"Assisting Floodplain Property Owners"

May 29, 2019

City Hall
La Crosse, Wisconsin

Designed and Facilitated by:
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Table of Contents

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Compression Planning Design/Agenda

Topic:
- Assisting Floodplain Property Owners

Background:
1. If we fail – continued decay of special flood hazard neighborhoods
2. Imminent threat to the future of the city
3. Success equals saving citizens from safety hazard, loss of property, neighborhood decay
4. Insurance is inflationary
5. Ground water is higher than ever
6. $1.2 million is currently available in: TIF and Floodplain relief funding
7. Action is prompted by continued threat of flooding and addressing FEMA concerns
8. Property loss is prevalent
9. Changing federal policies and lack of funding could end programming
10. We currently have the support of: City departments, Policymakers, Advisory Committees
11. FEMA regulations are getting more strict
12. Availability of affordable housing, lack thereof

Overall Purpose:
1. 1200 Homes, 200 businesses, 800 accessory structures, $650K in flood insurance
2. Transformational Redevelopment, international example
3. Redevelopment following best practices in resiliency and sustainability

Purpose of this Session:
1. Realistic Implementable solutions creating a comprehensive approach
2. Creating a sustainable resilient city

Non-Purpose of this Session:
- Factors we don't have influence over

- Changing FEMA policy
- Climate Change

Headers/Key Questions
1. What can we do to ensure resiliency?
2. What can we do immediately about groundwater and street pumping?
3. How do we encourage floodplain redevelopment?
4. Long term stabilizing safety and property decay?

Key Session Deliverables
"Top Ideas"

Top Ideas:

1. Get outside professional assistance for planning (9 dots)/ Finish Flood hazard mitigation plan – hire outside help toward targeted acquisition (7 dots) **(16 dots combined)**

2. Understand the difference between surface water and ground water (8 dots)

3. Increase funding (economic resources) dedicated to challenge (8 dots)

4. Redirect some HUD funding for acquisition or replacements (7 dots)

5. Identify blocks on the edge that could be raised out of the floodplain (6 dots)

6. Use the Community Rating System (CRS) program to its fullest, raise points (6 dots)

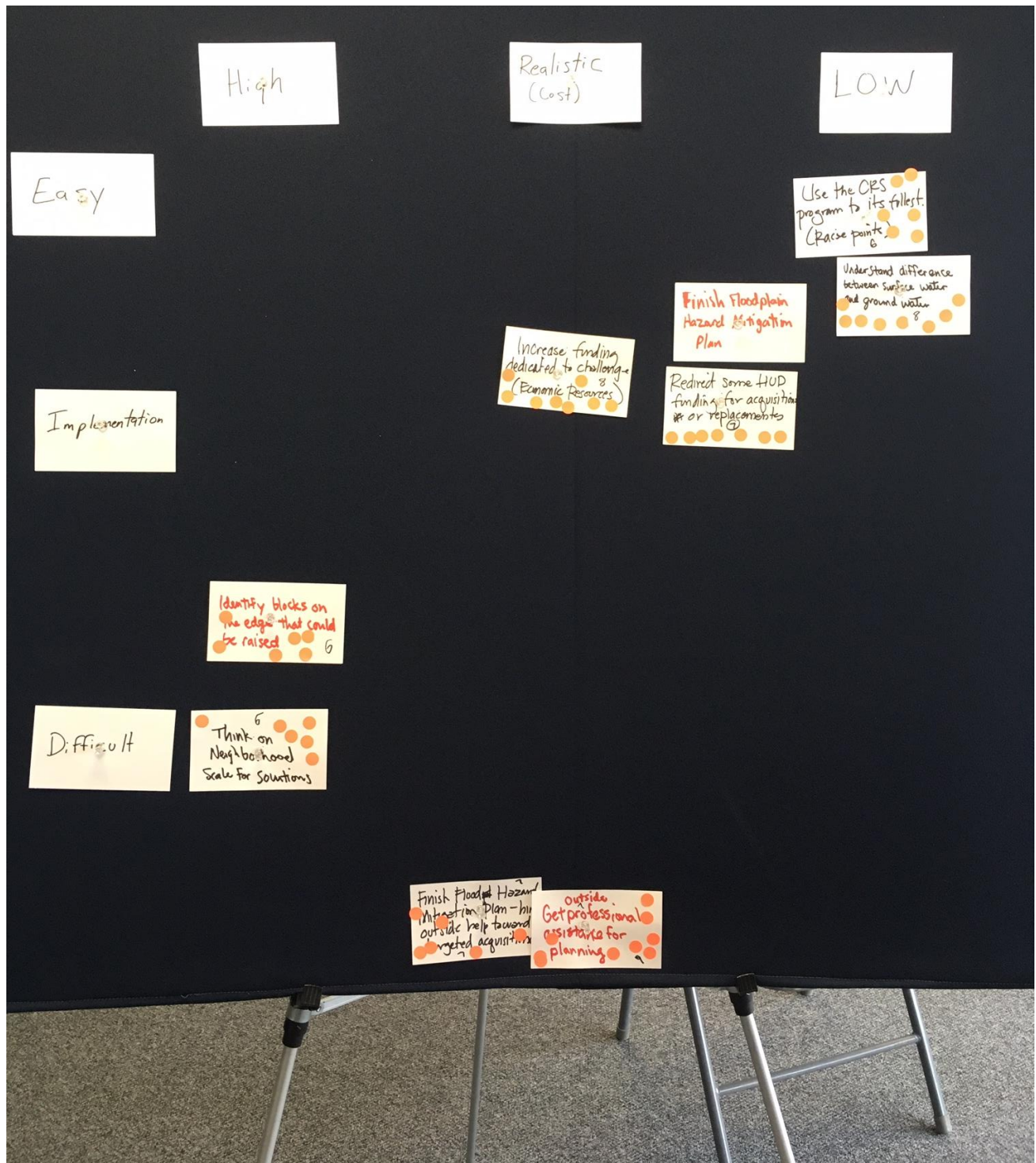7. Think on the neighborhood scale for solutions (6 dots)

