

Mitigation Grants from a Local Perspective



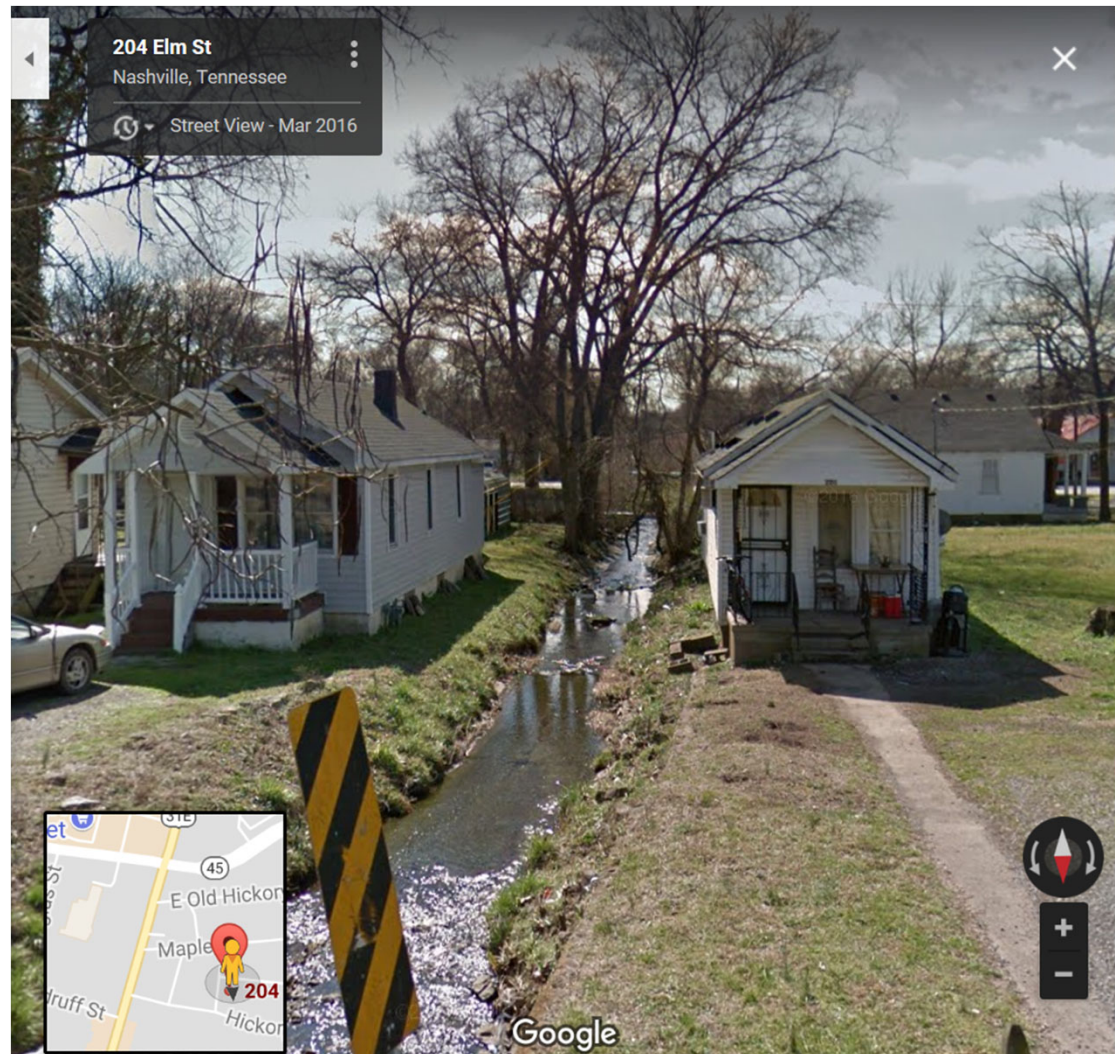
Tom Palko, PE, CFM

Assistant Director
Metro Water Services
Nashville, TN
June 4, 2020



Agenda

- ▶ Why Home Buyout?
- ▶ Funding Sources
- ▶ Grants: Pros and Cons
- ▶ Home Selection
- ▶ Process
- ▶ Property Reuse
- ▶ Condemnation
- ▶ Accomplishments
- ▶ Take Home Message
- ▶ Maps Maps Maps



Why Home Buyout?

