



# CHEHALIS BASIN STRATEGY LOCAL ACTIONS PROGRAM

January 25, 2021



A landscape photograph showing a flooded rural area. In the foreground, there is a grassy field partially submerged in water. In the middle ground, a large barn with a red roof and a tall, cylindrical silo are visible, surrounded by trees and other structures. The background consists of a dense forest of bare trees. The text "BUYOUT/RELOCATION RESEARCH" is overlaid in the center of the image.

# BUYOUT/RELOCATION RESEARCH

# TERMS

- Buyout
  - Home or business is purchased from owner; owner moves to where they want
  - Cheaper for purchaser
  - Breaks up community members
- Relocation
  - Multiple homes and/ or businesses relocated to a new site with the residents moving to new site
  - More expensive option
  - Keeps part or all of community intact

*Note: Messaging around these terms (and related terms like “managed retreat”) is sensitive*

*These programs establish specific branding (e.g., “willing seller”)*

# BUYOUT/RELOCATION PROGRAMS CONSIDERED SO FAR

- Charlotte-Mecklenberg County, North Carolina
- Hamilton, Washington
- Harris County, Texas
- Johnson Creek, Oregon
- Tulsa, Oklahoma
- Valmeyer, Illinois
- Taholah, Washington
- National Case Studies





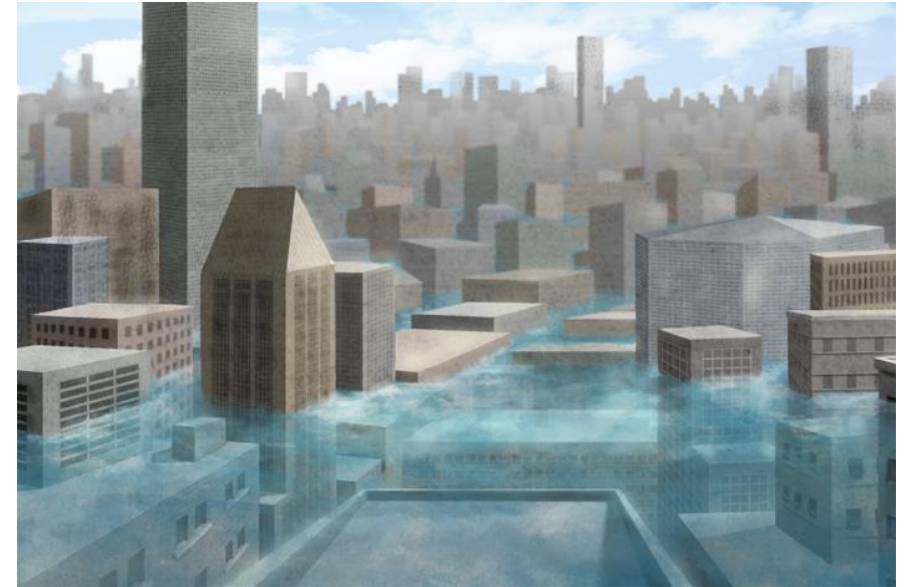
# INITIAL GUIDING RESEARCH TOPICS

## Program Characteristics:

- Magnitude of flood problem & acquisition/relocation program
- Program timeline
- Estimated costs

## Implementation Challenges & Approaches:

- Landowner willingness
- Communication/outreach
- Policy or legislative changes
- Funding strategies/approaches
- Success factors/lessons learned
- Useful resources/tools



# COMMON ASPECTS AMONG PROGRAMS

- Landowner engagement is voluntary (no eminent domain examples)
- Community engagement is a critical component



# COMMON ASPECTS AMONG PROGRAMS

- Multiple funding sources across all levels of government are needed
  - Stable state and local funding sources are imperative given competition and pace at federal level
- Legal considerations for any buyout/relocation program include takings limitations, negligence claims, and cross-jurisdictional governance structures



# COMMON ASPECTS AMONG PROGRAMS

- Challenges
  - Landowner/homeowner/community interest
  - Long timeframe (2+ years) to receive federal funds
  - Engineered solutions are more popular
  - Program formation requires resources to properly assess eligibility and interest in participating
  - Shifts in tax bases





# POTENTIAL INCENTIVES TO INITIATE & IMPLEMENT A MAJOR FLOODPLAIN ACQUISITION PROGRAM

- OCB's role in convening and serving as an information repository is an asset
- Magnitude and frequency of disaster.
- Comprehensive engagement of landowners in advance to increase awareness of flooding risks and impacts.
- For relocation, creating a vision of the potential future through master planning.
- Identify viable places for people to move if they choose to participate
- Support for multi-year timeframe to engage and plan before implementation

# POTENTIAL INCENTIVES TO INITIATE & IMPLEMENT A MAJOR FLOODPLAIN ACQUISITION PROGRAM

- Financial incentives may be needed to overcome economic development impacts and ensure there are places with affordable homes and infrastructure for people to move if they are willing
- Thinking holistically about solutions (e.g., connecting to habitat restoration goals) could increase options/opportunities
- Need commitment for funding to support long-term implementation process in support of voluntary program

## NEXT STEPS

- Interviews for more in-depth information
- Continued IAG discussions at future meetings on buyout/relocation program feasibility in the basin



QUESTIONS?

