Ready to Retreat

Community-Organized Relocation After Hurricane Sandy

Liz Koslov

Luskin School of Public Affairs | Institute of the Environment & Sustainability
University of California, Los Angeles
It is dangerous to live at Oakwood Beach

By TINA SABELLA DOWNER
OAKWOOD BEACH

My husband and I purchased our home in 1988 in Oakwood Beach.

Many residents are NYC employees; it is a blue collar, working class all owner-occupied neighborhood, and we take pride in where we live.

Though homes are small, they are well kept and some residents including myself loved it so much that we expanded instead of moving.
1992 nor’easter, Oakwood Beach
AFTER SANDY: THE RECOVERY

FOX 5
myfoxny.com
6:05 34°

SOME HOMEOWNERS IN OAKWOOD BEACH, S.I. WANT A BUYOUT
Gov. Cuomo announces buyout plan:
“There are some parcels that Mother Nature owns”
Homeowners in Flood Zones Opt to Rebuild, Not Move
Sociology of forced relocation

- Everything in Its Path
- Root Shock
4 MONTHS TO DECIDE

NAGIN PANEL SAYS HARDEST-HIT AREAS MUST PROVE VIABILITY

CITY’S FOOTPRINT MAY SHRINK; FULL BUYOUTS PROPOSED FOR THOSE FORCED TO MOVE

New housing to be developed in vast swaths of New Orleans’ higher ground

PLAN FOR THE FUTURE

The Big Easy New Orleans Bank Commission will unveil a sweeping $17 billion plan today that calls for a vast restructuring of the city’s neighborhoods and housing patterns. But in the four months when the fine print is hashed out in 13 detailed reports, all the new plans will depend on the flooded zone.

- Areas where rebuilding should occur
- Building corridors until neighborhoods prove viability
- Approximate areas of expected to become parks and green space
- Areas to be redeveloped, some with new housing for relocated homeowners

Q&A

Does this plan shrink the footprint of the city or slow rebuilding everywhere?

The plan, if adopted, would not mandate which areas could be rebuilt and which cannot. It simply charts a four-month process. First off, for those neighborhoods that suffered little or no damage, the plan has little impact on development. But for heavily damaged areas, it puts the power in residents to show that enough people will return for the neighborhood to be sustainable. The plan calls for a four-month study period — during which there would be a moratorium on building permits — so that neighborhoods can hold neighborhood meetings and gather information on who plans to return. Those neighborhoods that prove sustainable would be allowed to rebuild, while those that do not would be subject to a buyout program designed to help residents relocate to areas offering greater safety from flooding, higher population density and full city services.

I live in an area that looks unlikely to be rebuilt, so it may be targeted to be a park land. What’s in store for me?

If the neighborhood planning group recommends a park where your home is located, a buyout program would provide homeowners no less than 40 percent of their pre-Katrina value — as long as proposed federal legislation sponsored by U.S. Rep. Richard Neal, D-Boston, succeeds. If the buyout program is adopted, The Nagin commission’s plan would begin, and a buyout program would begin. If regulatory agencies are not satisfied, the city will have a year to come up with another plan.
GOV CUOMO
OCEAN BREEZE
NEEDS YOUR
BUYOUT!!!
Gov. Cuomo,
Desperate...
Will work for buyout.
Crescent Beach Buyout Committee
Gov. Cuomo
“Mother Nature wants her land back.”
Buy us out and give it back.
What Happened: Inundation
Climate change?
“I’m sure 90% of people who had a buyout didn’t believe in climate change.”

- Member, Crescent Beach Buyout Committee
Blame and responsibility
Blame and responsibility

“These politicians let greedy developers get away with it, because there’s tax revenue coming in for every home or unit they build.”
- Oakwood Beach resident

“From our point of view, the government is at least partially complicit in this… you’re due some liability.”
- Midland Beach resident
Mayor Bloomberg: "As New Yorkers, we cannot and will not abandon our waterfront... We must protect it, not retreat from it."
Buyouts vs. acquisitions
Deciding Whether It’s Lights Out

The home of Franca Costa, the lone homeowner on her block in Oakwood Beach who has not accepted the state’s buyout offer. More Photos »

By KIA GREGORY
Published: October 25, 2013 | 29 Comments

This is the way a neighborhood ends.
“If this is an area that takes in water, that becomes a sponge, that goes back to nature – everybody wins. It’s a hell of a sacrifice for the greater good.”

- Oakwood Beach resident
What Happened: Inundation
GOVERNOR
Mother Nature
& Ocean Breeze
Thank you for the Buyout
$100 million and counting for Staten Island buy-out program
COASTAL CITIES OF MORE THAN ONE MILLION PEOPLE

SOURCE: ROCKEFELLER FOUNDATION
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