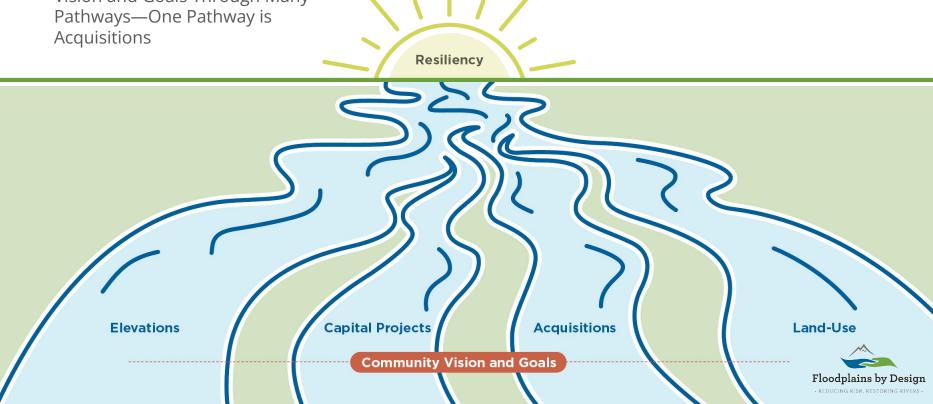


Communities Can Advance Their Vision and Goals Through Many



Stepping Stones to an Acquisition





General Overview

Appraisal

ID Willing

Seller

Determine

Relocation

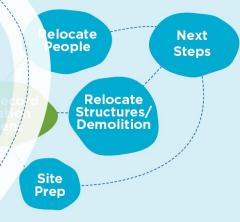
Benefit

Secure Funding to Complete Project and Enter Long-Term Stewardship

Noti Com

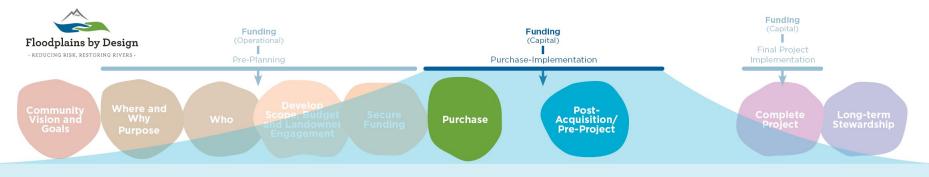
& Re

This figure provides a high-level overview of the purchase-implementation process. Different funding agencies may use different terms, have slightly different steps or varying requirements. Coordinate with your grant manager(s).



Landoune Negotiations (sprice, closing date other stipulations









Funding (Operational) Pre-Planning

Develop

Scope, Budge

and Landov

Funding (Capital) Purchase-Implementation

(Capital) Final Project Implementation

Funding

Community Vision and Goals

Considerations

- What would make your community safer, healthier and more livable
- Future vision
- Goals
- · What does this mean for your acquisition strategy

Where and Why **Purpose**

- Flood risk Other natural
- hazards Salmon recovery
- Ecosystem health
- Repetitive loss properties
- · Flood control cost reductions
- · Flood storage
- Emergency management
- Strategy: cluster, checkerboard, contiguous
- Layering of GIS data: flood maps, salmon plan information. repetitive loss information

Considerations

- · Willing sellers
- · Which Entity:
- » Buys

 - » Steware
 - » Secur » Admi
 - fundi » Comr
 - Offer equita » Mana

Considerations

Who

- » Negotiates
- » Holds
- » Owns lo
- term
- Which Er position
- purch
- flow » Demo
- » Project Implem

Purpose of this Tool:

Considerations to help set reasonable management strategy objectives and adequately budget by planning for the known complexity of acquisitions.

Complete Project

Long-term Stewardship

Land Management

Consider hard costs and staff

> gement Itural leases

vner sebacks

plaints

iccess activities iti and alism

desired end ate affects the pes of funding to be pursued.

costs

at delays and problems

- Project type may affect all previous steps Longterm
- stewardship and management considerations Potential project
- types » Levee setback
- » Park
- » Trail » Restoration
- » Open-space » Agriculture
- Project considerations
- » Tribal access
- » Public access » Interpretative
- signage
- » Parking » Safetv
- » Long-term stewardship

Considerations Funding

- Staffing
- · Flexibility if original project needs to adapt

Funding Considerations

- Where and why an acquisition is happening affects which types of funding a. applicable
- Long-term plan for the land may affect which funding sources are desirable
- · Funding type affects how long a landowner must wait to sell which can have equity impacts, landowner willingness impacts and may affect where work is even possible
- . Types of funding and desired end state of the property may affect where work is possible
- · Post-flood dollars can differ from pre-flood dollars
- · Funding can take so long to arrive that the difference in post-flood and pre-flood work can begin to blur

. The needs of willing senera may

affect the kind of funding required

landow.

