materials, and toxic waste will be handled, managed, and disposed of in accordance to the requirements and to the satisfaction of the governing local, state, and federal agencies.	None
Traffic and Transportation	No change from current conditions.	Under the Proposed Action, a temporary increase in construction-related traffic during the group site construction. Once the Proposed Action has been completed, traffic would be	The appropriate signage must be posted, and fencing installed to minimize potential adverse public safety concerns. The LDOTD and Parish will be coordinated with in the planning and construction of this group site, to	LDOTD

		expected to return to normal.	establish appropriate traffic safety measures and management protocols for the area.	
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# Figures



**Figure 1: Aerial Photo and Vicinity Map of Proposed Metairie Group Site**





Figure 2: Metairie Group Site Proposed Layout



Figure 3: Proposed Metairie Group Site Flood Insurance Rate Map (FIRM)



Figure 4: Photograph of Existing Site Conditions at the Proposed Metairie Group Site



Figure 5: Photograph of Existing Site Conditions at the Proposed Metairie Group Site

# Attachments



**State of Louisiana**  
**DEPARTMENT OF NATURAL RESOURCES**  
**OFFICE OF COASTAL MANAGEMENT**

September 29, 2021

Jerame J Cramer  
EHP Advisor  
FEMA-State Joint Field Office Region 6  
[REDACTED]

RE: **C20210142**, Coastal Zone Consistency  
**FEMA – State Joint Field Office**  
Direct Federal Action – Negative Determination  
Temporary housing assistance through the Individuals and Households Program (IHP).  
**Jefferson, Lafourche, Livingston, Plaquemines, St. Charles, St. Helena, St. James,  
St. John the Baptist, Tangipahoa, and Terrebonne Parish**

Dear Jerame J Cramer:

This office has received the above referenced negative consistency determination, in accordance with Section 307(c) of the Federal Coastal Zone Management Act of 1972, as amended. After careful review we have determined that the project does not demonstrate any reasonably foreseeable effects on coastal uses or resources. Therefore we concur with your negative determination, as described by NOAA regulations on federal consistency at 15 CFR §930.35.

Please refer to the above Consistency number when corresponding on this matter. If you have any questions please call Mark Hogan of the Consistency Section at ([REDACTED]) or [REDACTED]

/S/ **Charles Reulet**  
Administrator  
Interagency Affairs/Field Services Division

CR/SK/MH

**EXECUTIVE ORDER 11988/11990**  
**FLOODPLAIN MANAGEMENT/WETLANDS – CHECKLIST (44 CFR Part 9)**

**APPLICANT:** Metairie Group Site

**PARISH/STATE:** Jefferson, LA

**COORDINATES:** 30.007444, -90.179447

**PROPOSED ACTION:** Provide MHU Housing at Metairie Group Site.  
The Proposed Action would utilize the project site and design to contract for the construction of approximately 29 manufactured housing unit (MHU) pads, green space, and all necessary support facilities. These pads would be used for the placement of MHUs to house displaced families. Development of the site would require the installation of utilities on the site; gravel for site leveling, MHU pads, resident parking, and roads; and concrete for UFAS parking areas.

**APPLICABILITY:** **Actions which have the potential to affect floodplains/wetlands or their occupants, or which are subject to potential harm by location in floodplains/wetlands.**

**YES**  **NO**

The proposed action could potentially adversely affect the floodplain/wetlands.

Remarks:

**YES**  **NO**

The proposed action could potentially be adversely affected by the floodplain/wetlands.

Remarks:

**ACTION:**

**Review against 500 Year floodplain (for Critical Action)**

**Review against 100 Year floodplain**

**Not Applicable (for actions located in wetland only)**

**STEP NO. 1** **Determine whether the proposed action is located in the 100-year floodplain (500-year floodplain for critical actions) and/or wetland; (44 CFR § 9.7).**

**REMARKS:** Portions of the project are located within an AE zone, area of 100-year flooding per Flood Insurance Rate Map (FIRM) panel 22051C0120F, dated 2/2/2018.

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**STEP NO. 2      Notify the public at the earliest possible time of the intent to carry out an action in a floodplain/wetland, and involve the affected and interested public in the decision-making process; (44 CFR § 9.8)**

- Notice was provided as part of a disaster cumulative notice:  
Posted Online: Fema\_DR-4611-IDA-LA-initial-public-notice\_102021.pdf  
Date: 10/01/2021
- Project Specific Notice (e.g., EA, newspaper, public meeting, etc.):  
Type of Public Notice: \_\_\_\_\_  
Date: \_\_\_\_\_

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**STEP NO. 3      Identify and evaluate practicable alternatives to locating the proposed action in a floodplain/wetland (including alternatives sites, actions and the "no action" option). (44 CFR § 9.9)**

**Alternative Options**

- YES  NO      Is there a practicable alternative site location outside of the floodplain/wetland?  
If yes, provide the site location:
- YES  NO      Is there a practicable alternative action outside of the floodplain/wetland that will not affect the floodplain/wetland?  
If yes, describe the alternative action:
- YES  NO      Is the NO Action alternative the most practicable alternative?

