

## Sample Application (Complex Project)

This application is from the fictional City of Adversity, located in Prosperity County in the State of Any State (AS). It is intended to represent any community that might apply for funding under the Hazard Mitigation Grant Program (HMGP).

Adversity is a small- to medium-sized city of approximately 400,000 citizens. The heart of Adversity lies in the valley of the Quake River, while the suburbs extend to the surrounding hills and forests. The city has three main areas of economic development; downtown Adversity is the only one that is near the floodplain. However, many residents live on or near the river and approximately 5,000 property owners periodically (every 5-10 years) suffer flood damage, while 500 regularly (every 1-2 years) fight rising waters. Most recently, the Quake River flooded in April 1998, causing substantial damage to over 100 residential properties. This project proposes acquisition of approximately 50 of the properties, all of which are located in the Hillcrest neighborhood, that were damaged in this event and are flooded regularly. Adversity's Mayor, Timothy Tide, and the Director of City Services, Taylor Gilmour, are leading efforts to implement the property acquisition project.

## Hazard Mitigation Grant Program Sub-Grant Application

<b>THIS SECTION FOR STATE USE ONLY</b>			
<input type="checkbox"/> Standard HMGP		or	<input type="checkbox"/> 5% Initiative Application
<input type="checkbox"/> Initial Submission		or	<input type="checkbox"/> Resubmission
			<input type="checkbox"/> Application Complete
<input type="checkbox"/> Conforms with State Plan	Applicant Type:		Project Type(s)
<input type="checkbox"/> In Declared Area	<input type="checkbox"/> State or Local Government		<input type="checkbox"/> Flood <input type="checkbox"/> Seismic
<input type="checkbox"/> Statewide	<input type="checkbox"/> Private Non-Profit (Tax ID Received)		<input type="checkbox"/> Other: <input type="checkbox"/> Wind
	<input type="checkbox"/> Recognized Indian Tribe or Tribal Organization		_____
	<input type="checkbox"/> Special District/Other		(Other)
Community NFIP Status:	<input type="checkbox"/> NFIP Participant	Community ID: _____	
	<input type="checkbox"/> In Good Standing	<input type="checkbox"/> Non-Participating	
State Application ID _____		Application Rec'd (Date) _____	
Signed _____		Date _____	
State _____	Reviewer _____	Reviewer _____	
Reviewer _____	Phone # _____	Fax # _____	

1. FEMA - 1742 -DR- AS

### Part 1: Applicant Data

2. Applicant Name: City of Adversity, AS      3. TIN: 123-45-6789  
 4. County Name: Prosperity      5. County Code: \_\_\_\_\_      6. State Code: AS  
 7. State Legislative District: 4<sup>th</sup> District      8. U. S. Congressional District: 23<sup>rd</sup> District  
 9. FIPS Code: 098-09137      10. Public Entity ID: \_\_\_\_\_      11. CID: \_\_\_\_\_

#### 12. Primary Point of Contact

Name: Taylor Gilmour      Nickname: \_\_\_\_\_  
 Organization: City of Adversity, AS      Job Title: Director of City Services  
 Address: City Hall, Room 410      Telephone: (111) 711-0022  
35003 Tornado Alley      Fax: (111) 711-0333  
Adversity, AS 40009      Email: [tgilmour@adv.as.us](mailto:tgilmour@adv.as.us)  
 Directions: From route 27, take Adversity exit. At stop sign, turn left onto route 31. At third stoplight, turn right onto Tornado Alley. City Hall is the third building on the right.

#### 13. Alternate Point of Contact

Name: James Koff      Nickname: Jim  
 Organization: City of Adversity, AS      Job Title: Chief Engineer  
 Address: City Hall, Room 312      Telephone: (111) 711-0045  
35003 Tornado Alley      Fax: (111) 711-0335  
Adversity, AS      Email: [jkoff@adv.as.us](mailto:jkoff@adv.as.us)

#### 14. Application Preparer

Name: Pat Keach      Job Title: Community Development Specialist  
 Organization: City of Adversity, AS      Telephone: (111) 711-0671  
 Address: City Hall, Room 430 35003 Tornado Alley      Fax: (111) 711-0600  
Adversity, AS      Email: [pkeach@adv.as.us](mailto:pkeach@adv.as.us)

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15. Does your community participate in the NFIP?  Yes  No
16. If yes, what date did your community enter the NFIP? June 1974
17. If no, when do you anticipate entering the NFIP? N/A
18. What is the date of your community's most recent Community Assistance Visit? May 1991
19. Is your community a private, nonprofit organization?  Yes  No
20. Is your community an American Indian or Alaska Native tribal government?  Yes  No

21. Assurances

*If the project is funded, the applicant must adopt an ordinance or other policy that demonstrate the community shall comply with the following (applicant, not preparer, must initial each item):*

79 Designate Authorized Agent for Project.

79 All participants must sign a statement acknowledging the program is voluntary and, therefore, are not entitled to relocation assistance under the URA.

79 Each potential property owner must be notified in writing that for the purpose of this program the community shall not use its power of eminent domain to acquire the properties if a voluntary agreement is not reached.

