



REPETITIVE LOSS AREA ANALYSIS (RLAA) Action Report

City of Savannah, GA 135163

Plan Date: September 9, 2021

Report Date: September 10, 2024

[Web Link to the Full RLAA: https://www.savannahga.gov/DocumentCenter/View/22587/Savannah-Repetitive-Loss-Area-Analysis-RLAA_Public-Version-Plan-2021_Seot2021](https://www.savannahga.gov/DocumentCenter/View/22587/Savannah-Repetitive-Loss-Area-Analysis-RLAA_Public-Version-Plan-2021_Seot2021)

Recommendations

The City will encourage property owners to use floodproofing measures to help protect lower levels of their property. The City will also increase its public education efforts to increase awareness of flood preparedness and flood protection measures including moving valuable items to above the flood elevation and permanently elevating vulnerable HVAC units. At the same time, the City will work with property owners, citizens, neighboring communities, the state and other regional and federal agencies to implement capital improvement projects which will help to eliminate flooding in the repetitive loss areas.

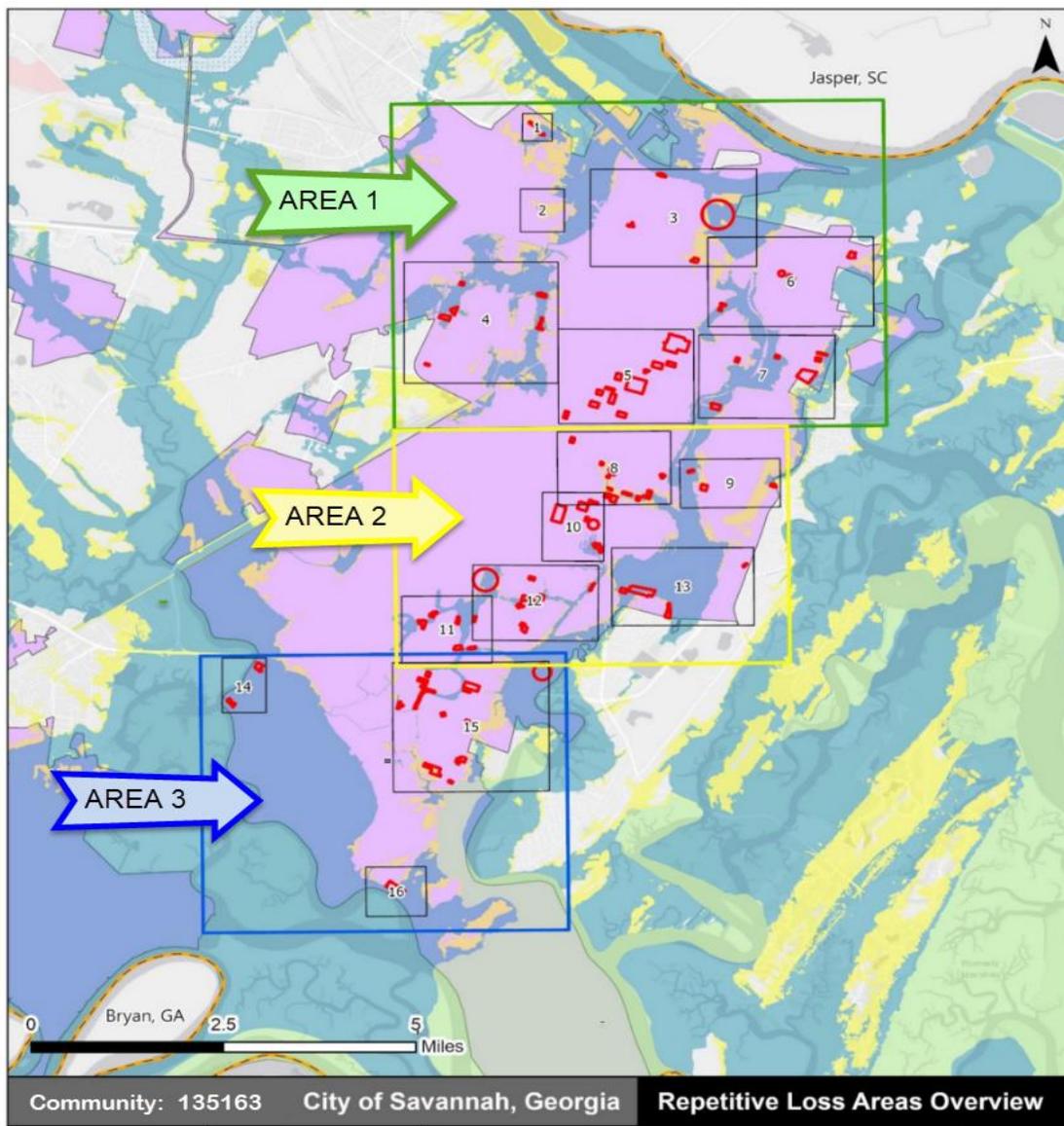


Table 2.16 – Past and Current Mitigation Actions in General Area 1 (Zones: #1,#2, #3, #4,#5, #6, & #7)

1. Property owners have documented flooding and identified flooding concerns in returned questionnaires from this analysis.
2. The City has eliminated 21 properties from the repetitive loss list through acquisition and demolition. Many of these areas have been converted to community gardens which have proven to be very popular in the City.
3. Property owners are aware of flooding causes. Some property owners have undertaken specific floodproofing measures at their own expense.
4. City has undertaken numerous, costly capital improvement projects to improve drainage within this Area.

Mitigation Action 1: Property owners should obtain and keep a flood insurance policy on their structures (building and contents coverage). The City will continue on an annual basis to target all properties in the repetitive loss areas reminding them of the advantages to maintaining flood insurance through its annual outreach effort.

Responsibility: The City’s Development Services Department will provide the most relevant up-to-date flood insurance information to all property owners within the repetitive loss areas located in General Area 1.

Funding: The cost will be paid for from the City’s operating budget through the Development Services Department.

