



FEMA Muddy Creek/MSD



# Hazard Mitigation Grant

## Post Award Informational Meeting

MaryLynn Lodor

Clifton Pendergrass

Gina Wendling

Jeannie Bechtold

Tom Fronk

Dawn Jackson

Cassandra Hillary

Deb Leonard

March 3, 2021

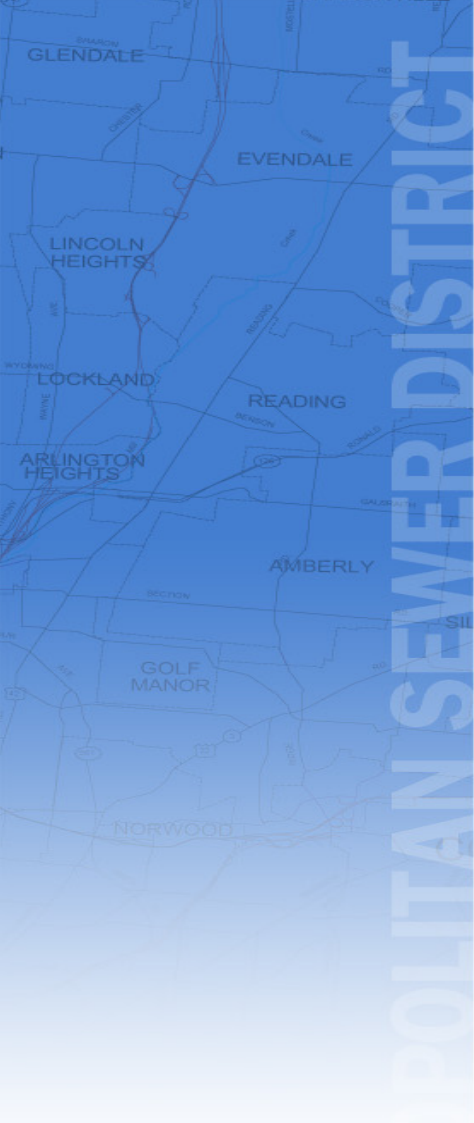


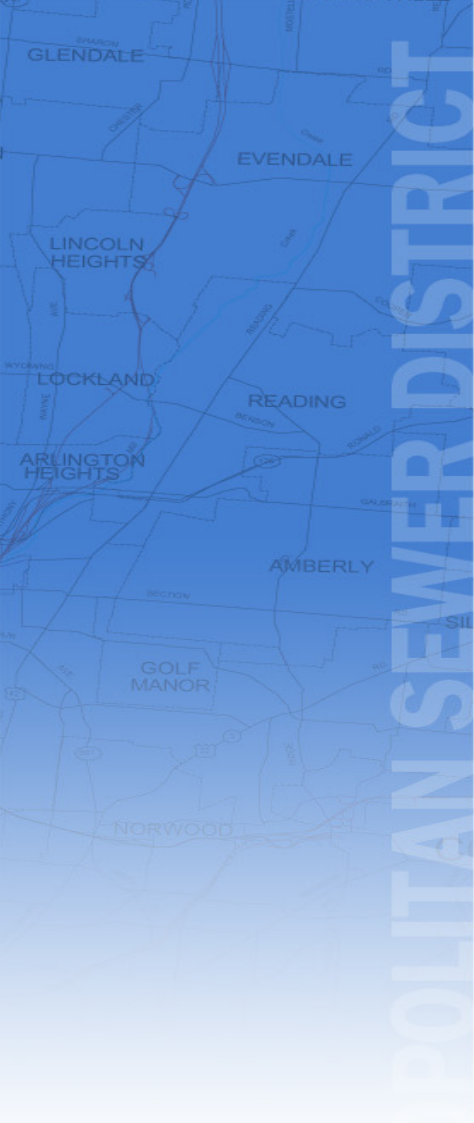
**PREVENT | PROTECT | RESPOND**

*Tips for preventing floods and sewer backups, protecting your property and responding if an event occurs*



A joint public education campaign of MSD and Hamilton County EMHSA





METROPOLITAN SEWER DISTRICT



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# Agenda



6:30 – 7pm

- Recap of the FEMA Hazard Mitigation Grant Program
- Who is Eligible?
- Process & Schedule for Appraisals, Offers & Closings
- Updated contact info?

Please provide MSD with updated contact information or any changes since 9/2019

— Clifton Pendergrass

(513) 557-7075

[Clifton.Pendergrass@cincinnati-oh.gov](mailto:Clifton.Pendergrass@cincinnati-oh.gov)

7pm – 7:30

- Questions?



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# Update on Muddy Creek Hazard Mitigation Grant

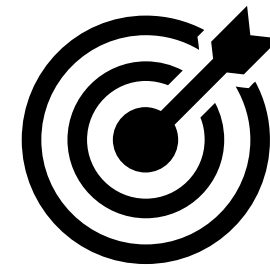
**9/2019 public meeting on Grant Proposal at Dunham Rec Center.  
Following that meeting.....**

Between Sept 2019 – February 2020, MSD obtained signatures from 31 property owners to:

- Voluntarily acquire flood prone properties
- Reduce damages and mitigate risk by returning the property to passive and effective floodplan use
- Complete the necessary technical analysis & justification
- Submit the application to OEMA

