



Buy-In Community Planning, Inc.

Annual Report

2022



Letter from the Executive Director

Dear Friends,

It's an honor to share with you Buy-In Community Planning's second Annual Report for the year 2022. We have been working hard to improve access to voluntary relocation assistance programs and I am excited to share with you some of what we have learned so far and give thanks to those who have supported us along the way.

2022 was a tremendous year for our young organization. Catalyzed by financial support from **MIT SOLVE**, **ServiceNOW**, and the **GM Climate Equity fund**, we were able to make significant expansion of our programs. Our Community Partnerships Program (CPP) grew from four communities in 2021 to six in 2022. Two of our partners are seeking assistance to relocate away from high-risk superfund sites that negatively affect resident health and well-being. Working with these partners has highlighted the range of environmental injustices across the country and speaks to the broader applicability of Buy-In's model to support democratic planning action through high resolution door to door data gathering. This funding also allowed us to provide low-cost technical assistance to the City of De Soto and submit our first five buyout applications to the State of Missouri.

In addition to growing our CPP program, we contributed to climate displacement and buyout thought leadership through publications, speaking engagements, and fee-for-service consulting, including the development of a Buy-In/Buyout Program for the City of Houston; Marketing and Communications Materials for the South Carolina Office of Resilience's Voluntary Buyout Program; and the *Resilient De Soto* plan. It has been an honor to work with many partners and we look forward to new opportunities. Please consider us as a partner for your adaptation and resilience planning efforts as the demand for technical expertise on buyout programs grows.

I believe that our unique combination of grant-funded and paid consulting work has allowed Buy-In to expand its reach. We are building credibility as an organization providing human-centered and technical expertise on buyout program design, administration, and implementation. Our work with cities and states complements our research-informed thought leadership and our community-based approach to addressing the growing threat of climate displacement. I'm immensely proud of everyone who has supported Buy-In along the way. I hope you enjoy this update from our close out of 2022 and I look forward to sharing what's next.

With gratitude,

Kelly Leilani Main
Executive Director, Buy-In Community Planning



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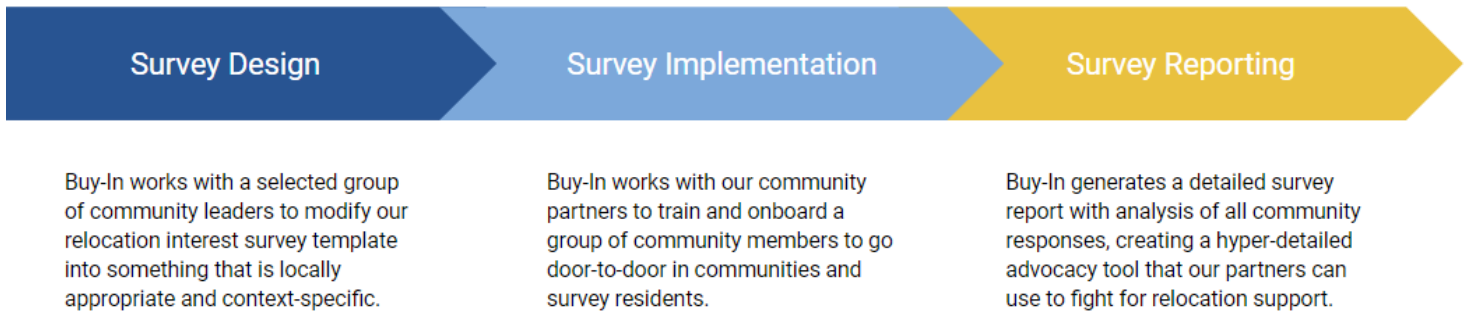
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Impact in 2022

Community Partnerships Program (CPP)

Buy-In is proud of our commitment to our CBO-partners who are leading resilience and adaptation efforts in their communities. Our CPP program follows the following process:



CPP Funding Breakdown by Donor:

Funding Source

JPB Foundation
(2021-2022)

ServiceNOW
(2021-2022)

GM Climate Equity Fund
(2022)

Communities Served

- LEAD Agency: *Miami, Oklahoma*
- Un Nuevo Amanecer: *Ponce, Puerto Rico*
- Community In Power Development Association: *Port Arthur, Texas*
- Citizens Committee for Flood Relief: *De Soto, Missouri*
- People Against Neighborhood Contamination (PANIC) and SWEET Alabama: *North Birmingham, Alabama*
- Chokee Concerned Citizens: *Pascagoula, Mississippi*



Surveys Summary

In the sections below, you will find a high level summary of our partnerships in each community for the year 2022.

Total Surveys to Date (2020-2022): 182

Total Surveys Completed in 2022: 139

Total Surveys Completed between 2020 - 2021: 53

Residents Interested in a Buyout (2022):

Total Number Across all Communities: 116/139

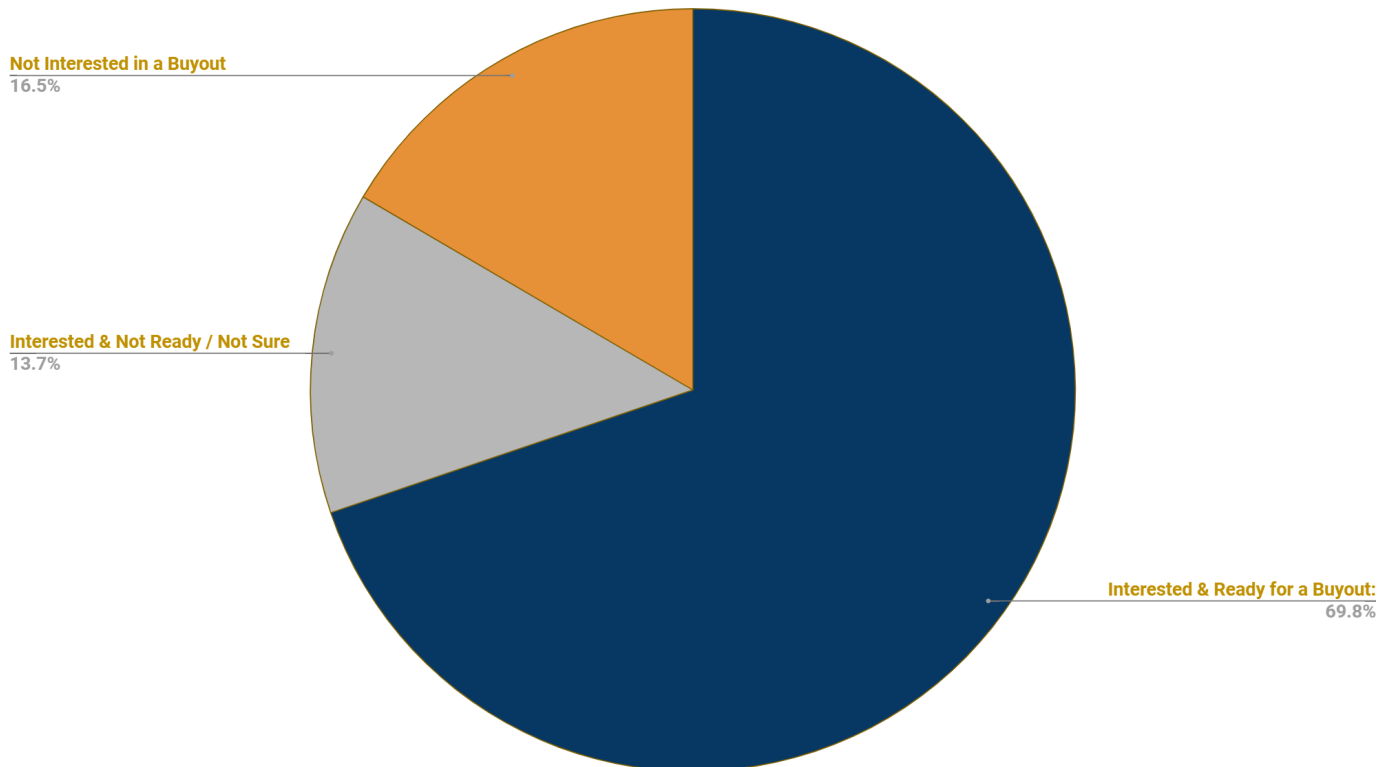
Percentage of Interest Across all Communities (with responses): 83%

