



# City-Funded Flood Buyout Program

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Schoharie Watershed Summit

January 24, 2015

- Program evolved from local interest and requests; 2014 FAD allocated \$15 million to implement a City-Funded FBO
- No acquisitions without local support – Home Rule Rules!!
- Willing Seller, Willing Buyer;
- Current Fair Market Value (“FMV”) to be offered and based on pre-flood/pre-erosion conditions;
- Selection standards and criteria will apply;
- To dovetail with FEMA FBO – planned to operate between event-based funding sources;
- Communities will be offered opportunity to own / manage.

# Floodplain Buyout Project Categories

Properties to be derived from three sources:

1. Local Flood Analyses (“LFA”)
2. Outside of LFA projects (“Call-Ins” or “Individual Buyouts”)
  - a) From landowner inquiries and stream restoration designs
  - b) Three eligibility categories
3. CWC Flood Hazard Mitigation Implementation Program (“Relocation Assistance”)

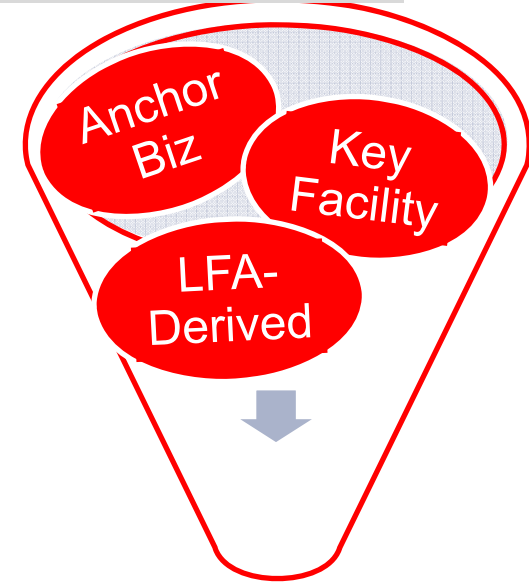
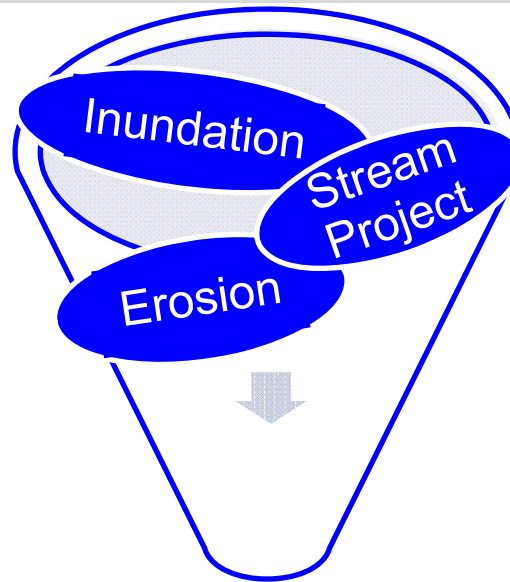
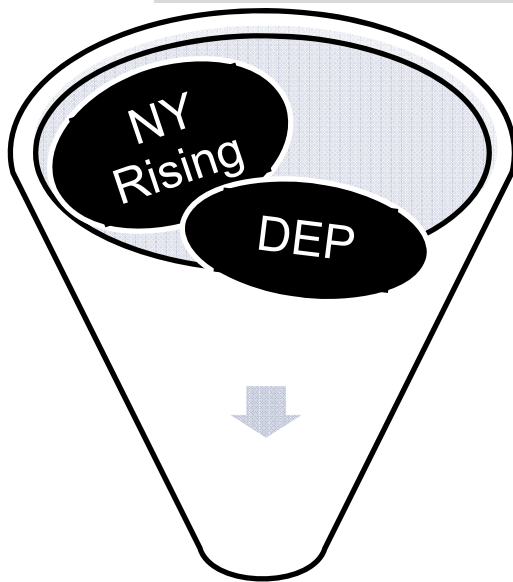
# NYC-Funded FBO: Project Filters

## LFA

## Individuals

## CWC Relocation Assistance

Approval by local town or village and NYC



Approval by local town or village and NYC

# NYC-Funded FBO

# “Individual Projects”

Three possible scenarios:

- Erosion Hazard – homes that are in imminent threat or high risk of collapse due to bank / slope failure
- Inundation Hazard – homes that have been, or are soon likely to be, substantially damaged by floods.
- Stream Restoration Project - where a priority stream restoration project planned outside an LFA area would be designed more effectively if an adjacent home (not imminently threatened by either inundation or erosion hazards) is removed.

Two distinct types of erosion risks:

- Home is near the edge of a high eroding bank;
- Home is in the floodplain inside the meander belt, and the topography indicates a high risk of avulsion that could damage the home.

The SWCD or consultant, in technical assistance capacity, prepares a report assessing potential risk and outlining the rationale for inclusion; report is reviewed by lead agency, municipality and DEP.

# Individual Project – Erosion Hazard

- Structural failure exists, complete destruction imminent, dangerous;
- Project would likely qualify for FEMA but timing of next round unknown.



The evaluation approach is to determine the risk of inundation of the structure by either:

1. Comparing the depth of inundation of the structure to the structures value by modeling.
  2. Reviewing records for evidence of substantial or repeated damage.
- Where new FEMA maps exist, depth grids can provide a first assessment of eligibility.
  - Properties located in a floodway may be at higher risk.





# Individual Project – Stream Project

Goal: Address situations (outside LFAs) where the design of a stream restoration project cannot be implemented without the acquisition and removal of a structure. Projects expected to be few in number.

- The evaluation for eligibility is the recommendation (in the conceptual design report) of the project engineer / team.
- Willing Buyer / Willing Seller AND Willing Town.



# Individual Project – Proposed Process

- Municipalities, County, SMP Partners and DEP receive inquiries from landowners, which are forwarded to a lead (County? CWC?);
- Inquiries leading to applications would be recorded and tracked by the lead, who will then coordinate with local municipality;
- **Erosion and Stream Project properties:** SWCD technical staff would provide written assessments of risk for landowner, county, municipality and DEP.
- **Inundation properties:** largely formulaic (Cost-Benefit Analysis, record of damages, etc.) to be assessed by the lead, but SMP Partners may also provide input.

Several mitigation projects are funded through CWC, including a “relocation assistance” initiative. **The FBO element would be the ‘front-end’, with City purchase of the original property,** while the ‘back-end’ would involve acquisition of a replacement property using CWC funding. Properties in this group are expected to be few, but must fall within one of these groups:

- Anchor business – supermarket, pharmacy
- Critical Community Facility – town hall, fire department
- Residence (if recommended by LFA)
- Non-anchor business (if recommended by LFA)

- Need consensus for program participation (local support);
- Develop framework to allow local support at conceptual level and at project level. **NO ACQUISITION WITHOUT LOCAL APPROVAL!**
- Finalize guidelines / formulas to rank properties;
- Refine detailed program rules;

Terms of approval – 3 years, 5 years, until rescinded?  
Forms for approval – town resolution? letter?



- Organize participating agencies, municipalities and support staff;
- Stakeholder input (early 2015);
- Ownership: all properties will be offered for municipal ownership:
  - Need (early!) property management plan regardless
  - Owner must convey a CE to DEC regardless