Comments: ** In May 2024 and September 2024 City of Savannah (COS) mailed out 412 letters to residence of the General Area 1. The letter provides advice on elevating equipment and retrofitting their homes from the effects of flooding. Other topics include funding opportunities through grants, to include ICC and flood insurance. ** Additionally, during December of 2023 the City of Savannah and Chatham County governments contracted Morning News and Savannah Tribune to deliver a eight full page advertisement promoting a multiple topics of flood awareness, dangers of flooding, flood protection, facts about the Risk Rating 2.0, and includes a 1”=1 mile scale area map of the flood zones and flooded properties The informational publication is free and delivered to over 90% of residence and business in the area. (The COS and UCC are currently set up the next publication to go out in late November 2023). ** During January of 2024 a 11”X10.5”, doubled sided publication was sent to all structures in the SFHA within this “AREA”. The outreach went out a little late, but it is for 2023 year. The publication used to be referred to as an OPF outreach that cover 10 CRS topics which include: Local flooding Hazards, Personal Safety Facts, Flood Insurance, Property Protection, Natural Beneficial Functions of the Floodplain, Flood Warning System, Permit Requirements, Substantial Improvement Requirements, Drainage System Maintenance, and Local Contact for more information. The back side provides a 1”=1 mile scale area map of the flood zones and flooded properties.

Mitigation Action 2: Property owners should not store personal property in basements and crawl spaces since personal property is not covered by a flood insurance policy. The City will increase its outreach efforts on an annual basis to include information to the outreach materials for the identified repetitive loss areas.

Responsibility: The City’s Development Services Department will provide the most relevant up-to-date information to all property owners within the repetitive loss areas located in General Area 1.

Funding: The cost will be paid for from the City’s operating budget through the Development Services Department.

Comments: * As part of the letter that is sent to the 412 structures in General Area 1 provides the informational facts that flood insurance has limitations. Policy holders need to learn what items will not be covered, particularly if the claimed items are below that BFE. The information flyers promote sump pumps and backwater valves in the basement. ** The City continues to track flooded structures that are reported by FEMA or City personnel and the City’s 311. Additionally, using the Best Available Data, the RL / SRL database has not increased over the past year. One structures were reported to have flood during Hurricanes Ian or Idalia the house is in the X (unshaded) flood zone.