Buyout Applications submitted on behalf of interested residents:

De Soto, Missouri - 5 applications submitted to FEMA HMGP program

Buyout Interest Summary (2022 only)

Interest in a Buyout Across All Communities





Partner Summaries

Citizens' Committee for Flood Relief (CCFR)

De Soto, Missouri

The Citizens Committee for Flood Relief was Buy-In's first Community Partnerships Program partner and we have been honored to continue our work with them. We first conducted surveying in 2020-2021, and Buy-In finally succeeded in preparing five applications to a "stacked" HMGP funding list in Missouri. A stacked application means that the community is the lowest priority on the state's funding objectives this year, but if another sub-applicant drops out or additional money is allocated, our households may be able to participate. The challenge of finding appropriate funding in De Soto speaks to deep problems with the competitive nature of federally-funded grant programs. Because residents were hard hit by flooding many years ago, and a federal disaster was not declared for them, they have to fight hard to find resources from other, more recent disaster allocations.

- 53 households surveyed (2020 - 2021)
- 5 buyout applications submitted to Missouri HMGP program (2022)

Community In-Power and Development Authority, Inc. (CIDA, Inc).

Port Arthur, Texas

The [Community In-Power and Development Association Inc.](#) is a non-profit (501 (C)(3) status) that works to empower residents in low-income communities in Port Arthur, Texas take action against the neighboring chemical manufacturers, refineries and incinerator facilities. We help organize and educate local residents on how to take action to keep big industries from polluting our air, land, and water. Buy-In has been working with CIDA to better understand residents' perspectives on flooding, as Port Arthur was hit hard by Hurricane Harvey in addition to facing chronic pollution from chemical refineries next door. Surveying is ongoing through 2023.



Local Environmental Action Demanded (LEAD) Agency

Miami, Oklahoma

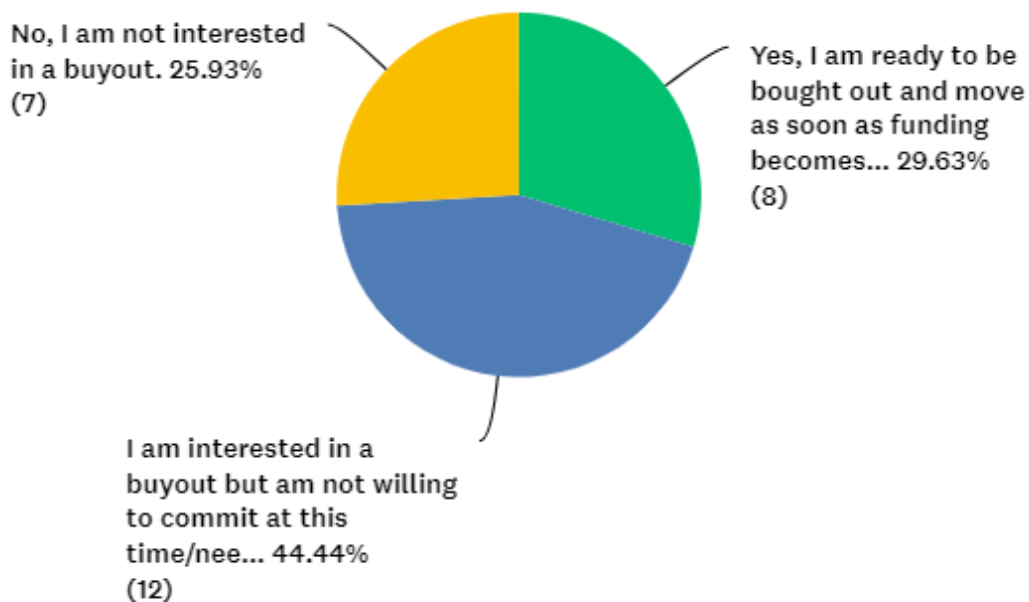
[LEAD Agency](#) is a grassroots Environmental Justice organization dedicated to ensuring the health and safety of the people living in Miami, Oklahoma, and the surrounding areas in Northeastern Oklahoma. They strive to provide a voice for those who have been silenced and to bring justice to those who have been disproportionately impacted by environmental pollution. Buy-In has been working with LEAD to design a survey that addresses concerns about flooding caused by GRDA's proposal to raise the water level of the Grand Lake of the Cherokees. Backwater flooding from the dam intersects with downstream impacts from one of the country's largest superfund sites, creating heavily contaminated waters.

