

LOWER ONION CREEK FLOOD HAZARD MITIGATION BUYOUT PROJECT



Environmental Commission Briefing
January 13, 2016

AGENDA

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

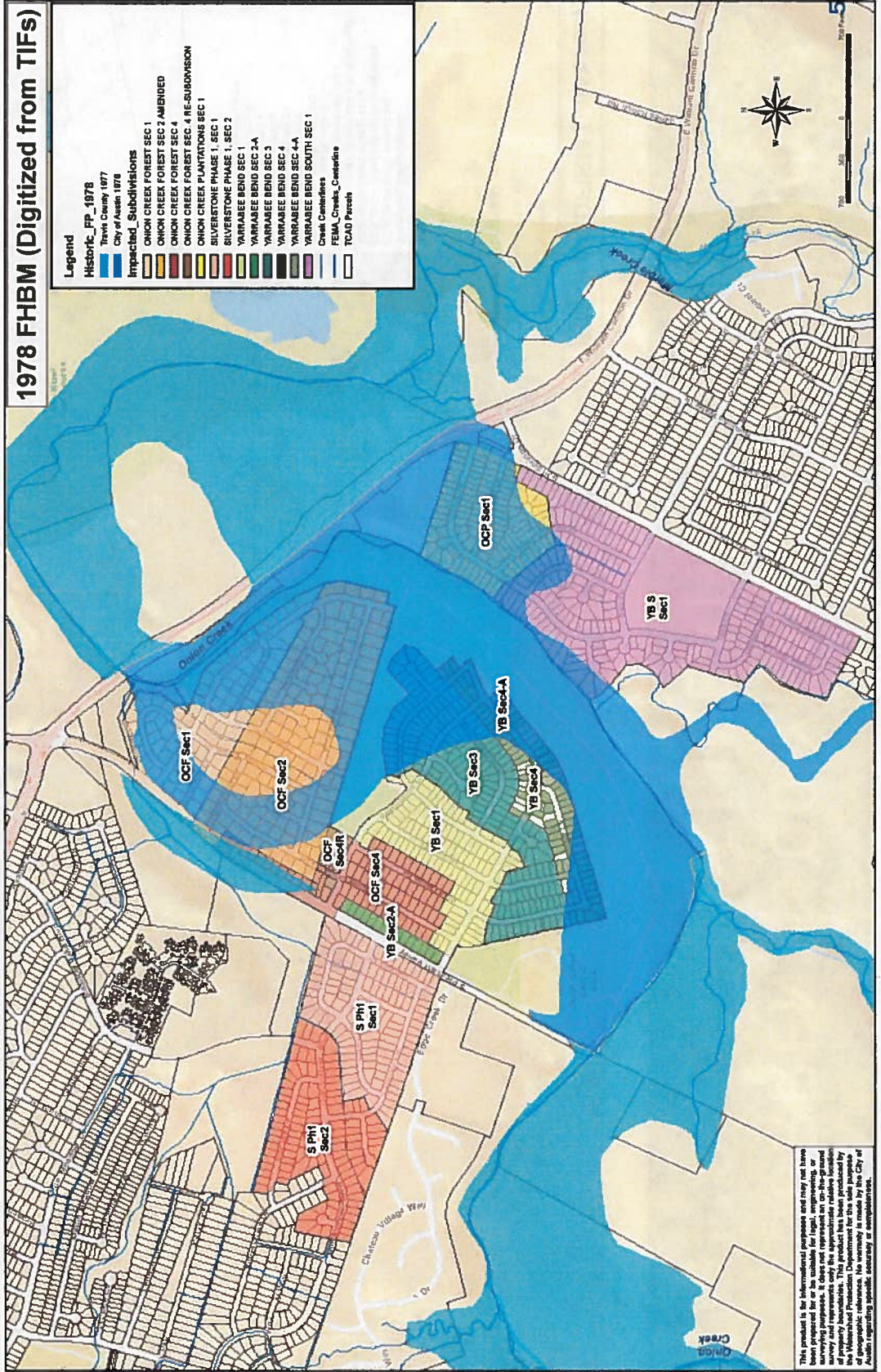
PROJECT HISTORY