Mitigation Action 3: When appropriate, property owners should consider floodproofing measures such as flood gates or shields, flood walls, and hydraulic pumps.

Responsibility: The City's Development Services Department will promote effective flood protection measures and provide advice and assistance to property owners who may wish to implement such measures in an on-going program.

Funding: The cost will be paid for by individual property owners. Advice and assistance will require staff time. Promotion of existing floodproofing measures may require some additional funds from the City's operating budget.

Comments: In 2024 we received two "on-site" visits request to discuss flood mitigation actions. ** Attending the ASFPM conference, City personnel picked up promotional pamphlets and business cards from sponsor booths that I can be distributed to citizens for flood protection measures. ** COS suggest simple projects property owners can perform to protect their home from rising water through the letter sent to the RLA properties, mailers to the SFHA buildings, newspaper advertisements, and COS website. COS also promotes "on site visit" in all flood determination letters. ** Each year the City's Floodplain Manager and Stormwater Department personnel attends outreach functions such as Earth Day, CEMA Hurricane Expo, and neighborhood meetings promoting on site evaluations and flood protection measures. ** COS completed outreaches at Heard Elementary and GIS Day where students learned about flood protection measures. The thought is that the students will share the outreach publications and information with their parents.

Mitigation Action 4: Continue acquisition/demolition mitigation of high-risk flood-prone properties. The highest priorities are properties at the greatest flood risk and where drainage improvements will not provide an adequate level of protection.

Responsibility: The City's Real Property Services in conjunction with the Development Services Department will continue to target properties for acquisition/demolition.

Funding: The acquisition and demolition will be paid for using FEMA mitigation grant funds. Staff time to develop the list of target properties will require funds from the City's operating budget.

Comments: ** Eric Chin, Real Estate Specialist and Tom McDonald, Floodplain Manager, maintains a list of properties which building owners have inquired for the City to purchase their homes. As grants become available, the list is sent to the Real Estate Services' Director to be included as possible candidates. * COS Last active buy out campaign was completed in 2015. ** There are currently six structures in Area 1 on the City's maintained list that owners have requested the City to purchase. ** * Unfortunately, in 2024 no structures were purchased. * In 2024 no owners in Area 1 contacted Chip or Tom for potential buy-out. Current Homes on the List: XXXX Audubon Dr (Yr. 2015) - XXXX Elenore St (Yr. 2015) - XXXX Herty Dr (Yr. 2015) - XXXX W 41st St (Yr. 2014) - XXXX E 38th St (Yr. 2017) - XXXX Vassar St (Yr. 2021)

Mitigation Action 5: Prioritize CIP projects to focus on drainage improvement projects in those basins containing repetitive loss areas. (Zones: #1,#2, #3, #4,#5, #6, & #7)

Responsibility: The City's Development Services Department in conjunction with CIP Management.

Funding: Special Purpose Local Option Sales Tax (SPLOST) funds.

Comments:

Placencia Canal: Engineer contractor (EMC) completed the Placencia Canal Stormwater modeling study.

Fell Street: Engineer contractor (EMC) completed the Fell Street and pump station Stormwater modeling study.

Kayton Canal: Engineering company currently working on updating the Kayton Canal stormwater model to identify potential flood areas.

Bilbo: Engineer contractor (Hussey, Gay, and Bell (HGB)) completed the Bilbo Canal study. Bilbo Canal widening at Normandy culvert completed. Engineer now designing President St culvert design.

Casey North: The restudy of Casey North is underway to update the recent drainage improvements.

Springfield Canal: Engineer contractor (Thomas and Hutton (T&H)) under contract to complete restudy of the Springfield canal. Two CIP projects within the basin. Current north Springfield widening Morel Park to the Savannah River. Having to redesign the canal on the north side of Louisville Rd. to bypass the historic train trestle. Canal widening from Hwy I-16 to West Gwinnett ST: under redesign and preliminary review of purchasing land / lots to widen the canal on the west side.