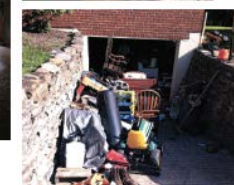


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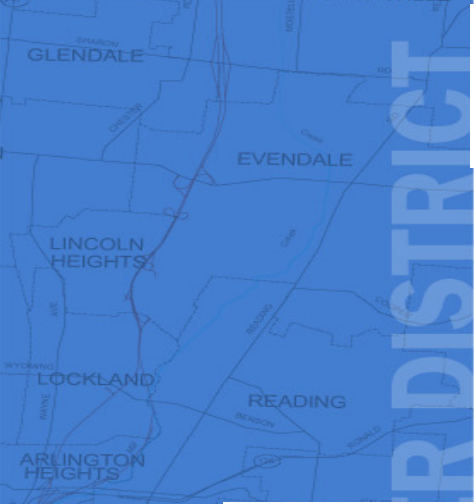


# Why the FEMA Hazard Mitigation Grant?

- Muddy Creek Road represents a long-standing flooding risk from overland flooding that presents a considerable risk to life and safety.
- The Hazard Mitigation Program:
  - Supports risk reduction activities
  - Improves resiliency
  - Eliminates the impact/risk of future events
  - Provides a long-term solution
- Offers a cost-effective solution
  - The Federal Cost benefit cost ratio was approx. 3:1
    - Very cost effective
- Helps avoid repetitive damage from disasters





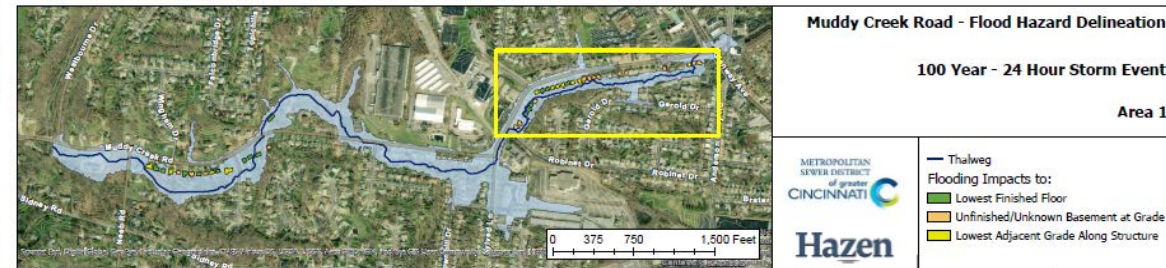
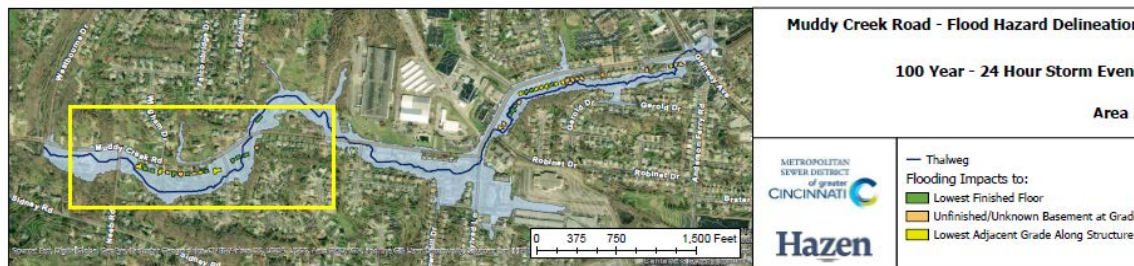
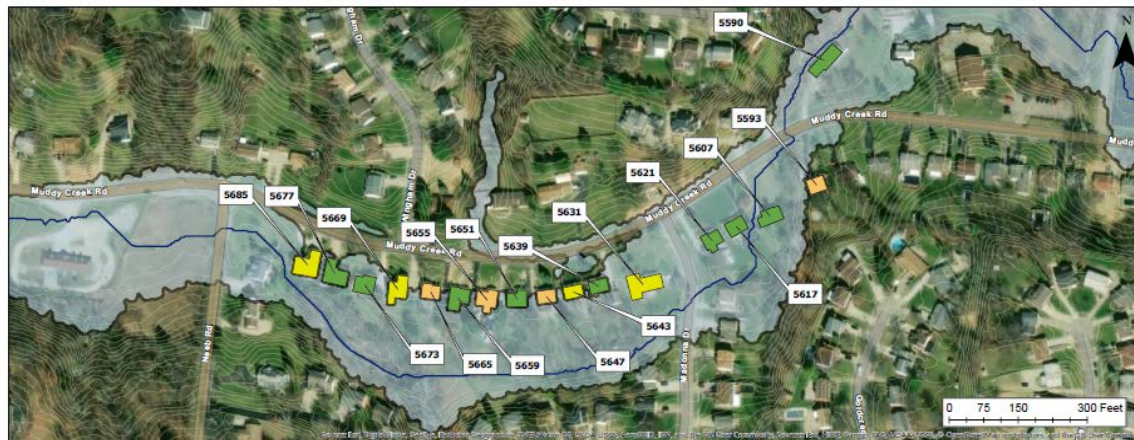


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# Muddy Creek Road represents a Repetitive Flooding Problem



MSD's efforts in 2019 established a FEMA-recognized flood hazard area.



