

Hebron Flood Plain Property Buy-Out

Hebron is considering a flood plain buy-out for several properties which lie within the flood zone and experience repetitive damage from flooding. FEMA does provide funds for buy-outs and relocations of flood-prone properties but a local sponsor is needed to help facilitate the work and pay a local share of the costs. Dylan attended the last Hebron City Council meeting to discuss the matter. Below are maps of the properties with estimated prices of those tracts.





Natural Hazard Mitigation Saves Interim Report

Overall Findings

Natural hazard mitigation saves \$6 on average for every \$1 spent on federal mitigation grants, according to an analysis by the National Institute of Building Sciences. An earlier (2005) study by NIBS found a benefit-cost ratio (BCR) of 4:1.

The new study also estimates what society could save if buildings were to be constructed to exceed the minimum requirements of the 2015 International codes. The study further differentiates the BCRs of building resiliently for a range of different hazard types. These BCRs are averages and will differ among specific mitigation efforts. Additionally, BCR may be only a part—even a small part—of a well-thought-out mitigation decision.

Some mitigation benefits such as the reduction in domestic violence, the conservation of heirlooms and photos, and the preservation of community and culture can be extremely difficult to quantify, and as such, were omitted from the analyses. Therefore, the results of this study are considered to be quite conservative.

Flood Mitigation Results

The bottom-line is that above-code design and public-sector mitigation grant projects for riverine floods save more than they cost. The losses avoided by federally-funded riverine flood mitigation projects far exceeds the money spent (with a 7x return on investment). Both above-code design and public-sector mitigation for riverine floods result in increased occupant safety, reduced business interruption, and beneficial economic impacts for the community.

The new BCR estimate for public-sector riverine flood mitigation grant projects is higher than the 2005 study because the present study has modeled the impacts of mitigation projects at finer scales and using improved tools than those utilized in the previous study.

National Benefit-Cost Ratio (BCR) Per Peril <small>*BCR numbers in this study have been rounded</small>		Beyond Code Requirements	Federally Funded
Overall Hazard Benefit-Cost Ratio		\$4:1	\$6:1
	Riverine Flood	\$5:1	\$7:1
	Hurricane Surge	\$7:1	Too few grants
	Wind	\$5:1	\$5:1
	Earthquake	\$4:1	\$3:1
	Wildland-Urban Interface Fire	\$4:1	\$3:1

Wind Mitigation Results

Mitigating for wind hazards—in the form of building improvements, tornado safe rooms, and other methods analyzed in this study—offers a 5:1 BCR.

BCR estimates have risen from 4:1 (in the 2005 Mitigation Saves study) to 5:1 in the new study, largely because this new study assessed the country's major investment in tornado safe rooms in the intervening 13 years. Safe rooms offer significant savings when constructed in medium or high hazard areas and are utilized by schools, communities, hospitals, and in the home.

Analysis of the Insurance Institute for Building and Home Safety's (IBHS's) FORTIFIED standard reveals that above-code design of single family residential homes significantly reduces property losses and insurance fees if the insurance is priced in direct proportion to risk.