- 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

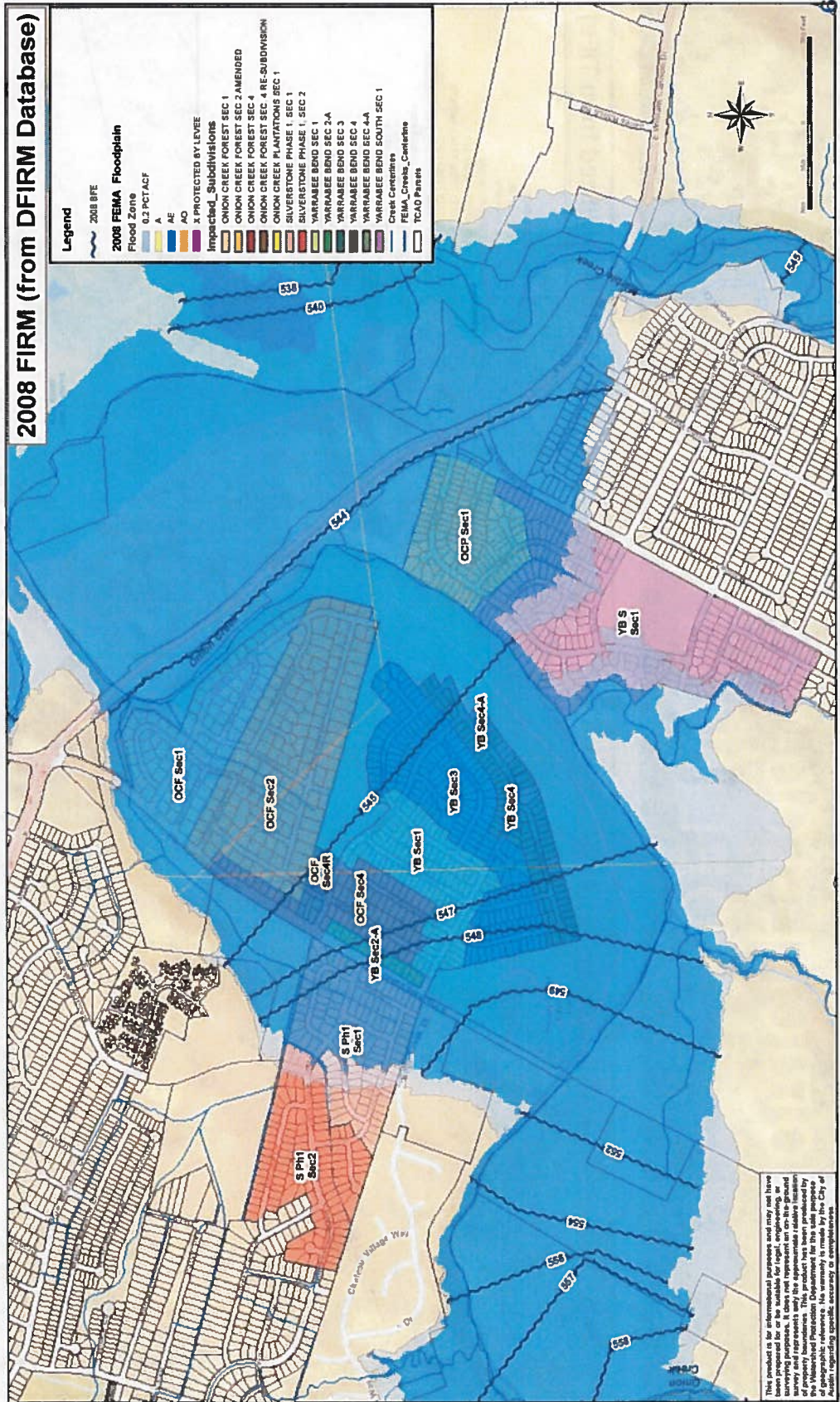
PROJECT HISTORY

- 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

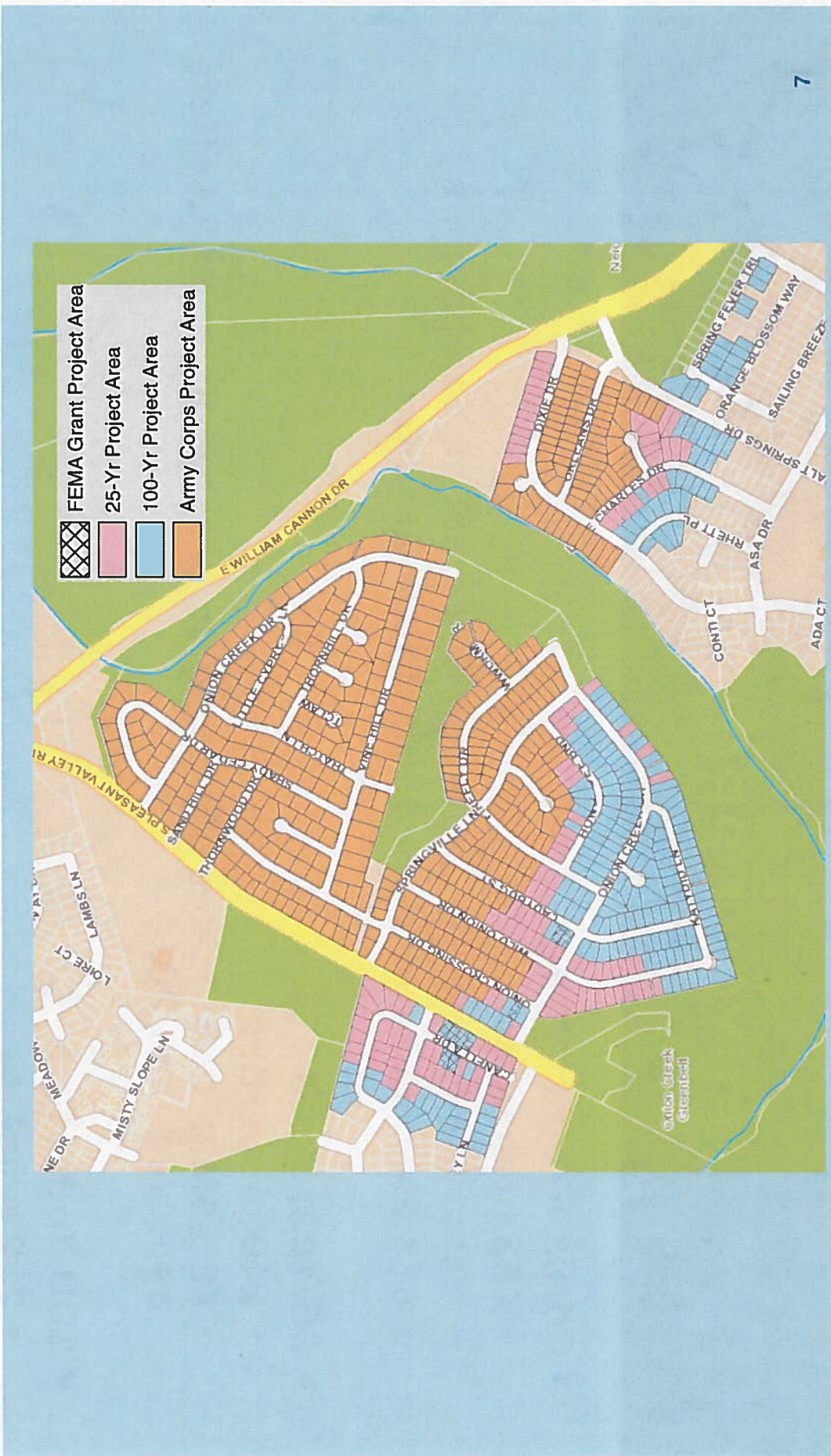
HISTORICAL 100-YEAR FLOODPLAIN DELINEATION