**If a practicable alternative exists outside /the floodplain/wetland, FEMA must locate the action at the alternative site.**

**REMARKS:** The Direct Housing Assessment Team (DHAT), comprised of FEMA and State representatives, has monitored, and will continue to monitor FEMA housing needs to identify eligible households that are likely to have a need for temporary housing assistance. Specific information being collected includes the number of eligible households, location of eligible households, special needs, and quantity of bedrooms required by each household. Needs assessments are based on household composition and the number of occupied bedrooms recorded when the inspection is conducted.

FEMA's National Processing Services Center has utilized internet searches, reviewed public listings, made inquiries to state social service organizations and reviewed local advertisements to determine available rental resources. After reviewing available mapping data and rental resource databases and making onsite observations of disaster-related damage(s) and present living conditions of local residents, DHAT has determined that alternate housing resources in the affected area cannot meet the demand for housing.

Returning disaster survivors to their pre-disaster communities is the preferred alternative due to the direct positive impacts the returning citizens have on stimulating the local economy and rebuilding the overall sense of community, thereby reducing the amount of time it takes a community to recover from a disaster. This solution provides survivors with reasonable commuting time to workplaces, schools, childcare, and places of worship, as well as familiar food, shopping services, laundry facilities, playgrounds, and pet areas. When survivors are placed outside their neighborhoods, additional infrastructure, and other services such as access to education, public transportation, emergency services, and healthcare facilities are often required, and the resources of host communities can become strained.

The policy of returning disaster survivors to their pre-disaster communities is consistent with the guidance outlined under the FEMA DHAT Standard Operating Procedures which states, "an effort should be made to keep applicants within a Reasonable Commuting Distance: A distance that does not place undue hardship on an applicant." (Individual Assistance Program and Policy Guide, March 2019). In addition, the solution to return survivors to their pre-disaster communities aligns with the unique factors used to analyze practicable alternatives under 44 CFR,9.13(d)(3).

To fulfill the housing needs, DHAT has compiled a site feasibility list of potential private residences, commercial park sites, MLRs, Direct Lease properties, and potential group site locations for placing Manufactured Housing Units (MHUs) or Travel Trailers (TTs). First priority has been given, and will continue to be given, to the placement of MHUs/TTs on private/owner sites and commercial parks, these being the most expedient and most cost-effective options. When these options are not sufficient to accommodate the housing needs of a parish, then site locations for Group Housing within the commuting area are being utilized. Priority is then given to group sites that can be expediently prepared for MHUs/TTS, have existing utility connections and ingress/egress to the site, require minimal ground disturbance, and are located outside the Wetlands and 100-year Floodplain.

The availability of potential private residences and commercial park sites for placing MHUs/TTs in Jefferson Parish is becoming depleted and the availability of group sites outside the floodplain is limited.

Based on the analysis by the Direct Housing Team, FEMA has determined that the practicable alternatives are exhausted under CFR Part 9 and will allow for development and placement of direct housing resources, Manufactured Housing Units and Recreational Vehicles/Travel Trailers in FEMA developed, leased and managed group site locations, within the Special Flood Hazard Area (SFHA). This decision is documented and signed by the FEMA Regional Administrator in a memo titled, "FEMA Determination to Allow Placement of Direct Housing MHUs in Special Flood Hazard Areas for the Identified Impacted Parishes FEMA-4611-DR-LA", dated December 14, 2021.



The Direct Housing team has completed a review and analysis of potential group sites and the depth of base flood elevations (BFEs) to support FEMA built and managed group site housing operations. FEMA has and continues to analyze alternatives outside of the floodplain against the available resources and are documenting this decision process by way of data analytics and GIS mapping. FEMA continues to prioritize the placement of manufactured housing units (MHUs) over Recreational Vehicles (RVs) or Travel Trailers (TTs) in any SFHA.

Group sites in the SFHA are triaged in a process whereby those sites with shallower Base Flood Elevations (BFEs) are prioritized for development before moving to sites with progressively deeper BFEs in the effort to secure enough housing pads to satisfy the geographical need. Priority of these sites will also satisfy the geographic population density need with the most benefit of pad site development and timeliness.

Based on the Recommendation to Approve Memo from the FEMA Regional Coordinator, dated March 25, 2022, it is estimated that approximately 683 households will require direct temporary housing assistance in Jefferson Parish. While approximately half of this need has been met with private and commercial sites, there remains a balance of 343 unit needs which could be filled through group site locations.