In addition to asking residents about their interest in a buyout, LEAD has included questions about their flood experiences, their perceptions of the Grand River Dam Authority proposal to raise lake levels, and information about potential exposure to contaminants in HVAC systems and yards.

Survey Highlights:

- Total number of surveys in 2022: 69 total, 27 complete answers
- Surveying will continue through 2023

Are you interested in receiving a home buyout with relocation assistance?





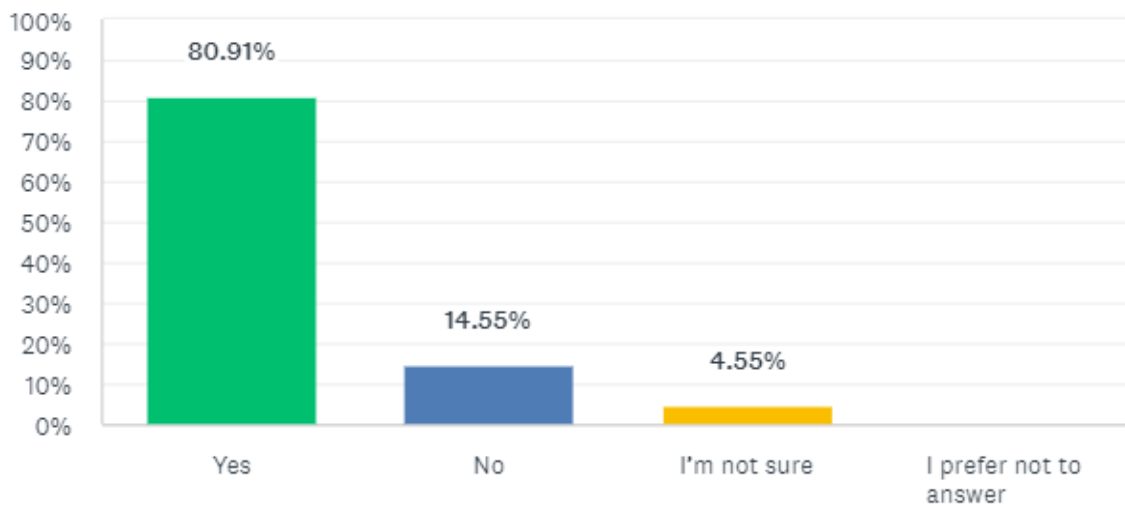
People Against Neighborhood Industrial Contamination (PANIC) and Sustainable Water, Energy & Economic Transition in Alabama (SWEET Alabama)

North Birmingham, Alabama

- Total Households Surveyed in 2022: 110
- Surveys are ongoing into 2023

Organizers at PANIC have been fighting against toxic air pollution and government corruption associated with industrial contamination at the Bluestone Coke factory Superfund Site in North Birmingham for years. In fall 2022, PANIC and Buy-In collaborated to design and administer a survey of the residents in response to the City's leaked "Big Ask" plan, which sought to relocate households bordering the site. Through our partnership with PANIC and SWEET, Buy-In has learned how our unique model can also help communities affected by industrial pollution living in heavily polluted areas: relocation for those who want to move, and compensation for those who want to stay.

