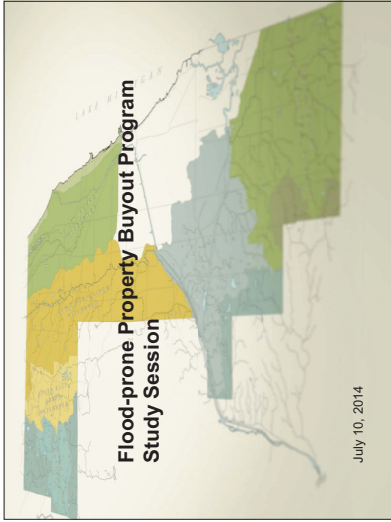





Why acquire flood prone property?

- Moving people out of harm's way
- In some cases, acquisition may be more cost effective than a structural project
- No feasible (technical or economical) structural project
- Permanently eliminates risk of future damages
- Provides needed open space within floodplains for stormwater management

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Facts and Figures

- 15,822 structures in 100-year flood plain in Cook County (~64,000 people)
- 37,953 structures in 500-year flood plain (~140,000 people)
- ~ 18,000 National Flood Insurance Program Policies (represents only 53% of insurable buildings in Cook County)
- ~\$3.5 Billion Coverage Amount
- ~\$158 Million in claims paid since 1978
- 1,571 repetitive loss properties

Source: Draft Cook County Hazard Mitigation Plan



Federal Emergency Management Agency (FEMA) Buyout Program

- Administered by Illinois Emergency Management Agency (IEMA)
- Voluntary sale by homeowner
- Appraisal determines value of property
- Funding
 - 75% FEMA
 - 25% Local Sponsor (municipality or Cook County/Township for unincorporated areas)

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FEMA Buyout Program

- Acquired structure(s) removed
- Property cannot be redeveloped
- Property must remain open space (potential Green Infrastructure opportunity)
- Property to be owned and maintained by Local Sponsor

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FEMA Buyout Program

- IEMA Minimum Selection Criteria
 - Minimum Benefit to Cost Ratio of 1.0
 - Unless value of home less than \$276,000 and located within floodplain

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FEMA Buyout Program

- IEMA Prioritization Factors
 - Located in Declared Disaster Area
 - Matching Funds Pledged (Local share of 25%)
 - Cost divided by population of local government (\$capita)
 - % of homes substantially damaged
 - % of homes repetitively damaged
 - # of homes removed from floodplain
 - Attended FEMA training
 - Community Rating System rating
- Prioritization Factors considered in Municipal Application option

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Public Act 98-0652

"The District may acquire, by purchase from a willing seller in a voluntary transaction, real property in furtherance of its regional and local stormwater management activities"

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District Potential Options

- Sponsor Assistance
 - Assist the Local Sponsor on buyouts selected by IEMA
- District Initiated
 - Acquire properties in lieu of approved Phase I and Phase II projects if economically justified
- Municipal Application
 - Solicit and prioritize applications from local governments for flood-prone properties

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Sponsor Assistance

- Assist Local Sponsor on buyouts selected by FEMA/IEMA
- District participates in local share of 25%
- Local Sponsor to own/maintain acquired properties
- Mechanism: Intergovernmental Agreement

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District Initiated Acquisitions

- Phase I and Phase II projects
 - A buyout alternative will be analyzed
 - If acquisition more cost effective, recommend buyout
- Prioritized by Benefit to Cost Ratio (>1.0)
- Intergovernmental/Purchase Agreement
 - Structures removed
 - Kept as open space
 - Local government to own/maintain acquired properties

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Municipal Application Acquisitions

- Implement modified IEMA/FEMA guidelines for municipal project applications
- Local government submits application to MWRD
- Minimum requirements established
- Projects prioritized

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Municipal Application Minimum Requirements

- Property must be in floodway or floodplain
- Residential property
- Local government agrees to adhere to IGA
- Benefit to cost ratio > 1.0
- Compliant with all MWRD ordinances

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Municipal Application Prioritization Criteria

- Benefit to cost ratio
- Local cost share pledge (Economics Considered)
- Other funding sources
- Number of homes to be removed from floodway
- Number of homes to be removed from floodplain
- Number of structures with repetitive claims
- Applied for FEMA buyout assistance
- Percentage of problem area addressed
- Acreage returned to open space

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Recommendations

- Develop a flood-prone property purchase program policy for submission to the Board by August 7, 2014
- Incorporate the three alternatives discussed
 - Sponsor Assistance
 - District Initiated
 - Municipal Application
- Prioritization will be taken in program order
- Incorporate Board and public feedback
- Implement program
- Review program annually

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Discussion

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