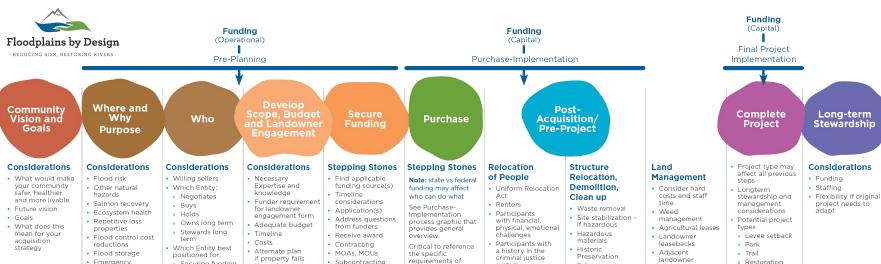
who participa.

pertise needed Dected steps (salvaging, cultural resources, etc.) » Relocation complexities

» Sellers no longer willing or changed needs

4 Funding Considerations

- · Variation in complexity and cost of the purchase. relocation and demolition has significant budget implications for hard costs and staff costs
- · Many funders won't reimburse until all or numerous steps are completed
- » Cash flow
- » Escrow versus after closing reimbursement
- » Demolition can take months before reimbursement
- » Grants may not cover costs incurred post-acquisition but pre-project implementation (i.e., dumping)
- » Stewardship can be difficult to fund



the funding source

for requirements.

progression and

constraints.

Funding Considerations

 Where and why an acquisition is happening affects which types of funding are applicable

Emergency

management

Strategy: cluster,

checkerboard,

Lavering of GIS data:

flood maps, salmon

plan information.

repetitive loss

information

contiguous

- Long-term plan for the land may affect which funding sources are desirable
- · Funding type affects how long a landowner must wait to sell which can have equity impacts, landowner willingness impacts and may affect where work is even possible

» Securing funding

» Administerina

Offering most

Managing cash

Implementation

equitable options

funding

» Completing

purchase

» Demolition

flow

» Project

through

· Purchase-

needs

people

Cost increases

Implementation

Structure relocation

Relocation of

Demolition

complications

- . Types of funding and desired end state of the property may affect where work is possible
- · Post-flood dollars can differ from pre-flood dollars
- · Funding can take so long to arrive that the difference in post-flood and pre-flood work can begin to blur

2 Funding Considerations

3

· "Who" applies affected by eliaibility

Subcontracting

- · "Who" applies can affect competitiveness
- · Funding type affects how long a landowner must wait to sell which can have equity impacts, landowner willingness impacts and who participates
- . The needs of willing sellers may affect the kind of funding required

3 Funding Considerations

system

CIP programs may

not have social

services staff

- · The length of time to receive funding can affect costs dramatically
- · Insufficient budgeting can lead to significant delays and problems

Salvage

· Relocation steps

Tank or septic

Infrastructure

removal

Asbestos removal

decommissioning

- » land value increases
- » Demolition surprises
- » Land-holding surprises » Unexpected expertise needed
- » Unexpected steps (salvaging, cultural resources, etc)
- » Relocation complexities
- » Sellers no longer willing or changed needs

4 Funding Considerations

- · Variation in complexity and cost of the purchase. relocation and demolition has significant budget implications for hard costs and staff costs
- · Many funders won't reimburse until all or numerous steps are completed
- » Cash flow
- » Escrow versus after closing reimbursement
- » Demolition can take months before reimbursement
- » Grants may not cover costs incurred post-acquisition but pre-project implementation (i.e., dumping)
- » Stewardship can be difficult to fund

- » Restoration
 - » Open-space
 - » Agriculture

complaints

· Vacant lands

· Illicit activities

Encampments

· Drug activities

· The desired end

be pursued.

state affects the

types of funding to

· Illegal access

· Graffiti and

vandalism

Dumping

- Project considerations
 - » Tribal access
 - » Public access
 - » Interpretative
 - signage

 - » Parking
 - » Safetv
 - » Long-term stewardship