Currently, there are 87 group site locations in Jefferson Parish that have undergone a review. Two group sites are under construction. However, it has been determined that 82 sites are not practicable, either being actively used, in commercial activity, located in a wetland, near or in a cultural resource, has FAA or Hazardous materials concerns, not practicable in terms of cost, size, or the owner(s) is not interested in leasing the property to FEMA. FEMA is continuing with the National Environmental Policy Act (NEPA) review process for the other 3 sites which are located in the SFHA.

For the Metairie Group Site, the proposed project would satisfy 28 MHUs of the 343 needed units. It has been determined that there is no practicable alternative to the development of the Metairie group site.

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**STEP NO. 4 Identify the potential direct and indirect impacts associated with the occupancy or modification of floodplains/wetlands and the potential direct and indirect support of floodplain/wetlands development that could result from the proposed action; (44 CFR § 9.10)**

YES  NO

Is the proposed action in compliance with the NFIP (see 44 CFR Part 59 seq.)?

N/A Remarks:

YES  NO

Does the proposed action increase the risk of flood loss?

YES  NO

Will the proposed action result in an increased base discharge or increase the flood hazard potential to other properties or structures?

YES  NO

Does the proposed action minimize the impact of floods on human health, safety and welfare?

- YES  NO Will the proposed action induce future growth and development, which will potentially adversely affect the floodplain/wetland?
- YES  NO Does the proposed action involve dredging and/or filling of a floodplain/wetlands?
- YES  NO Will the proposed action result in the discharge of pollutants into the floodplain/wetlands?
- YES  NO Does the proposed action avoid long and short-term adverse impacts associated with the occupancy and modification of floodplains/wetlands?  
 N/A Remarks:
- YES  NO Will the proposed action result in any indirect impacts that will affect the natural values and functions of floodplains/wetlands?
- YES  NO Will the proposed action forego an opportunity to restore the natural and beneficial values served by floodplains/wetlands?  
 N/A Remarks:
- YES  NO Does the proposed action restore and/or preserve the natural and beneficial values served by floodplains/wetlands?  
 N/A Remarks:
- YES  NO Will the proposed action result in an increase to the useful life of a structure or facility?

**REMARKS:**

The conversion of a mowed urban lot into a site for MHUs will require clearance of vegetation and the addition of hard surfaces. This would temporarily eliminate 5.74 acres of a vacant urban lot and will result in water run-off into the floodplain area, reducing the ability of the floodplain to store water and absorb run-off, thereby increasing the flood hazard potential to other nearby properties and the duration of that flooding.

These impacts would occur for up to 18 months. The occupants will then return to their repaired/reconstructed homes and the land will be restored to its preexisting condition.

Wetlands would not be impacted by the proposed project.

Step 5 provides more details regarding dredging or filling of a floodplain/wetland

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**STEP NO. 5      Minimize the potential adverse impacts and support to or within floodplains/wetlands to be identified under Step 4, restore and preserve the natural and beneficial values served by floodplains/wetlands; (44 CFR § 9.11)**

YES  NO

Were flood hazard reduction techniques applied to the proposed action to minimize the flood impacts if site location is in the 100- or 500-Year floodplain/wetlands?

N/A Remarks:

YES  NO

Were avoidance and minimization measures applied to the proposed action to minimize the short- and long-term impacts on the 100-Year floodplain/wetlands?

If no, identify measures required as a condition of the grant:

N/A Remarks:

YES  NO

Were measures implemented to restore and preserve the natural and beneficial values of the floodplain/wetlands.

If no, identify measures required as a condition of the grant:

N/A Remarks:

YES  NO

Is new construction or substantial improvement in a floodway, and new construction in a coastal high hazard area proposed?

**If YES:** Is the activity considered as functionally dependent use or a structure or facility which facilitates an open space use?

YES  NO

**REMARKS:** Only clean fill materials from a commercial source would be utilized in construction of the group site. All excavated materials would be relocated into a non-floodplain area either on site or at an approved location off site. Silt fencing will be used during construction to prevent materials from migrating off site.

Drinking water for the MHUs will be supplied by the public water supply. Electricity will be sourced from nearby utilities and electric lines will be run in safety-approved conduits to each MHU.

All units will be constructed in accordance with U.S. Department of Housing and Urban Development (HUD) and FEMA standards, which enhance frame requirements, thermal protection, plumbing and fire safety. All units will have smoke detectors, weather radios and fire extinguishers.

