

2018 Jersey Village HMA Grant Application

October 8, 2018



How It Works

- FEMA set aside \$90 million in grant funding for FY18 to implement measures to reduce flood losses, including acquisition/demolition, elevations, or mitigation reconstruction. This is the Flood Mitigation Assistance (FMA) program.
- FEMA set aside an additional \$90 million for Pre-Disaster Mitigation (PDM) to projects and planning that reduces or eliminates long-term risk of flood damage to structures



Acquisition/Demolition and Elevations

- FEMA will pay 75% of the costs to elevate or buyout homes that are in the floodplain.
- FEMA will pay 90% of the costs if the home is a Repetitive Loss.
- FEMA will pay 100% of the costs if the home is a Severe Repetitive Loss.



Repetitive Loss

- A Repetitive Loss property is a structure that:
- **Is covered by an NFIP Flood Insurance Policy**
- Has incurred flood related damage –
 - Has incurred flood-related damage on 2 occasions, in which the cost of the repair, on the average, equaled or exceeded 25 percent of the market value of the structure at the time of each such flood event; and
 - At the time of the second incidence of flood-related damage, the contract for flood insurance contains increased cost of compliance coverage



Severe Repetitive Loss

- A severe repetitive loss property is a structure that:
- **Is covered by an NFIP flood insurance policy**
- Has incurred flood related damage –
- For which 4 or more separate claims payments (building and contents) have been made with the amount of each such claim exceeding \$5,000, or
- For which at least 2 separate claims payments (building only) have been made, with the cumulative amount of such claims exceeding the market value of the insured structure (High Priority)



Elevations

- One of the most common retrofitting methods is elevating
- When a house is properly elevated, the living area will be at least 18 inches above the base flood elevation
- The base flood elevation is the 1 percent or 100 year flood
- Almost any home can be elevated
- Project must be cost-effective
 - Prior flood loss or depth in the flood plain determine benefit
 - Method of elevation drives cost



Eligible Costs for Elevations

- Architectural and engineering fees
- Permitting
- Clearing necessary vegetation
- Excavation around the dwelling
- Lifting or jacking building
- Temporary support cribbing
- Disconnecting, extending, elevating and reconnecting utilities
- Constructing a compliant foundation
- Cost associated with elevating the building to the required height
- Restoring the lawn, walks, driveways, and other surfaces outside the perimeter exterior walls, if damaged by the elevation process



Ineligible Costs For Elevations

- Elevating structures that were not in compliance with current NFIP standards at the time of construction
- Costs related to building additions or auxiliary structures (including detached garages)
- Construction of new decks or porches
- Any improvements for purely aesthetic reasons, unless required by the EHP compliance review
- Costs to replace or repair utility service components that are undersized, inadequately designed, or unsafe, unless required by code
- Exterior finish on the exposed foundation of the elevated building, unless required by environmental and historical preservation compliance
- Additional landscaping for ornamentation beyond what existed on the site prior to construction of the project (e.g., trees, shrubs)



Buyouts

- Buyouts are another way to eliminate flood loss.
- In a buyout the home would be purchased by the city at the fair market value.
- Fair market value is determined as the result of an appraisal conducted by a certified appraiser using sales of comparable homes sold.
- Once the home is demolished and the land becomes public property, designated via deed-restriction as open space.
- The city is responsible for maintaining the property.



Mitigation Reconstruction

- FEMA will provide a \$150,000 grant to tear down and rebuild a home on the current lot.
- This only covers construction costs (framing, roof, walls, flooring, fixtures, etc.)
- Through flood insurance there is another grant we can work with homeowners to apply for in the amount of \$30,000 for demolition costs.
- Homes cannot be in the floodway for this program.





Eligibility

- In order to be eligible for these grant programs home owners must have flood insurance
- That is a FEMA Requirement



Flood Mitigation Assistance (FMA)

- FMA Grants can be used to plan/design projects to reduce flooding.
- Can also be used to build projects to reduce flooding
- As the E127 Project was a part of the HCFCD Bond Election, and requires a \$1.5 million cost share from the city, we could apply for funds to do this project.



Benefit Cost Analysis

- BCA: A quantitative procedure that assesses the cost effectiveness of a hazard mitigation measure by taking a long-term view of avoided future damages as compared to the cost of a project.
- Benefit-Cost Ratio (BCR): A numerical expression of the cost effectiveness of a project calculated as the net present value of total project benefits divided by the net present value of total project costs.
- The sum of all projects must have a positive benefit cost ratio.
- This is a very competitive national grant program. The higher the benefit cost ratio the more competitive we will be.
- **THERE IS NO GUARANTEE OF AN AWARD.**



Timeline

- The City has to make application to the Texas Water Development Board (TWDB) by November 21.
- TWDB will review the applications, and make sure they are all complete and work with the city on any additional information that may be needed.
- TWDB will package all the applications they receive from around the state and submit a state grant application to FEMA by January 2, 2019.
- Award announcements from FEMA are not expected until May 2019.



This Years Grant Application

- The Long Term Flood Recovery Plan identified approximately 60 homes that would be candidates for buyouts or elevations.
- These homes were used as the starting point for which homes to target.
- In 2017 staff looked at the contiguous nature of the identified homes and homes that were impacted previously and added a few to the list to send questionnaires to.



This Years Grant Application

- We resent some surveys to people that did not respond last year. Only 3 homes responded.
- We surveyed some people for a mitigation reconstruction as well.



Staff recommendations

- Staff recommends that the Council authorize a grant application to apply for:
 - Elevations for 4 homes along Jersey Drive – in same area as current years project
 - Mitigation Reconstruction for 3 homes along Jersey Drive – between Lakeview and the Pool
 - Grant funding to do design work for the E127 deepening/widening project



Staff recommendations

- For the elevations it would require an approximate match of \$123,000. For the grant authorized in 2017 the city provided that match, and the Council authorized up to \$400,000.
- For mitigation reconstruction there is not a firm cost share amount. It's assumed by FEMA the property owner would cover the remaining costs.
- For the design work for the E127 the match would come in full or part from HCFCD.



Staff Analysis

- In looking at the Cost Benefit Analysis, and the Cost Benefit Ratio these homes allow for a good mix of benefits, while giving us a high Cost Benefit Ratio better than 1.
- We feel this will allow for the best bang for the buck.
- With the homes being in close proximity it allows for easier mobilization and demobilization for the companies, which lowers costs.



Staff Analysis

- Elevations are preferable to buyouts, unless buyouts can provide a greater benefit to reducing flooding elsewhere.
- A buyout means the city would have to own and maintain the property as green space. That means lost property tax revenue and new maintenance costs.
- We looked at possible buyouts along the E100.
 - We asked HCFCD if buyouts would be helpful for them in completing the E100 project, and they said it is not necessary.
 - We asked HCFCD if buyouts could create more detention that would lower the base flood elevation, and they said it would not.



Other Things To Note

- This is a very competitive grant process
- The city may not receive the award in full
- It's possible FEMA could award funds for fewer homes than we apply for



Future Years

- The E100 Project that is being designed right now changes the outlook for future years.
- It will change the flood maps, and could change the flood way, making more homes eligible for mitigation reconstruction than are eligible for it today.
- As several other areas around us are seeing tear down and rebuild for storm damaged homes, it seems this trend is moving our way.



Questions?

After the meeting if you still have
questions you may contact

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