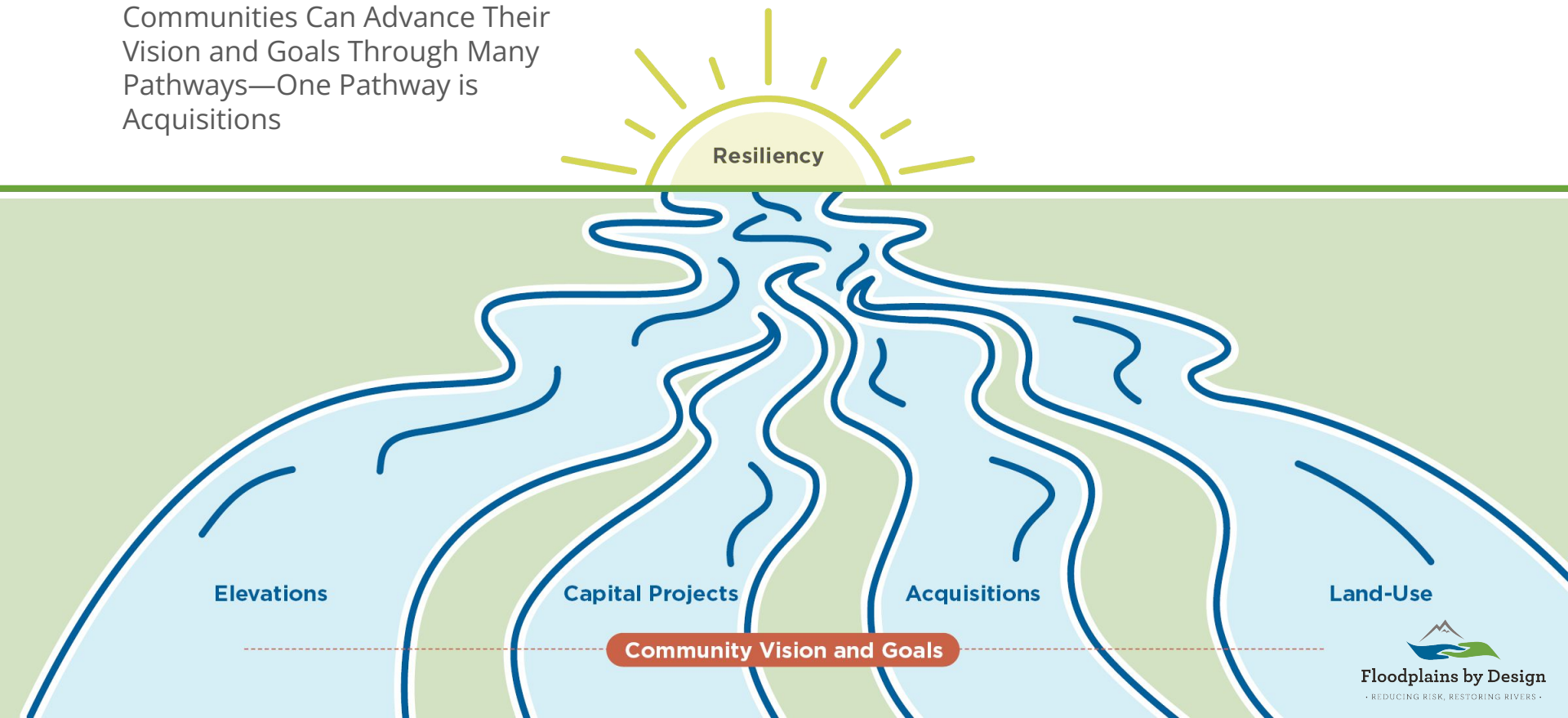