CURRENT 100-YEAR FLOODPLAIN DELINEATION



BUYOUT PROJECT AREAS



BUYOUT PROJECT AREAS

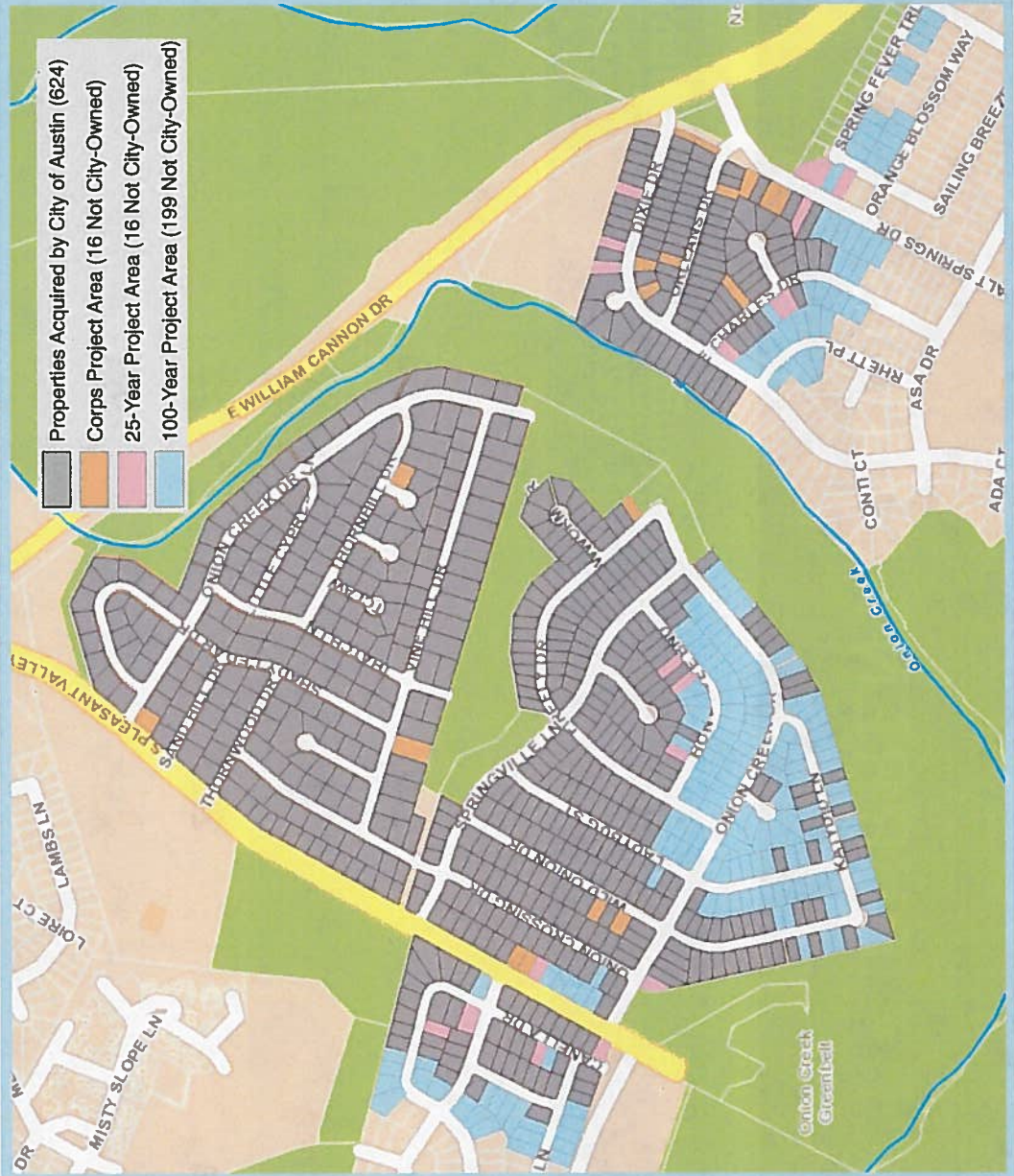
- **Corps Project Area**
 - 483 properties
 - Includes ecosystem restoration & recreation components
 - \$73.2M cost estimate, ~\$46.5M federal share
- **25-Year Area**
 - 140 properties
 - \$35.5M in Certificates of Obligation & authority to make offers approved June 2014
- **100-Year Area**
 - 232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

