



City of Austin Flood Buyout & Relocation Policy

June 2, 2015
Presentation

Policy Question #1

Shall the City move forward with buyouts in the Williamson Creek area separately from a Citywide voluntary buyout program?

Posted on the June 4, 2015 Council agenda:

Buyout of approximately 63 properties at high risk within the 25-year floodplain of Williamson Creek.



Policy Question #2

For a Citywide voluntary buyout program, which kind of relocation benefit do we wish to provide?

1. A benefit equivalent to full relocation for displaced persons under the Uniform Relocation Act (URA), including Housing of Last Resort
2. A capped benefit equivalent to the URA, but with no Housing of Last Resort payment
3. A capped benefit set by the City at some lesser amount than the URA



Policy Question #3

For a Citywide voluntary buyout program, how should properties be prioritized?

- ▶ Difference between pre-flood and post-flood properties
- ▶ Current proposal
 - Rank all properties by risk pre-flood
 - Top priority to substantially damaged homes (>50% of their structure value), regardless of prior risk rank
 - Reprioritize 1-50% damaged structures based on post-flood data, but otherwise still rank with non-flooded properties
- ▶ Ramifications – Focus funds on post-flood properties or most severe pre-flood properties

A History of Recent Buyouts

- ▶ **Onion Creek** 100-year floodplain (Begins 2015) – estimated \$60 million
- ▶ **Onion Creek** 25-year floodplain, outside the U.S. Army Corps of Engineers area (2014–present) – \$29 million obligated
- ▶ **Onion Creek** 25-year floodplain, U.S. Army Corps of Engineers area (1999–present) – \$56.1 million to date, part federal funding
- ▶ **Woodview Mobile Home Park** (2011–12) – \$1.9 million total, part FEMA share
- ▶ **Williamson Creek – Bayton Loop** (2009–11) – \$9.7 million, part FEMA share
- ▶ **Richland Estates/Hoeke Ln.** (2006–11) – \$2.8 million
- ▶ **Austin Hills Mobile Home Park** (2003–05) – \$1.2 million

Past Example: Housing of Last Resort

Lower Onion Flood Buyout Comparison

(Average cost based on data from 102 houses purchased at Lower Onion)

	URA Process with Housing of Last Resort (actual expenditures)	Using \$31,000 Relocation (potential difference)
Total City Cost	\$155,900	\$116,600
Average Cost <u>Difference from URA</u>	base	\$39,300
Average % <u>Difference from URA</u>	base	25%

Relocation Benefits: Recent Data

- ▶ Three Williamson Creek properties approved for buyout by Council in 2014:

Williamson Creek Buyout (average of 3 actuals)

Owner-Occupant	Uniform Relocation Act	Capped Relocation (no Housing of Last Resort)
Purchase Price	\$ 265,000.00	\$ 265,000.00
Replacement Housing	\$ 297,000.00	\$ 297,000.00
Replacement Housing Payment	\$ 32,000.00	\$ 31,000 max
Moving Expenses (variable)	\$ 2,000.00	\$ 2,000.00
Closing Costs	\$ 4,000.00	\$ 4,000.00
Total Relocation Cost to City	\$ 38,000.00	\$ 37,000.00
Total Cost to City	\$303,000.00	\$302,000.00

Questions?

