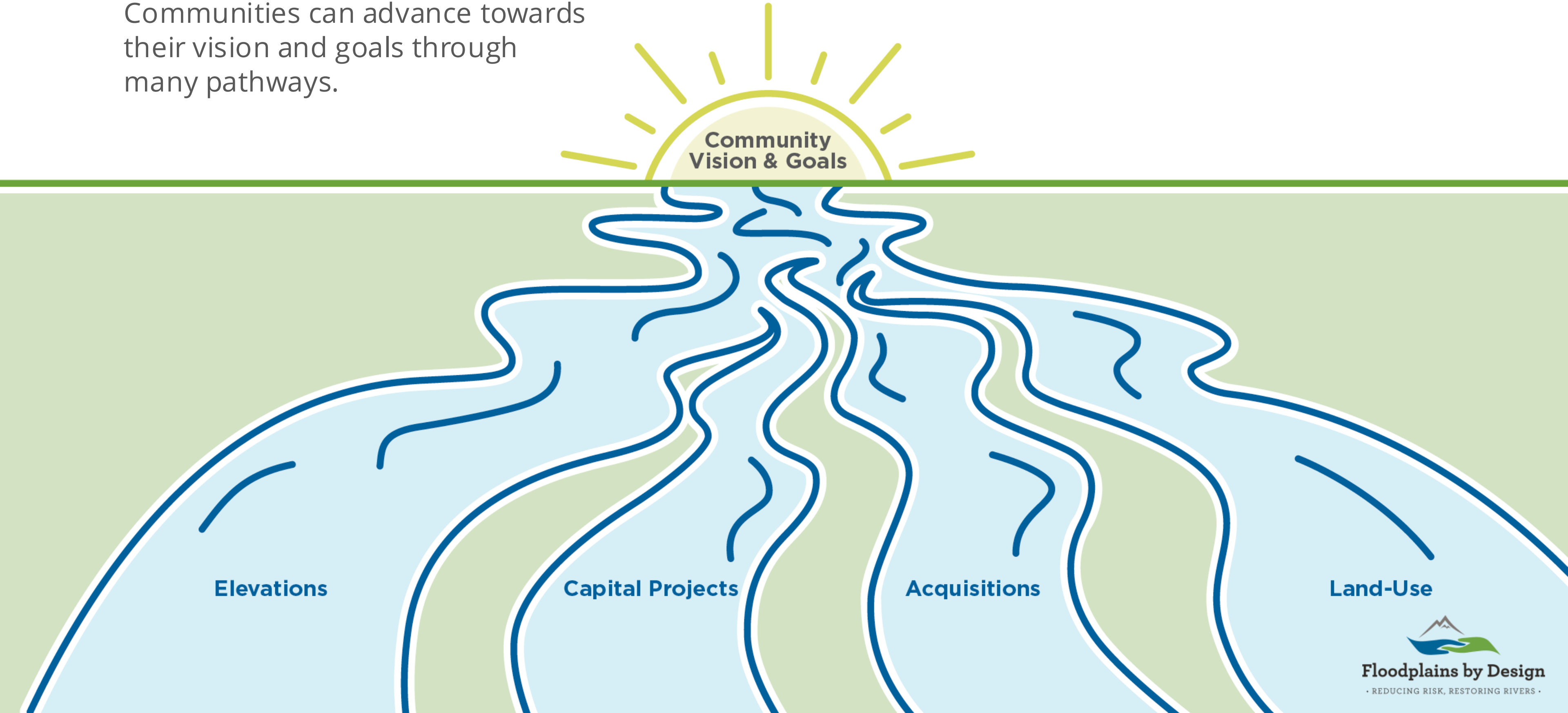
Multiple Pathways

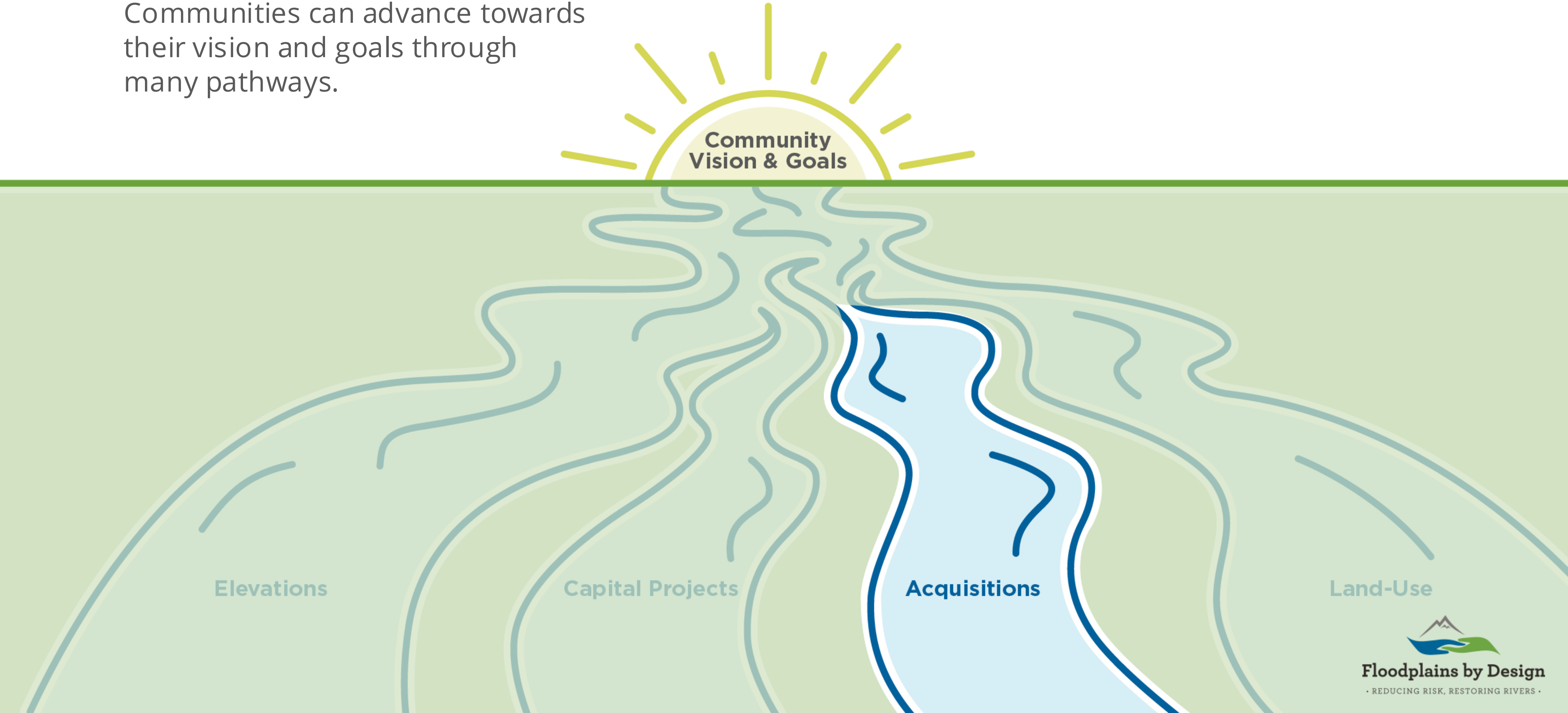
Communities can advance towards their vision and goals through many pathways.



Floodplains by Design
· REDUCING RISK, RESTORING RIVERS ·

Multiple Pathways

Communities can advance towards their vision and goals through many pathways.