The City assumes in the Big Ask plan that residents would be willing to relocate if compensated. Would you be interested in relocating if you were provided fair compensation?





Cherokee Concerned Citizens (CCC)

Pascagoula, Mississippi

For years, the Cherokee Concerned Citizens (CCC) of Pascagoula, MS have been fighting to address severe industrial pollution and toxic flares from nearby oil refineries in Jackson County such as Chevron. Residents have also been affected by flooding from hurricane events like Katrina in 2005 and have expressed concern about future flooding impacts as well as runoff from contaminated sites on their properties. In 2022, Buy-In worked with CCC to design a survey which will be implemented in 2023.

Un Nuevo Amanecer (UNA)

Playa de Ponce, Puerto Rico

Buy-In and Un Nuevo Amanecer Inc., in partnership with community leaders from in Barrio Playa, Ponce, Puerto Rico, co-produced a Spanish-language, household-level survey instrument on flood perceptions, experiences, and desired adaptation measures. Surveying will be completed in 2023, due to disaster related project delays. The survey results will support advocacy for community-identified climate adaptation strategies, among them protective infrastructure and home acquisitions in the floodplain of south Puerto Rico's largest coastal barrio.

Community Partners Program - Direct and Indirect Funding in 2022:

Partner	Community Grants	Survey Design & Implementation	Total
CIDA	\$3,000	\$1,410	\$4,410
PANIC	\$3,500	\$3,026	\$6,525
LEAD Agency	-	\$1,320	\$1,320
CCC			
UNA			
Total	\$6,500	\$5,756	\$12,256

Thank you to all of our CPP partners for our collaboration and to our donors for making our CPP program possible!

Want to start a survey in your community? Please contact us!



Thought Leadership

As buyouts become increasingly recognized as a critical adaptation strategy for flood-affected communities, Buy-In has been honored to be recognized as a national thought leader on reforming existing buyout programs and improving outcomes for communities.

Additional details on research projects and engagements are highlighted below:

Research and Publications

What do we do with the land left behind? Exploratory Scenario Planning for Floodplain Buyout Parcels (Funded by Lincoln Institute of Land Policy)

Did you know? Exploratory Scenario Planning is a novel way to help local governments deal with uncertainty by conducting thought exercises around multiple future projections. Buy-In was selected by the Lincoln Institute of Land Policy's call for working papers on the role of Exploratory Scenario Planning for Climate Adaptation. It was a pleasure to work with our friends and partners at [Dept. LLC](#), to produce our final publication, "[What do we do with the land left behind? Exploratory scenario planning for floodplain buyout parcels](#)", which can be downloaded from LILP [here](#).

In the paper, we describe how small municipalities with limited capacity struggle to overcome the technical challenges of applying for federal flood mitigation grants, implementing buyouts, supporting participating households as they relocate, and tending to the open space which buyouts create. To date, the ability of such governments to integrate buyout programs into comprehensive and long-range planning for housing, the environment, land use, or capital improvements remains elusive. Since exploratory scenario planning is a useful tool for managing uncertainty, we set out to explore what the key scenario planning considerations for buyout program managers could be. This paper will provide an overview of the role of buyouts in permanent flood mitigation, the key drivers for buyout planning, certainties and uncertainties in land use planning, and a conceptual design outcome for one identified scenario (a stormwater pocket park), using Long Island as a case study site intervention.

