



Buildings that have been elevated, but elevated below the current required BFE, are still in danger and need to be addressed. In addition to the real challenges of re-raising a home, the misplaced perception of having already done what is necessary needs to be overcome.

A buyout program can be a good option for municipalities and homeowners when unable to elevate a building. It can also be deployed to remove damaged structures, increase urban-ecological buffers, and create coastal easements.

Low-lying marshlands further upland from coastal roads can cause flooding from behind. It is important to consider critical ecological function and hydrological connectivity. In this case, with marshlands behind the coastal road, wall building along coastal edge is not an economically feasible or effective option.

In addition to housing, cars and other property parked in low-lying areas also risk flood damage or loss.

Elevating buildings can cause policy conflicts when the required height exceeds zoning or code limits, leading to variances on a case-by-case basis. Municipalities should consider alternative ordinances to accommodate these increased building heights.

Individual property wall construction is inefficient and can oftentimes displace flooding issues onto underprotected neighbors. In addition, wall construction and private property limits public access to the coast.

Base Flood Elevations (BFE) are based upon '100 year flood' levels. This is a good starting point for flood planning but there is scientific consensus that sea levels are rising above these levels. In fact, it is estimated that by 2050, sea levels will rise an additional 50cm. Municipalities should consider adopting freeboard requirements above BFE for structures in flood hazard areas.

As homes area raised, pressure increases for municipalities to raise roads to provide access. Roads on barrier beach communities need to be carefully studied before deciding to raise them.

Barrier Beach Development Planning

A barrier beach is a small community of housing along a thin strip of coastal land, usually serviced by a single, primary road. This land typology, found in many coastal cities, is challenging because it is both incredibly sought after by homeowners for its great views and easy access to the ocean, but it is also one of the most vulnerable typologies against sea level rise

and storm surge. To add complication, many homeowners have already begun to raise their homes, creating uneven economic and social risks between those that have raised their homes high enough against those that are still underprotected. This situation can pressure municipalities to maintain infrastructure services, while leaving a great deal of uncertainty