Mitigation Action 6: Encourage property owners to elevate inside and outside mechanical equipment above the BFE and install flood resistant materials in crawl spaces.

Responsibility: The City's Development Services Department will promote effective flood protection measures and provide advice and assistance to property owners who may wish to implement such measures in an on-going program.

Funding: The cost will be paid for by individual property owners. Advice and assistance will require staff time. Promotion of existing floodproofing measures may require some additional funds from the City's operating budget.

Comments: When permits come in that are within the SFHA or known flooded areas, city personnel encourage owners to lift the units off the ground and remove the duct system out from under the house. I have pictures of several incidences where the owners did elevate the mechanical systems. The COS continues to provide flood protection advice through outreach literature and public events (as referenced in previous City Actions) that advise on elevating equipment and retrofitting their homes from the adverse effects of flooding. ** Also mentioned to elevate generators and fuel source too.

Table 2.30 – Past and Current Mitigation Actions in General Area 2 (Zones: #8, #9, #10, #11, #12, & #13)

1. Property owners have documented flooding and identified flooding concerns in returned questionnaires from this analysis
2. The City has eliminated 21 properties from the repetitive loss list through acquisition and demolition. Many of these areas have been converted to community gardens which have proven to be very popular in the City.
3. Property owners are aware of flooding causes. Some property owners have undertaken specific floodproofing measures at their own expense.
4. City has undertaken numerous, costly capital improvement projects to improve drainage within this Area.

Mitigation Action 1: Property owners should obtain and keep a flood insurance policy on their structures (building and contents coverage). The City will continue on an annual basis to target all properties in the repetitive loss areas reminding them of the advantages to maintaining flood insurance through its annual outreach effort.

Responsibility: The City's Development Services Department will provide the most relevant up-to-date flood insurance information to all property owners within the repetitive loss areas located in General Area 2.

Funding: The cost will be paid for from the City's operating budget through the Development Services Department.

Comments: ** In May 2024 and September 2024 City of Savannah (COS) mailed out **253** letters to residence of the General Area 2. The letter provides advice on elevating equipment and retrofitting their homes from the effects of flooding. Other topics include funding opportunities through grants, to include ICC and flood insurance. ** Additionally, during December of 2023 the City of Savannah and Chatham County governments contracted Morning News and Savannah Tribune to deliver a eight full page advertisement promoting a multiple topics of flood awareness, dangers of flooding, flood protection, facts about the Risk Rating 2.0, and includes a 1"=1 mile scale area map of the flood zones and flooded properties The informational publication is free and delivered to over 90% of residence and business in the area. (The COS and UCC are currently set up the next publication to go out in late November 2024). ** During January of 2024 a 11"X10.5", doubled sided publication was sent to all structures in the SFHA within this "AREA". The outreach went out a little late, but it is for 2023 year The publication used to be referred to as an OPF outreach that cover 10 CRS topics which include: Local flooding Hazards, Personal Safety Facts, Flood Insurance, Property Protection, Natural Beneficial Functions of the Floodplain, Flood Warning System, Permit Requirements, Substantial Improvement Requirements, Drainage System Maintenance, and Local Contact for more information. The back side provides a 1"=1 mile scale area map of the flood zones and flooded properties. City employee , Laura Walker, participates on the "Tiger" Team, the committee was created due to the concern of large warehouse development, is developing an App for citizens to easily report flooding.

Mitigation Action 2: Property owners should not store personal property in basements and crawl spaces since personal property is not covered by a flood insurance policy. The City will increase its outreach efforts on an annual basis to include information to the outreach materials for the identified repetitive loss areas.

Responsibility: The City's Development Services Department will provide the most relevant up-to-date information to all property owners within the repetitive loss areas located in General Area 2.

Funding: The cost will be paid for from the City's operating budget through the Development Services Department.