CURRENT STATUS

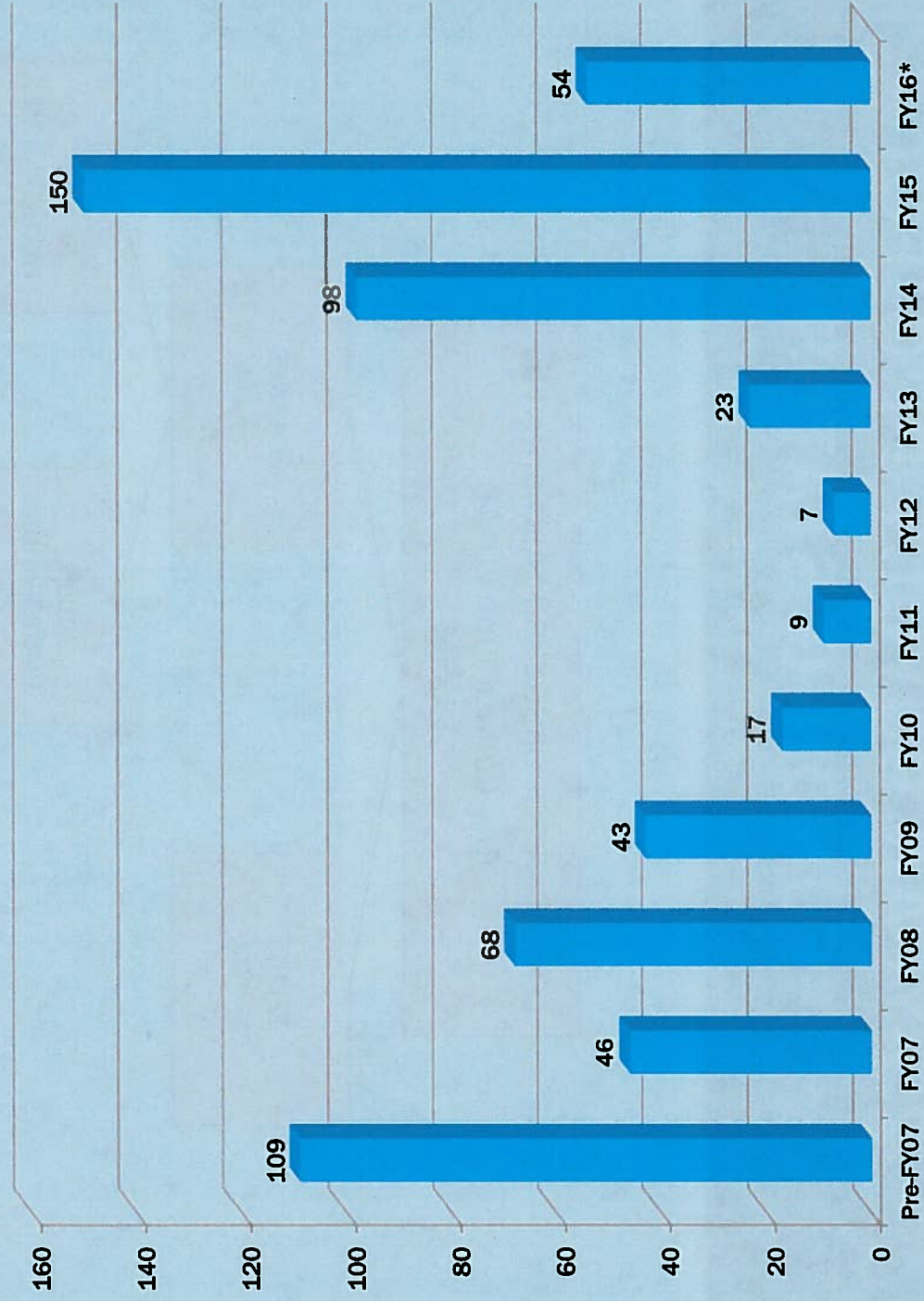
Buyout Project Area	Total # of Properties	# Acquired as of 1/7/2016	# Remaining to Acquire
Army Corps Area	483	467	16
25-Year Area	140	124	16
FEMA Grant Area	9	9	0
100-Year Area	223	24	199
	855	624	231

