



Buy-In Community Planning, Inc.

Annual Report

2020 & 2021



Letter from the Executive Director

Dear Friends,

I am deeply grateful and humbled by the opportunity to share Buy-In Community Planning's first Annual Report with you, covering the two years since we started (2020-2021).

In 2020, we founded Buy-In Community Planning to address the gaping hole in equitable relocation assistance in the United States. At the time, the idea of planning for large-scale climate-induced displacement in the United States was still a niche topic, discussed in the circles of academia and higher levels of government as a theoretical future to start preparing for, detached from the lived experiences of everyday people around the country. Although buyout programs have been around for decades, proactive, people-centered and community-led relocation programs are still in their early infancy.

In the two years since we started, I am immensely proud to say I believe we are truly building a foundation for just and equitable assisted relocation programs across the country, from Texas to Puerto Rico and many states in between. This process has been deeply humbling - each day is a reminder about the barriers that communities are forced to overcome due to the legacies of forced relocation, environmental destruction, industrial contamination, racist housing policy, and limited local government capacity. Even more importantly, we have learned so much from individuals and our community based partners as we share in the deeply challenging, transformative, and uplifting work that comes through the process of reimagining what it means to begin again.

Thank you to all of our partners, advisors, mentors, and funders who are helping us build this bridge together. Read on to learn more about the challenge ahead and our early efforts to make a difference in this space.

With gratitude,

Kelly Leilani Main

Kelly Leilani Main
Executive Director
Buy-In Community Planning



The Challenge

- Between 13 to 40 million people live in flood zones in the United States - as much as 10% of the population!
- [More than 1.7 million people](#) in the United States were displaced from their homes by disasters in 2020.
- [By 2045, more than 311,000 properties](#), home to more than half a million people, could be affected by chronic, disruptive flooding. This number could increase to 2.1 million homes and businesses by 2100.
- BIPOC and low income communities are hit hardest: [formerly redlined areas have \\$107 billion worth of homes facing high flood risk](#) - 25% more than non-redlined areas.
- Buyout programs are essential adaptation tools but existing programs are full of problems: studies show they are slow (the average FEMA buyout takes more than 5 years to implement), [opaque](#), and [racially-inequitable](#).
- Poor communication, high rates of attrition, and complicated application processes are leaving many households behind, especially the elderly, and disabled; renters; those without flood insurance or with unclear title; and mobile home residents, [where 1 in 7 live at risk of flooding, compared to 1 in 10 of all other housing types](#).

Our Solution

- New relocation assistance programs that center equity are imperative to helping people adapt in such challenging times.
- We are working with Community Based Organizations (CBOs) to support education and outreach related to residents living in high risk areas and asking them about preferred adaptation options.
- We co-design relocation interest surveys that help identify how many residents are interested in relocation assistance and what types of barriers they face for considering a move to safer housing out of harm's way.
- We are becoming experts in the multitude of federal and state funding sources that are available to facilitate assisted relocation and are designing software tools that streamline the application process for local governments and individuals.
- We are diversifying the number of stakeholders who are being asked to “buy-in” to the home buyout process by leveraging foundational and private sector resources to provide adequate compensation for households, build affordable housing in the neighborhoods people relocate to, and ensure that bought out parcels are able to maximize their potential as ecological assets by restoring their natural floodplain function.



Impact in 2020-2021

Summary

- Communities supported: 4
- Floodplain residents surveyed: 127
- Organization Volunteer hours:
 - 2020: 239
 - 2021: 721
- Total funding: \$353,975 (including in-kind contributions)

Community Partners Support:

- Funding allocated to Community Partners: \$21,780
 - Total Funding Spent: \$1,170 as of December 31, 2021
- Community Partner Volunteer Hours
 - Citizens Committee for Flood Relief: 675