**Muddy Creek Road - Flood Hazard Delineation**  
100 Year - 24 Hour Storm Event  
Area 2

METROPOLITAN SEWER DISTRICT of greater CINCINNATI  
Hazen

— Thalweg  
Floodings Impacts to:  
 ■ Lowest Finished Floor  
 ■ Unfinished/Unknown Basement at Grade  
 ■ Lowest Adjacent Grade Along Structure

**Muddy Creek Road - Flood Hazard Delineation**  
100 Year - 24 Hour Storm Event  
Area 1

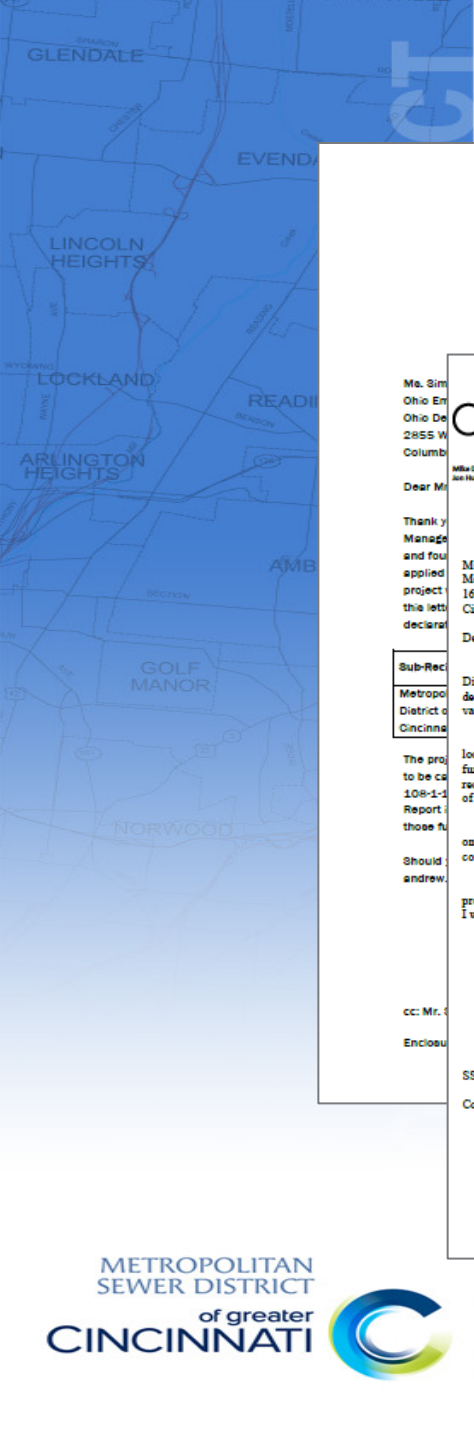
METROPOLITAN SEWER DISTRICT of greater CINCINNATI  
Hazen

— Thalweg  
Floodings Impacts to:  
 ■ Lowest Finished Floor  
 ■ Unfinished/Unknown Basement at Grade  
 ■ Lowest Adjacent Grade Along Structure



FEMA approved the MSD study which documented & technically justified the significant risks that exist to residents.





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# Purpose of the Meeting



**MSD was awarded \$3.99M Hazard Mitigation Grant in January 2021.**

U.S. Department of Homeland Security  
536 S. Clark St. 6<sup>th</sup> Floor  
Chicago, IL 60605

January 20, 2021

**Ohio** | Department of Public Safety

Michelle DeWine, Governor  
Mike DeWine, Lt. Governor

Thomas L. Sidle, Director  
Steve S. Merick, Executive Director

Dear Ms. Loder:

February 2, 2021

Ms. MaryLynn Loder, Deputy Director  
Metropolitan Sewer District of Greater Cincinnati  
1600 Gest Street  
Cincinnati, OH 45204

Dear Ms. Loder:

On January 20, 2021, FEMA notified Ohio EMA of the approval and grant award for the Metropolitan Sewer District of Greater Cincinnati acquisition project under the Hazard Mitigation Grant (HMG) Program as a result of federal declaration FEMA-DR-4424-OH. This project is for the acquisition of thirty-one residential structures and 4 contiguous vacant parcels along Muddy Creek Road in Cincinnati, Ohio.

Federal project funds totaling \$3,428,913 will be awarded in six increments over the lifetime of the project. The local cost share for this grant award is \$1,142,971 and is being met with \$571,485.50 in state funds and \$571,485.50 in local funds. Sub recipient management costs in the amount of \$228,349.20 will also be awarded in six increments. The sub recipient management cost funds are 100% federal funds and do not require a non-federal match. However, the final amount of sub recipient management cost will be based on 5% of the final total project cost.

Federal funds (increment one) in the amount of \$94,749 have been awarded. The required local match to increment one is \$31,583 and is being met with \$15,791.50 in state funds and \$15,791.50 in local funds. Sub recipient management cost funds for increment one have been awarded in the amount of \$6,316.60.

Steve Ferryman, State Hazard Mitigation Officer, will be contacting you to schedule a meeting to explain the program implementation requirements. I congratulate MSCGC for its continued commitment to hazard mitigation projects. I wish you success in your mitigation efforts to reduce or eliminate future losses from natural hazards.

Sincerely,  
  
Sims S. Merick  
Executive Director  
Governor's Authorized Representative

cc: Mr. Steve Ferryman, State Hazard Mitigation Officer  
Jerry Mullins, Administrative Officer, Ohio EMA  
Michelle Espinoza, Public Affairs Coordinator  
Nick Crossley, Director, Hamilton County EMA  
Phil Cayton, Southwest Regional Supervisor, Ohio EMA  
Clifton Pendergrass, Sr. Administrative Specialist, MSDGC