Citation: *Kelly Leilani Main, Risa Hiser, Victoria Woods, Osamu Kumasaka, Maggie Tsang, and Isaac Stein. "What do we do with the land left behind? Exploratory Scenario Planning for Floodplain buyout parcels." Lincoln Institute of Land Policy. August 2022.*

Housing and Commercial Real Estate: Supporting At-Risk Mobile Homes (Funded by the GM Climate Equity Fund)

Did you know? Manufactured housing units, also referred to as mobile homes, are the most common unsubsidized, affordable housing in the United States, housing an estimated 22 million



people. However, these structures face a disproportionately higher risk of flooding compared to other housing types. Across the country, local zoning codes have forced many manufactured housing communities to be sited in precarious “fringe environments,” such as industrial zones, floodplains, and fire-prone urban peripheries. According to original analysis by Headwaters Economics, this trend seems to hold in Montana: throughout the state, more than one in five mobile homes (20%) are located in an area with high flood risk.

Buy-In partnered with Headwaters Economics to support a preliminary engagement of mobile home park residents in GLEndive, Montana, as part of an ongoing effort with the US Army Corps of Engineers to address catastrophic ice dam failure scenarios. This effort is continuing through 2023.

Contaminated Lands + Flood Risk (Funded by ServiceNow)

Did you know? Many Superfund Sites, the name given by the Environmental Protection Agency to hazardous waste facilities that require clean up, are also at dire risk from flooding. In fact, 60 percent of nonfederal National Priority List (NPL) sites are located in areas prone to sea level rise, flooding, or other impacts, according to a 2019 Government Accountability Office [report](#). Likewise, Formerly redlined neighborhoods, still predominantly home to low-income Black and Latinx communities, have disproportionately high concentrations of hazardous waste sites and \$107 billion worth of homes with high flood risk, 25 percent more than non-redlined areas. This intersection can create harmful outcomes for residents. For example, during Hurricane Harvey in 2017, petrochemical facilities were inundated, creating a “toxic, industrial soup” that spread throughout Houston, Texas.

Buy-In works with several frontline communities who face both flood risks and air, soil, or water pollution, whether from Superfund sites, one of the country’s 450,000 brownfields (former or abandoned industrial sites), or active industrial sites.

- Our partners in Miami, Oklahoma community partner are located near the 40 square-mile Tar Creek Superfund Site in Oklahoma, and residents in this community suffer from the combined impacts of abandoned mines and riverine flooding.
- Cherokee Concerned Citizens in Pascagoula, MS, are seeking buyouts from air pollution at multiple refineries - many residents also lived through Hurricane Katrina and more recent flood events.
- PANIC is demanding that a People's Relocation Plan be made available to all residents in North Birmingham affected by decades of industrial pollution.

With support from MIT Solve, we were able to support research from a graduate student at Yale, Emma Zehner, who conducted research throughout the summer and fall of 2022 to produce a comprehensive memo on how contamination may affect the buyout process. Emma’s research sought to answer several questions for us and our partners, such as:



- What federal, state, and local funding is available to help communities address industrial sites with flood risk? Is this funding effective?
- What approaches have sub-national actors successfully implemented and how could these inform updates to federal approaches?
- Will the presence of industrial contamination on our partners' properties present any barriers when applying for federal flood mitigation funding, such as buyouts?

Emma found that at present, remediation programs for brownfield sites do not yet adequately address impacts like flooding and sea level rise. In fact, many of these toxic properties that are technically cleaned up to today's standards may not withstand future risks. Likewise, federal buyout programs like those with FEMA and HUD do not provide resources to remediate flood-prone sites - in fact, FEMA grants require sub-applicants to remediate properties before acquisition funds are provided. Emma's research provided a strong background on flooding and industrial contamination and has supported the creation of fact sheets we seek to use as resources for our community and government partners. Her work will serve as the foundation for future programs for Buy-In so we may better serve our communities facing both flooding and contamination risks. We are immensely grateful for Emma's contributions and look forward to releasing her final report after peer review in 2023.