Other Accomplishments

- Received 501(c)3 nonprofit status in October 2021.
- Completed our first round of surveying in De Soto, Missouri, resulting in over 50 surveys and 22 buyout applications to the Missouri State Emergency Management Agency HMGP program.
- Kicked off a joint project on community-led relocation planning conducted with two other national non-profit organizations: [Anthropocene Alliance](#) and the [Climigration Network](#) (hosted by the [Consensus Building Institute](#)); and three community-based organization partners in Texas, Oklahoma, and Puerto Rico. This work is funded by the JPB Foundation and will continue through August 2022.
- Accepted into the [MIT SOLVE 2021 Resilient Ecosystems Solver Cohort](#), an accelerator program for social enterprises. We were even [featured in Forbes](#)!
- Received funding from the [Lincoln Institute for Land Policy](#) for a research project [Exploratory scenario planning for floodplain buyout parcels](#), conducted in partnership with [Dept. LLC](#), to analyze adaptive reuse strategies for buyout properties in Long Island, New York. Stay tuned for the release of the report in summer 2022!
- Presented our work and approach for better buyouts at the [ASAP/NYSERDA Climate Migration Accelerator Workshop](#); the MIT DesignX Design >> Fast Forward conference on the panel "[The](#)



[Next Pandemic is Now](#)”, alongside representatives from MIT and Google; and at the Columbia University [“At What Point Managed Retreat”](#) Conference

- Featured in Urban Land Institute’s report [On Safer Ground: Floodplain Buyouts and Community Resilience](#); [The #Grist50 Fixers](#) list; and At [Solve at MIT](#), May 3-6, 2022, where Kelly had the chance to meet with SOLVE partners from around the world.

Highlights From Our Programs

Thought Leadership / Building the Field

In 2021, our first full year of operation, we spent a significant amount of time and energy building rapport with state and local governments, industry experts, academics, and civic organizations. We participated in national thought-leadership using our backgrounds in research to inform such initiatives as the Lincoln Institute for Land Policy’s Exploratory Scenario Planning for Climate Adaptation, contributions to reports produced by the Government Accountability Office and Urban Land Institute, and an accelerator for climate migration methodologies hosted by the American Society of Adaptation Professionals.

Building Local Government Capacity

Buy-In provided pro bono consulting to the City of De Soto, Missouri to prepare and submit a Housing and Urban Development Community Development Block Grant for Mitigation (CDBG-MIT) application to the Missouri Department of Economic Development, which administers the HUD grants. As a result, the city won a \$104K CDBG-MIT Planning grant to undertake a comprehensive flood mitigation plan. This plan will help engage and educate residents about flooding and home adaptation strategies, identify potential sites for green infrastructure, identify residents who want to relocate due to flooding, and prepare the City to apply for further grants to convert the floodplain from a hazardous residential area into a community amenity.

Simultaneously, Buy-In supported the *De Soto Citizens’ Committee for Flood Relief*, a local community nonprofit organization, in conducting a multi-modal survey of flood-prone neighborhoods in the city to determine which households are currently interested in being bought-out. The survey received responses from 52 households representing 125 residents. The City of De Soto responded to those who expressed interest via our survey by applying to the Missouri State Emergency Management Agency for funding to buy 22 homes. Though the state only awarded enough funding to buy one home in 2021, the agency’s feedback will inform future applications by the city.

“The work that Buy-In has done for the City of De Soto has been invaluable. The amount of progress that has been made in such a short period of time concerning community engagement and successful grant writing is above expectations.” – Todd Melkus, De Soto City Manager



Pilot Projects with Community-Based Organizations

With support from the JPB Foundation, Buy-In brought lessons learned with our partners in De Soto to the table for a joint project on community-led relocation planning conducted with two other national non-profit organizations, [Anthropocene Alliance](#) and the [Climigration Network](#) (hosted by the [Consensus Building Institute](#)), as well as three community-based organizations in Oklahoma, Texas, and Puerto Rico. Our pilot programs focused on identifying and engaging LMI people who may *want* to move out of the floodplain, but feel stuck with a home or in a neighborhood that feels increasingly unsafe. These imperiled residents teeter on the verge of being forcibly displaced by disasters, but they may struggle to sell their home or find a new one that they can afford. They may feel deeply connected to their communities or homes and feel that a buyout is a dishonor to the legacy of their family or community. Sometimes they are unwilling to sell their home to another unsuspecting family. These residents often feel underserved by their local governments who have been tasked with protecting them during flood events.

This multi-partner project serving three Environmental Justice communities involves developing guidance and tools for community-led relocation assistance programs which are highly context specific. Our methods include deploying stakeholder interviews, hazards and vulnerability mapping, participatory planning, and community surveying. The outcome will be increased awareness among local partners and the populations of the current and future impacts of natural and human-made hazards on communities; a prioritized set of strategies and demands ready for implementation; and a strong and diverse set of partners (grassroots environmental justice organizers, local, state, and federal government, professional associations, and local and national non-profits) committed to implementing adaptation solutions. This surveying effort will continue through 2023.



