



To: Public Works & Environmental Concerns Committee
 From: Carl Goldsmith, Director of Public Works and
 William Heniff, Director of Community Development
 Date: October 3, 2022
 Subject: Flood Susceptible Homes Redevelopment - Proposed BOT Policy

Staff has developed a potential policy to incentivize the replacement of flood susceptible homes throughout the Village. The goals would be to permanently eliminate damages to the at-risk houses, improve the prospect of redevelopment in those neighborhoods, and reduce first responder time and expense during flood events. Staff has drafted this potential policy for the Public Works & Environmental Concerns Committee to provide comments and a possible recommendation to the Board of Trustees.

The following 21 houses are located within a 100-yr floodplain, based either on the Flood Insurance Rate Map or other hydrologic and hydraulic modeling:

- 710, 714, 720, 726, 730 & 736 S. Hammerschmidt Avenue
- 239 & 245 E. New Street
- 505, 515 & 521 Phillips Court
- 85 S. Columbine Avenue
- 307 W. Grove Street
- 1116, 1126, 1129 & 1130 S. School Street
- 1118 & 1125 S. Ahrens Avenue
- 1104 S. Westmore-Meyers Avenue
- 110 W. Crystal Avenue

The policy seeks to incentive the replacement of flood susceptible homes through the waiver of permit fees and assisting with the cost of demolition of these flood susceptible homes. Building permits to demolish single-family residential homes in 2021 and thus far in 2022 typically cost \$2,236. Building permits for new homes over the same period have ranged from \$6,863 to \$22,900, with an average of \$11,545. Thus, the total permitting costs to demolish and rebuild have averaged \$13,939. Estimated demolition costs reported by contractors on their permit applications ranged from \$6,000 to \$14,944, with an average of \$10,489.

Replacement homes may be constructed on these properties provided that floodplain storage volume is not diminished and a certification is obtained from DuPage County Stormwater Management in conjunction with the Village's building permit. The homebuilder would want to obtain an Elevation Certificate from FEMA to certify that the new house is properly above the floodplain.

Incentivizing the replacement of such homes, provided that their existing first-floor elevation is determined to be below the 100-yr floodplain elevation (a.k.a. the "Base Flood Elevation", or BFE) would provide a public benefit in that those residents would require less assistance from police, fire and public works during flooding, and also to their immediate neighborhoods by improving the property values.

October 3, 2022

Flood Susceptible Homes Redevelopment - Proposed BOT Policy

The proposed incentive program would involve waiving the Village's permit fees to demolish and replace houses in a mapped or otherwise modeled & approved 100-yr floodplain. In addition, demolition costs could be reimbursed up to a maximum limit of, say, \$10,000. The ultimate financial impact of such a policy would be (\$13,939 for permits + \$10,000 in reimbursements) x 21 homes = \$502,719. However, it is anticipated that no more than 5 homes would be redeveloped in any one year, and the policy could be stipulated on available funding for reimbursements, and the annual budget set accordingly. As part of the program would be a waiver of permit fees, the actual cost to the Village is estimated to be \$210,000 based upon a direct reimbursement of the demolition costs.

It is possible that additional homes may be determined to be within a 100-yr modeled & approved 100-yr floodplain based on surveyed elevations provided by the owner.

Also, additional homes that are not in defined 100-yr floodplain but are documented to experience severe and chronic flooding that is not due to a sewer backup could be added to the program. It is suggested that a Village Redevelopment Incentive Program may use the DuPage Countywide Ordinance's definition of "Substantial Damage" slightly amended to pertain specifically to flooding and to count in the aggregate: "The aggregate cost of damage of any origin due to flooding unrelated to sewer backups sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50% of the market value of the structure before the damages occurred." In addition, photographic evidence of standing water in a yard above the First Floor Elevation could also suffice.