79 The following restrictive covenants shall be conveyed in the deed to any property acquired:

1. The property shall be dedicated and maintained in perpetuity for uses compatible with open space, recreational or wetlands management practices; and
2. No new structure(s) shall be built on the property except as indicated below:
  - A. A public restroom; or
  - B. A structure that is compatible with open space, recreational or wetlands management usage and proper floodplain management policies and practices, which the Director approves in writing before the construction of the structure begins.
3. The premises shall remain in public ownership.
4. After completion of the project, no application for additional disaster assistance shall be made for any purpose with respect to the property to any Federal entity or source, and no Federal entity or source will provide such assistance.

In general, allowable open space, recreational and wetland management uses include parks for outdoor recreational activities, nature reserves, cultivation, grazing, camping (except where adequate warning time is not available to allow evacuation), temporary storage in the open of wheeled vehicles which are easily movable (except mobile homes), unimproved, pervious parking lots, and buffer zones.

79 Any structures built on the property according to the above stipulations (see 2 above) shall be floodproofed or elevated to the Base Flood Elevation plus one foot of freeboard.

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*In addition, upon successful project approval and funding, the applicant will approve a formal, written policy, which will include all required ordinance language and applicable state policies. Applicant will be required to submit its policy to state for final approval (applicant, not preparer, must initial each):*

- 79 A public meeting shall be conducted to explain policy and procedures.
- 79 Priority of acquisition or relocation of properties shall be established.
- 79 All structures to be demolished or relocated, including garages or outbuildings, shall be located on the acquired property.
- 79 A standard policy of appraisal will be established. Based on this appraisal, owners will be offered a fair market value (FMV) less any duplication of benefits as identified by FEMA.  
  
In the event that the appraisal less duplication of benefits is a negative figure or less than the land only value, and the property owner still desires to sell the property, the property owner will be offered the FMV of the land only (not the structure). However, the community will take deed to both the structure and land.
- 79 If subject property was purchased after the flood/event on an "as is" basis, the amount of the new post-flood owner paid for the property plus any verifiable improvements will be the FMV offered. The post-flood property owner will not be offered the pre-flood FMV if they were not the property owner during/before the event. In addition, any benefits the previous owner received for repair of the property will not be deducted from the offer. In no event, will the offer to the post-flood owner exceed the pre-flood FMV.
- 79 Any tenants renting properties 90 days prior to the start of negotiations with the owner will be offered relocation assistance. Renter relocation assistance is formula driven but in no event will the relocation payment exceed \$5,250 plus actual moving expenses.
- 79 Each property closing will be preceded by a title search. The title must be clear of all liens before the community will take title to the property.
- 79 The property owner will agree to satisfy all liens or have the lien amount deducted from the purchase offer at the time of closing.
- 79 Current property owners will be responsible for the property taxes from the first of the tax year through the date specified by the community buyout policy (e.g. either the date of closing or the date of the event) on a pro-rated basis.
- 79 Until the title is transferred, the property owner remains solely responsible for the property.

## 22. Authorized Agent of the Applicant/Community

Should our community be awarded FEMA funds to implement a property acquisition project, we agree to the above stipulations as conditions of receiving funds and implementing said project.

*Taylor Gilmour*

Authorized Agent's Signature

May 27, 1998

Date

Taylor Gilmour

Name (printed or typed)

Director of City Services

Title

## Part 2: Problems and Solutions

### 23. Project Location

*Describe, in detail, the location of your community's project. Include its topography and a map indicating all affected properties. If possible, use a flood insurance rate map (FIRM). Identify any properties located in a floodplain or floodway. Demonstrate how location contributes to the problem. FIRMs typically are available from your local floodplain administrator, often within the planning, zoning, or engineering office. You also can order maps from FEMA's Map Service Center at 1-800-258-9616. (For more information, contact your SHMO or visit FEMA's web page at <http://www.fema.gov/home/MSC/hardcopy.htm>.)*

The City of Adversity is built on gently rolling hills with terraces near the Quake River, describing the 500-year, 100-year, and 10-year floodplains.

The proposed project location, in northeastern Adversity, in the subdivision of Hillcrest, is a relatively flat lowland area with an overall slope towards the river. The land adjacent to the river is one to five feet above normal (non-flood) river level, with a sharp drop off just prior to the water. The properties to be acquired fall within the high-velocity floodway and areas extending into the 100-year floodplain running parallel to the Quake River. They line both sides of the street named Hurricane Way, from the intersection of Hurricane Way and Route 32 to the intersection of Hurricane Way and Water Street on the river bank, and following Water Street to the intersection of Puddle Place. (See attached city map.)

This area, containing 54 residential properties, is a valley that surrounds the river on both sides, and is considered a Zone X area by flood insurance rate maps. Ten properties are located within the floodway and the remaining 44 lie within the 100-year floodplain. The first floor elevations of these properties range from 89 to 102 feet above sea level. The base flood elevations range from 92 - 110 feet above sea level. (See attached FIRM.)

### 24. Explanation of the Problem/Event

*Describe in detail the event precipitating the need for this project and its effects on the community. Indicate if the event is a 100- or 500-year flood, etc., as appropriate. Describe the historical effects of similar events during the past 25 years. As supporting documentation, enclose photographs, scientific data (e.g. documented health risks, the number of homes or businesses destroyed by each event), etc.*

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In April 1998, the City of Adversity suffered immense real-estate damage due to a 50-year flood of the Quake River. This flood damage created severe hardship for many residents throughout the city. A preliminary evaluation of post-flood structural conditions found over 100 homes and businesses with significant damage, many of which sustained structural damage from flood depths of up to 6 to 8 feet inside the structures for a duration of not less than 7 days.

