




Sea Level Rise: Who Pays and How

Welcome to "Floodville, NJ"

Role Play

New Jersey Future Redevelopment Forum

Friday, March 6, 2020, New Brunswick, New Jersey

Slide	Narrative	Visual
1	<p>Emily Jabbour: Welcome to Floodville. When I heard you could help us pay for projects to protect us from flooding, I was skeptical – still am -- but I'm open to hearing a quick pitch.</p> <p>Allen Kratz: Thanks for the opportunity!</p> <p>Emily: Here's our situation. Tidal river; higher tides.</p>	<p>Sea Level Rise: Who Pays and How Welcome to "Floodville, NJ"</p>  <p>Emily Jabbour, "Borough Manager" Allen Kratz, Resilience Works, LLC</p>
2	<p>Emily: Our firehouse is on the waterfront. Utilities are below flood elevation. Historic buildings face flooding, but their assessed values and property tax revenue support the Borough's budget. We need resilient affordable housing.</p>	<p>Flood-prone critical infrastructure</p> 
3	<p>Emily: Waterfront industry has died, leaving only a vacant old warehouse. Downtown stores are hurting. Our major thoroughfare through town floods during heavy rain which is a life-safety issue for community members.</p>	<p>Vacant warehouse, declining retail</p> 

4 **Emily:** We have no money in our budget for anything except essentials. Borough Council won't authorize new spending. Tax increases are an absolute "no!"

Allen: Understood. Let's start with HUD's Community Development Block Grants – CDBG.

**Finances in
"Floodville, New Jersey"**

- ✓ Essentials Only
- ✓ No New Spending
- ✓ No New Taxes

5 **Allen:** One CDBG objective is to "improve deteriorated residential and business districts and local economic conditions...."

Emily: OK, good, we've used CDBG grants before.

Allen: That vacant old warehouse on the waterfront: is it historic?

**Community Development Block
Grants (CDBG)**



**...improve deteriorated
residential & business
districts, local
economic conditions..."**

6 **Emily:** Yes, it's on the National Register.

Allen: Great. It's ideal for historic preservation funding to turn it into street-level retail and affordable housing on the upper floors.

Emily: Perfect. We need more housing.

Allen: And the basement gets a new use: stormwater detention.

New Use for a Historic Building



7 **Emily:** What? We already have too much water downtown!

Allen: Totally agree – and in terms of *funding*, this is where water actually is our *friend*.

Emily: I don't believe you.

Allen: Here's the plan: The exterior of the building is preserved with a three-year capital grant of up to \$2.5 million from the New Jersey Historic Trust.

Water is our *Friend*



"Is this guy for real?"

8 **Allen:** The basement essentially becomes a huge “bathtub” to detain excess rainwater that otherwise would flood the street. The key player is the local sewage authority. It acquires the vacant warehouse through a tax sale.

Here’s the plan:

Stormwater Detention Capacity

60 feet x 100 feet = 6,000 square ft.
x 5-foot basement = 30,000 cubic ft.
30,000 cubic ft. = ± 225,000 gallons



9 **Allen:** The sewer authority then assembles a \$5 million funding package. First in is the Trust’s \$2.5 million. The Trust requires a dollar-for-dollar match from other sources.

Emily: Remember, Floodville budget is tapped out; nothing from us!

Allen: OK. Here’s how the sewer authority funds the project. First...

New Owner, New Money

New Jersey Historic Trust

\$2.5M to Sewer Authority for rehab
\$2.5M match from other sources



No funds from Floodville

10 **Allen:** To remediate the site, the authority receives brownfields funding from both the NJDEP and EPA. Once the site is clean, the authority rehabs the building with grants from Floodville’s and the County’s open space and historic preservation funds.

Remediation, Rehabilitation

- NJDEP brownfields funding
- EPA brownfields funding
- Floodville Open Space & Historic Preservation Fund
- County Open Space & Historic Preservation Fund

11 **Allen:** Because the building now detains rainwater and relieves pressure on the sewer system, the sewage authority qualifies for low-interest, below-market-rate financing from the New Jersey Clean Water State Revolving Loan Fund and the New Jersey Water Bank.

New Infrastructure

- Clean Water Revolving Fund
- New Jersey Water Bank



12 **Emily:** And affordable housing: we could qualify for HUD funding as well as private-sector assistance from groups like Enterprise Community Partners.

Allen: Plus, the new retail could be the catalyst for funding from DCA's Downtown Business Improvement Zone Loan Fund.

Funds for Housing, Retail



- HUD
- Enterprise Community Partners
- DCA's Downtown Business Improvement Zone Loan Fund

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13 **Emily:** This is both innovative and doable!

Allen: Agreed, so now let's discuss your waterfront firehouse. FEMA's pre-disaster mitigation funding could help you buy an upland site and build a facility for your volunteer firefighters and emergency response teams.

Relocation of Key Facilities

10. FEMA Pre-Disaster Mitigation



13

14 **Emily:** But our emergency personnel often can't respond from one side of the town to the other because the main road through town floods even in heavy rain.

Allen: Right, which is why we should get funding from NJ DOT and the New Jersey Transportation Trust Fund.

Transportation Upgrades

- NJ DOT
- NJ Transportation Trust Fund



14

15 **Allen:** Also, the Federal Highway Administration grants money for infrastructure maintenance and for creating safer streets -- a double benefit: access and safe mobility in good weather and bad.

Accessible All-Weather Streets

- Federal Highway Administration



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16 **Emily:** And the Regional Planning Commission may provide planning assistance through either a direct grant or in-kind assistance.

Actually, I'm trying to keep count. How many funding sources have we identified?

Technical Assistance Fund

14. Regional Planning Commission



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17 **Allen:** I count 16. Let's check: Community Development Block Grants, New Jersey Historic Trust, NJDEP, Environmental Protection Agency, Floodville's Open Space and Historic Preservation Fund, the County's Open Space and Historic Preservation Fund...

Counting Our Resources

1. CDBG
2. NJ Historic Trust
3. NJ DEP
4. EPA
5. Floodville Historic Presv'n Fund
6. County Historic Presv'n Fund



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18 **Allen:** ...the New Jersey Clean Water State Revolving Loan Fund, the New Jersey Water Bank, housing funds from HUD and private sector partners like Enterprise Community Partners ...

Counting Our Resources

7. NJ Clean Water Revolving Fund
8. New Jersey Water Bank
9. HUD
10. Enterprise Community Partners



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19 **Allen:** ...DCA's Downtown Business Improvement Zone Loan Fund, FEMA, NJ DOT, New Jersey Transportation Trust Fund, Federal Highway Administration and the Regional Planning Commission. During another meeting, I bet we could identify others.

Counting Our Resources

11. DCA Business Zone Loan Fund
12. FEMA
13. NJ DOT
14. NJ Transportation Trust Fund
15. FHWA
16. Regional Planning Commission



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20 **Emily:** You're right. Let's schedule a follow-up meeting with my Borough Hall colleagues.

Allen: Resilience works – and we have more and more State and federal programs to pay for climate-change infrastructure.

Emily: Yes, I look forward to continuing our discussion!

Welcome to **Resilient**
"Floodville, New Jersey"



Emily Jabbour, "Borough Manager"
Allen Kratz, Resilience Works, LLC