Floodplains by Design
· REDUCING RISK, RESTORING RIVERS ·

Stepping Stones to an Acquisition

Floodplains by Design
· REDUCING RISK, RESTORING RIVERS ·

General Overview

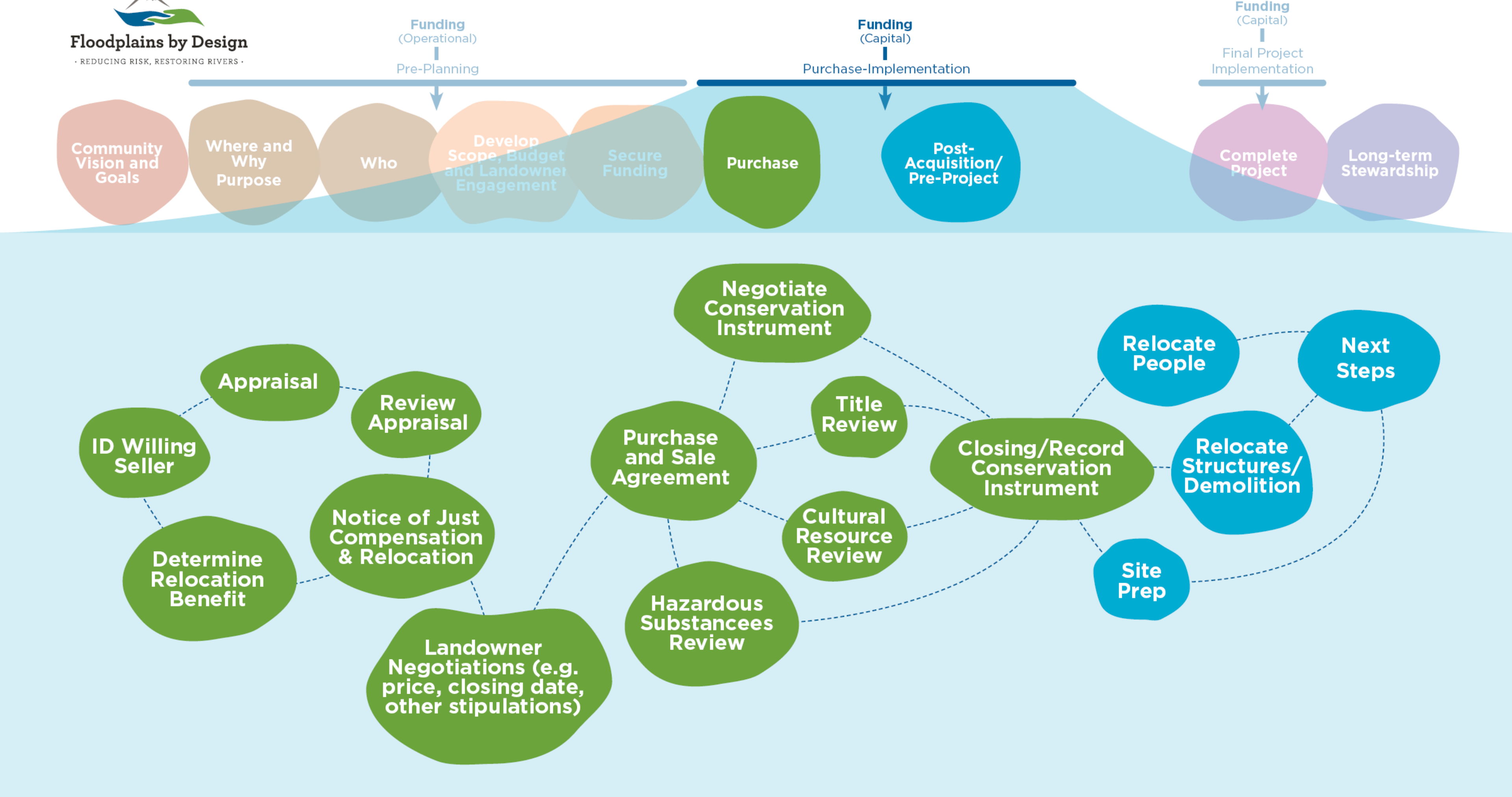
Secure Funding to Complete Project and Enter Long-Term Stewardship

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).