As a result of the Quake River Flood in Adversity in April, 1998:

- 517 homes were damaged
- 12 homes were completely destroyed
- 98 businesses were damaged, putting 600 jobs at risk
- 750 vehicles were destroyed
- 37 people were hospitalized; 3 people died
- 347 people were injured, treated and released

Due to Adversity's proximity to the Quake River, the community has experienced flooding on an average of once every three to five years for over half a century. The attached Flood Insurance Study (FIS) indicates the frequency and magnitude of the events. Note that there was only one flood exceeding a Flood Stage of 40 feet between March 1939 and February 1970, and that 3 have exceeded this level since 1970. This fact suggests that the severity of the flooding is increasing. Also note that the cost of damage from each flood event is increasing from an average of 2.4 million dollars from March 1939 to February 1970, to an average of 14.4 million dollars from March 1970 to March 1998. (See the attached FIS for a more detailed history of the flooding.)

In all, Adversity has experienced millions of dollars of physical and economic damage within components of the community-at-large, private property owners, businesses, public facilities, and city, State and Federal governments. In fact, the U. S. Army of Corps of Engineers has estimated average annual damages in Adversity to be \$1 million at 1998 prices. (See attached photographs of past flood damage.)

### **Adversity's Response to the Flooding Problem:**

Over the years, the City has become a participant in the National Flood Insurance Program (NFIP) and has implemented many flood mitigation measures in order to minimize the devastating impact of flooding. The City has established buffers, floodwalls, recreational uses and special construction and reconstruction standards for areas subjected to this periodic flooding. The City has enacted and maintained floodplain regulations, which restrict new construction of homes in the 100-year floodplain. Although uncontrolled construction of homes occurred prior to the establishment of the floodplain regulations, current aggressive enforcement of these regulations prevents the continuation of such hazardous practices.

**Chronology of Adversity's Flood Mitigation Measures and Activities:**

- 1939 Floodwall and Levee System Authorized.
- 1954 Flood Pumps Installed.
- 1970 Construction of North Side Floodwall and Mile High Pump Station.
- 1974 Adoption of Local Floodplain Management Ordinances in conjunction with joining National Flood Insurance Program (NFIP).
- 1978 Warning/Evacuation System Developed and Implemented.
- 1981 South Side Floodwall determined a cost-effective measure.
- 1983 Mayor Oake's Task Force appointed to review alternative hazard mitigation measures.
- 1985 Task Force's Recommended Plan includes constructing a floodwall, improving the warning/evacuation system and further restricting construction in the floodplain.
- 1985 Adoption of updated Floodplain Building Restriction Ordinances that limit new building and enforce higher standards of rebuilding in the floodplain.
- 1986 Washington Study of Levee feasibility and Warning System upgrades for Harbor View and East Adversity communities.
- 1987 State Legislature Appropriation of \$3.1 million budget for floodwall.
- 1989 Participation on the Federal Interagency Hazard Mitigation Team.
- 1989 Elevation of Stuart Avenue and Beecher Street Pump and Lift Stations.
- 1989 Scheduled signing of Local Construction Agreement for Construction of South Side Floodwall.
- 1990 Meeting with Hillcrest area residents for proposed CDBG Relocation Application following door-to-door survey resulting in 51% supporting relocation; 25% against; 24% undecided.
- 1991 Initiate Floodproofing Study for other unprotected areas.
- 1994 Completion of South Side Floodwall.
- 1998 Despite construction of the new floodwall, not all areas are protected from 50-year events. City of Adversity applies for HMGP funding to institute a land acquisition project.

The homes being considered for acquisition in the proposed project were built along the river before floodplain regulations were implemented in the late 1970's. They are located on sites that cannot be adequately protected from flooding. Due to the 1998 flood damage to these homes, most owners are interested in selling their property and moving.

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### 25. Solutions to the Problem

#### **Alternative #1:** Property Acquisition

*Describe in detail the property acquisition alternative.*

- *How will your community's acquisition (or acquisition and relocation) project solve the problem described?*
- *Explain how it is effective in addressing a recurrent or repetitive problem.*
- *Calculate the estimated cost including the present cost of implementation and the future cost of maintenance of the acquired property, as well as the potential future losses from natural disasters.*

The present mitigation and disaster relief plan for the 1998 flooding offers acquisition to affected property owners on a voluntary basis. (Relocation may be considered on a case-by-case basis.) Approximately 100 properties, in 2 residential neighborhoods and 1 business district, were flooded to some degree in the 1998 event. The proposed project would remove some 54 residential properties located in the Hillcrest area described above. All properties in this area sustained over 50% damage in the 1998 floods, are located in the floodway or the 100-year floodplain, and have sustained at least 10% damage in at least 3 other floods over the past 30 years. A second project is being proposed to remove the remaining properties, located in another area of the floodplain. To date, 43 of the affected property owners in the Hillcrest area have expressed an interest in selling their homes to the City or relocating their houses to less flood-prone areas within the City.

By acquiring the proposed properties, The City of Adversity will remove flood-prone structures from the floodway and floodplain, thereby eliminating future damages, and health and safety risks for those homeowners and any potential rescuers. This includes eliminating the need to provide emergency response services, subsidized flood insurance and federal disaster assistance to the residents.

As noted previously, all of these properties sustained considerable damage on numerous occasions. Together with the costs of the most recent disaster, the total amount far exceeds the fair market value of the properties. On various occasions in the past, residents have received some form of financial assistance, including federal disaster aid. See the table on the next page for more information about previous disaster assistance.