Recommendation:

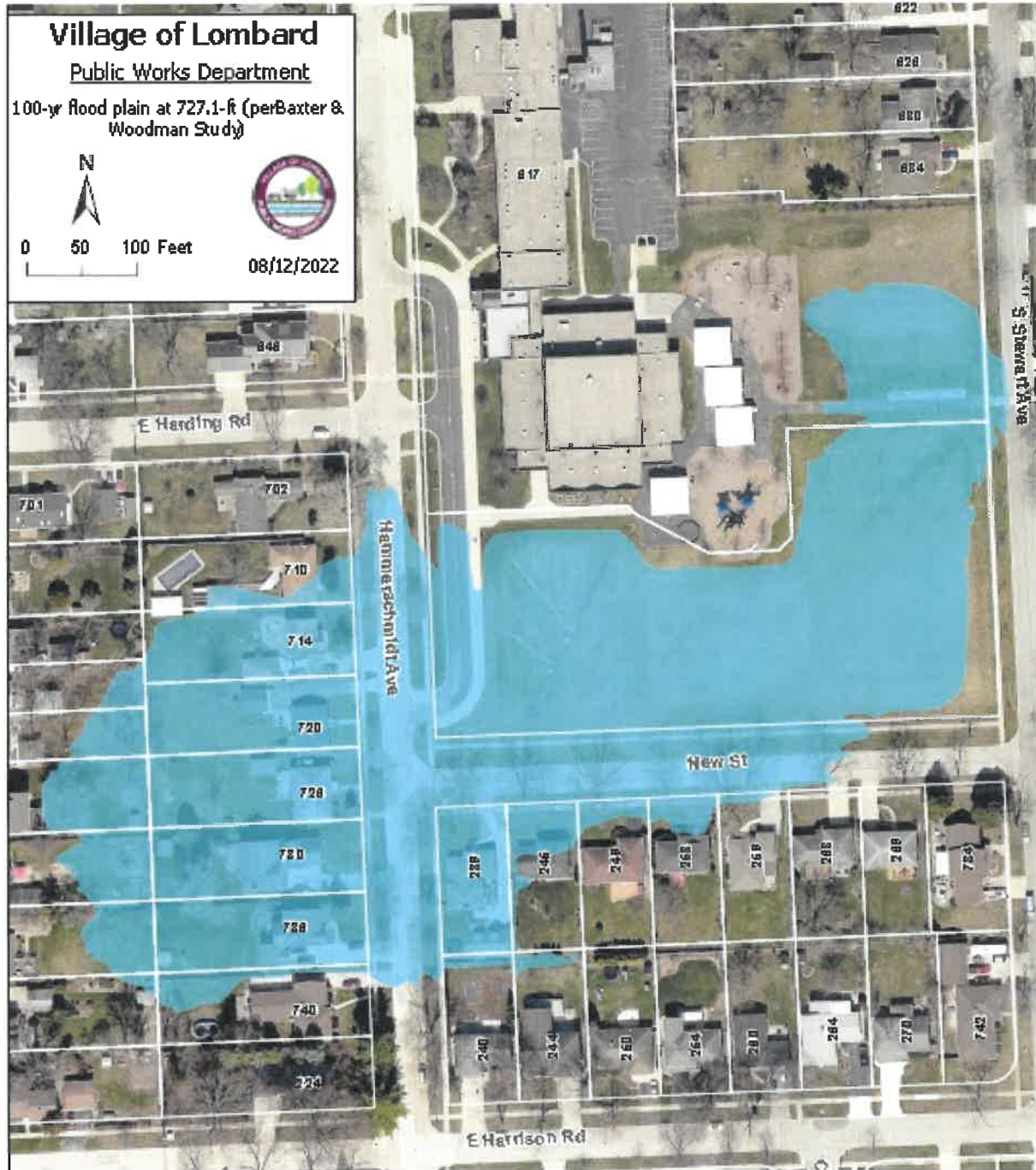
Staff recommends that the Committee recommends that the Board of Trustees adopt the draft Flood Susceptible Homes Redevelopment Policy that would waive building permit fees and reimburse demolition costs to remove flood susceptible homes and to construct replacement homes.