SSM/tr

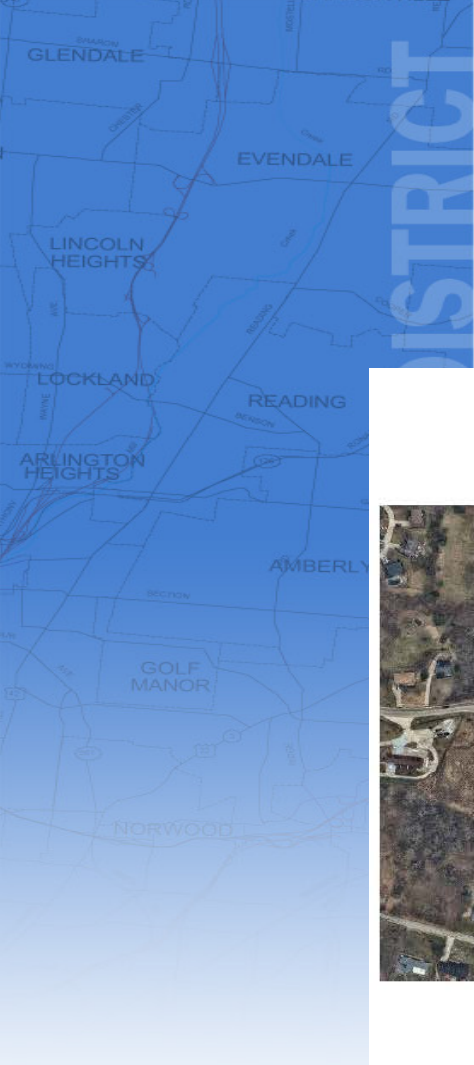
Emergency Management Agency  
3605 West Dublin-Granville Road  
Columbus, Ohio 43268-2712  
(614) 889-7100  
www.ema.ohio.gov

## Tonight, MSD will:

1. Recap what the grant will cover
2. Present the next steps to start appraisals, what to expect
3. Give you an overview of the process & timeline
4. Allow time for questions
5. Follow up by email & post info @

[www.msdcg.org/MuddyCreekFEMA](http://www.msdcg.org/MuddyCreekFEMA)





# Muddy Creek Phase 1 FEMA Grant

- This is a VOLUNTARY ACQUISITION PROGRAM.
- No eminent domain can be used with these funds.

## Muddy Creek Floodprone Property Acquisition Project Hazard Mitigation Grant Program (HMGP) FEMA-DR-4424-OH Phase1 Properties



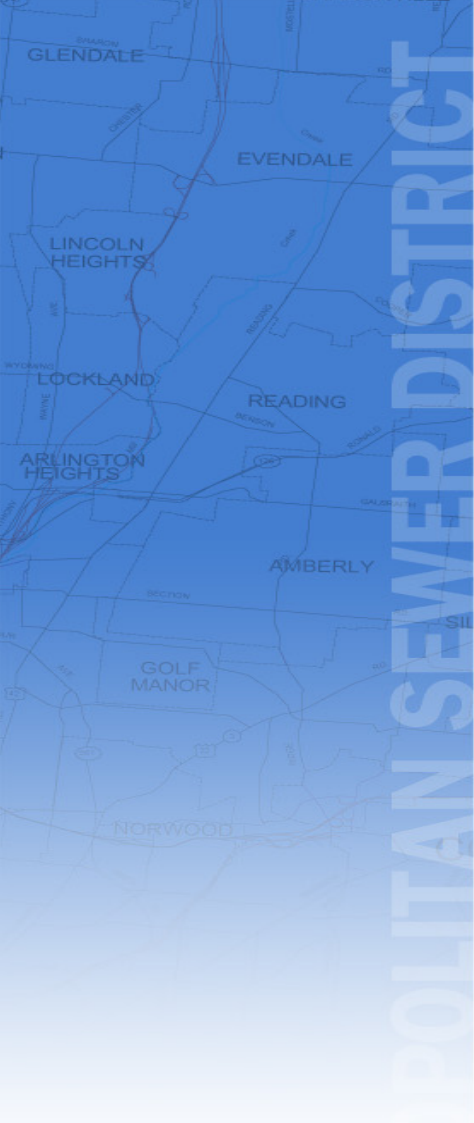
All property owners that signed a “Voluntary Acquisition Interest Form” for Phase 1 are eligible to participate in the grant (highlighted in yellow).



A second phase was submitted to OEMA for 5 additional parcels; this is under review by FEMA



# Preliminary/Projected Schedule





# Preliminary/Projected Schedule (cont.)



August –  
September  
2021

- Review by State Appraiser of first 5 appraisals (about 30 days)

Fall 2021 –  
Winter 2022

- Offer letters sent to first 5 & subsequent appraisals

Early Spring  
2022

- Relocation of Renters

Late Spring  
2022

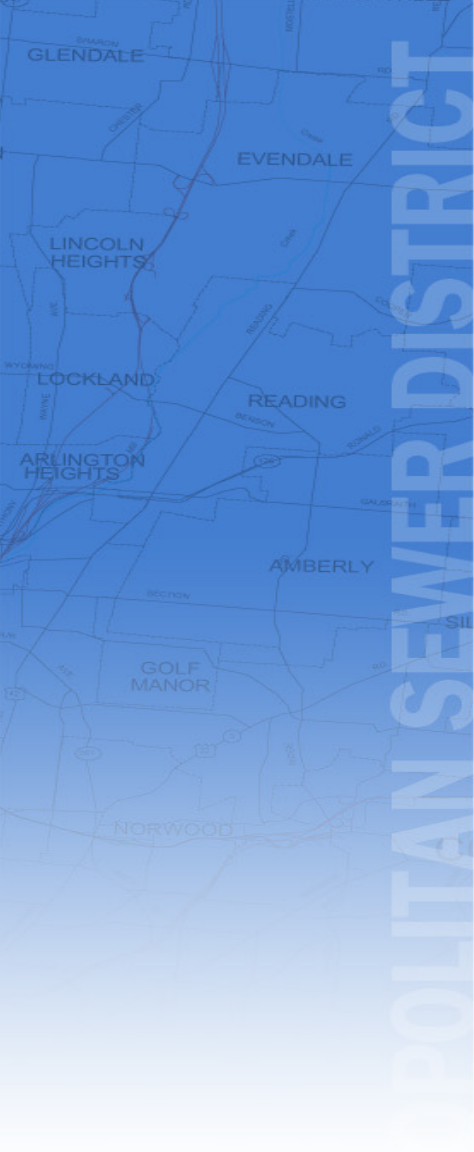
- Closings on properties

Fall 2022

- Properties demolished and graded

Winter 2023


- Grant close out
- Everyone is in new safe and sanitary housing



# How will the order be determined for appraisals?

# MSD is required to have criteria for Prioritizing the Order of the 31 Appraisals.

Criteria for Prioritizing the Order:



