

Disaster Recovery Q&A

Below is a series of answers to some common questions North Sioux City residents have asked regarding flood recovery. This document serves to address those questions and to help prevent rumors and false information from spreading in the community. This information is current as of September 10, 2024.

Q. Will homeowners be required to sell their home?

A. No, FEMA, state, and local governments will not mandate homeowners to sell their home or property. In some cases after a disaster, a local government may choose to acquire property as part of a mitigation project, but that transaction is always a VOLUNTARY one and must be agreed upon by the homeowner. In such a case, it would be the local government acquiring the property, not FEMA or the State. The State receives mitigation funding one year from the date of the declaration (August 15, 2024). The State is currently seeking mitigation applications statewide and has a deadline of May 30, 2025. In June 2025 applications will be reviewed and prioritized and in July/August 2025 the applications will be submitted to FEMA. It can then be up to a year upon submittal to FEMA that applications are approved.

Q. Can I rebuild my home?

A. Yes, should you choose to rebuild, you will need to comply with any applicable local regulations and ordinances (building permits, inspections, etc.). If you decide to rebuild, reach out to the North Sioux City Building Inspector to obtain a building permit. The Building Inspector is Gary Roan and can be reached at 605-232-4276.

Q. Is there a program that can provide fill for the residents who have lost land because of the washouts/erosion?

A. No, FEMA's Individual Assistance program provides assistance to ensure people are in safe living quarters, but it does not provide funding for soil or fill lost during a disaster event. FEMA's Public Assistance (PA) program provides assistance to local governments but typically does not provide funding for fill dirt for private property.

North Sioux City government does not currently have a program for providing fill dirt lost as a result of the flood event.

The Public Assistance program may be able to provide funding for fill as part of a project to replace damaged public infrastructure, such as the replacement of underground utilities or repairs to a damaged street or road. This program does not apply to private property.

Unless an entity donates fill dirt and/or the delivery costs, the individual homeowner will be responsible for replacing the dirt on their private property.



Q. I am a renter, and my home was damaged. Can I apply for FEMA assistance?

A. Yes, disaster assistance is available to owners and renters whose primary residence was damaged by the flooding and severe storms. Apply online at disasterassistance.gov, by phone at 800-621-3362, on the FEMA app, or at a Disaster Recovery Center.

Q. I received FEMA assistance funds. Should I wait to spend them?

A. FEMA assistance funds are provided to get survivors into safe, secure and habitable housing. Households can use the funds to make repairs to their property or toward purchase or rental of alternate accommodations while repairs are being completed. If you received funds for personal property or other immediate needs, use them when you need to and do not wait.

Q. When will the City haul away the broken pipes?

A. Damaged water pipes piled on Northshore Drive were removed on Thursday, September 5th. The pipes were removed by a certified contractor and disposed of at an approved landfill.

Q. If an impacted homeowner wants to discuss their property tax assessments, who should they contact?

A. If your property was damaged by the recent disaster, you can contact the Union County Director of Equalization to discuss your property tax assessment. The Union County Director of Equalization is actively collecting data from property owners at this time for the 2025 Tax Year, payable in 2026. This information will assist with future property assessments. The Director of Equalization can be reached at 605-356-2252. Further information can be found at: <https://unioncountysd.org/director-of-equalization/>

Q: What is the long-term gate solution for North Shore Drive?

A temporary gate was installed on August 30th. The Chief of Police coordinated providing the code with impacted homeowners who need the code. The code should be kept private and not shared with others. The long-term gate is approximately 8 weeks from being delivered and installed. Fobs for impacted residents will be coordinated by the Chief of Police.