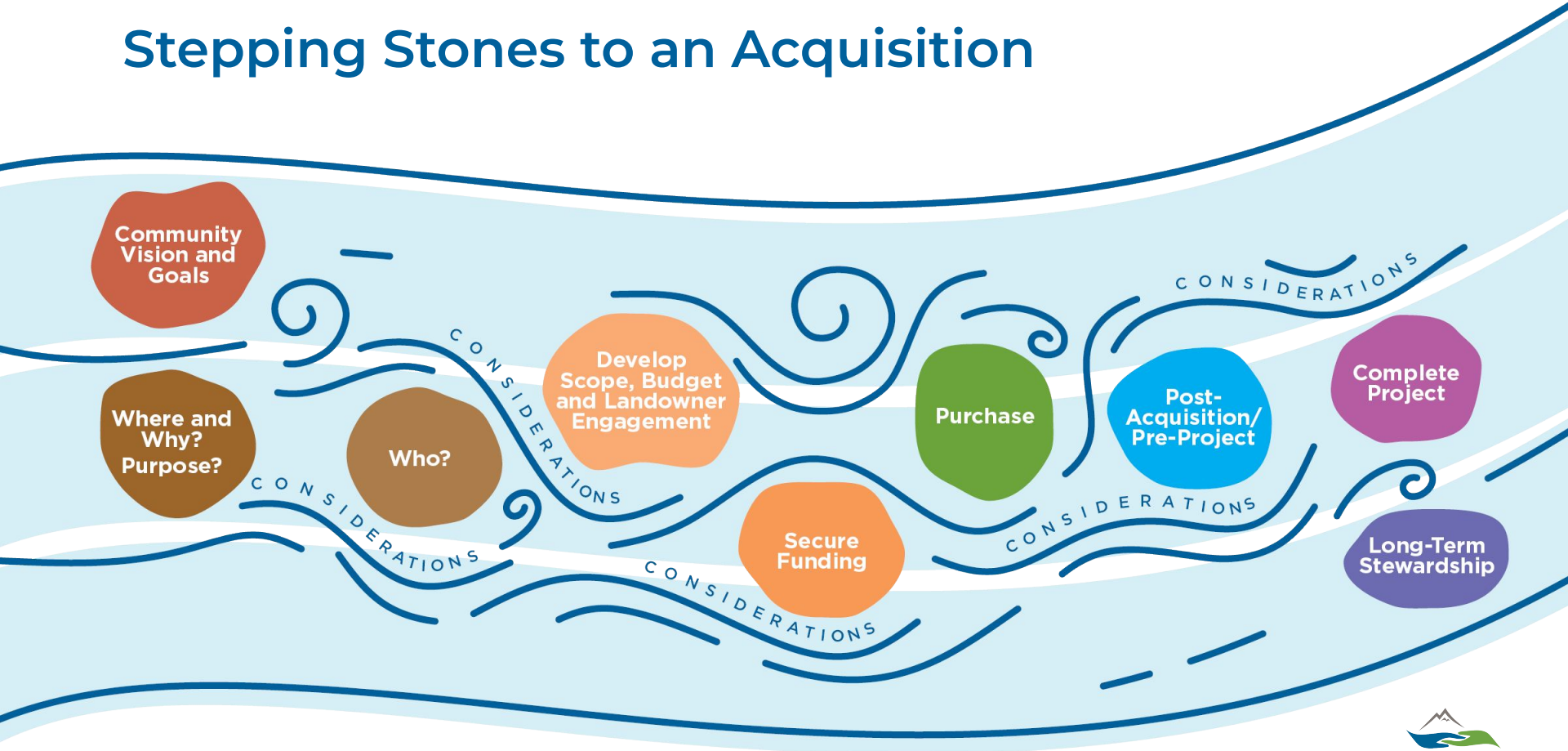