Comments: * As part of the letter that is sent to the 253 structures in General Area 2 provides the informational facts that flood insurance has limitations. Policy holders need to learn what items will not be covered, particularly if the claimed items are below that BFE. The information flyers promote sump pumps and backwater valves in the basement. ** The City continues to track flooded structures that are reported by FEMA or City personnel and the City's 311. Additionally, using 2024 Data, the RL / SRL database has not increased over the past year. Two structures were reported to flood in 2021 possible Elsa and Mindy and same two structures were reported to have flood during Hurricanes Ian (2022). Both houses are in the X (Unshaded) or X(shaded)

Mitigation Action 3: When appropriate, property owners should consider floodproofing measures such as flood gates or shields, flood walls, hydraulic pumps, and the use of flood resistant materials in crawl spaces.

Responsibility: The City's Development Services Department will promote effective flood protection measures and provide advice and assistance to property owners who may wish to implement such measures in an on-going program.

Funding: The cost will be paid for by individual property owners. Advice and assistance will require staff time. Promotion of existing floodproofing measures may require some additional funds from the City's operating budget.

Comments: ** Attending the ASFPM conference, City personnel picked up promotional pamphlets and business cards from sponsor booths that I can be distributed to citizens for flood protection measures. ** COS suggest simple projects property owners can perform to protect their home from rising water through the letter sent to the RLA properties, mailers to the SFHA buildings, newspaper advertisements, and COS website. COS also promotes "on site visit" in all flood determination letters. ** Each year the City's Floodplain Manager and Stormwater Department personnel attends outreach functions such as Earth Day, CEMA Hurricane Expo, and neighborhood meetings promoting on site evaluations and flood protection measures. ** COS completed outreaches at Heard Elementary and GIS Day where students learned about flood protection measures. The thought is that the students will share the outreach publications and information with their parents.

Mitigation Action 4: Continue acquisition/demolition mitigation of high-risk flood-prone properties. The highest priorities are properties at the greatest flood risk and where drainage improvements will not provide an adequate level of protection.

Responsibility: The City's Real Property Services in conjunction with the Development Services Department will continue to target properties for acquisition/demolition.

Funding: The acquisition and demolition will be paid for using FEMA mitigation grant funds. Staff time to develop the list of target properties will require funds from the City's operating budget.

Comments: ** Eric Chin, Real Estate Specialist and Tom McDonald, Floodplain manager, maintains a list of properties which building owners have inquired for the City to purchase their homes. As grants become available, the list is sent to the Real Estate Services' Director to be included as possible candidates. * COS Last active buy out campaign was completed in 2015. ** There are currently three structures in Area 2 on the City's maintained list that owners have requested the City to purchase. *** Unfortunately, in 2023 no structures were purchased. * In 2024 no owners in Area 2 contacted Chip or Tom for potential buy-out. Current Homes on the List: XXXX Jordan Dr (Yr. 2015) - XX Alpine (Yr. 2018) - XXXX Varn Dr (Yr. 2021)

Mitigation Action 5: Prioritize CIP projects to focus on drainage improvement projects in those basins containing repetitive loss areas. (Zones: #8, #9, #10, #11, #12, & #13)

Responsibility: The City's Development Services Department in conjunction with CIP Management.

Funding: Special Purpose Local Option Sales Tax (SPLOST) funds.

Comments:

Placentia Canal, Vicksburg Pond / Park @ Bacon Park area: using RL purchased lots as detention pond. Engineering design completed. Construction underway. Contractor excavating the pond and cut E DeRenne St.

Betty drive, Semken Ave, and LaRoche Ave: culvert improvements completed.

East 54th, East 57th & East 63rd Streets: Drainage improvements Design Build Deep Tunnel \$40 million project. Project is now divided into two phases.

Phase 2 of Casey South, 54th, 56th and 57th St improvements, Construction Started in early 2024 and should last for two and a half years. The construction will relieve flooding in the Ardsley Park and Midtown areas.

Mitigation Action 6: Encourage property owners to elevate inside and outside mechanical equipment above the BFE and install flood resistant materials in crawl spaces.