attachments: draft policy memo and maps

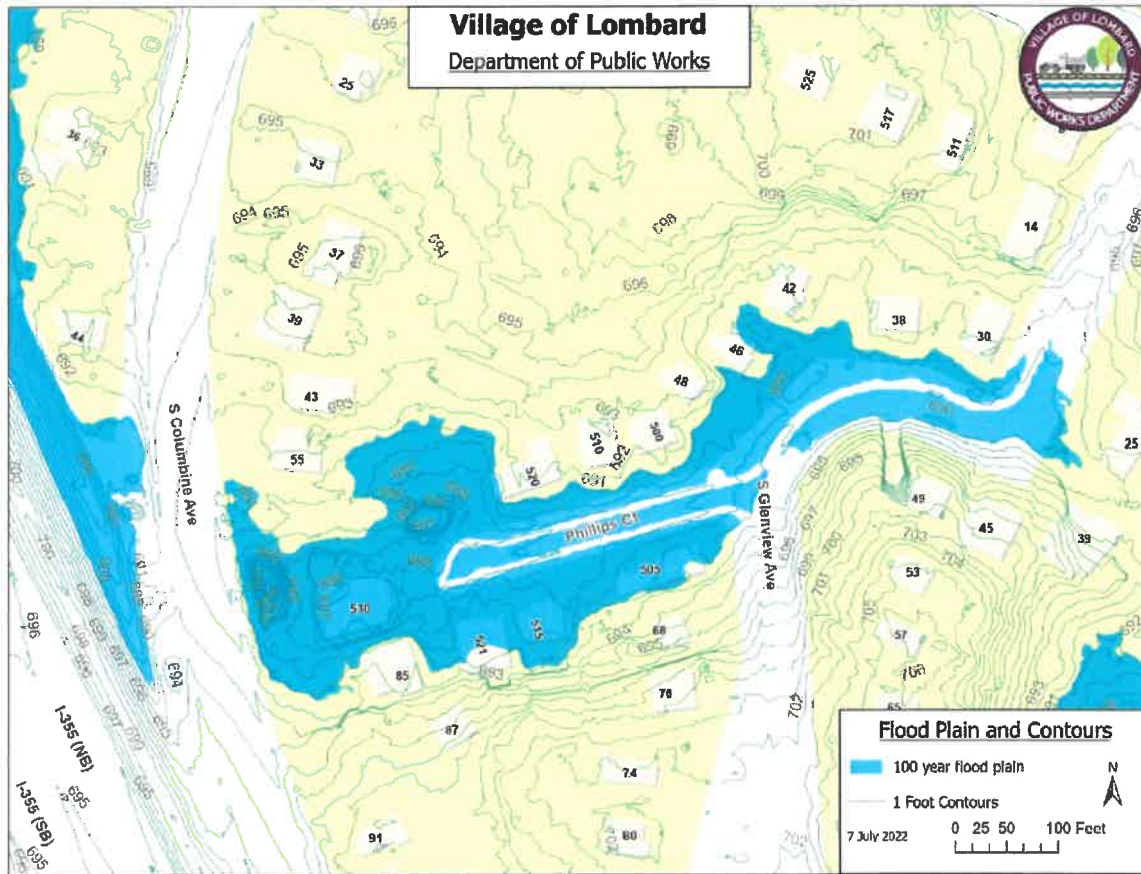
CG-BH/DG:dg H:\PW\Asst Director\Correspondence\PWECC\Floodplain Properties Redevelopment Policy\PWECC Memo - Floodplain Properties Redevelopment Policy.docx

