




# ST. JAMES PARISH GOVERNMENT COMMUNICATIONS

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FOR IMMEDIATE RELEASE

April 21, 2022

## ***ST. JAMES PARISH: PRIVATE PROPERTY DEBRIS REMOVAL PROGRAM (PPDR) FOR HURRIANE IDA***

St. James Parish is accepting applications for a FEMA program that can help eligible property owners with hurricane-related structural demolition and debris removal. Through the program, up to 90 percent of the costs incurred by the Parish for the work performed can be reimbursed by FEMA. The Hurricane Ida PPDR program is being managed by Rostan Solutions LLC, a St. James Parish contractor, with final eligibility determinations issued by FEMA.

If eligible for the program, residents can receive help with the demolition of residential structures deemed to be health hazards, not recoverable, or in threat of collapse. The program can also help with the removal of additional hurricane-related hazards such as loose debris, hazardous limbs and trees, and partially uprooted stumps near a property's commonly used and/or maintained areas.

***The following types of property will not qualify for this program:*** Vacant lots, unimproved properties, unused or unmaintained property areas, agricultural lands used for crops or livestock.

To be considered for this program, property owner(s) will be required to complete an application and sign a Right-of-Entry (ROE) agreement -- which grants Parish representatives' access to the property for inspection, demolition activities, and removal of eligible storm-generated debris. All owners may be required to sign the application and ROE for properties owned by multiple people, depending on how the property is titled and in lieu of legally granted authority.

To participate, property owners must visit an Intake Center to complete the application, sign the ROE agreement, and submit the necessary documentation, as follows:

- A copy of the property insurance policy, if the property is insured, including detailed policy with cover page and itemized statement of coverage
- A proof of loss/statement of loss from the insurance company, if the property was insured at the time of Hurricane Ida



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- A COLOR copy of each owner's driver's license or government issued identification
- Proof of ownership, such as a warranty deed, title, tax statement, etc.

Once the application is complete, Parish officials and contractors will review each application and reach out to schedule a site visit. During the site visit, officials will identify and document hurricane-related damage and hazards, and this information will be submitted to FEMA for review and approval. If approved by FEMA, a work order will be issued. The scheduling of all site work will be done in coordination with the property owner. Please keep in mind that this program requires several administrative reviews and approvals prior to work being scheduled and that actual work may not commence for weeks or months depending on the complexity of individual applications.

The Application Intake Center will be located at the following location:

***Monday through Friday (Regular Business Hours)***  
DHR Satellite Office  
2430 Louisiana Ave, Lutcher, LA 70071

For more information or if you have any questions, please contact Rostan Solutions LLC either by phone at **(813)-777-7102** or by email at [stjamesppdr@rostan.com](mailto:stjamesppdr@rostan.com).


If you need to contact the Parish directly or if you need to send any documents via email, please contact [ppdr@stjamesla.com](mailto:ppdr@stjamesla.com).



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## Frequently Asked Questions About Private Property Debris Removal and Demolition Program

The primary goal of this program is to provide opportunity to citizens that are still trying to recover from Hurricane Ida. If you were unable to previously remove debris from your property and place it curbside, or do not have the means or ability to do so, we encourage you to consider the benefits this program may have to offer.

### What is eligible in the program?

#### Debris Removal

Hazardous limbs, trees, or other debris caused by Hurricane Ida near a commonly used and/or maintained area of a property. The eligible areas of a property will be determined on an individual basis following a field survey and review by FEMA.

#### Demolition

The demolition and removal of a structure that is a health hazard, deemed unfit/unsafe to reside in, and may not be recoverable or is in threat of collapse.

### What is NOT eligible under the program?

- Debris removal from vacant lots, unimproved property, and unused or unmaintained areas
- Debris on land used primarily for agricultural purposes, such as land for crops or livestock
- Concrete slabs or foundations-on-grade

### Who issues the final eligibility determination?

FEMA determines final eligibility. Parish staff, and contractors managing the PPDR program, will assist property owners in understanding eligibility requirements; however, FEMA will ultimately review each request and determine final eligibility.

### What is the purpose of the Right-of-Entry (ROE)?

The ROE grants the right of property access and entry to the Parish, its agencies, contractors, and subcontractors to inspect, remove, and clear eligible storm-generated debris.


The ROE also includes hold harmless language releasing the Federal Government, State, Parish, their agencies, contractors, and subcontractors from liability for damages of any type, whatsoever, either to the property or persons situated thereon. It waives any action, either legal or equitable which might arise out of activities on the property during a property inspection, debris removal, and/or demolition.