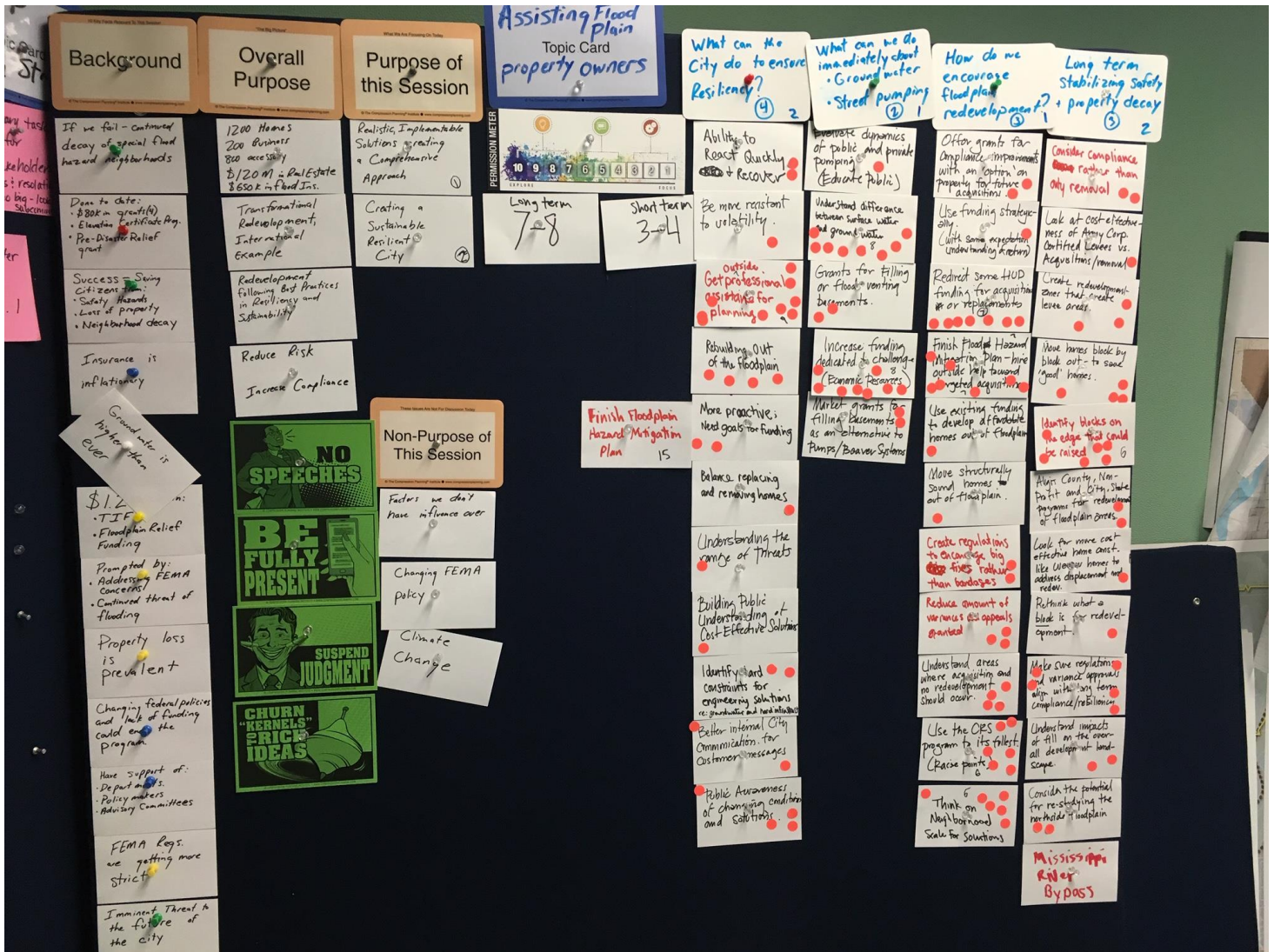*Figure 1Photo of Top Ideas on Implementation-Resource Matrix*

