

# LOWER ONION CREEK FLOOD HAZARD MITIGATION BUYOUT PROJECT



# AGENDA

- **Project History**
- **Current Project Status**
- **Post-Flood Policy Amendments**

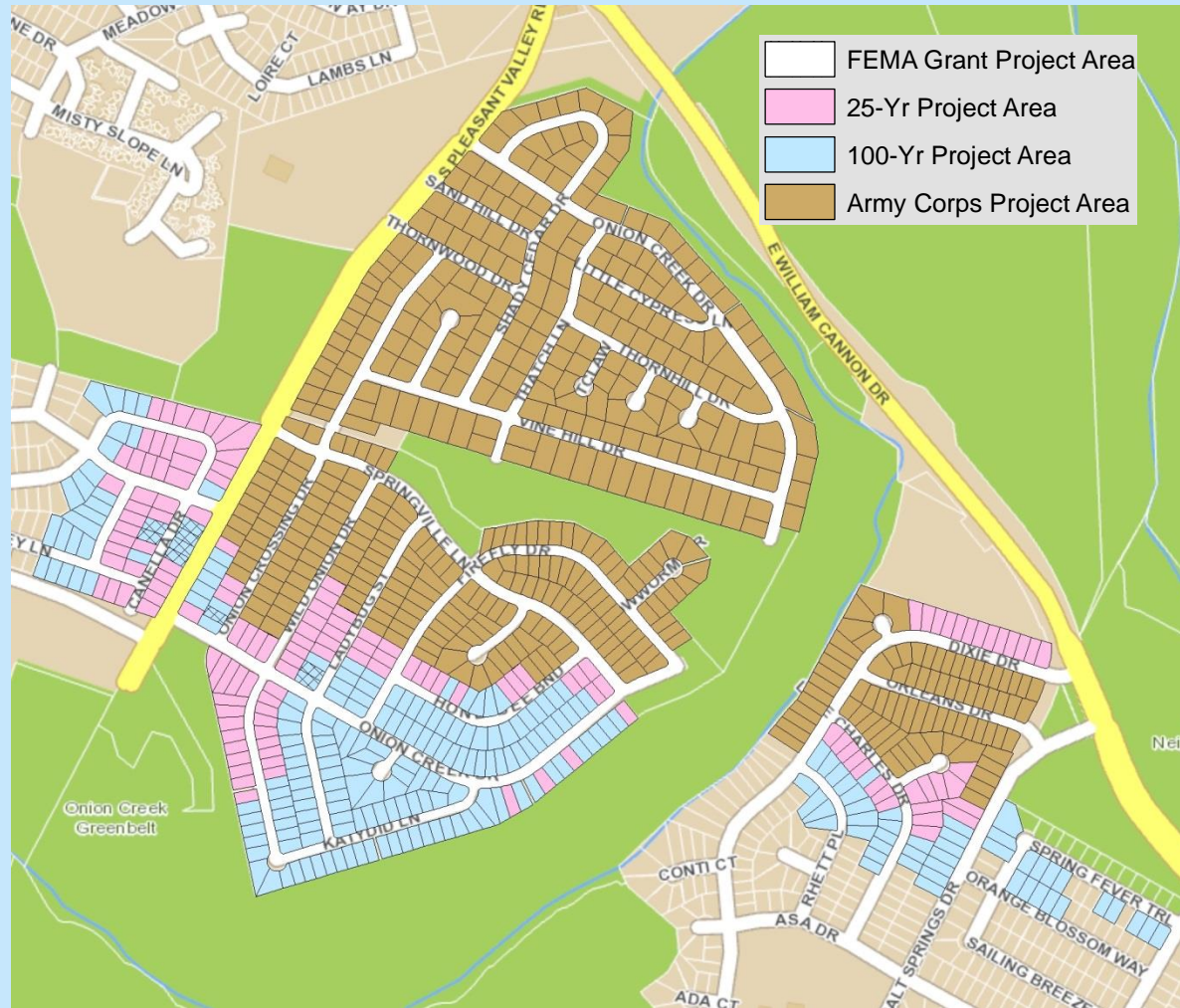
# PROJECT HISTORY

- 855 properties at risk of flooding, limited access
- 1998 – request to U.S. Army Corps of Engineers to conduct flood control study
- Austin voters approved \$2.4 million in bonds to buy flood-prone homes near Onion Creek in 1998, buyouts began in 1999
- Corps study evaluated structural & non-structural solutions
- Structural solutions evaluated:
  - Detention
  - Channel modifications
  - Diversions
  - Levees/Floodwalls

