

Flood Mitigation Pilot Grant Program Changes for Consideration

City Council Legislative Session
October 24, 2023



Recommendations

- Approve the removal of the requirement to provide documentation of past flooding back to July 8, 2019, to allow all properties eligibility to apply for the grant regardless of whether the property flooded in the past.
- Approve the framework that increases the maximum allowable grant match for condominium common areas from \$5,000 to \$25,000.

Current Pilot Program

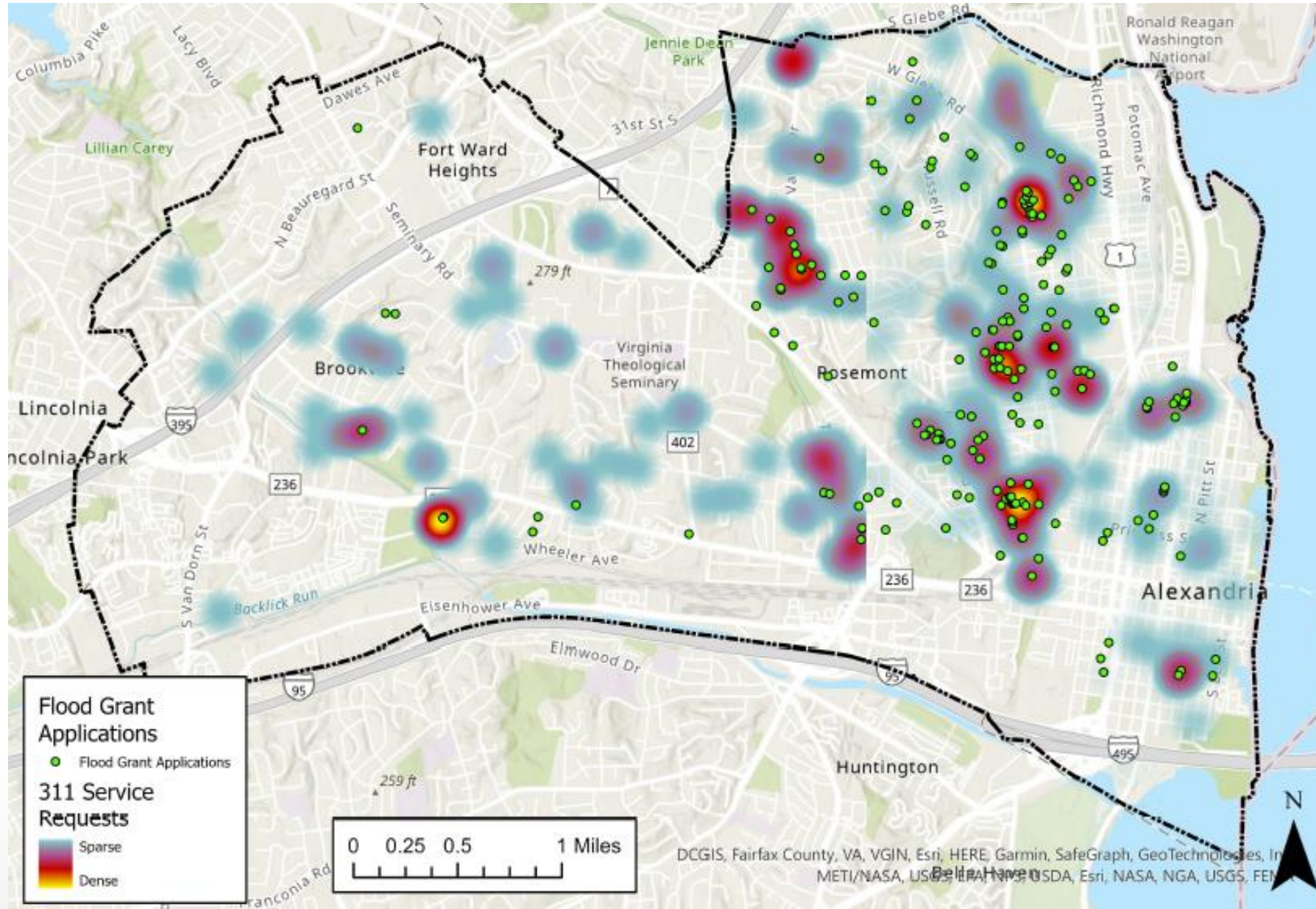
- Up to \$5000 per property, 50/50 match
- Provide documentation of flooding back to July 2019
- All property types currently eligible
 - Association common areas eligible for \$5,000
- 250 applications for \$772,000 since program start in August 2021
 - \$589,000 paid FY 2022
 - \$168,000 paid FY 2023
 - \$21,700 so far in FY 2024
- Average spent by applicant: \$11,000
- Average reimbursement: \$3,300

Flood Mitigation Practices

- Over 25 eligible practices
- Protect property from flooding
- Not for cleanup or damage repair
- Dedicated email address, manual and website
- Intake, review, and processing by TES with Finance, with P&Z and Code providing review as applicable

