



GREINWICH TERRACE BUYOUT PROGRAM

FREQUENTLY ASKED QUESTIONS

JUNE 22, 2021

1. What is this program?

This is a voluntary buyout program through which the state offers to purchase homes and provide financial incentives (payment above fair market value) in selected areas, enabling participants to move to higher and drier ground to avoid future flooding. This is known as a buyout or home acquisition. After participants in this program sell their homes, the properties will not be redeveloped with homes or buildings but will be used to hold water when flooding occurs.

The statewide buyout program launches in June 2021 for the Greinwich Terrace neighborhood in Lake Charles. This program is intended to prevent future flood damages by moving residents out of harm's way. It is funded by federal CDBG-MIT grant funding as part of the [Louisiana Watershed Initiative](#). Gov. John Bel Edwards established the Council on Watershed Management in 2018, which serves as the coordinated, interagency organization at the state level for watershed-based flood risk reduction. The Louisiana Watershed Initiative serves as the council's programmatic arm under which all related efforts operate.

2. Why does the state want to buy homes that flood?

When a house floods repeatedly, it can be dangerous for a homeowner to remain living in that home and drives up the cost of flood insurance. Repeated flooding can also reduce the value of a home, making it harder for the homeowner to sell in the future. Buyouts are a way of preventing future floods from harming people and property by offering payments to residents of flood-prone homes to move out and purchase new homes in areas that are not likely to flood. In some cases, buyout payments can exceed fair market value, if participants are willing to comply with program requirements for an incentive payment.

3. Do I have to sell my home if I don't want to?

No, participation in the state buyout program is voluntary.



4. What will happen to my house if I participate in this program?

If you participate in a buyout, you will sell your home and land to the state. Your home will be demolished, and the land will be restored to a natural state that can support local drainage (i.e., grass or vegetation, rather than a slab or a structure).

5. When can I apply for this program?

Residents of the Greinwich Terrace neighborhood in Lake Charles can take a preliminary interest survey beginning in June 2021 at watershed.la.gov/buyouts. The application period is expected to begin in September. If you live in the eligibility area, state officials and local partners may contact you in the coming months when the application period opens.

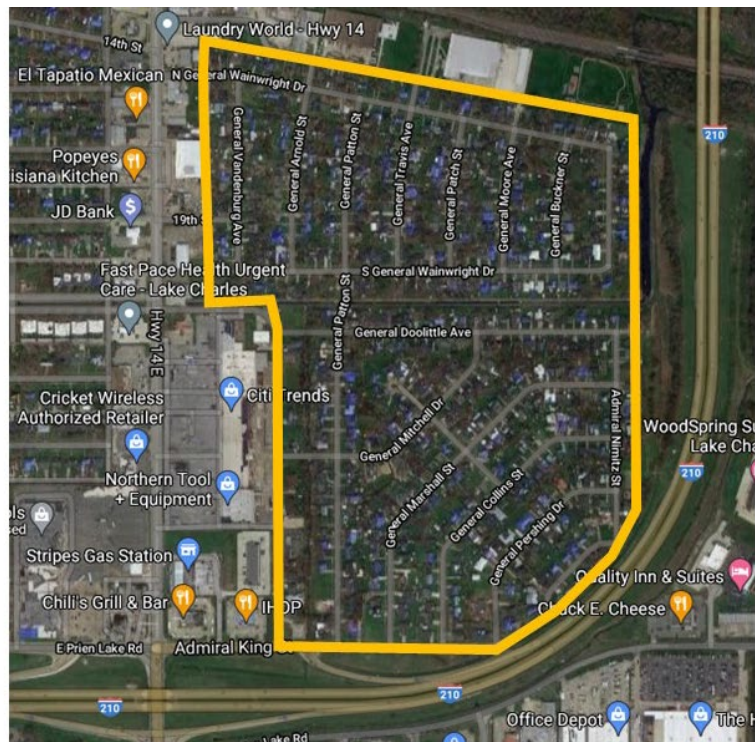
6. Why are only some areas eligible?

State officials and local jurisdictions coordinate to determine eligibility areas for this program based on flood history, future flood risk, current damage (if any), area median income and other statutory requirements of the CDBG-MIT funding source and LWI.

The Louisiana Office of Community Development is coordinating with homeowners in the Greinwich Terrace neighborhood to gauge interest in the buyout program. The yellow outline below indicates the eligibility area for the Greinwich Terrace neighborhood program.

Yellow outline indicates
buyout eligibility area

GREINWICH TERRACE
BUYOUT PROJECT
AREA





In addition to Greinwich Terrace, the state is coordinating with local entities in St. Tammany Parish, Vermilion Parish, Washington Parish, Denham Springs, Scott and West Monroe to facilitate additional buyout programs in those areas.

7. What if I want a buyout but my home is not eligible?

If you are interested in participating in a buyout program but are not located in an eligibility area, contact your city permits department to ask about buyout opportunities that may be available in the future or through other programs.

8. I don't have a severe repetitive loss property—does that mean I should not apply?

Applicants for this program do **not** need to have a repetitive loss or severe repetitive loss structure. Specific program policies will determine applicant eligibility. A FEMA Benefit-Cost Analysis is **not** required for this program. Also, there is no match required from the parish, city or homeowner.

9. How much can I get for my home?

Participants will receive calculated buyout offers based on the information submitted in their applications. Some owner-occupants may be eligible for an award higher than fair market value, but these participants will be required to relocate to a new location at lower risk of flooding.

10. I don't have clear title to my home. Can I still participate?

The state can provide limited legal assistance for homeowners with title issues.

11. I rent my home. Can I benefit from this program?

Possibly. In some cases, renters can benefit from an award from this program.

12. What is the timeline for this program?

The state has been coordinating with parish and local partners on the buyouts since March 2021, and the program survey launched in June. The state expects to begin accepting applications in September. The state, parish and city will reach out to residents with more details.

13. How many homes will get buyouts?

About 90 homes have been identified as highest risk and may receive buyouts if the owners choose to participate in this program. Buyouts will be prioritized in the areas of highest risk, with the potential to buy out contiguous properties to maximize the natural functions of the floodplain.



14. Where does the money for this program come from?

This program is federally funded through the state’s \$1.2 billion CDBG-MIT allocation. The state administers this funding through the Louisiana Office of Community Development. These funds are directed by Federal Register Docket No. [FR-6109-N-02](#) and the [CDBG-MIT Action Plan](#).

15. How can I get more information about this program?

You can visit watershed.la.gov/buyouts or call 866.735.2001 for more information.

16. Is this part of the LWI Round 1 program?

No, these funds are part of the [LWI State Projects and Programs](#). More information about the Round 1 program can be found on the [Round 1 webpage](#).