#### **Other Considerations**

NFIP coverage: 32 of the 54 homes (60%) have NFIP policies for structural coverage as of February 1, 1998. It is likely that additional policies were purchased before the floods occurred. Fifteen homes (nearly 50% of those with flood insurance) had structural coverage that exceeded the combined assessed value of the building. Furthermore, 10 homes had structural coverage that exceeded the combined assessed value of the building and land. These statistics show a commitment by most of the flood victims in the proposed project area to protect themselves against flood losses.



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Sample of previous disaster assistance received by Hillcrest neighborhood property owners:

Owner's Name	Estimated FMV	Est. \$ Loss in 1998	% Damage	\$ Loss in 1991	% Damage	Est. Replacement Value as of June 1998
1. Cress	\$54,630	\$52,000	95%	\$7,300	13%	\$51,898
2. Flaxman	\$50,724	\$42,000	83%	\$14,500	29%	\$47,680
3. Mostovich	\$41,850	\$42,000	100%	\$13,000	31%	\$38,920
4. Brome	\$60,012	\$52,000	87%	\$6,500	11%	\$56,411
5. Turkanis	\$256,104	\$139,000	54%	\$4,300	2%	\$243,298
6. Tubbs	\$73,908	\$70,000	95%	\$37,000	50%	\$69,473
7. Garcia	\$74,448	\$60,000	81%	\$8,000	11%	\$69,236
8. Smith	\$41,652	\$18,700	45%	\$9,000	22%	\$38,736
9. Kogan	\$69,372	\$40,000	58%	\$17,000	25%	\$65,209
10. DeSilva	\$65,196	\$35,000	54%	\$10,000	15%	\$60,632
11. Savage	\$55,098	\$23,000	42%	\$4,250	8%	\$52,343
12. Edwards	\$55,000	\$37,000	67%	\$5,000	9%	\$51,700
13. Ross	\$78,350	\$41,000	52%	\$17,000	22%	\$74,432
14. Levine	\$45,980	\$28,000	61%	\$13,000	28%	\$43,681
15. Jones	\$67,772	\$65,000	96%	\$42,000	62%	\$64,383
16. Tabiri	\$75,050	\$58,000	77%	\$3,500	5%	\$70,547
17. Lewis	\$53,900	\$34,000	63%	\$12,000	22%	\$50,666
18. Chung	\$62,500	\$62,500	100%	\$20,000	32%	\$59,375
19. Nelson	\$68,840	\$28,000	41%	\$5,000	7%	\$64,709
20. Gordon	\$72,990	\$47,500	65%	\$7,200	10%	\$68,610
<b>Totals</b>	<b>\$1,423,376</b>	<b>\$983,200</b>		<b>\$255,550</b>		<b>\$1,341,939</b>

The combined total of the fair market values of these 20 sample properties is \$1,423,376. The combined total of damages paid, in just the last five years, is \$1,238,750. Therefore, in just the last five years, these twenty property owners have collected disaster assistance approximately equal to the fair market value of all 20 sample properties. If the City of Adversity acquires these properties, we will eliminate the need for this payment in the future, despite any flooding in the area.

<b>Estimated Cost:</b>	<b>Implementation &amp; maintenance:</b>	\$ <u>4,067,876</u>	<b>Potential future losses:</b>	\$ <u>0</u>
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### Alternative #2: Elevation

*Describe in detail another mitigation measure (e.g., elevation, wet or dry floodproofing, detention ponds, drainage ditches, etc.) that is a feasible alternative solution to the problem described.*

- *How will this mitigation measure solve the problem described?*
- *Explain how it is effective in addressing a recurrent or repetitive problem.*
- *Calculate the estimated cost including the present cost of implementation and the future cost of maintenance, as well as the potential future losses from natural disasters.*

Elevation would solve the flooding problem if the houses were raised above the highest recorded floodwaters for that property. This would solve some of the problem of property damage by raising much of the homeowner's real and personal property out of the path of the flood. However, some of the properties eligible for acquisition, have suffered damage from floodwaters up to eight feet. This is not a feasible height to raise a house. In addition, many of the eligible houses are rather large and are built of brick and concrete. The size and building materials will increase the average cost of raising these homes.

Furthermore, elevation does not eliminate the risk of emergency rescue, nor does it eliminate the need to repair damaged infrastructure such as the sewer system or utility lines that also can be damaged by floods. These services and repairs would further raise the total damage of any future event.

An appropriate estimate for elevating a medium-sized brick or concrete slab house is \$30,000. It would cost approximately \$450,000 to raise the twenty sample houses previously mentioned, considering their varying sizes and slight variations in building materials.

Rescue services and utility repairs can cost up to \$500,000 per event. Assuming one event every five years, and assuming disaster and repair services cost from \$100,000-\$500,000 per event, over a project lifetime of 100 years, these services would total approximately \$6,000,000.

<b>Estimated Cost:</b>	<b>Implementation &amp; maintenance:</b>	\$ <u>450,000</u>	<b>Potential future losses:</b>	\$ <u>6,000,000</u>
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**Alternative #3:** No Action

*Describe in detail the “no-action” alternative solution to the problem described.*

- *Explain the present and future effects of doing nothing to solve the problem.*
- *Identify the estimated present and future costs and losses of doing nothing.*

Calculations based on the history of flooding in Adversity indicate that, with no action, Adversity could expect to suffer further damage, injury, or death of even greater magnitude in the future. Assuming property owners would collect a similar amount of disaster assistance every five years, and assuming a 100-year lifetime of the project, the no action alternative could result in future disaster assistance payments of approximately \$24,775,000 over the next 100 years.