Multiple Pathways

Communities Can Advance Their Vision and Goals Through Many Pathways—One Pathway is Acquisitions



Stepping Stones to an Acquisition

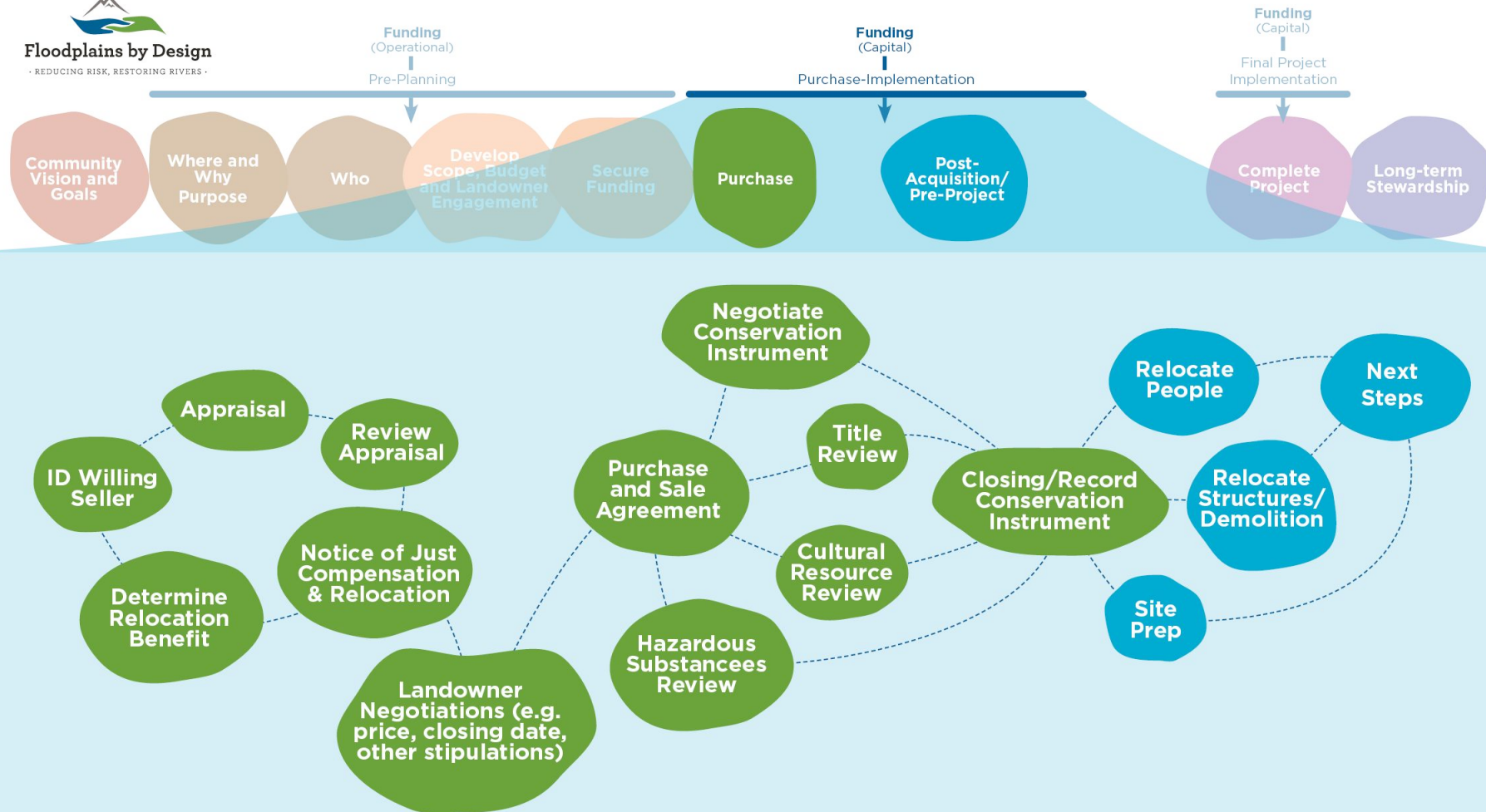


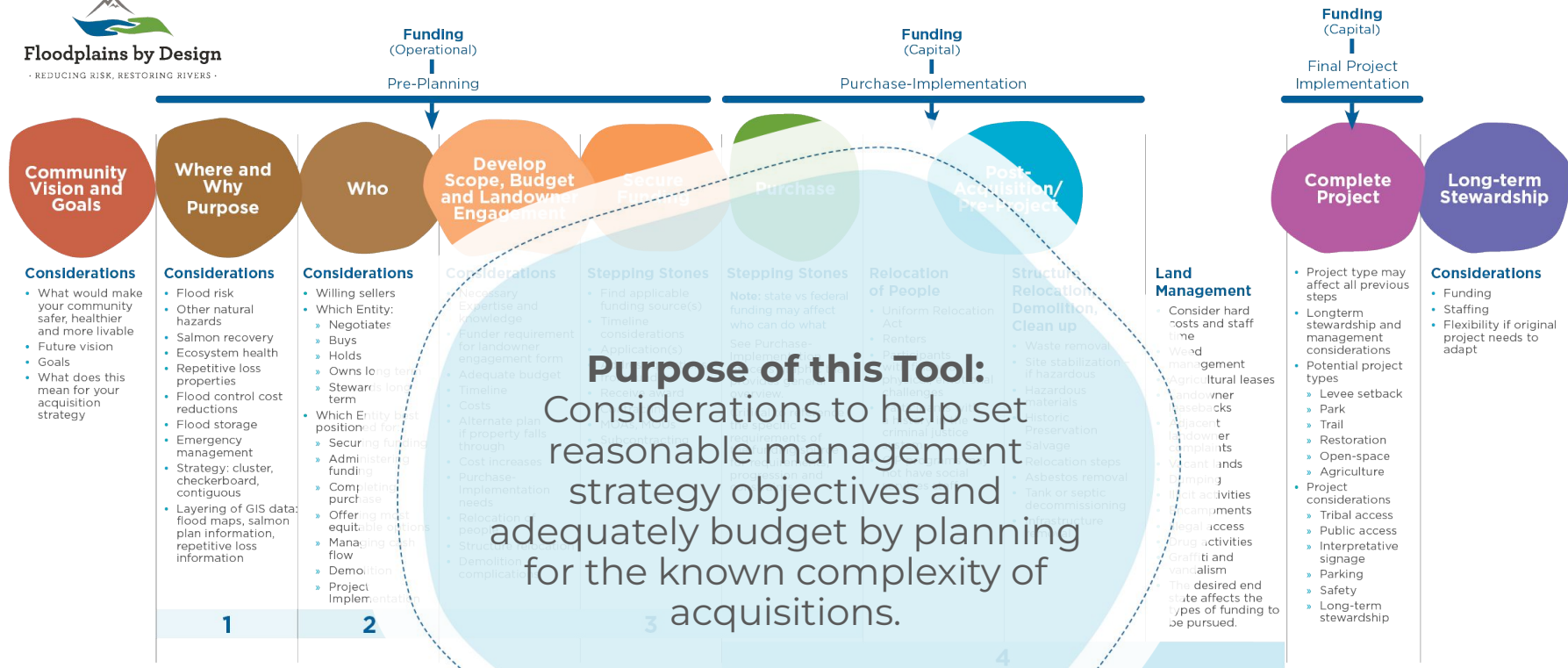
General Overview

Secure Funding to Complete Project and
Enter Long-Term Stewardship

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).







1 Funding Considerations

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

2 Funding Considerations

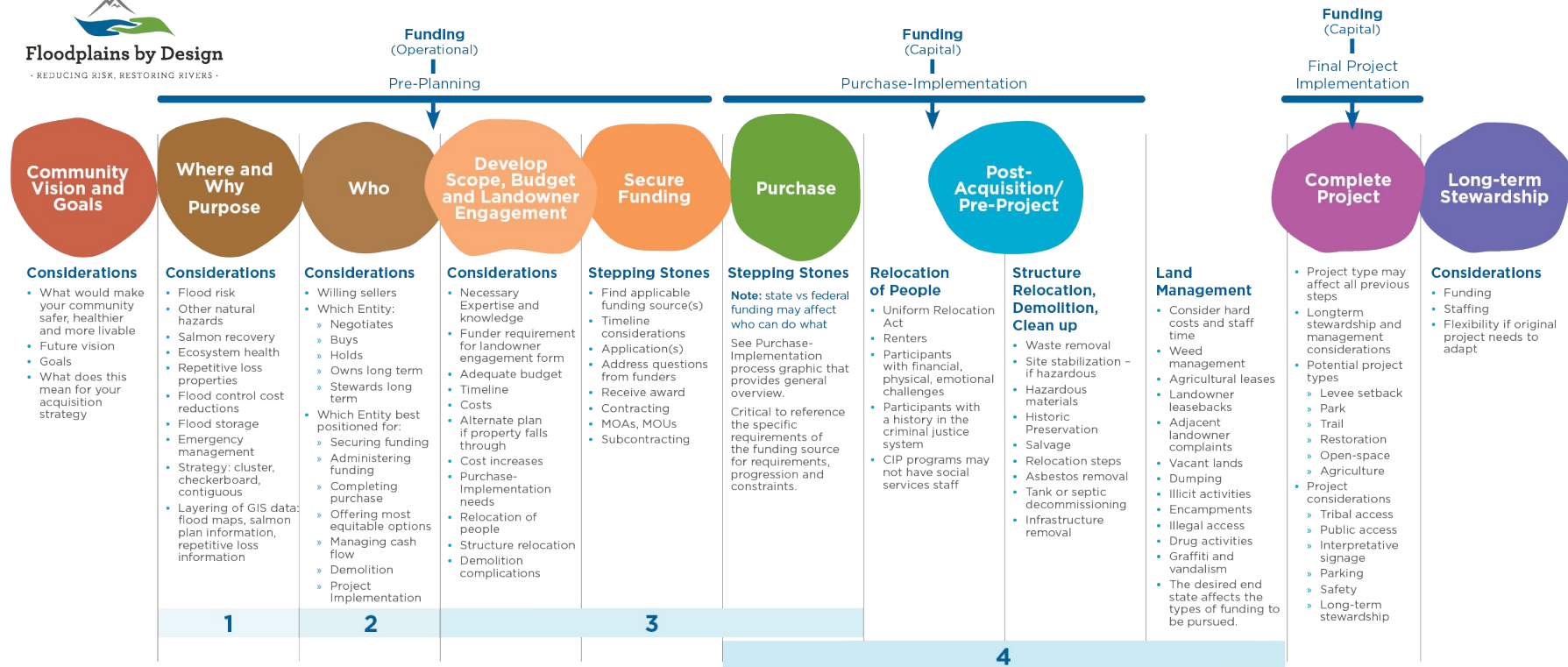
- Who applies affected by eligibility
- Who applies can affect competitiveness
- Funding type affects how long a landowner must wait to sell which can have equity impacts, landowner willingness impacts and may affect where work is even possible
- The needs of willing sellers may affect the kind of funding required

3 Funding Considerations

- The length of time to receive funding can affect costs dramatically
- Insufficient budgeting can lead to significant delays and problems
 - Land value increases
 - Demolition surprises
 - Unanticipated expertise needed
 - Unanticipated 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



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- "Who" applies can affect competitiveness
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- Insufficient budgeting can lead to significant delays and problems
 - 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

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