

 City of Highland Park



FEMA



STORMWATER MANAGEMENT COMMISSION




FEMA BUY OUT PROGRAM



# Buy Out Program



## KEY TERMS

- FLOODWAY
  - FLOODPLAIN
    - FEMA Base Flood Elevation (BFE)
    - City Base Flood Elevation (Higher Than FEMA)
      - Provides More Protection From Flooding
  - LAKE COUNTY STORMWATER MANAGEMENT COMMISSION (LC SMC)
  - SUBSTANTIALLY DAMAGED STRUCTURES
  - REPETITIVE LOSS STRUCTURES
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**Buy Out Program- Homeowner's Choice**

# Buy Out Program

- REDUCE FUTURE FLOOD DAMAGE
- PROVIDE SHORT-TERM FLOOD STORAGE
- FEMA GRANT – 75 FEDERAL AND 25 LOCAL
  - Annual Grant Application
  - Limited Funding
  - Not All Applicants Qualify
- ADMINISTERED BY LAKE COUNTY SMC
  - Property Survey
  - Meet Eligibility Criteria
  - FEMA's Benefit Cost Criteria – Return on Investment



**Buy Out Program- A Voluntary Program**

# Buy Out Program



- CITY ELIGIBILITY
  - Adopt FEMA Floodplain Ordinance
    - Certified Stormwater Management Community (LC SMC)
  - Certified National Flood Insurance Program Community
    - Subsidized Flood Insurance Availability
    - Floodplain Management- Permitting and Enforcement
  - Adopt FEMA All Natural Hazards Mitigation Plan (ANHMP)

**Buy Out Program- Property Owner Has The Final Say**

# Buy Out Program

- LC SMC MANAGES THE PROGRAM
  - Survey Property
  - Appraisal
  - 3-way Agreement – Property Owner, City, and SMC
- ONCE SOLD, CITY MAINTAINS THE PROPERTY
- SINCE 1993, THIS PROGRAM PURCHASED MORE THAN 20,000 PROPERTIES



**Buy Out Program- Property Owner Can Walk Away on Closing Day**

# Buy Out Program

- ELIGIBILITY

- Significant Flooding- Damage Above First Floor
- Homes in FEMA-designated Floodway
- Repetitive Loss Homes
- Meets Strict FEMA's Benefit Cost Criteria
- Community in Good Standing (FEMA and SMC)

- TIMELINE

- 0-6 Months- Property Survey and Application Submittal
- 7-12 Months- FEMA Approval Process and SMC Coordination
- 13-18 Months- Appraisal, Property Acquisition, Demolition, Title Transfer



**Buy Out Program- Eminent Domain Not An Option**

# Buy Out Program

## THIS IS A VOLUNTARY PROCESS

- No owner Forced To Relinquish
- Lengthy Process

## PROPERTY BECOMES PUBLIC LAND

- Property Owner Given Fair Price
- Licensed Appraisal (Administered by SMC)
- Property Cannot be Re-Sold or Developed
- Property Could Be Used For Flood Storage or Wetlands



# Buy Out Program



## RESOURCES

- <https://www.fema.gov/hazard-mitigation-grant-program>
  - [https://www.fema.gov/media-library-data/20130726-1516-20490-8060/acquisition\\_sow.pdf](https://www.fema.gov/media-library-data/20130726-1516-20490-8060/acquisition_sow.pdf)
  - [https://www.fema.gov/media-library-data/20130726-1507-20490-4551/fema\\_317.pdf](https://www.fema.gov/media-library-data/20130726-1507-20490-4551/fema_317.pdf)
  - [https://www.illinois.gov/iema/Mitigation/documents/Prog\\_PropertyAcquisitionProjects.pdf](https://www.illinois.gov/iema/Mitigation/documents/Prog_PropertyAcquisitionProjects.pdf)
  - <http://www.lakecountylil.gov/2369/All-Natural-Hazards-Mitigation-Plan>
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# Buy Out Program



QUESTIONS?