<b>Estimated Cost:</b>	<b>Implementation &amp; maintenance:</b>	\$ <u>0</u>	<b>Potential future losses:</b>	\$ <u>24,775,000</u>
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### 26. Proposed Solution

**Of the three alternative solutions described above, which does your community propose is the best?**

The Hazard Mitigation Plan developed by the State has established the acquisition of flood-prone properties as its highest priority. In addition, as individual residents and local officials became aware of the extent of damage again inflicted by spring flooding, they became increasingly interested in an acquisition project as a possible solution. This was confirmed at town meetings held on May 26, May 28, and May 30. Representatives of FEMA, the State, and the City met and discussed how property acquisition could greatly reduce future disaster losses, save lives, and lessen overall taxpayer costs. Therefore, the City of Adversity has determined that an aggressive program of acquisition of flood-prone properties is its best alternative for reducing future losses.

**Explain why your community proposes that solution over the other two alternatives. Demonstrate that it is the best solution of the three. Compare the costs of future floods (e. g., disaster response, recovery, repair, reconstruction, etc.) to demonstrate its cost-effectiveness.**

Owners of this project area have reported repeated physical danger, monetary loss, and emotional stress due to repeated flooding.

No Action: The No action option does nothing to reduce or eliminate future risk to City residents or damage to their property. Nor does it offer a means to reduce or eliminate the need for future disaster assistance.

Elevation: While the elevation option would reduce risk of both physical danger and property damage, it does not eliminate it. Residents could still be trapped by rapidly rising waters, causing the need for emergency evacuation. Utility lines would still be required for decent and sanitary living. Therefore, the high likelihood remains that the City, the State and the Federal Government will repeatedly be asked to spend funds on emergency disaster assistance and repairs of infrastructure.

Property Acquisition: Acquiring this property and converting it to open space in perpetuity is the only means of ensuring the safety of residents and eliminating future government disaster assistance and repair expenses. The present cost of repair is over 50% of the cost required to fund a property acquisition project. By removing residents from the path of danger, we will ensure that no future aid is required.

**Part 3: Estimated Budget**

27. Budget Worksheet

	Unit Cost	# of Units	Total Cost
Site Acquisition (total estimated FMV's from Property Inventory—Summary)			\$ 3,185,376
Appraisal	\$ 500	54	\$ 27,000
Property Survey	\$ 500	14	\$ 7,000
Title Search and Closing	\$ 1,000	54	\$ 54,000
Structure Demolition	\$ 10,000	54	\$ 540,000
Structure Relocation	\$ 0	0	\$ 0
Tenant or Housing relocation assistance	\$ 6,000	37	\$ 222,000
Legal fees			\$ 32,500
Other:			\$
Other:			\$
Total Cost Estimate (sum of all total costs)			\$ 4,067,876
<b>NOTE: Administrative funds will be provided in addition to grant award if project is approved. Do not include administrative expenses in above Total Cost Estimate.</b>			

28. Basis of FMV:

Fair market value will be based on pre-disaster property values. The City of Adversity used property tax assessment data to estimate a working budget. However, we plan to base final purchase offers on appraisals completed by a certified professional appraiser from Prosperity County. For those property owners who are interested in obtaining a second appraisal, the City will provide a list of appraisers from the county whose appraisals will be considered acceptable.

29. Projected Source of Funds:

	Source	Percent	Amount
Federal Share:	FEMA	75%	\$ 3,050,907
Non-federal Share: (State, local, private)	State	20%	\$ 813,575
	CDBG	5%	\$ 203,394
			\$

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30. Work Schedule:

*Include a work schedule showing milestones and their anticipated periods of performance.*

Projected Work Schedule	
Task	Estimated time to complete
1. Announce receipt of grant	1-2 weeks
2. Update list of interested property owners	2-4 weeks
3. Appraise properties	6-10 weeks
4. Distribute offer letters	3-6 weeks
5. Accept any second appraisals	4-6 weeks
6. Begin closing proceedings	1-2 week
7. Close on properties	4-8 weeks
8. Relocate or demolish any remaining structures	8-16 weeks
9. Implement open space plan	12-24 weeks
10. Maintain open space	Ongoing
Total Time Estimate	9-18 months

\*Please note that some tasks may overlap or occur simultaneously.

**Part 4: Property Inventory**

*Use the property inventory forms (items 31, 32, and 33) to document properties targeted for acquisition. Make copies of the forms, as necessary, number copies, and attach.*

*Also please answer the following questions. If the question is not applicable to your project, write "N/A" or "not applicable" in the blank.*

The average cost of one square foot of residential rental property in Adversity is \$ .50-.60

FOR PUBLIC FACILITIES ONLY (attach additional pages, if necessary, to answer for each public facility to be acquired):