Federal Funding Left on the Table: Reviewing the Rebuild Florida Program (Funded by the GM Climate Equity Fund)

With support from the GM Climate Equity Fund, we were able to conduct a research project on better understanding the challenges with the CDBG-DR Voluntary Home Buyout program in Florida after Hurricane Irma (2017).

The CDBG-DR Voluntary Home Buyout Program (VHBP) was created in September of 2018 to reduce the impact of future disasters in high-risk flood areas. The program is run by Rebuild Florida, a program of the Florida Department of Economic Opportunity's Office of Long-Term Resiliency. Created following Hurricane Irma (2017) with \$75M in federal funding, 11 counties and cities were allocated approximately \$44M to conduct multi-year buyout programs, including Monroe County, City of Marathon, Village of Islamorada, Clay County, Town of Orange Park, Flagler County, City of Palm Bay, City of Bonita Springs, City of Jacksonville, Columbia County, and Miami Dade County. Recipient jurisdictions are now using those funds in one of two ways: as matching funds for FEMA's Hazard Mitigation Grant Program (HMGP) or through their own unique relocation programs that conform to Florida's Voluntary Home Buyout Guidelines. Our team conducted qualitative interviews with state and local government officials in an effort to uncover why so much federal funding still remains on the table from Hurricane Irma in 2017. We also hoped to identify how nonprofits, similar to Buy-In, could play a key role in supporting state and local government in administering federal funding, and assisting local community partners in accessing this funding.



A few weeks into scheduling and taking interviews, Hurricane Ian made landfall in Florida on September 28th as a Category 4 storm, hitting several of the 11 communities identified as grantees of the Rebuild Florida program. Hurricane Ian has provided us with a future relatable scenario in which our projects and programs will need to adapt their timelines, budgets, and research scopes to support natural disasters that occur. In addition to thinking about how we can quickly adapt our ongoing projects in the face of disaster, we were also prompted to reassess our services and think about ways in which our current services can support immediate disaster response relief.

The Next American Migration: What Cities Should Know About Climate Change and Populations on the Move (Funded by National League of Cities)

Kelly co-authored [a report from the National League of Cities](#) on the topic of internal climate migration with colleague Anna Marandi. The report provided an overview of the context of domestic climate migration and presented a typology framework for understanding how cities will be impacted. The framework proposed Climate Destinations, Receiving Cities, and Vulnerable Cities as three points along a spectrum of vulnerability and resilience. Interviews with practitioners in various states around the country tested the effectiveness of this concept and provided unique insights into the challenges cities are faced with when dealing with current and future climate migration.

Although it may appear that Buy-In would work primarily with Vulnerable Cities, or those areas at highest risk from cascading climate impacts, buyouts are actually a critical tool in the toolbox for resilience and adaptation broadly. We hope you enjoy the report and encourage you to reach out to us with questions, comments, or other research suggestions for partnership!

Conferences and Presentations

- Kelly Leilani Main, *"A Better Buyout: Building grassroots systems to enable access to equitable relocation assistance"*. National Adaptation Forum, Baltimore, MD. October 26, 2022
- Kelly Leilani Main, *"Stranded - When and Why People Can't Move: Unmanaged Retreat in the Climate Mobility Conversation."* People on the Move in a Changing Climate (PEMOCC) Southwest Workshop. Virtual. September 28, 2022.
- Kelly Leilani Main, *"Migration at the Margins: Compounding Vulnerabilities for climate migrants and how cities might respond"*. People on the Move in a Changing Climate (PEMOCC) Great Lakes Workshop, Buffalo, NY. June 1, 2022



Fee for Service Work

Houston Buy-In Buy-Out Strategy (City of Houston)

In 2021, the City of Houston released an RFP to develop a city-wide Buy-In/Buy-Out program to facilitate equitable relocation of floodway residents out of high risk housing and into neighborhood housing of their choice. Buy-In was honored to be selected by the City of Houston along with RG Miller (later 5 Engineering), Phactory Consulting, and Holloway Environmental and Communications Services to develop this important plan. In August of 2022, Osamu and Kelly visited Houston, toured local buyout sites, and presented at the Policy Stakeholders workshop. The project will eventually result in the creation of a city-wide Buy-In/Buy-Out program strategy, to be delivered in December of 2023.