Financials

The condensed consolidated financial information as of and for the years ended December 31, 2020 and December 31, 2021 have been derived from Buy-In Community Planning's 2020 and 2021 consolidated financial statements, reviewed by Purdy Powers & Company. The condensed consolidated financial information should be read in conjunction with the 2020 and 2021 consolidated financial statements and related notes. To obtain copies of Buy-In Community Planning's complete 2020 and 2021 consolidated financial statements, please contact info@buy-in.org.

Simplified Statement of Activity

Years ended December 31, 2020 and December 31, 2021

	2020	2021
REVENUES AND ADDITIONS TO NET ASSETS		
Contributions:		
Restricted		1,212
Temporarily restricted	3,500	
Unrestricted	15,850	108,000
In-Kind	84,405	96,008
TOTAL CONTRIBUTIONS AND GRANTS	103,755	205,220
Project fees, interest and other income (losses)		45,000
TOTAL REVENUES AND ADDITIONS	103,755	250,220
EXPENSES AND REDUCTIONS TO NET ASSETS		
Program Services:		
Community grants		1,170
Community programs	474	13,091
In-Kind	17,824	10,275
TOTAL PROGRAM SERVICES	18,297	24,536
Support Services:		
Development		6,424
Management and support services	2,433	20,992
In-Kind and Other	66,655	86,066
TOTAL SUPPORT SERVICES	69,088	113,482
TOTAL EXPENSES AND REDUCTIONS TO NET ASSETS	87,385	138,018
NET INCREASE (DECREASE) IN NET ASSETS	16,370	112,202



Simplified Statement of Financial Position

Years ended December 31, 2020 and December 31, 2021

	2020	2021
ASSETS		
Cash & Investments	100	42,673
Receivables & Deposits	18,785	108,000
Other assets	2,006	1,673.62
TOTAL ASSETS	20,891	153,024
LIABILITIES AND NET ASSETS		
Liabilities:		
Notes Payable		
Other liabilities	4,521	24,452
TOTAL LIABILITIES	4,521	24,452
Net Assets:		
Unrestricted amounts	13,061	86,931
Temporarily restricted amounts	3,309	41,641
Permanently restricted amounts		
TOTAL NET ASSETS	16,370	128,572
TOTAL LIABILITIES AND NET ASSETS	20,891	153,024



Simplified Summary of Use

Year ended December 31, 2020

	2020	Percentage
SOURCE TYPE		
Donations from individuals, foundations, and corporations and other gifts	18,500	18%
Project fees and other income	850	1%
In-Kind Contributions	84,405	81%
TOTAL SOURCES OF FUNDS	103,755	100%

USE TYPE		
Program services	18,297	21%
Management and support	69,088	79%
Fundraising		
TOTAL EXPENSES AND REDUCTIONS	87,385	100%

Year ended December 31, 2021

	2021	Percentage
SOURCE TYPE		
Donations from individuals, foundations, and corporations and other gifts	109,212	44%
Project fees and other income	45,000	18%
In-Kind Contributions	96,008	38%
TOTAL SOURCES OF FUNDS	250,220	100%

USE TYPE		
Program services	24,536	18%
Management and support	107,058	78%
Fundraising	6,424	5%
TOTAL EXPENSES AND REDUCTIONS	138,018	100%



About Buy-In Community Planning

Our Mission

The mission of Buy-In Community Planning is to support the well-being of people whose homes and communities are threatened by natural hazards by assisting them in planning for and relocating to safer areas. Using the power of geospatial data and participatory planning, we help communities design voluntary relocation assistance programs that are transparent, equitable, and environmentally restorative to ensure that no household is left in harm's way.

Our Vision

Our vision is a world in which all people have access to safe and affordable housing and where human and natural systems can thrive together.

Who We Are

Staff Leadership Team

Kelly Leilani Main, Executive Director
Osamu Kumasaka, Director of Community Action
Risa Hiser, Director of Strategy & Operations

2020 & 2021 Interns

Karissa Wenger, Communications Intern
Shameika Hansen, Community Engagement Intern
Jack Treanor, Housing & Economics Intern
Victoria Woods, State Policy & End Use Intern

Founding Board Members

Kelly Leilani Main, President
Risa Hiser, Treasurer
Osamu Kumasaka, Secretary

Want to support our work?

Make a tax-deductible donation at <https://buy-in.org/donate>