Type of facility (e.g. fire station, community center, etc.): N/A

Annual Budget: \$ \_\_\_\_\_

Rental Income (if any): \$ \_\_\_\_\_

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<b>31. Property Inventory—Summary</b>				
<b>Sequential #</b>	<b>Lot or Parcel #</b>	<b>Property Owner's Name</b>	<b>Property's Street Address &amp; Zip Code</b>	<b>Estimated FMV</b>
1	301-0011-008	Mr. Jerome Cress	1375 Hurricane Way 40241	\$54,630
2	301-0011-010	Mr. and Mrs. Mehrdad Mostovich	1377 Hurricane Way 40241	\$50,724
3	301-0011-013	Geoffrey and Aimee Flaxman	1382 Hurricane Way 40241	\$41,850
4	301-0011-016	Ms. Patrice Brome	1385 Hurricane Way 40241	\$60,012
5	301-0011-018	Richard Turkanis	1387 Hurricane Way 40241	\$256,104
6	301-0011-021	Sharon Tubbs	1390 Hurricane Way 40241	\$73,908
7	301-0012-010	Dario and Pilar Garcia	1400 Hurricane Way 40241	\$74,448
8	301-0012-012	Mr. and Mrs. Henry Smith	1402 Hurricane Way 40241	\$41,652
9	301-0012-015	Ms. Sandra Kogan	1405 Hurricane Way 40241	\$69,372
10	370-0088-055	Mr. Daniel DeSilva	1901 Water Street 40241	\$65,196
11	370-0088-058	Christopher and Monica Savage	1904 Water Street 40241	\$55,098
12	370-0088-059	Robert and Marian Edwards	1905 Water Street 40241	\$55,000
13	370-0088-064	Mr. Brett Ross	1913 Water Street 40241	\$78,350
Total Estimated FMVs this page				\$796,344

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32. Property Inventory—Individual

Sequential #: 1 of 54

A. Owner(s) Data

Name: Jerome Cress Social Security #: 081-33-7725

Phone Day: (111) 426-3371 Evening: (111) 228-1085

Mailing Address: P.O. Box 7510  
Adversity, AS 40233

Name: N/A Social Security #: \_\_\_\_\_

Phone Day: \_\_\_\_\_ Evening: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

B. Tenant Data (if applicable) (If more than one tenant, use 33, Property Inventory—Tenant Data sheet.)

Name: N/A Social Security #: \_\_\_\_\_

Phone Day: \_\_\_\_\_ Evening: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Identify Possible Sources of Disaster Assistance for DOB (check all that apply):

NFIP Settlement  State IFG Program  SBA Loans

Disaster Housing (DH) Program  Hazard Minimization Funds

Other: \_\_\_\_\_

Summarize building permit data below (include date of permit and purpose).

1992—Permit to add outdoor deck

Has this structure ever been flooded before? Yes

If yes, complete the following:

Date	Water depth above first finished floor
1998	8 feet
1991	4 inches
1989	2 feet
1978	18 inches

**FOR BUSINESSES ONLY:**

Type of business: N/A

Monthly cost of rental space: \_\_\_\_\_

Estimated value of contents: \_\_\_\_\_

Description of contents: \_\_\_\_\_

Number of lost business days: \_\_\_\_\_

Est. income lost per day: \_\_\_\_\_

Attach a detailed street map with exact location of property. Is map attached? YES



Tool II-6, Sample Application (Complex Project)

C. Property Data

Lot or Parcel #: 301-0011-008

Street Address: 1375 Hurricane Way

Zip Code: 40241

Type of Property (check one):

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Single-family Home | <input type="checkbox"/> House of Worship | <input type="checkbox"/> Mobile Home with Pad |
| <input type="checkbox"/> Multiple-family Home          | <input type="checkbox"/> Vacant Lot       | <input type="checkbox"/> Own home pad         |
| <input type="checkbox"/> Commercial                    | <input type="checkbox"/> Other _____      | <input type="checkbox"/> Rent home pad        |

Number of stories? (Not including basement) 2 Does the building have a basement?  Yes  No

Type of Construction (e.g. wood frame, masonry, etc.) Brick

Type of Foundation (e.g. post and pier, continuous perimeter, etc.) Concrete Slab

What is the date of initial construction? 1971

What is the total square footage of all buildings? 1025 square feet

As of the date of application, are any structures on the property 50 years old or older?  Yes  No

What is the property's Flood Zone Symbol or Designation? X

Is property in a floodway?  Yes  No

What percentage of the property is damaged? 95 %

Is property in a floodplain?  Yes  No

If yes, describe floodplain (e.g., 10-, 25-, 50-, 100-, or 500-year): \_\_\_\_\_ -year

What is the first floor elevation (FFE) of the property? 91 feet above sea level (NGVD)\*

What is the base flood elevation (BFE) of the property? 95 feet above sea level (NGVD)

What is the flood water elevation for the current event? 99 feet above sea level (NGVD)

\*National Geodetic Vertical Datum

**Attach color photographs.**

Tool II-6, Sample Application (Complex Project)

32. Property Inventory—Individual

Sequential #: 5 of 54

A. Owner(s) Data

Name: Richard Turkanis Social Security #: 556-22-0317

Phone Day: (111) 517-5336 Evening: (111) 714-1799

Mailing Address: 12 Deepwood Court  
Adversity, AS 40235

Name: NA Social Security #: \_\_\_\_\_

Phone Day: \_\_\_\_\_ Evening: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

B. Tenant Data (if applicable) (If more than one tenant, use 33, Property Inventory—Tenant Data Sheet)

Name: See attachment Social Security #: \_\_\_\_\_

Phone Day: \_\_\_\_\_ Evening: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Identify Possible Sources of Disaster Assistance for DOB (check all that apply):

- NFIP Settlement  State IFG Program  SBA Loan  
 Disaster Housing (DH) Program  Hazard Minimization Funds  
 Other: \_\_\_\_\_

Summarize building permit data below (include date of permit and purpose).