Benefit Cost Ratio	•1-5pts depending on FEMA
Prior damage claims	•6pts if 3 or more •4pts if 2 •2pts if 1
Handicapped Occupied*	•2pts if 1 person •3pts if 2 people or more
Elderly Occupied*	•1pt if 1 person •2pts if 2 people or more
Tenant Occupied*	•2pts

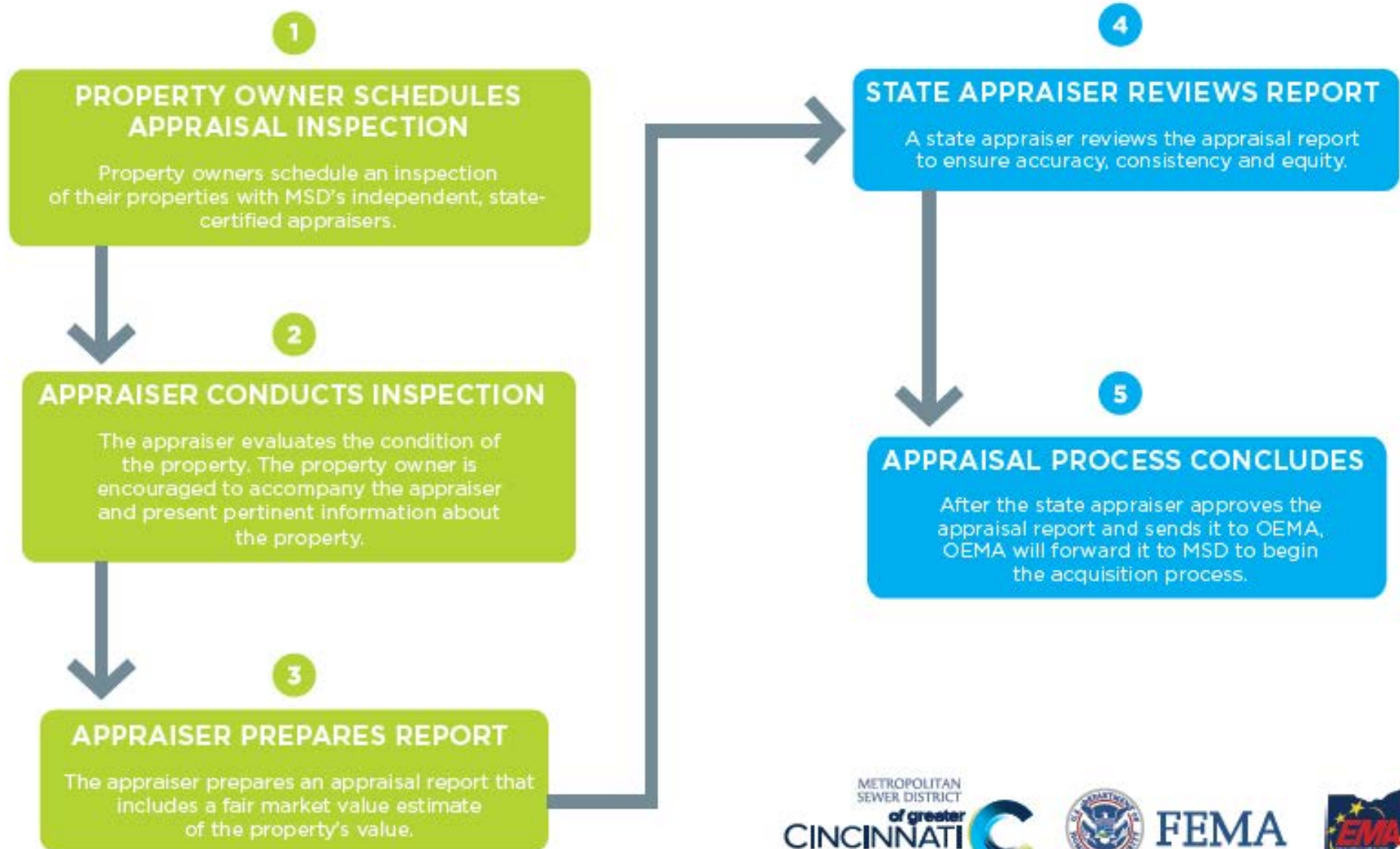
*Preliminary Order base on information previously provided. **Final order will be determined by March 12<sup>th</sup>.***

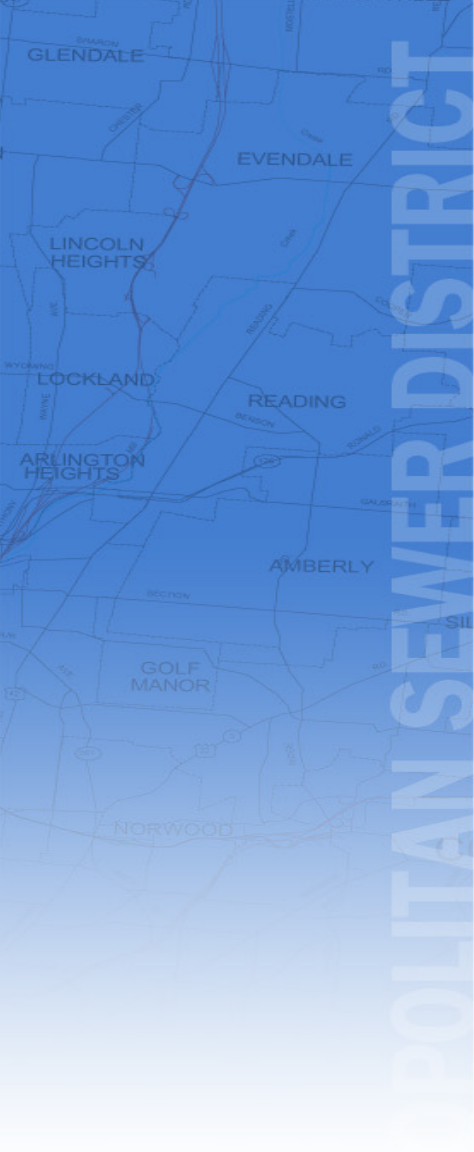
Please provide Clifton with any updated info on the last 3\* by next Friday!