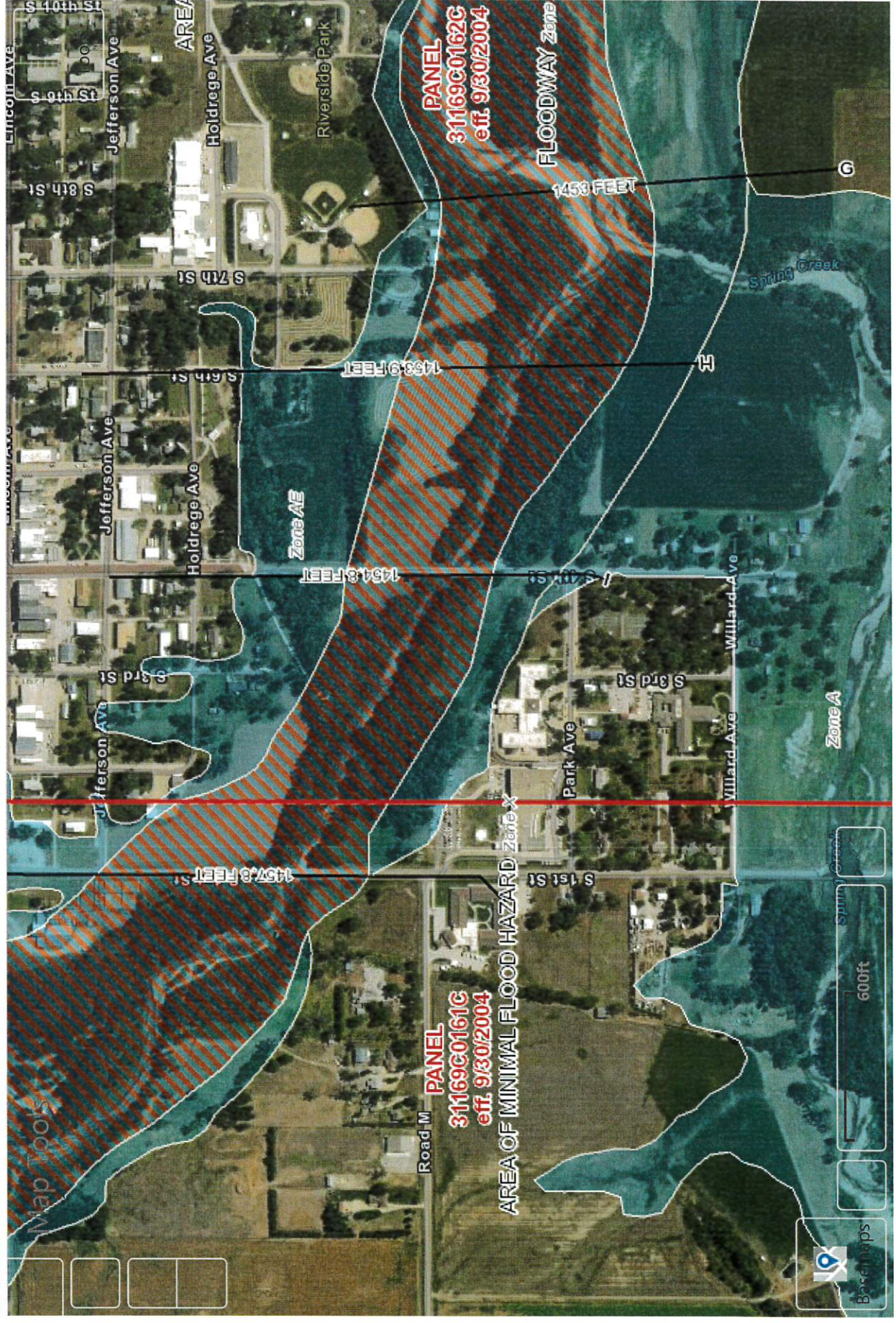
Strengthening the building envelop in high hazard areas offers substantial benefit to high value and critical facilities, where benefits can far exceed the property losses characterized by this study. In addition to cost-savings, many lives have been saved by using FEMA's safe room and coastal construction technical guidance.

Floodplain Interactive Map

Official Nebraska Government Website

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106.2 - Other Non Construction

Federal Share: \$ 68,310.00

Item Name	Cost Classification	Unit Quantity	Unit of Measure	Unit Cost (\$)	Cost Estimate (\$)
Removal of Utility Services/Environmental Concerns	Demolition And Removal	4.00	Each	\$ 500.00	\$ 2,000.00
Elevation Certificate	Administrative Expense	2.00	Each	\$ 300.00	\$ 600.00
Permit	Administrative Expense	1.00	Each	\$ 750.00	\$ 750.00
Removal of Water/Sewer	Demolition And Removal	2.00	Each	\$ 2,000.00	\$ 4,000.00
Title Search, Insurance & Warranty Deed	Administrative Expense	1.00	Acre	\$ 450.00	\$ 450.00
Pictures of Parcels/ Structures Before Demolition	Preliminary Expense	5.00	Each	\$ 10.00	\$ 50.00
Asbestos Survey	Project Inspection Fees	3.00	Each	\$ 1,500.00	\$ 4,500.00
Asbestos Remediation	Demolition And Removal	5,500.00	Square Foot	\$ 8.00	\$ 44,000.00
Demolish Structures	Demolition And Removal	3.00	Each	\$ 6,500.00	\$ 19,500.00
Pictures of Parcels after Demolition	Project Inspection Fees	5.00	Each	\$ 10.00	\$ 50.00
				Total Cost	\$ 75,900.00

200.1 - Acquisition of Private Real Property (Structures and Land) - Riverine

Federal Share: \$ 82,012.50

Item Name	Cost Classification	Unit Quantity	Unit of Measure	Unit Cost (\$)	Cost Estimate (\$)
Property acquisition cost	Land, Structures, Right-of-way	1,700.00	Square Foot	\$ 4.50	\$ 7,650.00
Property acquisition BVJ	Land, Structures, Right-of-way	2,250.00	Square Foot	\$ 37.10	\$ 83,475.00
				Total Cost	\$ 91,125.00

Total Project Cost Estimate: \$ 167,025.00

Cost Share

Activity Cost Estimate	\$ 167,025.00	
Federal Share Percentage	90%	
Non-Federal Share Percentage	10%	
	Dollars	Percentage
Proposed Federal Share	\$ 150,322.50	90%
Proposed Non-Federal Share	\$ 16,702.50	10%

Non-Federal Funds

Source Agency	Name of Source Agency	Funding Type	Amount (\$)	Action
Local Agency Funding	City of Hebron	Cash	\$ 9,636.29	View Details
			Grand Total	\$ 9,636.29

If you would like to make any comments, please enter them below.

Attachments

Funding Source	Local Agency Funding
Name of Funding Source	City of Hebron
Funding Type	Cash
Amount	\$ 9,636.29
Date of availability	11-30-2018
Funds commitment letter date	12-10-2018
Attachment (funds commitment letter)	