1981-3—approved rental units

1980—1000-square foot addition (3<sup>rd</sup> floor and rear extension)

Has this structure ever been flooded before? Yes

If yes, complete the following:

Date	Water depth above first finished floor
1998	6.5 feet
1991	6 inches
1989	26 inches
1984	5 feet

**FOR BUSINESSES ONLY:**

Type of business: NA

Monthly cost of rental space: \_\_\_\_\_

Estimated. value of contents: \_\_\_\_\_

Description of contents: \_\_\_\_\_

Number of lost business days: \_\_\_\_\_

Estimated lost income per day: \_\_\_\_\_

Attach a detailed street map with exact location of property. Is map attached? YES

Tool II-6, Sample Application (Complex Project)

C. Property Data

Lot or Parcel #: 301-0011-018

Street Address: 1387 Hurricane Way

Zip Code: 40241

Type of Property (check one):

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Single-family Home              | <input type="checkbox"/> House of Worship                       | <input type="checkbox"/> Mobile Home with Pad |
| <input checked="" type="checkbox"/> Multiple-family Home | <input type="checkbox"/> Vacant Lot                             | <input type="checkbox"/> Own home pad         |
| <input type="checkbox"/> Commercial                      | <input checked="" type="checkbox"/> Other <u>3 rental units</u> | <input type="checkbox"/> Rent home pad        |

Number of stories? (Not including basement) 2 Does the building have a basement?  Yes  No

Type of Construction (e.g. wood frame, masonry, etc.) Brick

Type of Foundation (e.g. post and pier, continuous perimeter, etc.) Continuous Perimeter

What is the approximate date of construction? June;1971; August 1980

What is the total square footage of all buildings? 2500 square feet

As of the date of application, are any structures on the property 50 years old or older?  Yes  No

What is the property's Flood Zone Symbol or Designation? A

Is property in a floodway?  Yes  No What percentage of the property is damaged? 54 %

Is property in a floodplain?  Yes  No If yes, describe floodplain (e.g., 10-, 25-, 50-, 100-, or 500-year): 100 -year

What is the first floor elevation (FFE) of the property? 95 feet above sea level (NGVD)\*

What is the base flood elevation (BFE) of the property? 98 feet above sea level (NGVD)

What is the flood water elevation for the current event? 101.5 feet above sea level (NGVD)

\*National Geodetic Vertical Datum

**Attach color photographs.**

Tool II-6, Sample Application (Complex Project)

33. Property Inventory—Tenant Data			
<b>Property Owner:</b> Richard Turkanis		<b>Telephone</b> Day: (111)517-5336 Evening: (111)714-1799	
<b>Property Address:</b> 1387 Hurricane Way Adversity, AS 40241		<b>Total Annual Rental Income:</b> \$12,000	
Tenant Name	Social Security No.	Telephone	Mailing Address
Jill Ann Rehman	181-09-3372	Day: 426-1132	921 4 <sup>th</sup> Street, Apt. 4G
		Evening: 425-9899	Adversity City, AS 40211
Edward Hawkins	675-70-1159	Day: 425-7676	13507 Hucksburg Lane
		Evening: 770-8710	Shilling, AS 40377
Donald Yates	574-72-7834	Day: 714-4880	2716 North Long Street, #15
		Evening: 436-5465	Pine Tree, AS 40212
		Day:	
		Evening:	
		Day:	
		Evening:	
		Day:	
		Evening:	
		Day:	
		Evening:	
		Day:	
		Evening:	
		Day:	
		Evening:	
		Day:	
		Evening:	

**Part 5: Environmental and Sociological Considerations**

For each Hazard Mitigation alternative your community is considering, answer “Yes,” “No,” or “Possibly,” or “Don’t Know” to each question. Then compare the columns. The column with the most “No” answers is the most community-friendly alternative.

**34. Matrix of Environmental and Sociological Effects**

	<b>Proposed Action</b>	<b>Alternative #2</b>	<b>No Action</b>
<b>Land Use &amp; Socioeconomic Issues</b>			
1. Will project hinder or violate general land use in the area?	No	Possibly	Yes
2. Will project conflict with local zoning ordinances?	No	No	No
3. Will any structures be relocated?	Possibly	Possibly	No
4. Will project negatively affect area economic activities?	Yes	Possibly	Yes
5. Will project have a disproportionately high or adverse affect on a minority/low-income population?	No	No	Possibly
6. Will project decrease or hinder prime farmland?	No	No	Possibly
<b>Natural Resources</b>			
7. Will marine, aquatic or terrestrial vegetation be removed?	No	Possibly	No
8. Will there be construction in marshlands or wetlands? Will the project adversely affect any wetlands areas?	No	No	No
9. Do endangered or rare species live in the project area?	Possibly	Possibly	Possibly
10. Is the project area in or near a wildlife conservation area?	No	No	No
<b>Archeological and Historical Resources</b>			
11. Does project area have any archeological, cultural or historical significance?	Possibly	Possibly	Possibly
12. Will project require excavation or disturbance of soil?	No	Possibly	No
<b>Total “No” Responses:</b>	<b>9</b>	<b>5</b>	<b>6</b>

## Tool II-6, Sample Application (Complex Project)

Also consider hazardous materials that may be found on the properties you plan to acquire. Answer "Yes," "No," or "Possibly," or "Don't know" to each of the following questions. If the answer is "Yes" for even one property, then answer "Yes" to the question. For any question to which you answered "Yes" or "Possibly," please attach additional pages explaining each hazardous material and planned abatement.