Occupants of MHUs placed in the floodplain will be advised of flood threats to health and safety per DAP9453.3, Disaster Assistance Directorate Guidance Memorandum, dated 10/17/2008, and will be required to sign an acknowledgement that they have received and understand the risk involved. The responsible program, before unit occupancy, will provide applicants with a Health and Safety Advisory regarding the flood hazard, local emergency evacuation plans, etc. (See Condition #4 below).

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## STEP NO. 6

**Reevaluate the proposed action to determine first, if it is still practicable in light of its exposure to flood hazards, the extent to**

**which it will aggravate the hazards to others, and its potential to disrupt floodplain/wetlands values and second, if alternatives preliminarily rejected at Step 3 are practicable in light of the information gained in Steps 4 and 5. (44 CFR § 9.9)**

YES  NO

The action is still practicable at a floodplain/wetland site in light of the exposure to flood risk and ensuing disruption of natural values.

YES  NO

The floodplain/wetlands site is the only practicable alternative.

YES  NO

There is no potential for limiting the action to increase the practicability of previously rejected non-floodplain/wetlands sites and alternative actions.

YES  NO

Minimization of harm to or within the floodplain/wetlands can be achieved using all practicable means.

YES  NO

The action in a floodplain/wetland clearly outweighs the requirement of E.O. 11988/11990.

**FEMA shall not act in a floodplain/wetland unless it is the only practicable location.**

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**STEP NO. 7**

**Prepare and provide the public with a finding and public explanation of any final decision that the floodplain/wetland is the only practicable alternative; and (44 CFR § 9.12)**

Check if the Initial Public Notice serves as the Final Public Notice or a Cumulative Final Public Notice was published. No condition required.

Final public notice will be issued on the websites of Jefferson parish, Jefferson Parish Public Library, GOHSEP, and FEMA.gov.

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**STEP NO. 8**

**Review the implementation and post - implementation phases of the proposed action to ensure that the requirements stated in Section 9.11 are fully implemented. Oversight responsibility shall be integrated into existing processes. (44 CFR § 9.11)**

YES  NO

Was the Metairie Group Site Environmental Assessment conditioned on review of implementation and post-implementation phases to ensure compliance of EO 11988?

**Conditions**

1. **Coordination with the local floodplain administrator** must occur prior to fill placement. All coordination pertaining to these activities and applicant compliance with any conditions should be documented and copies forwarded to the state and FEMA for inclusion in the permanent project files.

2. **Compliance with State Regulations:** Placement of MHUs or other readily fabricated dwellings must be in accordance and in compliance with Louisiana regulations.
3. **Local Permitting and Codes:** Any FEMA units will be installed in compliance with applicable local codes, ordinances and permitting requirements. Any contracted logistics installation entities (installers) for TTHU placement will secure all pertinent Federal, state, and local permits and approvals before work.
4. **Health and Safety:** Before unit occupancy, the responsible program, will provide applicants with a Health and Safety Advisory regarding the flood hazard, local emergency evacuation plans, right-of-entry during an emergency, and possible unit haul off.

The responsible program will ensure the local emergency manager has information regarding location of TTHU occupants and potential special needs, to integrate into local emergency plans.

Monitoring Requirements: None.



**DEPARTMENT OF THE ARMY**  
**U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT**  
7400 LEAKE AVE  
NEW ORLEANS, LA 70118-3651

CEMVN-RG

4 March 2022

MEMORANDUM FOR Christopher Klein, SAD

SUBJECT: Hurricane Ida Temporary Housing Metairie #3 Site (MVN-2022-00302-SB)

1. Reference is made to your request for a determination of regulatory permitting requirements to place temporary housing called the Metairie #3 site on property located in Section 10, Township 12 South, Range 10 East, Jefferson Parish, Louisiana (enclosed map).
2. We have reviewed your project, as proposed, and determined that Department of the Army (DA) permits under Section 404 of the Clean Water Act or Section 10 of the Rivers and Harbors Act will not be required. Any changes or modifications will require a revised determination.
3. Please be advised that this determination only applies to DA permitting requirements and does not alleviate your responsibility to obtain proper authorization from other federal, state, or local agencies that may be required.
4. Please be advised that this property is in the Louisiana Coastal Zone and a Coastal Use Permit may be required prior to initiation of any activities on this site. For additional information, contact Ms. Christine Charrier, Office of Coastal Management, Louisiana Department of Natural Resources at (225) 342-7953.

**Brad**  
**Guarisco**  
BRAD GUARISCO  
Deputy Chief  
Regulatory Division

Digitally signed by  
Brad Guarisco  
Date: 2022.03.04  
15:39:58 -06'00'

Encls



USACE IH 3/4/2022  
 By: BRAD GUARISCO  
 For: KLEIN  
 (MVN-2022-00302-SB)  
 = PROJECT SITE