- ▶ What to do with Substantially Damaged Properties?
- ▶ Eliminates future flood damages (owner losses)
- ▶ Reduces future losses for the NFIP
- ▶ Property owner gets fair market value and is moved from high risk area
- ▶ Reduces need for future emergency response
- ▶ Creates open spaces in the community

A demolished home will never flood again



Why Home Buyout?



Compliant Elevated Home

- 12 steps (8' to get to front door)
- Not practical for an entire neighborhood
- Not practical for elderly residents
- Cars remain well below flood
- Damaged homes not worth the effort



Funding Sources

FEMA: (75% - 25%)

Pre-Disaster Mitigation Grant (PDM)

Flood Mitigation Grant (FMA) RL (90%-10%)

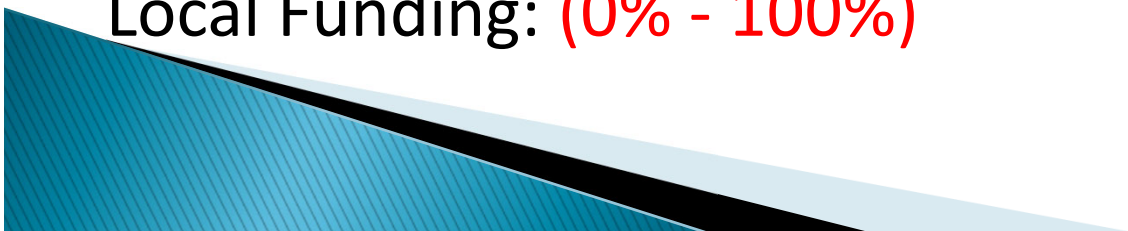
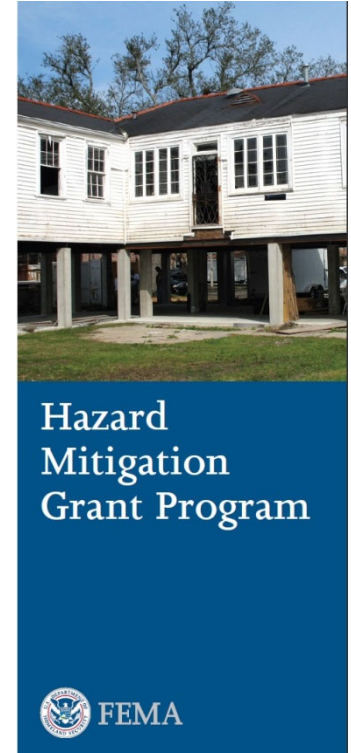
Hazard Mitigation Grant Program (HMGP)

Severe Repetitive Loss (SRL) (100% - 0%)

Community Development Block Grant (CDBG)

US Army Corps on Engineers: (65% - 35%)

Local Funding: (0% - 100%)



For FEMA Projects: Get to know your SHMM



Doug Worden | State Hazard Mitigation Manager
Bureau of Recovery
3041 Sidco Drive, Nashville, Tennessee 37204-1502
p. 615-741-1345
Douglas.Worden@tn.gov
www.tn.gov/tema



US Army Corps of Engineers

- ▶ Requires a process
- ▶ Feasibility Study (to identify potential projects)
- ▶ Partnership Agreement (USACE and Metro)
- ▶ Pays relocation expenses
- ▶ Requires ability for condemnation

PROJECT PARTNERSHIP AGREEMENT
BETWEEN
THE DEPARTMENT OF THE ARMY
AND
METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY,
TENNESSEE
FOR
THE MILL CREEK FLOOD RISK MANAGEMENT PROJECT

THIS AGREEMENT is entered into this _____ day of _____, by and between the Department of the Army (hereinafter the "Government"), represented by the NASHVILLE DISTRICT ENGINEER and the METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE (hereinafter the "Non-Federal Sponsor"), represented by its MAYOR.

WITNESSETH, THAT:

WHEREAS, Section 1402(a) of the Water Resources Development Act of 2016 directs that the portion of the specifically authorized Mill Creek, Tennessee project consisting of measures within the Mill Creek Basin (hereinafter the "Project", as defined in Article I.A. of this Agreement) be carried out pursuant to Section 205 of the Flood Control Act of 1948, as amended (33 U.S.C. 701s) (hereinafter "Section 205");

WHEREAS, design and construction of the Project was approved by the Division Engineer for Great Lakes and Ohio River Division on May 9, 2017;

WHEREAS, Section 103 of the Water Resources Development Act of 1986, Public Law 99-662, as amended (33 U.S.C. 2213), specifies the cost-sharing requirements applicable to the Project;

WHEREAS, total Federal costs associated with planning, design, and construction of a project pursuant to Section 205 may not exceed \$10,000,000; and

WHEREAS, the Government and the Non-Federal Sponsor have the full authority and capability to perform in accordance with the terms of this Agreement and acknowledge that Section 221 of the Flood Control Act of 1970, as amended (42 U.S.C. 1962d-5b), provides that this Agreement shall be enforceable in the appropriate district court of the United States.

