

## Hazard Mitigation Buyout Webinar

### Frequently Asked Questions

In the case of No-Action Alternatives, under the Scope of Work (Section III.D. of HMGP Application), how much detail should be addressed?

The No-Action Alternative should address the issues, problems, and losses (to property and/or life) that would continue if no action is taken to address the identified hazard problem. *For example, if properties are not acquired and removed from the flood prone area, the community anticipates the subject structures will continue to sustain structural damages and costs associated with emergency evacuations. Further, taking no action does not strengthen the community's mitigation goals of returning the floodplain to a natural state/open green space.* Assume application reviewers may be unfamiliar with Nebraska land and hazards. From your description, the reviewer should understand what the local circumstance is and why the purchase of properties is so important.

When developing the Budget Summary (Section VII.A.), is Zillow® an acceptable forum to collect a comparable?

Yes, Zillow® is an acceptable method of acquiring property values for your subapplication. Zillow®, in addition to a local assessor's evaluation is an acceptable way to calculate average property values. NEMA recommends that subapplicants add an additional 15 percent to account for any irregularities. Don't forget to explain the methodology used to obtain property values in your budget narrative: i.e. where the values came from and what your process was in obtaining them.

My property has multiple structures. Do I need to provide separate photographs of each?

Yes. Per FEMA Region VII guidance: 4 photographs—one of each side, labeled with cardinal direction—is required for every structure on a property parcel. This is **in addition to** a total property/landscape photograph which must include all structures on a property. This can be taken from the street for perspective.

Did I miss the application due date?

You received your application deadline in an email from NEMA Hazard Mitigation with the application materials. If you need the date sent to you or if you would like to request an extension, please contact [nema.hazardmitigation@nebraska.gov](mailto:nema.hazardmitigation@nebraska.gov).

With regard to Consultation Requests, will a "No Comment" suffice?

Yes, if a regulatory agency responds with a "No Comment" to your consultation request, this will suffice for the application requirements. Please include the agency's response with your application submission.

What justification is required if our project application housing costs exceed \$31k?

A "shortfall" is the difference between the amount the jurisdiction will pay a property owner for a flood-prone property and the cost of a comparable replacement home in a non-flood-prone area in the same community. **The maximum allowable for this shortfall is \$31,000.** That is, the jurisdiction may decide to offer a property owner their final property offer plus a maximum of \$31,000 where conditions apply. This maximum is mandated by FEMA. Support why the community is adding comparable housing costs to property values in a narrative: *for example, an assessment of the average cost of a similar dwelling or of inadequate housing supply in the community.* The State will review housing

conditions per community in anticipation of requests for additional information from FEMA.

### What types of housing assistance are available for homeowners and tenants?

Acquisitions funded through HMGP are voluntary thus property owners are not eligible for relocation assistance. However, as noted in the previous question, a homeowner may be eligible for a “shortfall” to purchase a comparable dwelling in the same community. Displaced tenants are potentially eligible for:

- Reasonable out-of-pocket moving expenses
- Compensation for a reasonable increase in rent & utility expenses
- Relocation advisory services to help tenants find appropriate housing.

### Our development district is managing our acquisition project. What level of detail is required in our Management Cost Budget Narrative (Section VII. C)?

In your management costs, apply a board-approved hourly rate (i.e. typical compensation for this position). Details include:

- Position title
- Position rate (including fringe benefits)
- Description of tasks for which the position will be responsible
- Number of hours attributed to each position related to project management

### We are purposely requesting high relocation allowances in order to meet Department of Housing and Urban Development quality standards. Is this okay?

A case for tenant relocation can be supported by providing the appropriate justification:

- Documentation detailing the tenant’s current cost of rent
- The rate of rent at the expected relocation site
- A narrative explaining what/why this information has been included

### To demonstrate a community’s average rental rate, would documentation from The Community Action Partnership agency be sufficient?

At the application phase, CAP data is acceptable. This is in addition to tenant supporting documentation. If you have more questions about tenant relocation assistance, please reach out to NEMA for further clarification.

### Can time spent repurposing a structure (removing doors, windows, woodwork, etc.) be considered as in-kind?

Market value is based on a property’s full value— this includes components like doors, windows, fixtures, and woodwork. If a property owner removes components from the property, the financial worth of what’s been removed may be subtracted from the final offer to the property owner. However, these components may be salvaged by a third party (for example, Habitat for Humanity) to incentivize in-kind demolition or debris removal services by third parties.

*If you have questions or concerns that were not addressed in this FAQ or require further clarification on any of the material included in the Webinar, please reach out to Nebraska Emergency Management Agency contacts or our Hagerty Consulting contact listed below:*

### NEMA Points of Contact

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## Hagerty Consulting Point of Contact

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## Useful Links and Resources

FEMA's Hazard Mitigation Assistance Guidance and Addendum:

<https://www.fema.gov/medialibrary/assets/documents/103279>

Property Acquisitions for Open Space: Frequently Asked Questions

[https://www.fema.gov/media-librarydata/1487973067729-d34bd451527229a45bad0ef5ac6ddf93/508\\_FIMA\\_Acq\\_FAQs\\_2\\_24\\_17\\_Final.pdf](https://www.fema.gov/media-librarydata/1487973067729-d34bd451527229a45bad0ef5ac6ddf93/508_FIMA_Acq_FAQs_2_24_17_Final.pdf)

Disaster Recovery Reform Act Acquisition of Property for Open Space

[https://www.fema.gov/media-librarydata/1568922721707-0fd0fd3bfc0ca329e8e530460c95bd02/Acquisition\\_Fact\\_Sheet\\_FINAL\\_09-19-19.pdf](https://www.fema.gov/media-librarydata/1568922721707-0fd0fd3bfc0ca329e8e530460c95bd02/Acquisition_Fact_Sheet_FINAL_09-19-19.pdf)

Uniform Relocation Assistance for Tenants

[https://www.fema.gov/pdf/government/grant/resources/hbf\\_ii\\_3.pdf](https://www.fema.gov/pdf/government/grant/resources/hbf_ii_3.pdf)