# PROJECT HISTORY

- Preliminary structural alternative included:
  - Levees - >11,000ft long and 10ft high
  - Diversion channels - >5,000ft long and 250ft wide
  - Floodwall – 3,500ft long, 15ft high
  - Flood gates
  - Would require acquisition of many properties for construction
- Varying levels of protection
- 2006 - Feasibility Study confirmed recommendation of acquisition of 483 properties in 25-year floodplain, highest risk area
- Flooding in 1998, 2001, 2013, 2015

# BUYOUT PROJECT AREAS



# BUYOUT PROJECT AREAS

- **Corps Project Area**
  - 483 properties
  - Includes ecosystem restoration & recreation components
  - \$73.2M cost estimate, ~\$46.5M federal share
  
- **25-Year Area**
  - 140 properties
  - \$35.5M in Certificates of Obligation & authority to make offers approved June 2014
  
- **100-Year Area**
  - 232 properties
  - \$60M in Certificates of Obligation approved Sept 2014
  - Authority to make offers approved March 2015
  - \$1-1.5M FEMA grant

# CURRENT STATUS

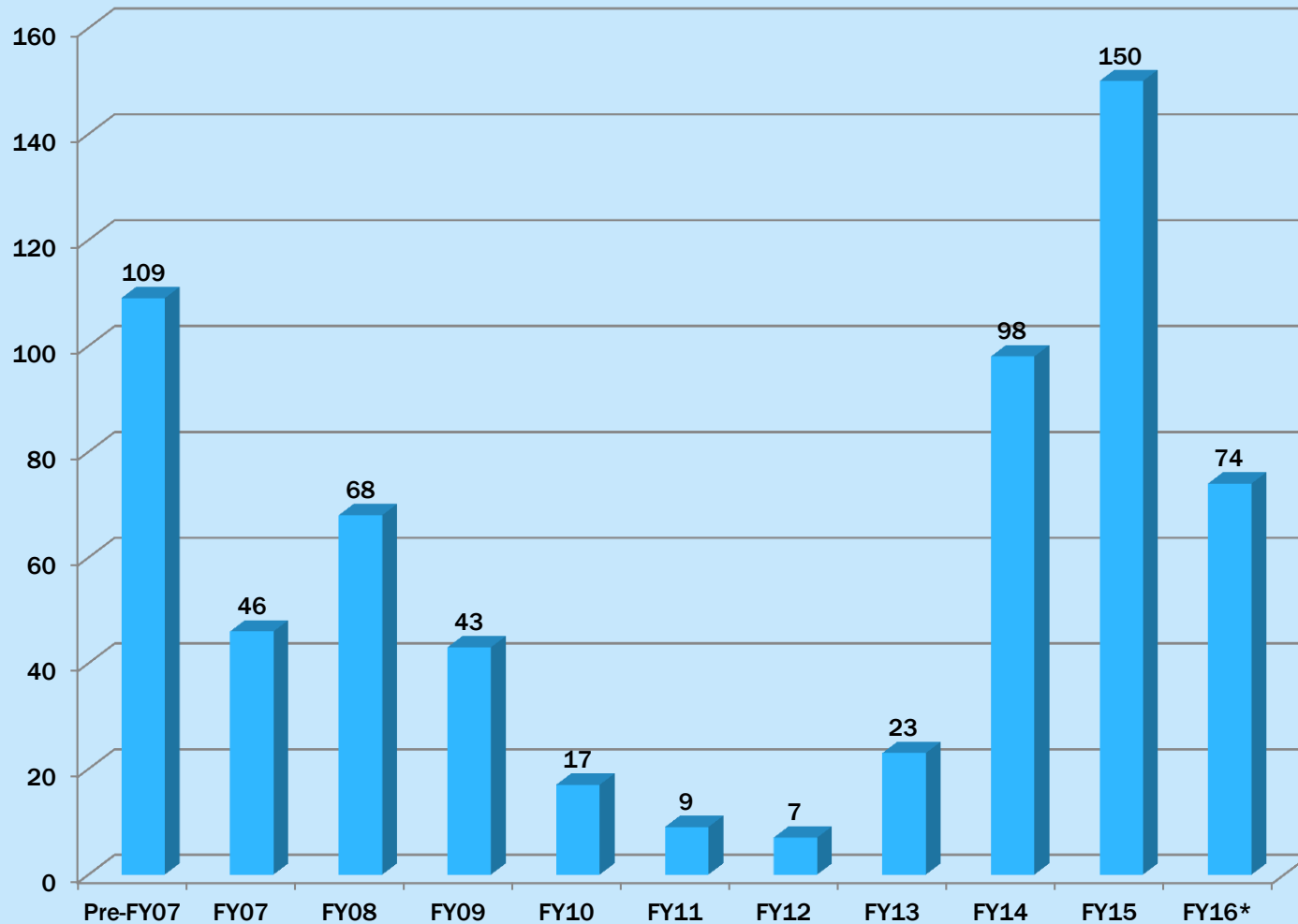
Buyout Project Area	Total # of Properties	# Acquired as of 2/8/2016	# Remaining to Acquire
Army Corps Area	483	469	14
25-Year Area	140	125	15
FEMA Grant Area	9	9	0
100-Year Area	223	41	182
	855	644	211