October 3, 2022

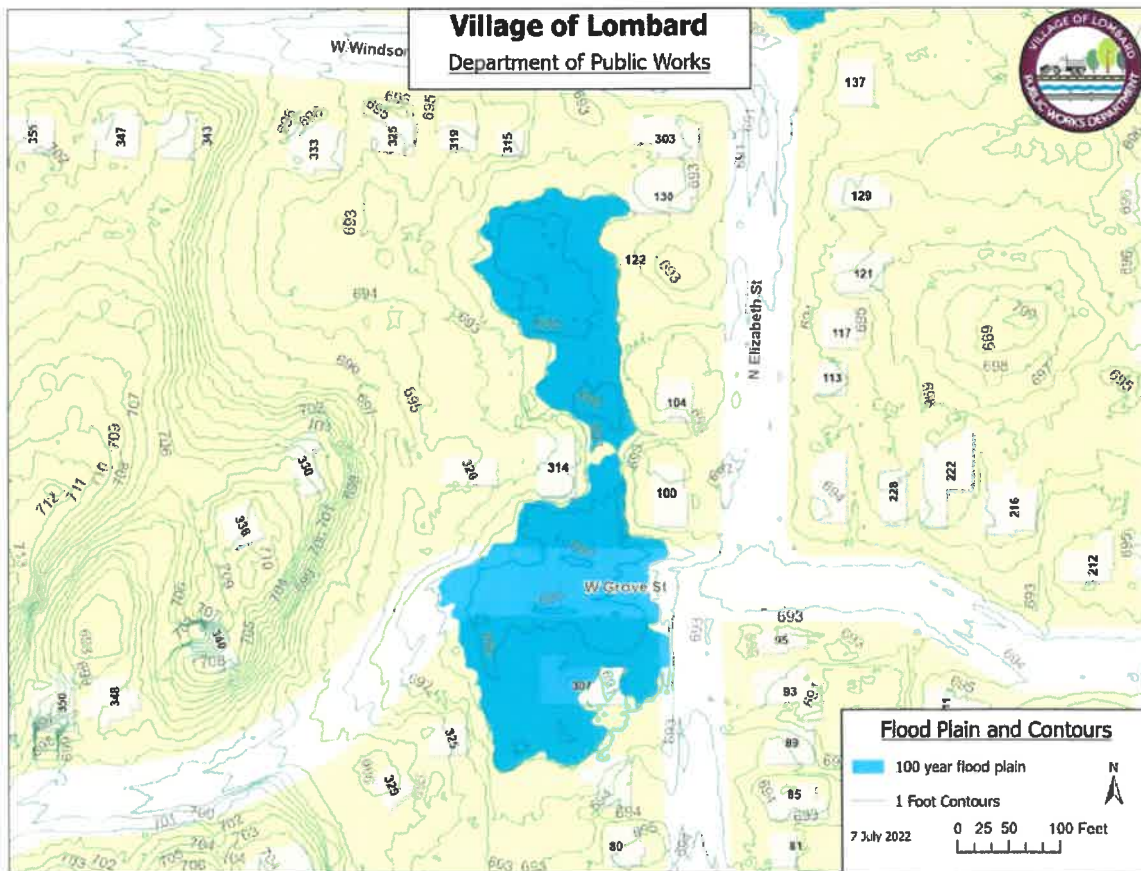
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BFE=727.1' per Baxter & Woodman Study