Responsibility: The City's Development Services Department will promote effective flood protection measures and provide advice and assistance to property owners who may wish to implement such measures in an on-going program.

Funding: The cost will be paid for by individual property owners. Advice and assistance will require staff time. Promotion of existing floodproofing measures may require some additional funds from the City's operating budget.

Comments: When permits come in that are within the SFHA or known flooded areas, city personnel encourage owners to lift the units off the ground and remove the duct system out from under the house. I have pictures of several incidences where the owners did elevate the mechanical systems. The COS continues to provide flood protection advice through outreach literature and public events (as referenced in previous City Actions) that advise on elevating equipment and retrofitting their homes from the adverse effects of flooding. ** Also mentioned to elevate generators and fuel source too.

Table 2.41 – Past and Current Mitigation Actions in General Area 3 (Zones:#14, #15, & #16)

1. Property owners have documented flooding and identified flooding concerns in returned questionnaires from this analysis.
2. The City has eliminated 24 properties from the repetitive loss list through acquisition and demolition. Many of these areas have been converted to community gardens which have proven to be very popular in the City.
3. Property owners are aware of flooding causes. Some property owners have undertaken specific floodproofing measures at their own expense.
4. City has undertaken a few costly capital improvement projects to improve drainage within this Area.

Mitigation Action 1: Property owners should obtain and keep a flood insurance policy on their structures (building and contents coverage). The City will continue on an annual basis to target all properties in the repetitive loss areas reminding them of the advantages to maintaining flood insurance through its annual outreach effort.

Responsibility: The City's Development Services Department will provide the most relevant up-to-date flood insurance information to all property owners within the repetitive loss areas located in General Area 3.

Funding: The cost will be paid for from the City's operating budget through the Development Services Department.

Comments: ** In May 2024 and September 2024 City of Savannah (COS) mailed out 186 letters to residence of the **General Area 3**. The letter provides advice on elevating equipment and retrofitting their homes from the effects of flooding. Other topics include funding opportunities through grants, to include ICC and flood insurance. ** Additionally, during December of 2023 the City of Savannah and Chatham County governments contracted Morning News and Savannah Tribune to deliver a six full page advertisement promoting a multiple topics of flood awareness, dangers of flooding, flood protection, facts about the Risk Rating 2.0, and includes a 1"=1 mile scale area map of the flood zones and flooded properties The informational publication is free and delivered to over 90% of residence and business in the area. (The COS and UCC are currently set up the next publication to go out in late November 2024). ** During January of 2024 a 11"X10.5", doubled sided publication was sent to all structures in the SFHA within this "AREA". The outreach went out a little late, but it is for 2023 year. The publication used to be referred to as an OPF outreach that cover 10 CRS topics which include: Local flooding Hazards, Personal Safety Facts, Flood Insurance, Property Protection, Natural Beneficial Functions of the Floodplain, Flood Warning System, Permit Requirements, Substantial Improvement Requirements, Drainage System Maintenance, and Local Contact for more information. The back side provides a 1"=1 mile scale area map of the flood zones and flooded properties. ** City employee , Laura Walker, participates on the "Tiger" Team, the committee was created due to the concern of large warehouse development, is developing an App for citizens to easily report flooding.

Mitigation Action 2: Property owners should not store personal property in basements and crawl spaces since personal property is not covered by a flood insurance policy. The City will increase its outreach efforts on an annual basis to include information to the outreach materials for the identified repetitive loss areas.

Responsibility: The City's Development Services Department will provide the most relevant up-to-date information to all property owners within the repetitive loss areas located in General Area 3.

Funding: The cost will be paid for from the City's operating budget through the Development Services Department.

Comments: * As part of the letter that is sent to the **186 structures in General Area 3** provides the informational facts that flood insurance has limitations. Policy holders need to learn what items will not be covered, particularly if the claimed items are below that BFE. The information flyers promote sump pumps and backwater valves in the basement. ** The City continues to track flooded structures that are reported by FEMA or City personnel and the City's 311. Additionally, using the 2024 data, the RL / SRL database only one structure flood in 2022. One structures were reported to have flood during Hurricanes Ian or Idalia and it was in an X (SH) flood zone..