NOW, THEREFORE, the parties agree as follows:

Mitigation Grants: Pros and Cons

- ▶ It is always better to buy with someone else's money
- ▶ But it takes too long (or does it?)
- ▶ Must follow criteria for each grant
- ▶ Can't always get what you want
- ▶ So you get what you can get when you can get it
- ▶ Must pay for the project up front (usually)
- ▶ But you get reimbursed at the end



Home Selection

How do you pick?

It depends: The golden rule applies

When opportunity knocks – open the door

Recent history of flooding vs long long ago?

Does politics get involved?

Pick the most at risk homes first

Make a list, but be flexible



Repetitive Loss Properties

Great place to start

Federal Emergency Management Agency
National Flood Insurance Program

OMB #1660-0022 EXPIRES September 30, 2013

NFIP REPETITIVE LOSS UPDATE WORKSHEET (AW-501)

THE INFORMATION ON THE FORM IS BASED ON CLAIMS ON OR BEFORE 01/31/2017

REPETITIVE LOSS NUMBER: 0043602 \$

Internal Use Only

A

N/A

FRR

NFIP Community Name: METRO GOVERNMENT OF NASHVILLE-DAVIDSON COUNTY

CID#: 470040

Local Property Identifier: ~~XXXXXXXXXXXX~~

Current Property Address

Previous Property Address/Community ID#

~~XXXXXXXXXXXX~~

NASHVILLE

TN 372114704

Last Claimant: ~~XXXXXXXXXXXXXXXXXXXX~~

Insured: NO

Named Insured:

Dates of Losses:

Total Number of Losses for Property: 9

20030505

20020317

20010301

20000525

19980604

19951005

19890214

19840506

19790913

I've got Friends in Low Places



Multiple Floods = Multiple Attempts to Purchase

12 flood events in 25 year period

15 homes removed in 2004-2009 did not flood in 2010

Last 2 homes purchased after 2010



Wimpole Drive Today

Urban farm

Greenway trail



Home Selection Post Disaster

- ▶ Homes in floodway are at greatest risk from fast-moving water
- ▶ Substantially Damaged homes are highest priority
- ▶ Cannot rebuild
- ▶ Homes are grouped to avoid isolating individual parcels



Criteria for Buyout- May 2010

Residential

+

Single Family / Duplex

+

Floodway

+

Substantial Damaged

+

Cannot Rebuild



Is this Home Substantially Damaged?



Sometimes it is Easy Tell



Process (Key Points to Ponder)

- ▶ FEMA approved **All Hazards Mitigation Plan** is required for federal funding
- ▶ FEMA buyout program is **Voluntary** – we do not pay for relocation of owners
- ▶ USACE requires ability to condemn – pays for owner relocation



Process

- ▶ Letters of interest sent to property owners
- ▶ Metro council approval
- ▶ Appraisals
- ▶ Make offer / set up closing
- ▶ Regulated materials survey /abatement
- ▶ Demolition / property restoration
- ▶ Reimbursement (show me the money !)



Training Opportunity



Fire Academy Recruit Class

Metro Police SWAT Team

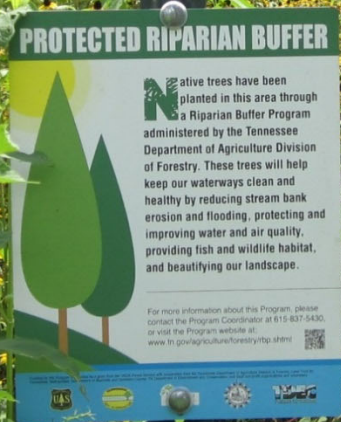


I Wish Every Day was Demo Day !



Greenway / Playground Development





EVERYONE BENEFITS

While forested riparian buffers add beauty and economic value to your property, their benefits extend far beyond a single landowner's property. They help stabilize eroding stream banks, filter out sediments and chemicals, recharge groundwater, and provide wildlife and aquatic habitat. Buffers also help to reduce flooding by absorbing high velocity storm water flows. So, as you can see, the more forested riparian buffers there are in a watershed, the greater the overall health of the watershed and the better the quality of its waters that we all depend on.