Figure 2Photo of All Cards on Planning Board

Remainder of Ideas Generated During Session

What can the City do to ensure resiliency?
- Get professional assistance for planning (9 dots)
- Public awareness of changing conditions and solutions (4 dots)
- Rebuilding out of the floodplain (4 dots)
- Better internal City communication for customer messages (2 dots)
- Be more proactive, need goals for funding (2 dots)
- Balance replacing and removing homes (1 dot)
- Use re-insurance from community (1 dot)
- Building public knowledge of cost effective solutions (1 dot)
- Understanding the range of threats (1 dot)
- Be more resistant to volatility (1 dot)

What can we do immediately about ground water and street pumping?
- Evaluate dynamics of public and private pumping (1 dot)
- Understand difference between surface water and ground water (8 dots)
- Increase funding dedicated to challenge (economic resources) (8 dots)
- Market grants for filling basements as an alternative to pumps/ beaver systems (2 dots)
- Grants for filling in or flood venting basements (2 dots)

How do we encourage floodplain redevelopment?
- Redirect some HUD funding for acquisition or replacements (7 dots)
- Finish flood hazard mitigation plan – hire outside help toward outside acquisition (7 dots)
- Use the CRS program to its fullest (raise points) (6 dots)
- Think on neighborhood scale for solutions (6 dots)
- Understand areas where acquisition and no redevelopment should occur (4 dots)
- Reduce amount of variances and appeals granted (3 dots)
- Offer grants for compliance improvements with an 'option' on property for future acquisitions (2 dots)

- Create regulations to encourage big fixes rather than bandages (1 dot)
- Evaluate dynamics of public and private pumping (educate public) (1 dot)
- Move structurally sound homes out of the floodplain (1 dot)
- Use existing funding to develop affordable homes out of the floodplain (1 dot)
- Use funding strategically (with some expectation understanding of return) (1 dot)

Long term stabilizing safety and property decay?
- Identify blocks on the edge that can be raised out of the flood plain (6 dots)
- Make sure regulations and variance approvals align with long term compliance and resiliency (5 dots)
- Move homes block by block out of the floodplain (3 dots)
- Create redevelopment zones that create levee areas (3 dots)
- Align county non-profit and City, state programs for redevelopment of floodplain areas (2 dots)
- Consider the potential for restudying the northside floodplain (2 dots)
- Consider compliance rather than only removal (2 dots)
- Understand impacts of fill on the overall development landscape (1 dot)
- Look at cost effectiveness of Army Corp certified levee vs. acquisitions/removal (1 dot)
- Mississippi River bypass (0 dots)

Action Plans

Tasks	Who Will Do It/ Deadline	Expected Results	Update/ Status

Communication Plan

Specific Messages:
1. Insert detailed message here
2. Insert detailed message here
3. Insert detailed message here
4. Insert detailed message here
5. Insert detailed message here
6. Insert detailed message here
7. Insert detailed message here
8. Insert detailed message here

Who Needs to Know	What They Need to Know	Who Will Tell them	How Will We Tell Them	Deadline