# What is the Appraisal Process?

(expected to start in June 2021 for the first 5 appraisals)





What is the appraisal process  
the remainder of the  
properties (after the first 5)?

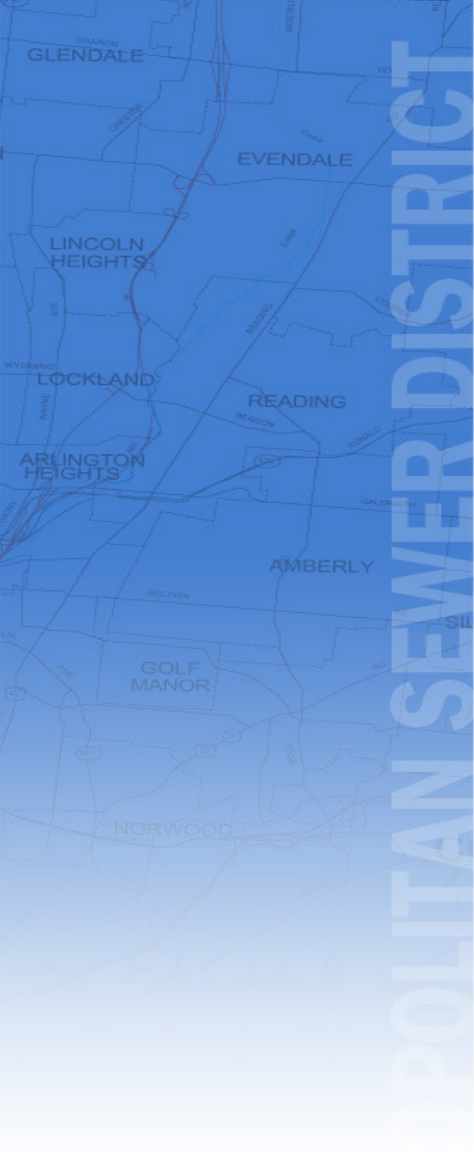
# What is the appraisal process the remainder of the properties (after the first 5)?

After the State Appraiser approves the first 5 appraisals, then MSD can proceed with remainder

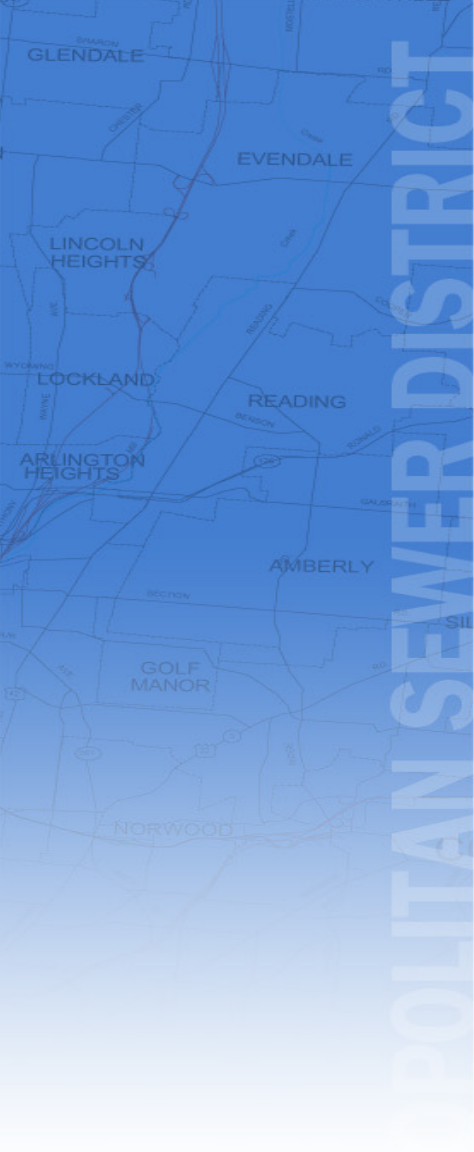
MSD will monitor the process and keep the appraisals moving until complete

MSD will request the contractor to initiate the next appraisals asap





# What happens after the appraisal?



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1

**PROPERTY OWNER RECEIVES OFFER LETTER AND APPRAISAL REPORT**  
MSD provides the property owner with an offer based on the fair market value estimate, within approximately 30 days of the appraisal inspection.



2

**IF PROPERTY OWNER DESIRES A SECONDARY APPRAISAL**  
If the property owner disagrees with the offer, the homeowner can obtain a second appraisal from a state-certified appraiser (paid by the property owner). Property owner must notify MSD in 10 days of MSD's offer that a second appraisal is being sought. Once MSD receives the second appraisal from the owner, MSD will submit both appraisals to the state appraiser for verification.



