



# NY Rising Housing Recovery Program Elevation Explained

Revised February 24, 2014

Elevating your dwelling entails lifting it off of its current foundation and constructing a new or extended foundation. The living area is thus permanently raised, and only the foundation remains exposed to flooding.

- If your dwelling is located in a 100-year floodplain and received substantial damage you are required to elevate your dwelling in order to receive program funds.
- If your dwelling is located in a floodplain, but did not receive substantial damage you are not required to elevate. However, the NY Rising program may provide funding, within the maximum award cap, to help elevate your dwelling.
- If you are performing a major renovation to your dwelling, and the local building department determines your repair is a substantial improvement (construction costs greater than 50% of market value), New York State Residential Code requires that you elevate if you are in a floodplain.
- If your dwelling is not located in the 100-year floodplain but a portion of your property is you may still qualify for NY Rising-funded elevation.

**Substantial Damage:** the amount of damage sustained is equal to, or greater than, 50% of the pre-storm fair market value of the dwelling.

**Substantial Improvement:** the cost of renovation or rehabilitation is equal to, or greater than, 50% of the market value of the dwelling – regardless of storm damage.

**100-year floodplain:** a zone where the probability is 1% that a flood event will occur in any given year.

## How do I know if my dwelling is substantially damaged?

- Some local municipalities, or perhaps FEMA, inspected your dwelling and issued you a Letter of Substantial Damage. This letter states a percentage that your dwelling was determined to be damaged. Any percentage greater than 50% is considered substantially damaged.
- Some municipalities did not send inspectors out after the storm, but will rely on design professionals (architects and engineers) to make that determination during the repair process.
- Some municipalities will inspect your dwelling for substantial damage only if requested. Ask your local building inspector to assess the storm damage your dwelling received to determine the percentage of damage.

**Does NY Rising provide funding to elevate my dwelling?** Yes. If your dwelling is located in a floodplain and received substantial damage, NY Rising will provide funding to elevate your dwelling. You may be eligible to receive a \$50,000 increase to the maximum award cap to cover elevation costs. If your dwelling is located in a floodplain, but did not receive substantial damage, you are not required to elevate. However, the NY Rising program may provide funding, within the maximum award cap, to help elevate your dwelling.

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**How high do I have to elevate my dwelling?** FEMA publishes Base Flood Elevations (BFE), which differs depending upon your location. In general, according to the NYS Residential Code, the first floor living area of your dwelling must be two feet above the published BFE. Your design professional will calculate the requirement specific to your dwelling.

**Does NY Rising provide funding for storage and/or relocation costs if my dwelling must be vacated during elevation?** If you are required to relocate, you may be eligible for assistance under the (IMA) Interim Mortgage Assistance Program. Please contact your Customer Representative for more information. Storage costs, however, are not eligible under the program.