



# DUPAGECOUNTY

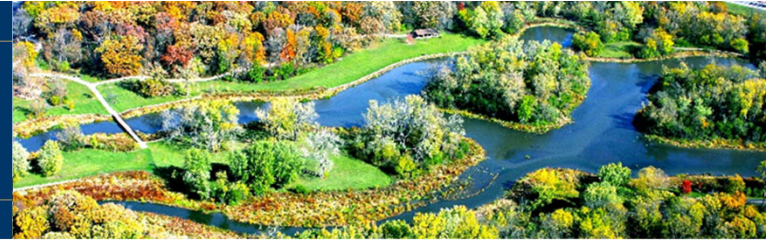
STORMWATER MANAGEMENT



## Flood Prone Property Buy Out Program

Director – Sarah Hunn, P.E.

# Stormwater Management



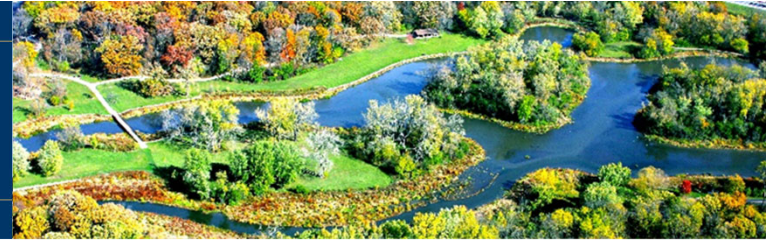
## Voluntary Flood-Prone Buyout Program

The DuPage County Voluntary Buyout Program provides eligible homeowners that are subject to severe damage from flooding the opportunity to sell their homes at its fair market value.

### History

- DuPage County has purchased over 130 residential properties since 1996
  - After severe flooding in 1996, Stormwater and FEMA completed the acquisition of an additional 49 flood-prone homes in the Valley View subdivision along the East Branch DuPage River.
  - From 2016–2018, Stormwater purchased 30 homes using federal grant (FEMA & HUD) dollars as part of the Voluntary Buyout Program.
  - Miscellaneous Acquisitions for projects or various grant opportunities make up the remaining

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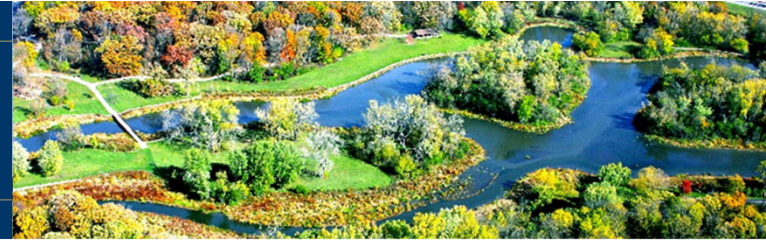
## Program Eligibility

The Voluntary Buyout Program is a countywide program in which structures not protected by capital improvements projects in approved watershed plans may be eligible for buyout by DuPage County Stormwater Management. A structure may be eligible if one or more conditions are met:

- It is subject to flooding depths of one foot above the low entry elevation for any one historic event;
- It is subject to flooding depths of one-half foot for any two historic flood events;
- Is designated a FEMA repetitive loss structure.
- Other factors may be considered such as:
  - Documented flood losses based on photographs and/or insurance claims
  - Testimonial from municipalities
  - Proximity to a floodplain/floodway

\*\*The homeowner **must be willing to participate** in the program and willing to accept the Fair Market Value of the property as established by a qualified appraiser.

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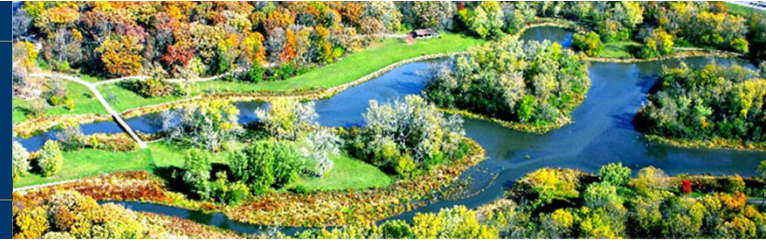
## Buy Out Process (Local Funded)

Once a property is determined to be eligible and federal funds become available, the Buyout process can begin. The process and approximate duration of each step are listed below.

1. Evaluation for eligibility & homeowner communication. (1-2 months)
2. Stormwater Committee Approval – Land Acquisition/Executive Session. (1 months)
3. Property appraisal, title search, and environmental survey are completed. (6 months) Once the homeowner accepts the buyout offer, the average time to close is 45 days.
4. Once closing occurs, the structure is demolished, and lot is converted to open space and remains as such in perpetuity. (5-7months)

\*\*The entire buyout process typically takes between 1.5-2 years.

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## Buy Out Process (Typical Grant Funded 75% Federal)

Once a property is determined to be eligible and federal funds become available, the Buyout process can begin. The process and approximate duration of each step are listed below.

1. An application for assistance is prepared by SWM with input from the community and homeowners with destroyed or severely damaged properties. SWM will have knowledge of the State's priorities and all other special restrictions. (3+ months)
2. The State receives and reviews the application and submits those deemed appropriate to FEMA for approval. FEMA will review the applications to ensure that they follow the rules, are environmentally sound, and are a cost-effective use of funds. (6 months)
3. Upon FEMA approval, grant funding is awarded for the project. (3 months)
4. Property appraisal, title search, and environmental survey are completed. (6 months) Once the homeowner accepts the buyout offer, the average time to close is 45 days.
5. Once closing occurs, the structure is demo'd & converted to open space it remains as such in perpetuity. (5-7months)

\*\*The entire buyout process typically takes between 2-3 years.

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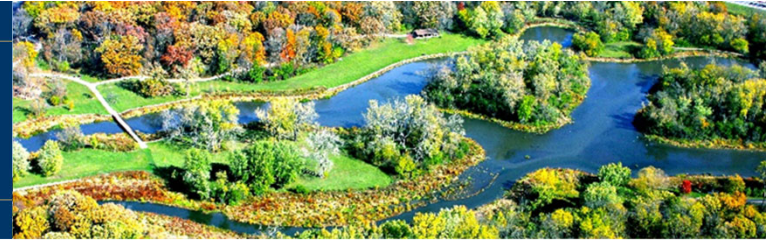


## How to Apply

Homeowners can be considered for a Voluntary Buyout once the Buyout Eligibility form is submitted by email or mail. Stormwater staff will respond in writing to confirm or deny eligibility. Only applications filled out by the current homeowner will be considered; third parties are not permitted to apply for a buyout on a homeowner's behalf. To receive a Buyout Eligibility form, please contact us at [630-407-6673](tel:630-407-6673) or [stormwatermgmt@dupagecounty.gov](mailto:stormwatermgmt@dupagecounty.gov).

We are working on a "Formstack" online application that complies with federal accessibility standards.

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## Questions??

**Sarah Hunn, P.E., CFM**  
**Director, DuPage County Stormwater**