3

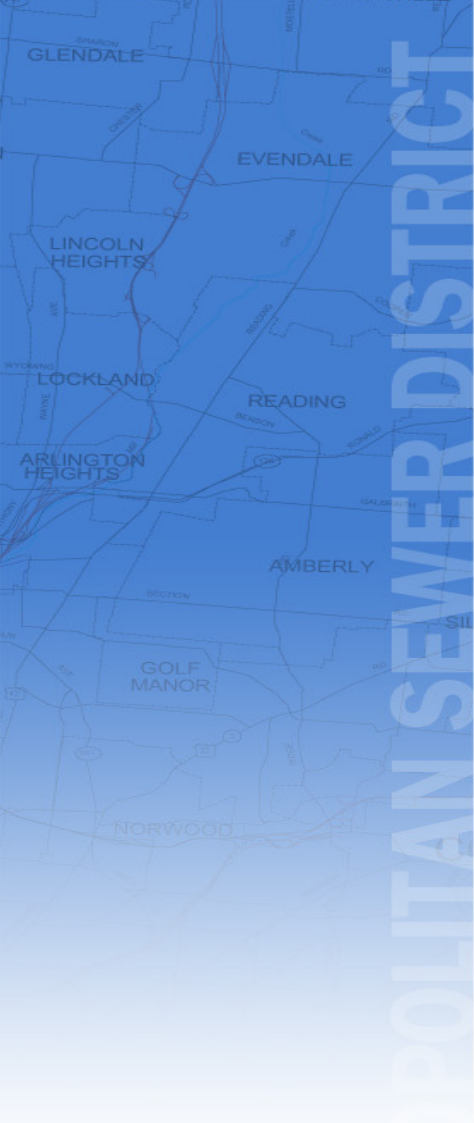
**PROPERTY OWNER SIGNS THE OFFER ACCEPTANCE AGREEMENT**  
If the terms of the offer letter are accepted, the property owner signs an Offer Letter Acceptance Agreement and returns it to MSD within 30 days of receipt of the letter.



4

**PROPERTY TRANSFERRED TO MSD**  
The property is transferred to MSD, and MSD takes possession of the property at the closing. MSD will attempt to be flexible with closing dates to accommodate finding replacement housing.

# 4 Steps to Acquisition



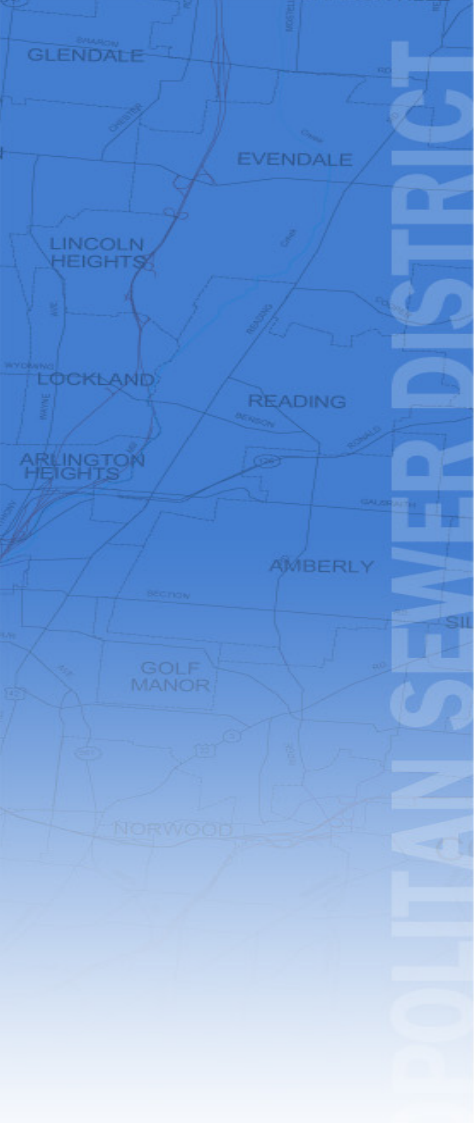
METROPOLITAN SEWER DISTRICT



# 4 Steps to Acquisition



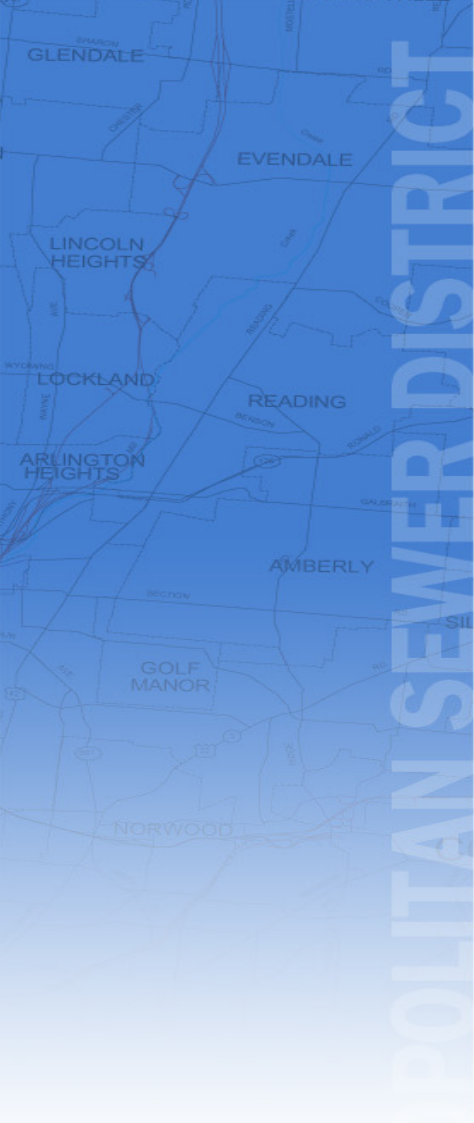




# 4 Steps to Acquisition

The acceptance agreement identifies a number of key conditions:

- The owner provides a list of all liens on the property and understands that proceeds from the sale are first applied to liens.
- The owner provides all documents necessary to transfer and clear title to the property in order to complete the transaction.
- The owner agrees to permanently move from the property at the time of closing.
- The owner understands that fixtures, materials or improvements to the property may not be removed or salvaged at any time.
- The owner understands that funds received from the sale cannot be used to relocate to an identified special flood hazard area or a 100-year floodplain.