ED Kelly Leilani Main presenting at the Policy Stakeholders Workshop in August 2022

EPA + South Carolina Office of Resilience (SCOR) Kick-off with KLA, One Architecture

Buy-In was approached by Climate Resilience Consulting and Kim Lundgren Associates to support the development of a Statewide Green Infrastructure on Buyouts: Engagement and Outreach Plan for the South Carolina Office of Resilience (SCOR) and the EPA. The goals of the project are to increase awareness of the SCOR buyout program for Hurricane Matthew and Hurricane Florence Recovery and also to promote the use of Green Infrastructure on buyout sites. The work is continuing through 2023.



Resilient De Soto, with H3 Studios and Community Planning Lab at St. Louis University (City of De Soto)

Buy-In has been working with our partners in De Soto since 2020 and was thrilled to help the city apply for and receive funding for a CDBG-MIT Planning grant to support the development of a city-wide flood resilience strategy. Buy-In was approached by local planning firm, H3 studios to partner with the Community Planning Lab at Saint Louis University to kick off the plan, which covered a range of economic, social, infrastructural, and environmental resilience considerations. Buy-In was selected to provide targeted expertise on the section of the plan relating to the development of a De Soto buyout program. The project will continue through 2023.

Financials

Buy-In Community Planning's simplified Statement of Financial Position and Statement of Financial Activity can be found on the following pages.

The condensed consolidated financial information as of and for the years ended December 31, 2022 have been derived from Buy-In Community Planning's 2022 consolidated financial statements. The condensed consolidated financial information should be read in conjunction with the 2022 consolidated financial statements and related notes.

[Click here to download Buy-In Community Planning's complete 2022 consolidated financial statements.](#)



2022 Financial Summary

With the help of generous donors, we are able to provide the collaboration and leadership needed to design grassroots buyout programs across the country with our Community-Based-Organization partners.

Statement of Financial Position

Assets	
Cash and Cash Equivalents	\$163,146.22
Accounts Receivable	\$6,961.39
Property and Equipment	\$1,340.76
Total Assets	\$173,199.91
Liabilities	
Accounts Payable	\$1,933.00
Other Liabilities	\$7,087.54
Total Liabilities	\$9,353.49
Equity	
Unrestricted Net Assets	\$128,471.72
Net Revenue	\$35,274
Total Equity	\$163,846
Total Liabilities and Equity	\$173,199.91



Statement of Financial Activity

Revenue	
Restricted Contributions	\$150,000
Unrestricted Contributions	\$125.00
Total Contributions	\$150,125
In-Kind Services	\$205.50
In-Kind Software Licenses	\$46,700
Total In-Kind	\$46,905.50
Service/Fee Revenue	\$75,351.25
Total Contributions and Revenue	\$271,381.75
Expenses	
Program Expenses	
Community Contractors	\$5,756.70
Community Grants	\$3,900.00
Other Programs	\$6,490,463
Contractors & Interns	\$7,200.75
Travel	\$6,297.90
Support Services	
Advertising and Marketing	\$465.04
Dues & Subscriptions	\$2,846.68
Insurance	\$6,076.44
Legal & Professional Services	\$4,290.10
Other Expenses	
Total Payroll Expenses	\$139,888.65
Total Expenses	\$235,774.19
Change in Net Assets	\$35,274.70



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

2022 Staff

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

2022 Interns and Contractors

Emma Zehner, Land & Contaminated Sites Research Intern
David Carson, Rebuild Florida Voluntary Home Buyout Program Consultant

Founding Board Members

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