\* Project 75% complete as of 2/8/2016

# CURRENT STATUS



# LOWER UNION BUYOUTS BY YEAR



\* as of 2/8/2016

# POST-FLOOD POLICY AMENDMENTS

1. Pre-flood appraisal of properties
2. Waive occupancy requirement for individuals that occupied the property as of October 29, 2015
3. Exclude the deduction of any structural insurance proceeds up to \$15,000 without receipts for life and safety items and repairs. For sums beyond \$15,000, the applicant must provide receipts and obtain prior City approval for expenditures

*(Amendments only apply to 100% City Funded Buyouts in Onion Creek and Williamson Creek project areas)*

# FEMA DISASTER ASSISTANCE

- Federal Disaster Declaration on November 25, 2015
- Registration Deadline was January 25, 2015
- Assistance Provided (up to \$33k maximum)
  - Temporary Housing
  - Home Repairs
  - Personal property losses
  - Other serious disaster-related needs not covered by insurance
  - U.S. Small Business Administration low-interest loans up to \$200k
- Duplication of Benefits of the Pre-Flood Condition Offer
  - Receipted Home Repairs

# AVAILABLE HOUSING IN AUSTIN

## ■ Located in the City of Austin in AISD: 36

- \$140,000 to \$159,999 - 0
- \$160,000 to \$179,999 - 1
- \$180,000 to \$199,999 - 4
- \$200,000 to \$219,999 - 5
- \$220,000 to \$239,999 - 9
- \$240,000 to \$259,999 - 2
- \$260,000 to \$279,999 - 7
- \$280,000 to \$300,000 - 8

- As of 2/8/2016
- Search criteria: house, 3 or more bedrooms, 2 or more bathrooms, 1,000 SQFT or greater, year built 1978 and newer, not in the 100 year floodplain, not a foreclosure.

# IMPACTS OF ACCELERATING OR EXPANDING RELOCATION SEARCH

Current timeline: Offers within 12 months

- Option: Accelerated timeline - Offers within 6 months
  - Increased project cost:
    - \$6M-\$10M if all properties participate (\$5.5M-\$9.5M if 90% participation) due to Austin housing market
  - Affordability for displacees as a result of higher value relocation comparables:
    - Property taxes: Onion Creek - \$125k (\$2,870) vs \$200k (\$4,592) vs \$300k (\$6,888)

Current relocation comparable search: Within 10 miles of project area, in Austin

- Option: Expand radius for relocation comparable search
  - Increased appeals from landowners
  - Lower acceptance rate of offers