Mitigation Action 3: When appropriate, property owners should consider floodproofing measures such as flood gates or shields, flood walls, and hydraulic pumps.

Responsibility: The City's Development Services Department will promote effective flood protection measures and provide advice and assistance to property owners who may wish to implement such measures in an on-going program.

Funding: The cost will be paid for by individual property owners. Advice and assistance will require staff time. Promotion of existing floodproofing measures may require some additional funds from the City's operating budget.

Comments: In 2024 we received one "on-site" visit to discuss flood mitigation actions ** Attending the ASFPM conference, City personnel picked up promotional pamphlets and business cards from sponsor booths that I can be distributed to citizens for flood protection measures. ** COS suggest simple projects property owners can perform to protect their home from rising water through the letter sent to the RLA properties, mailers to the SFHA buildings, newspaper advertisements, and COS website. COS also promotes "on site visit" in all flood determination letters. ** Each year the City's Floodplain Manager and Stormwater Department personnel attends outreach functions such as Earth Day, CEMA Hurricane Expo, and neighborhood meetings promoting on site evaluations and flood protection measures. ** COS completed outreaches at Heard Elementary and GIS Day where students learned about flood protection measures. The thought is that the students will share the outreach publications and information with their parents.

Mitigation Action 4: Continue acquisition/demolition mitigation of high-risk flood-prone properties. The highest priorities are properties at the greatest flood risk and where drainage improvements will not provide an adequate level of protection.

Responsibility: The City's Real Property Services in conjunction with the Development Services Department will continue to target properties for acquisition/demolition.

Funding: The acquisition and demolition will be paid for using FEMA mitigation grant funds. Staff time to develop the list of target properties will require funds from the City's operating budget.

Comments: ** Eric Chin, Real Estate Specialist and Tom McDonald, Floodplain Manager, maintains a list of properties which building owners have inquired for the City to purchase their homes. As grants become available, the list is sent to the Real Estate Services' Director to be included as possible candidates. * COS Last active buy out campaign was completed in 2015. ** There are currently two structures in Area 3 on the City's maintained list that owners have requested the City to purchase. *** Unfortunately, in 2024 no structures were purchased. * In 2024 only one owner in Area 3 contacted Chip or Tom for potential buy-out. Current Homes on the List: XX Rio Rd (Yr. 2017) XX Gerald Dr (yr. 2024)

Mitigation Action 5: Prioritize CIP projects to focus on drainage improvement projects in those basins containing repetitive loss areas.

Responsibility: The City's Development Services Department in conjunction with CIP Management.

Funding: Special Purpose Local Option Sales Tax (SPLOST) funds.

Comments: The City was not awarded the NOAA grant request in 2023 for basin studies. The Windsor, Wilshire, Harmon, and Chippewa basins are on stormwater list to study, but at this time the City is completing several studies to the north of Area 3. The City will continue to search for new funding sources, that include potentially future SPLOST funds, for southside basin studies.

Mitigation Action 6: Encourage property owners to elevate inside and outside mechanical equipment above the BFE and install flood resistant materials in crawl spaces.

Responsibility: The City's Development Services Department will promote effective flood protection measures and provide advice and assistance to property owners who may wish to implement such measures in an on-going program.

Funding: The cost will be paid for by individual property owners. Advice and assistance will require staff time. Promotion of existing floodproofing measures may require some additional funds from the City's operating budget.

Comments: When permits come in that are within the SFHA or known flooded areas, city personnel encourage owners to lift the units off the ground and remove the duct system out from under the house. I have pictures of several incidences where the owners did elevate the mechanical systems. The COS continues to provide flood protection advice through outreach literature and public events (as referenced in previous City Actions) that advise on elevating equipment and retrofitting their homes from the adverse effects of flooding. ** Also mentioned to elevate generators and fuel source too.