* Project 73% complete as of 1/7/2016

CURRENT STATUS

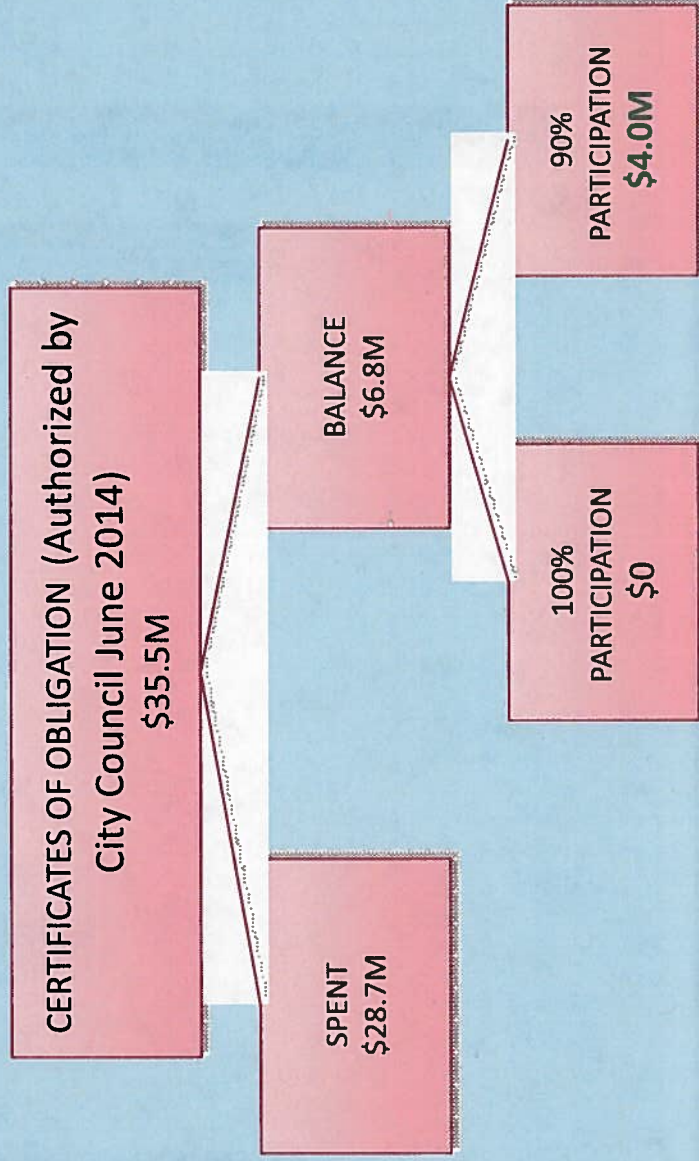


LOWER ONION BUYOUTS BY YEAR

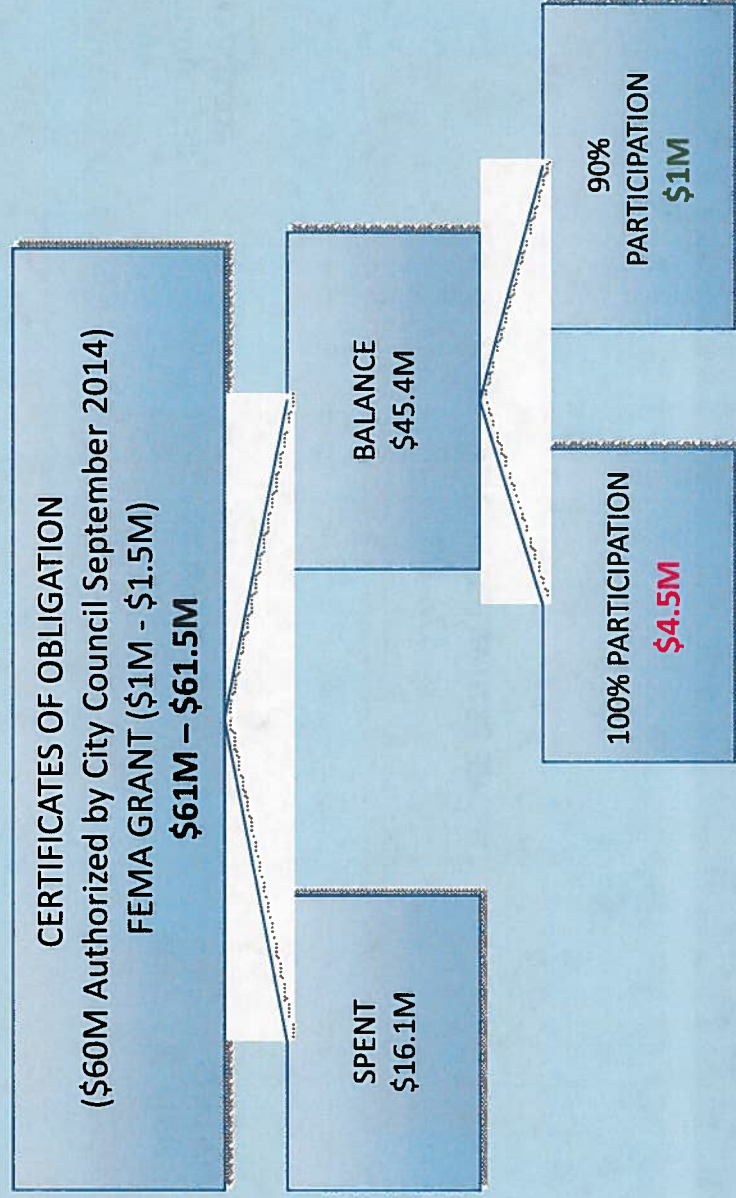


* as of 1/7/2016

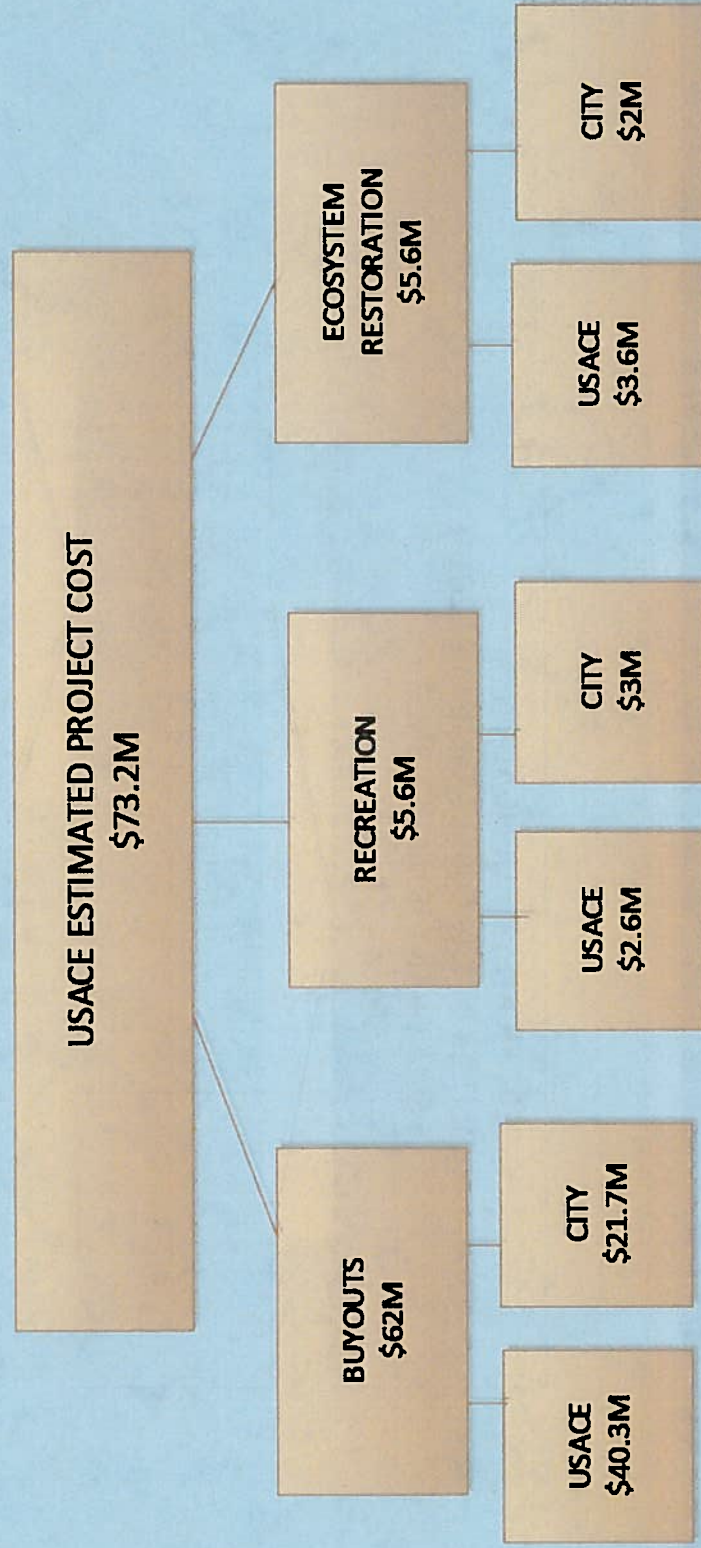
25-YEAR BUYOUT PROJECT FUNDING STATUS



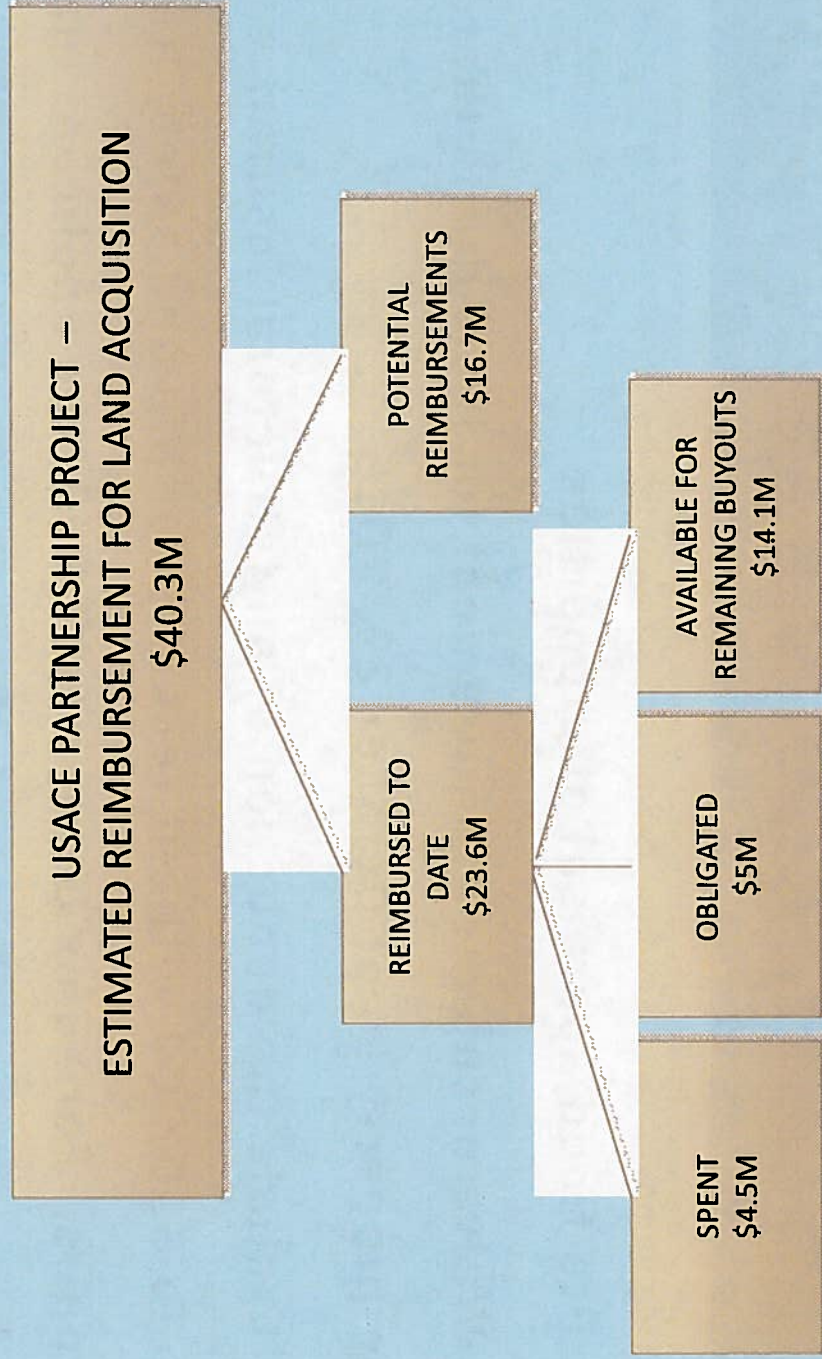
100-YEAR BUYOUT PROJECT FUNDING STATUS



USACE BUYOUT PROJECT (65% FEDERAL/35% CITY)



USACE PROJECT FUNDING STATUS



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)

AVAILABLE HOUSING IN AUSTIN

■ Located in the City of Austin in AISD: 46

- \$140,000 to \$159,999 - 0
- \$160,000 to \$179,999 - 1
- \$180,000 to \$199,999 - 5
- \$200,000 to \$219,999 - 5
- \$220,000 to \$239,999 - 7
- \$240,000 to \$259,999 - 5
- \$260,000 to \$279,999 - 12
- \$280,000 to \$300,000 - 11

- As of 1/7/2016
- Search criteria: house, 3 or more bedrooms, 2 or more bathrooms, 1,000 SQFT or greater, year built 1980 - 2014, not in the 100 year floodplain, not a foreclosure, home is vacant or owner occupied.

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