

City of
Jersey Village
Flood Mitigation Assistance (FMA)
Home Elevations

Home Elevations

- Proven technology
- Experienced contractors
- We've overseen over 200 home elevations in Texas
- More than \$50M in grant funds



Advantages of Home Elevation

- Elevation reduces the flood risk to the house and its contents.
- Except where a lower floor is used for storage, elevation eliminates the need to move vulnerable contents to areas above the water level during flooding.
- Elevation techniques are well known, and qualified contractors are often readily available.
- Elevation reduces the physical, financial, and emotional strain that accompanies floods.
- Elevation above the Base Flood Elevation (BFE) allows a substantially damaged or substantially improved house to be brought into compliance with your community's floodplain management ordinance or law. (The Base Flood is a flood having a 1% chance of being equaled or exceeded in any given year)

Above all

Greater peace of mind

Program Management & Project Management

Program/Grant Management

- Communication with residents
 - ***I am your primary and first point of contact***
- Communication with TWDB
- Communication with and provide administrative support to City
- Ensure that all parties involved remain compliant with all laws and regulation associated with the grant

Project Management

- Communication with residents
- Communication and some oversight with elevation contractors (EC)
- Communication with code enforcement and engineer when needed
- Liaison between EC and City staff

Eligible Costs

- Architectural and engineering fees associated with a design for elevating an eligible insured building
- Permitting
- Clearing necessary vegetation and preparing path for installation of lifting supports
- Excavation around the dwelling
- Lifting or jacking building
- Temporary support cribbing

Eligible Costs (cont.)

- Disconnecting utility connections
- Extending or modifying utility connections
- Reconnecting utility connections
- Constructing a compliant foundation
- Cost associated with elevating the insured building out of a Special Flood Hazard Area (SFHA)
- Restoring the lawn (2 pallets of sod + seeding - subject to state guidance)
- Restoring walks, driveways, and other surfaces outside the perimeter exterior walls of the insured
 - Broom brushed concrete only, no finishes
- Contractor's bonding, insurance, and warranty

Ineligible Costs

- Elevating structures that were not in compliance with current NFIP standards at the time of construction
- Costs related to building additions or auxiliary structures
- Construction of new decks or porches
- Any improvements for purely aesthetic reasons, unless required by the EHP compliance review
 - HOA requirements above minimum city requirements not grant eligible
- Costs to replace or repair utility service components that are undersized, inadequately designed, or unsafe.
- Exterior finish on the exposed foundation of the elevated building, unless required by Environmental & Historic Preservation
- Additional landscaping for ornamentation beyond what existed on the site prior to construction of the project (e.g., trees, shrubs)
- Superfluous warranty claims

Process – What's Next?

- Contractors are already identified via an RFQ process
- Measurements and photos taken of each home and property (if needed)
- Property visits with homeowners and ECs if necessary
- Elevation contractors will provide bids to PM team for review and once approved will be sent to the State for approval
- Quotes will be released to homeowners, and they will select a contractor

Process – What's Next?

- ▶ Homeowner contractor meeting(s) to discuss contracts and requested homeowner extras
- ▶ Owner extras will be kept to an absolute minimum. “If it can wait, it can wait.”
 - ▶ Minimal extra decking/stairs (wood only), extra lift height, additional insulation, 3rd-stop for ADA lift (2nd floor), and sod over 2 pallets (State currently has limited grant to 2 pallets + seeding).
- ▶ Homeowner extra quote review WILL include a cost reasonableness test for all non-grant reimbursable costs

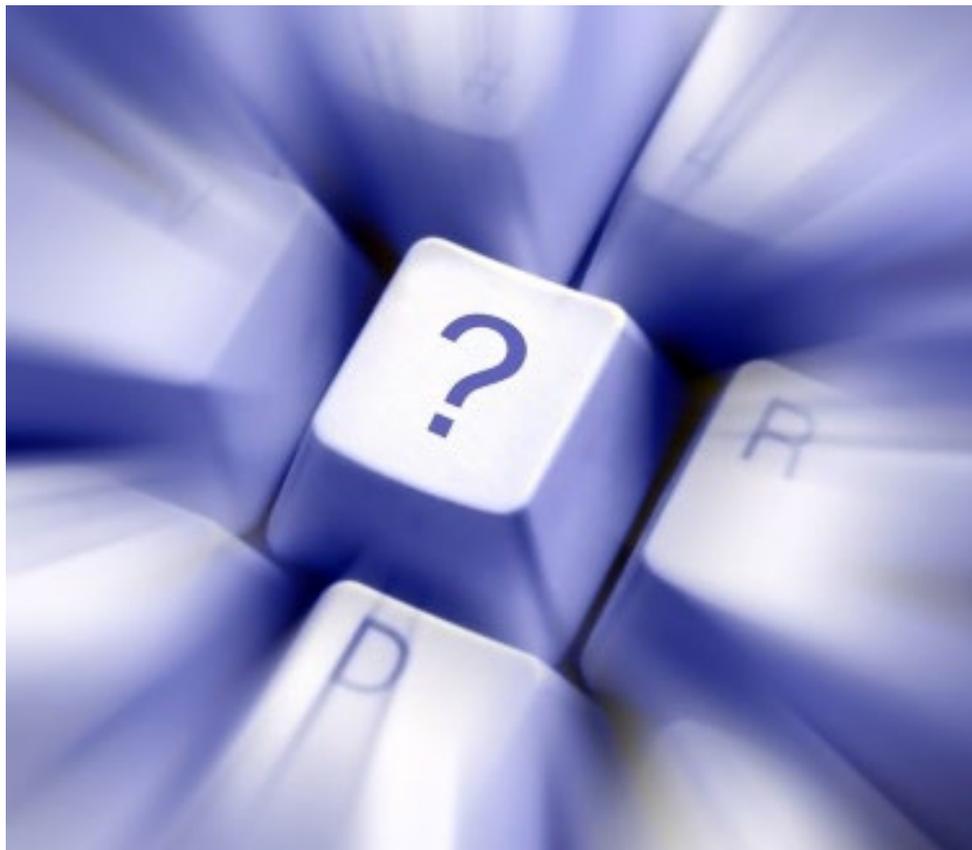
Process – What's Next?

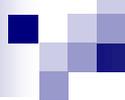
- Elevation contractor provides to PM team fully executed contract between homeowner and elevation contractor and separate executed contract with contractor for homeowner extra work with payment schedule
- Homeowners and city will execute the Elevation Project Agreement along with other documentation
- Advance request sent to the State
- PM team ensures performance and payment bonds are for grant eligible contract value
- No change orders or allowances during elevation

Process - Elevation

- ▶ Advance received
- ▶ Permits pulled
- ▶ Notice to Proceed given
- ▶ House is elevated (90-day construction schedule)
 - ▶ Temp living during elevation (Homeowner will be out of home approx. 90 days)
 - ▶ **Only for primary owner-occupied homes**
 - ▶ Daily limit based on house location GSA per diem rate
 - ▶ Housing only
 - ▶ Documentation for proof of primary residence
 - ▶ Temp living is a reimbursable item
 - ▶ Paid for by owner
 - ▶ Lease/hotel folio provided/paid receipt provided
- ▶ Need to obtain current NFIP flood declaration pages from all owners
 - ▶ Update throughout elevation process
 - ▶ Deed restriction recorded requiring maintenance of flood insurance for life of structure

Questions?





Jeff Ward & Phil Hampsten

JSWA, Inc

Leesburg, VA

703.777.7076

JSWA1@outlook.com

Hampsten Consulting, LLC

Austin, TX

512.577.6134

Phil@HampstenConsulting.com