

City of Panama City Voluntary Home Buyout Program

Public Meeting

Henry Munoz
Hagerty Consulting

October 1, 2020



Agenda

FUNDING OPPORTUNITY

PROGRAM PURPOSE

HOW IT WORKS

HISTORICAL FLOODING

HOW TO PARTICIPATE

Q & A

FUNDING OPPORTUNITY

The City of Panama City may have a unique funding opportunity.

- ◆ The City is seeking public interest in Community Development Block Grant-Disaster Recovery (CDBG-DR) funding offered by the U.S. Department of Housing and Urban Development (HUD) and the Florida Department of Economic Opportunity (DEO).
- ◆ \$27 million has been allocated by the State to local governments in the Panhandle for the purchase of properties that experienced damage from Hurricane Michael and repeatedly flood due to being in a high-risk flood area or floodplain.
- ◆ The City of Panama City may receive up-to \$5 million per buyout project.
- ◆ Funding has not yet been awarded and is contingent upon the State's review and final approval of the submitted projects.



Agenda

FUNDING OPPORTUNITY

PROGRAM PURPOSE

HOW IT WORKS

HISTORICAL FLOODING

HOW TO PARTICIPATE

Q & A

PROGRAM PURPOSE

The purpose of the Panama City Voluntary Home Buyout Program is to:

- ◆ Purchase residential properties in areas of repetitive loss;
- ◆ Turn those properties into permanent green space or floodplain management systems; and
- ◆ Assist residents in identified areas with relocating outside of high-risk flood areas to reduce risk of future loss from repetitive flooding



HIGH-LEVEL PROGRAM TIMELINE

The City of Panama City is currently actively gathering information on homeowner interest in order to apply for program funding from the State.

Timeline:

- ◆ **September – November 2020:** Assess homeowner interest, build application, and submit application to DEO by November 30, 2020.
- ◆ **December 2020:** DEO reviews applications and announces awards to local governments.
- ◆ **January – April 2021:** DEO develops and executes agreement with the City; the City conducts environmental reviews, appraisals, and title searches to prepare for making potential buyout offers and makes services available to homeowners and renters in preparation of relocation.



Agenda

FUNDING OPPORTUNITY

PROGRAM PURPOSE

HOW IT WORKS

HISTORICAL FLOODING

HOW TO PARTICIPATE

Q & A

HOW IT WORKS

- ◆ The City will conduct certified appraisals to determine pre-Hurricane Michael fair market value (FMV) of the home and land
- ◆ An income assessment will be completed to determine the amount of housing replacement assistance to be added to the buyout offer amount
 - Low- and moderate-income (LMI) applicants can receive up to \$25,000
 - Non-LMI applicants can receive up to \$10,000
- ◆ The City may assist homeowners and renters to apply for relocation assistance outside of a floodplain or high-risk flood area
- ◆ The City may make an offer to the homeowner to purchase the home and land and convert it into a designed green space or stormwater management system



HOW BUYOUT AREAS WERE IDENTIFIED

Properties identified for potential buyouts have to meet the following criteria to be eligible:

- ◆ Have been damaged in Hurricane Michael (if you repaired the damages, you can still be eligible)
- ◆ Be located in a floodway, Special Flood Hazard Area, High-Risk Flood Area, or be deemed a hazard to health and safety
- ◆ Be purchased from a willing, voluntary seller



Agenda

FUNDING OPPORTUNITY

PROGRAM PURPOSE

HOW IT WORKS

HISTORICAL FLOODING

HOW TO PARTICIPATE

Q & A

COSTS OF FLOODING AND DAMAGE

There is a high cost to you if your property continues to flood in future storms.

- ◆ The cost to repair flooding damage to your home can range anywhere from \$2,000 to \$100,000 depending on the severity of damage and size of the home
- ◆ If you receive federal assistance for repairs, you must maintain flood insurance through the National Flood Insurance Program, which costs an average of \$2,000 per year for areas that experience repetitive flooding
- ◆ There is an emotional and physical toll that experiencing flooding and storm damage takes on families, especially if the damage is so extensive it causes displacement



Agenda

FUNDING OPPORTUNITY

PROGRAM PURPOSE

HOW IT WORKS

HISTORICAL FLOODING

HOW TO PARTICIPATE

Q & A

BENEFITS OF PARTICIPATING

There are many benefits to participating in this program, including, but not limited to:

- ◆ Receiving pre-storm FMV + Housing Replacement Assistance of up-to \$25,000
- ◆ Assistance relocating to another home outside of a high flood risk area
- ◆ Reduced risk of experiencing flooding issues and losses in the future
- ◆ Avoid having to pay the high cost of flood insurance required through the National Flood Insurance Program
- ◆ Voluntary program with the option to opt-out at any time before closing



ARE YOU A RENTER?

If you are renting a property that is participating in the program, you may be eligible for relocation assistance and payments including:

- ◆ Rental assistance payments
- ◆ Down payment assistance if you decide to buy instead of rent
- ◆ Moving and related expenses
- ◆ Advisory services



HOW DO I PARTICIPATE?

Are you interested in participating in the Voluntary Home Buyout Program?

- ◆ Flyers are available at this meeting that provide a brief explanation of the program and allow you to fill in general information to show interest on the second page.
- ◆ If you would like to express your interest in the program using our online survey, please visit www.surveymonkey.com/r/homebuyout at your earliest convenience.
- ◆ The submission of your information through interest forms and online surveys **does not guarantee funding** to your property and does not commit you to participating in this voluntary program.



Agenda

FUNDING OPPORTUNITY

PROGRAM PURPOSE

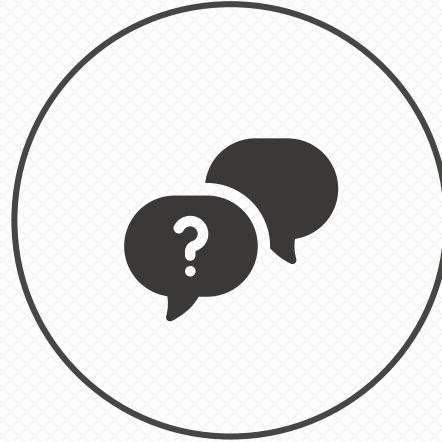
HOW IT WORKS

HISTORICAL FLOODING

HOW TO PARTICIPATE

Q & A

Questions and Answers



Q + A



More Information

To learn even more about the City of Panama City Voluntary Home Buyout Program and its availability and benefits to disaster-impacted residents and communities, visit pcgov.org or utilize the contact information below.

KEY CONTACT:

Jennifer Aldridge

Disaster Recovery Project Manager

850-872-3004

jaldridge@pcgov.org