PRACTICE	DESCRIPTION	CITY REVIEW REQUIREMENTS
Windows		
Install permanent glass protection materials or floodproof windows	<p>Permanent glass protection can prevent flood damage from flooding and other extreme weather events. Floodproof windows or those with glass protection are passive systems that protect from rising flood water and debris impact.</p>	Board of Architectural Review Code Administration
Install basement window protection	<p>Fixed, translucent, water-tight covers installed on near grade or below grade basement windows provide increased protection against surface flooding.</p>	Board of Architectural Review Code Administration
Install custom ground floor or basement window wells	<p>A ground floor or basement window well should have a central drain that is either connected to an interior or exterior drain tile system or to a line that runs to a stormwater drain or outside the property.</p> <p>Installing a new drain requires soil excavation and either reinstalling or replacing the window well liner. Also, for the best protection against flooding, a window well should be custom fit and made of steel-reinforced polycarbonate plastic.</p>	Board of Architectural Review Code Administration
Doorways		
Install permanent doorway flood gate or panel	<p>The quickest way for surface flooding to enter a structure is through open doorways.</p> <p>Permanent doorway flood gates or panels are physical barriers that attach to external doorframe and can be quickly deployed to prevent floodwaters from entering a structure. Permanent floodgates can be an easier and faster alternative to sandbags; however, they require installation and, in most cases, custom fitting.</p>	Board of Architectural Review Code Administration
Install temporary doorway flood gate or panel	<p>Temporary doorway flood gates and panels are similar to the permanent models described above; however, this type of flood gate is only deployed prior to flooding and does not require any pre-installation setup.</p> <p>Typically, these systems are not custom-made and can be installed in minutes. These systems are usually made of expandable steel tube frames that adjust to various sized doorways and while not completely water tight like permanent structures, they do offer excellent protection.</p>	N/A

Flood Grant Applications - Targeted



Program Changes to Consider

 Remove requirement to document past flooding events



Photo Credit: CBC.ca

 Add grant option for Association Common Areas



Photo Credit: City of Alexandria

Outreach

- Ad Hoc Stormwater Utility and Flood Mitigation Advisory Group
 - February
 - April
 - June
 - September 20
- Public outreach and listening session
 - Held August 15th
 - Held September 25th
 - Communication plan – social, eNews, web, etc.

A photograph showing a flooded area viewed through a window or opening. A black barrier with yellow posts is in the foreground. The water is turbulent and overflowing. In the background, there is a brick wall and a chain-link fence.

Questions?

FloodGrant@alexandriava.gov

Consider Grant Option for Association Common Areas

- 50/50 match up to \$25,000 for the association (up to \$50,000 spent for eligible voluntary practices)
- Floodproofing practices to protect common area primary structures
 - Clubhouse, parking garage, pool area, doorways leading to multiple units, flood mitigation practices on shell of building, etc.
- Strongly urged to consult with staff prior to starting work or applying for completed work
 - Required floodproofing not eligible

Typical Condo Grant Example

- Condo Association has 10 townhomes
- Only one townhome wants to put a floodproof doorway at the front entrance of their specific townhouse
 - A Floodproof doorway costs \$600
 - Grant per doorway \$300 ($\$600 \times 50\% = \300)
 - Condo Owner applies for themselves
 - Practice only protects the one unit, then the \$5000 grant formula will be used for that unit
 - \$5,000 grant max - \$300 grant reimbursement = \$4700 grant amount left over for the unit to use towards other flood mitigation practices on their unit

Association Grant Example 1: Common Entrance

- 40 condos in 10 blocks of 4 units that want to put a floodproof doorway at the common front entrance of each block
 - Each Floodproof doorway costs \$600 x 10 doorways = \$6000
 - Total \$6000 * 50% = \$3000 Grant reimbursement
 - Condo Association applies on behalf of residents for common areas
 - \$25,000 grant max - \$3,000 grant reimbursement = \$22,000 grant amount left over for the Association to use towards other flood mitigation practices on other common areas



Association Grant Example 2: Common Entrance

- Association floodproofed entrance to the common underground parking garage
- Spent about \$250,000 on floodproofing
- Association would be eligible for the full \$25,000 reimbursement match

Association Grant Example 3: “Bundling”

- Condo Association with 10 townhomes wants to put a floodproof doorway at the front entrance of each townhouse
 - Each Floodproof doorway costs \$600
 - Total per doorway \$600, Grant per doorway \$300 ($\$600 \times 50\% = \300)
 - Condo Association applies on behalf of residents towards the individual unit grants
 - Since each floodproof doorway only protects the one unit, then the \$5000 grant formula will be used for each unit.
 - \$5,000 grant max - \$300 grant reimbursement = \$4700 grant amount left over for each unit to use towards other flood mitigation practices on their unit.