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## **Why is an ROE needed?**

Gaining legal access to private property is an essential aspect of a remediation project from start to finish. Multiple facets of a project may require access to a property even before the actual debris removal or demolition begins.

In some cases, you may be requested to grant access to your property even though the actual construction project area will not affect your property. For example, an ROE may be needed to access the private easement that exists on your road and property to get to a project site. ROEs are often requested at the beginning of the project to prevent future delays later.

## **Do I have to sign the ROE?**

A right-of-entry is an entirely voluntary document. Your land is private, and therefore you decide to waive the right to grant access. However, an ROE may be a requirement for the project to proceed. Failure to agree and sign an ROE may jeopardize implementing a project that could benefit you and your community.

## **Does agreeing to an ROE mean I agree to the whole project?**

In most cases, no. Signing the ROE does not mean you agree to have the project implemented. Agreeing to allow access to your property will allow the Parish and its contractors to access your property to perform a site inspection and collect the information necessary to submit to FEMA for review and approval.

This is a voluntary program; therefore, you may withdraw from the program any time prior to the start of debris removal or demolition activities on your property. If you choose not to proceed after formal reviews, studies, or work has begun, you may be liable for the cost of work completed to date.

## **I think my property is eligible for debris removal or demolition. What do I do now?**

Complete a ROE agreement at the DHR Satellite office located at 2430 Louisiana Ave, Lutcher, LA 70071. Any further questions or documentation can be sent to [ppdr@stjamesla.com](mailto:ppdr@stjamesla.com).

## **Do not forget to bring the following with you:**


- A copy of your insurance policy (if insured)
- Proof/statement of loss from the insurance company (if insured)
- A color copy of your driver's license or government issued identification
- Proof of ownership such as a warranty deed, tax assessment, etc.
- If multiple persons own the property, all parties may be required to sign the ROE based on how the property is titled.



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## **Do I have to pay for these services?**

With your application, you must submit a copy of your homeowner's insurance policy if you had enforced insurance during the time of loss. If your insurance policy covers disaster-related debris removal or demolition, there may be an equitable charge to prevent duplication of benefits for services.

This program was designed to help individual homeowners without the means to remove disaster debris or demolish unrecoverable structures on their property following a major disaster.

## **Can I still participate in the debris removal program if I have homeowner's insurance?**

Yes. However, to avoid a duplication of benefits provided by the state or federal government, your insurance company may be required to provide payment from your policy designated for debris removal or demolition to the Parish. If you have already received proceeds for this particular benefit, you may be asked to reimburse the Parish to eliminate any duplication of benefits that may arise after the project's final costs have been assessed and your statement of loss has been reviewed.

## **Can I use my debris removal insurance policy to remove items ineligible for removal under the Parish program?**

Yes. If you have a specified amount for debris removal in your insurance policy. In that case, you may use your insurance proceeds to remove disaster debris that is ineligible for removal under the program (e.g., swimming pools, patios, concrete slabs, etc.). The Parish will only collect the remaining insurance proceeds if any, after you have removed ineligible debris.

## **If I participate in this program, will the Parish have the right to take all of my insurance proceeds?**

No. The Parish will only seek reimbursement from the insurance carrier as stated above. The Parish will not attempt to collect any insurance proceeds designated for rebuilding.

## **How soon will the work be done?**

Eligible private property debris removal or structural demolition is a long process with multiple approvals. It may require many weeks or months from the time an application is received to the time removal activities are completed.

## **What if I am a renter?**

Only the legal owner/owners can sign up for a property for this program. Some rental properties may be considered commercial, which is subject to additional review.


## **I own commercial property. Am I eligible for the program?**



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Commercial properties can be submitted under this program, but eligibility for the program will be determined on a case-by-case basis by FEMA.

### **What happens after I submit my completed ROE?**

The Parish and its contractors will review your ROE and reach out to schedule a site visit. During the site visit, information about the property and eligible hazards resulting from Hurricane Ida will be documented, and this information will be submitted to the State and FEMA for review and approval under the program. After FEMA's approval, the Parish and its contractors will work with property owners to schedule and begin debris removal or demolition services.

Once your property has been inspected and approved by FEMA for a demolition, additional site visits may be required to test for asbestos, review surrounding environmental conditions, and disconnect utilities from the requested structure(s) prior to demolition operations. The Parish and its contractors will work to keep you informed of the progress on your property as visits are scheduled, but please note that many of these tasks are sub-contracted to specialists to perform.