<b>Hazardous Materials</b>	
1. Were the properties previously or are the properties currently used for commercial, light industrial, transportation or institutional purposes?	No
2. Are there any above ground storage tanks, underground storage tanks, or leaking storage tanks present on the properties?	Yes
3. Is there presently, or has there been in the past, any generation, treatment, storage, disposal, release, or spill of petroleum products, solid or hazardous substances and/or wastes, other than normal quantities of household substances on the properties?	Possibly
4. Have unusual odors or discoloration been noticed in the soil, or drinking or surface water on or near the properties?	No
5. Are there any past or ongoing environmental investigations conducted by federal, state, local government agencies, or private firms; or Occupational Safety and Health Administration (OSHA) citations or notices of violation on the properties related to environmental or toxic hazards?	No
6. Are there any other issues or concerns associated with hazardous or toxic materials on the properties?	Don't Know

## 35. Agency Contacts

Identify the state and federal agencies contacted in the development of the project and in the preparation of this environmental analysis. In Part 6: Attachments, be sure to include letters from the State Historic Preservation Officer regarding historic buildings and archeological resources; and the U.S. Fish and Wildlife Service regarding endangered and threatened species, and fish and wildlife conservation issues.

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> State Historic Preservation Office         | <input type="checkbox"/> U.S. Department of the Interior             |
| <input checked="" type="checkbox"/> U.S. Fish and Wildlife Service             | <input type="checkbox"/> U.S. Environmental Protection Agency        |
| <input checked="" type="checkbox"/> State Division of Environmental Protection | <input checked="" type="checkbox"/> U.S. Geological Survey           |
| <input checked="" type="checkbox"/> State Division of Natural Resources        | <input type="checkbox"/> U.S. Natural Resources Conservation Service |
|  | <input type="checkbox"/> Other: State Dept. of Social Services       |

## 36. Sociological Questions

*Please respond to the following in regards to your community's proposed solution.*

- 1. Identify and describe any historic resources on or near any of the properties. Explain how the project will effect those historic resources.**

The project area has no historical significance.

- 2. Identify and describe any archeological sites on or near any of the properties. Explain how the project will effect those archeological sites.**

There is high probability that prehistoric or historic archaeological resources are located in the project area. There are several recorded archaeological sites on the same land forms in surrounding areas. However, according to the SHPO (see letter in Attachments), the project should have no effect on the archaeological resources as long as off-site fill is used to fill the house foundations and no grading of the previously undisturbed soil surrounding the house foundations is done.

- 3. Identify and explain any significant cultural or social issues that might affect or be affected by the project.**

There are no minority families living in the project area. Some properties are owned by low-income residents, however it is the position of the City that acquisition of their properties will benefit them by providing an opportunity to purchase a new residence where they will not have to live with the fear and trauma associated with living in a floodplain.

- 4. Identify and explain any economic concerns or issues that might affect or be affected by the project.**

The county has no economic concerns or issues as no business areas are affected by this project. However, 12 property owners and 2 tenants living in project properties will probably qualify as low-to-moderate income (LMI) and may require additional relocation assistance.

Tool II-6, Sample Application (Complex Project)

**5. Identify and describe abatement of any hazardous materials (e.g., lead, asbestos, septic tanks, heating oil tanks, etc.) on any of the properties.**

At present, property owners are responsible for appropriate disposal of any known hazardous materials that they are capable of removing (paint, pesticides, etc.). Other known hazardous materials include septic tanks, heating oil tanks and asbestos. Included in the estimated cost of demolition are funds to hire a special contractor to drain and fill all underground septic tanks and heating oil tanks, to drain and remove all above-ground septic tanks, and to properly collect and dispose of any asbestos coated building materials. If any other hazardous materials are found during demolition, either the demolition contractor will dispose of them appropriately or the City will extend the scope of work for the special contractor.

**Part 6: Authorized Signatures**

**37. Project Official Chief Executive Officer of the Applicant/Community**

I certify that I am the authorized agent for the applicant having purview over the development and completion of this application, and all statements and information contained herein are true and accurate.

*Taylor Gilmour*

Authorized Agent's Signature

June 2, 1998

Date

Taylor Gilmour

Name (typed or printed)

Director of City Services

Title

I certify that I am the chief executive officer of the applicant and the above named individual is the authorized agent acting on our behalf for this application.

*Timothy Tide, Mayor*

CEO's Signature

June 2, 1998

Date

Timothy Tide

Name (typed or printed)

Mayor

Title

***Before submitting this application, ensure you have provided all requested information. An incomplete application may result in an unfavorable evaluation, or delay of HMGP funding. List all attachments and enclosures on the next page.***



**Part 7: Attachments and Enclosures**

**38. Attachments**

*Use the space below to name and number all attachments and enclosures. Use as many pages as necessary to list all documents neatly and completely.*

*Be sure to include copies of the following:*

Maps of project area:

- Street map
- FIRM
- Topographical and other maps, if available

Other supporting documentation:

- Copies of letters from environmental agencies
- Advertisements for project meetings
- Photographs of damage and other evidence
- Property data

**List of Attachments and Enclosures**

Number	Title or Description

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