Floodplains by Design

· REDUCING RISK, RESTORING RIVERS ·

Floodplains by Design
· REDUCING RISK, RESTORING RIVERS ·



Floodplains by Design
· REDUCING RISK, RESTORING RIVERS ·

Funding (Operational) — Pre-Planning

Funding (Capital) — Purchase-Implementation

Funding (Capital) — Final Project Implementation

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

Considerations
- 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

Who

Considerations
- Willing sellers
- Which Entity:
  - » Negotiates
  - » Buys
  - » Holds
  - » Owns long term
  - » Stewards long term
- Which Entity best positioned for:
  - » Securing funding
  - » Administering funding
  - » Completing purchase
  - » Offering most equitable options
  - » Managing cash flow
  - » Demolition
  - » Project Implementation

Develop Scope, Budget and Landowner Engagement

Considerations
- Necessary Expertise and knowledge
- Funder requirement for landowner engagement form
- Adequate budget
- Timeline
- Costs
- Alternate plan if property falls through
- Cost increases
- Purchase-Implementation needs
- Relocation of people
- Structure relocation
- Demolition complications

Secure Funding

Stepping Stones
- Find applicable funding source(s)
- Timeline considerations
- Application(s)
- Receive award
- MOAs, MOUs
- Subcontracting

Purchase

Stepping Stones
Note: state vs federal funding may affect who can do what

See Purchase-Implementation process overview.

Post-Acquisition/ Pre-Project

Relocation of People
- Uniform Relocation Act
- Renters
- Participants with physical or mental challenges

Structure Relocation, Demolition, Clean up
- Waste removal
- Site stabilization - if hazardous
- Hazardous materials
- Historic Preservation
- Salvage
- Relocation steps
- Asbestos removal
- Tank or septic decommissioning
- Infrastructure

Land Management
- Consider hard costs and staff time
- Weed management
- Agricultural leases
- Landowner leasebacks
- Adjacent landowner complaints
- Vacant lands
- Dumping
- Illicit activities
- Encampments
- Illegal access
- Drug activities
- Graffiti and vandalism
- The desired end state affects the types of funding to be pursued.

Complete Project
- 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
  - » Safety
  - » Long-term stewardship

Long-term Stewardship

Considerations
- Funding
- Staffing
- Flexibility if original project needs to adapt

1 2 3 4

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

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 who participates
- 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
  - » Landholding 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

Floodplains by Design

· REDUCING RISK, RESTORING RIVERS ·

Funding (Operational) — Pre-Planning

Funding (Capital) — Purchase-Implementation

Funding (Capital) — Final Project Implementation

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

Considerations

- 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

Who

Considerations

- Willing sellers
- Which Entity:
  - Negotiates
  - Buys
  - Holds
  - Owns long term
  - Stewards long term
- Which Entity best positioned for:
  - Securing funding
  - Administering funding
  - Completing purchase
  - Offering most equitable options
  - Managing cash flow
  - Demolition
  - Project Implementation

Develop Scope, Budget and Landowner Engagement

Considerations

- Necessary Expertise and knowledge
- Funder requirement for landowner engagement form
- Adequate budget
- Timeline
- Costs
- Alternate plan if property falls through
- Cost increases
- Purchase-Implementation needs
- Relocation of people
- Structure relocation
- Demolition complications

Secure Funding

Stepping Stones

- Find applicable funding source(s)
- Timeline considerations
- Application(s)
- Address questions from funders
- Receive award
- Contracting
- MOAs, MOUs
- Subcontracting

Purchase

Stepping Stones

Note: state vs federal funding may affect who can do what

See Purchase-Implementation process graphic that provides general overview.

Critical to reference the specific requirements of the funding source for requirements, progression and constraints.

Post-Acquisition/ Pre-Project

Relocation of People

- Uniform Relocation Act
- Renters
- Participants with financial, physical, emotional challenges
- Participants with a history in the criminal justice system
- CIP programs may not have social services staff

Structure Relocation, Demolition, Clean up

- Waste removal
- Site stabilization – if hazardous
- Hazardous materials
- Historic Preservation
- Salvage
- Relocation steps
- Asbestos removal
- Tank or septic decommissioning
- Infrastructure removal

Land Management

- Consider hard costs and staff time
- Weed management
- Agricultural leases
- Landowner leasebacks
- Adjacent landowner complaints
- Vacant lands
- Dumping
- Illicit activities
- Encampments
- Illegal access
- Drug activities
- Graffiti and vandalism
- The desired end state affects the types of funding to be pursued.

Complete Project

- 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
  - Safety
  - Long-term stewardship

Long-term Stewardship

Considerations

- Funding
- Staffing
- Flexibility if original project needs to adapt

1 2 3 4

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 who participates
- 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
  - 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