# 4 Steps to Acquisition



MSD has requested additional gap assistance to close the gap on sale prices and replacement housing costs.

Gap assistance is not approved at this time. FEMA will determine if the project is eligible for gap assistance



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# Assistance Available for Displaced Tenants



- Tenants displaced as part of the Muddy Creek FEMA Grant acquisition project may receive uniform relocation assistance (URA) in the form of:
  - A **Move Payment** up to \$7,200.

## Criteria for URA Eligibility

Tenants are eligible for URA if they:

1. Have continuously occupied the property since April 30, 2020.
2. Are a legal U.S. resident or lawfully present in the U.S.



### Assistance to Displaced Tenants Uniform Relocation Assistance

#### Assistance Available for Displaced Tenants

Tenants displaced as part of the Muddy Creek FEMA Grant acquisition project may receive uniform relocation assistance (URA) in the form of:

- A **Move Payment** up to \$7,200.

#### Criteria for URA Eligibility

Tenants are eligible for URA if they:

- Have continuously occupied the property since April 30, 2020.
- Are a legal U.S. resident or lawfully present in the U.S.

#### URA Process

If a tenant qualifies for URA, MSD will follow the process below, in accordance with FEMA guidelines:

1. The tenant will receive written notice explaining eligibility for relocation assistance.
2. The tenant will be interviewed by an MSD representative to determine relocation needs.
3. The tenant will be provided with one or more comparable replacement units that are available for rent.
 

The maximum financial assistance the tenant may qualify for will be based on the cost of the most comparable replacement unit. The amount calculated is the difference in rent and utilities between the displacement dwelling and the comparable replacement dwelling, times 42 months.

If the tenant decides to purchase a replacement dwelling, this amount may be received in a lump sum as down payment assistance.
4. The tenant must vacate the property within 90 days of receiving information regarding comparable replacement units.

5. The tenant will select a replacement unit, and MSD will inspect the unit to ensure that it is decent, safe, sanitary and outside of the floodplain or hazard area.
6. MSD will assist the tenant in preparing claim forms and scheduling the move.

#### Can the Tenant Appeal MSD's Decision?

Tenants can appeal their right to relocation assistance, the amount of the payment and/or the adequacy of the replacement housing. Appeals should be directed to the contact below.

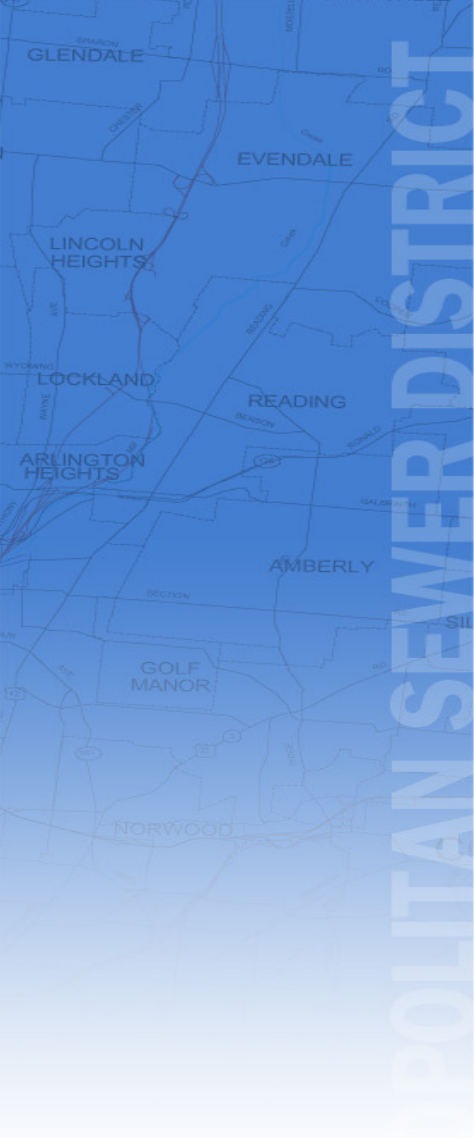
#### Need More Information?

For more information contact:  
**Ms. Gisa Wendling MSD**, at (513) 557-5944  
 or email [GisaWendling@msdgc.org](mailto:GisaWendling@msdgc.org)





# Re-establishment of an Effective Floodplain along Muddy Creek Road: MSD West Fork Example from 2013 FEMA Grant





# Questions?

Resources for your follow up questions....

General questions and to provide updated contact info:

Clifton Pendergrass  
(513) 557-7075  
[Clifton.Pendergrass@cincinnati-oh.gov](mailto:Clifton.Pendergrass@cincinnati-oh.gov)

For Appraisal & Acquisition Process questions, please contact:

Gina Wendling  
(513)-557-5944  
[Gina.Wendling@cincinnati-oh.gov](mailto:Gina.Wendling@cincinnati-oh.gov)

[www.msdcg.org/MuddyCreekFEMA](http://www.msdcg.org/MuddyCreekFEMA)



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GREEN  
TOWNSHIP  
est. 1809 *Ohio*

# Flood Awareness Campaign w/ Hamilton County Emergency Management & Homeland Security Agency -



**PREVENT | PROTECT | RESPOND**

*Tips for preventing floods and sewer backups, protecting your property and responding if an event occurs*



A joint public education campaign of MSD and Hamilton County EMHSA