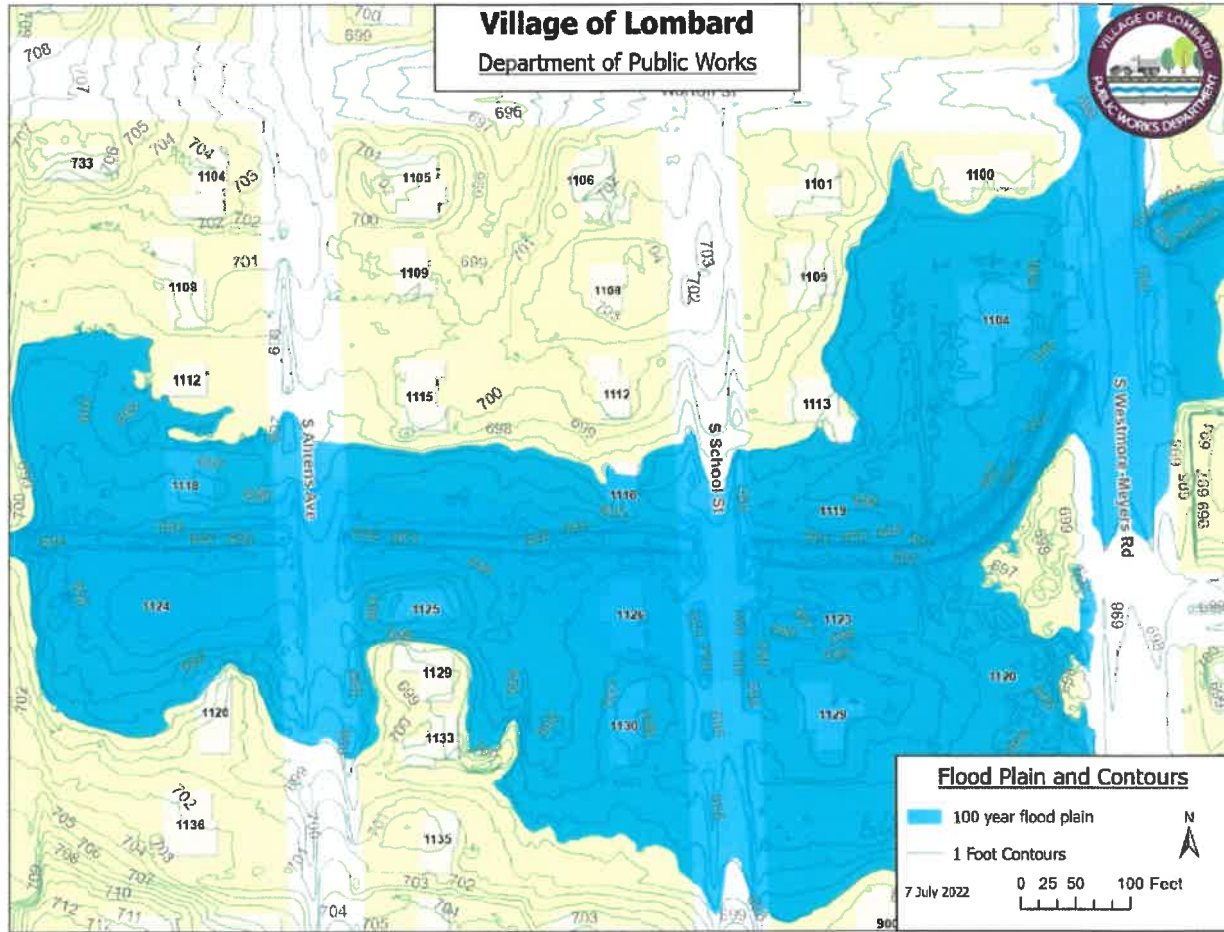
BFE=691' per FIRM



BFE=691' per FIRM

October 3, 2022

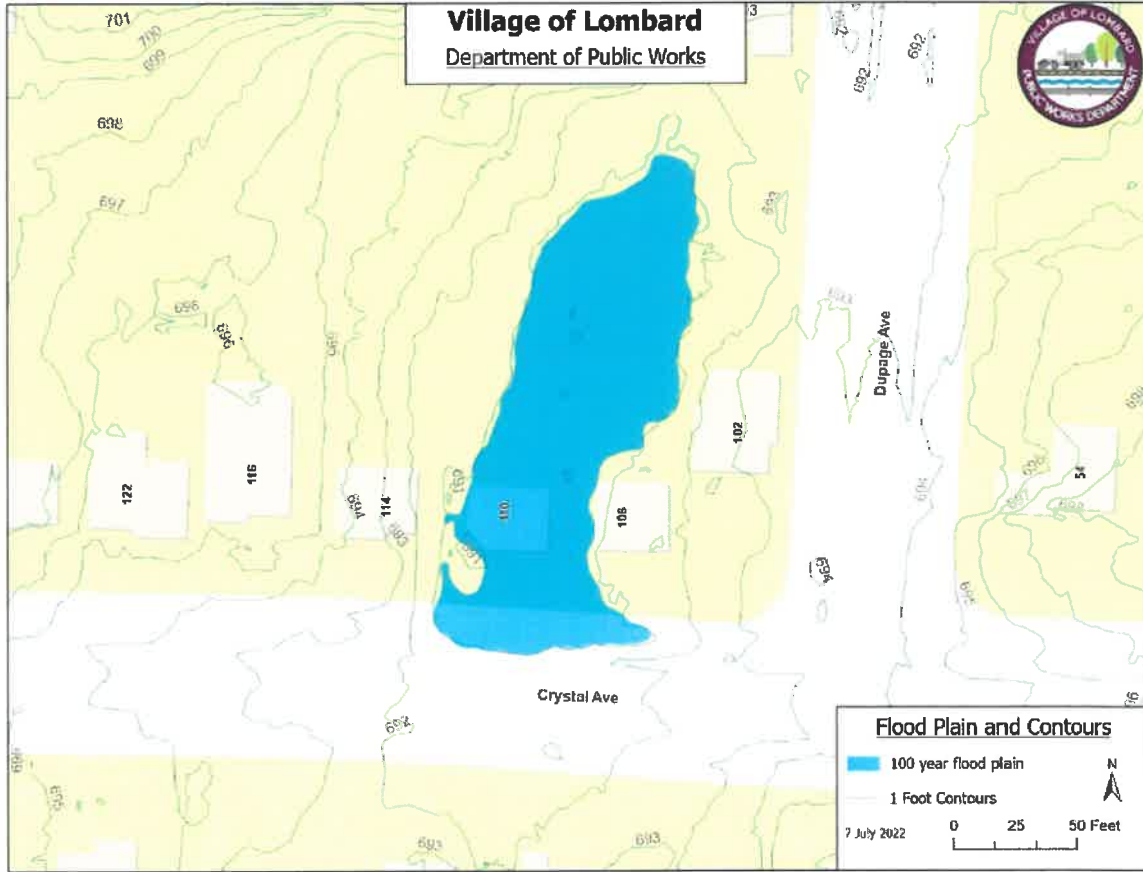
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BFE=697'-699' per FIRM

October 3, 2022

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BFE=692' per FIRM



VILLAGE OF LOMBARD
VILLAGE BOARD POLICY MEMORANDUM

Subject: Flood Susceptible Homes Redevelopment

Number: ___ - ___
Date: _____

I. Purpose

The purpose of the Flood Susceptible Homes Redevelopment Program is to incentivize the replacement of single-family detached homes that have experienced severe and chronic flooding. The goals are to permanently eliminate flood damages to at-risk homes, improve the prospect of redevelopment in those neighborhoods, and reduce first responders’ time and expense.

II. Eligibility

Owners of homes that (a) are located in a mapped or otherwise modelled and approved 100-yr floodplain with First Floor Elevation as defined by FEMA below the 100-yr floodplain elevation or (b) meet the DuPage Countywide Stormwater & Floodplain Ordinance definition of “Substantial Damage” due to flooding are eligible for the Program. Basement flooding solely due to a sanitary sewer backup is not eligible.

III. Procedures/Guidelines

- A. The Community Development Department shall receive and evaluate program applications from property owner(s). Owner(s) must hold legal title to the property.
- B. Approved applicants will receive waived Village permit fees for demolition of the existing house and also for the replacement home. In addition, demolition costs shall be reimbursed up to a maximum of \$10,000. Approvals may stipulate that reimbursements are pending available budget in any given fiscal year. Approvals shall be valid for a period of four years.
- C. The Director of Community Development shall be responsible to determine eligibility, and appeals for disputing denial determinations may be made to the Board of Building Appeals.
- D. The determination of the First Floor Elevation may be based on building permit records as well as information submitted by a Licensed Surveyor or Professional Engineer. The 100-yr floodplain elevation is determined by the Flood Insurance Rate Maps or other information as determined by the Director of Community Development. The definition of “Substantial Damage” is per the DuPage Countywide Stormwater & Floodplain Ordinance. Photographic evidence of standing water in a yard above the First Floor Elevation may also suffice.
- E. The approval includes waiving any fee to increase the water service diameter.
- F. The approval to waive building department fees does not extend to permits needed from other authorities, notably DuPage County Stormwater Management.

III. Legislation/Documentation

- Minutes of the _____ Public Works & Environmental Concerns Committee meeting.
- Minutes of the _____ Board of Building Appeals meeting.
- Minutes of the _____ Board of Trustees meeting.