

Flood Insurance Assistance Pilot

Flood Insurance Assistance Pilot Project

Helping Property Owners with Flood Insurance and Flood Protection

What Will Your Flood Risk Cost?
Get the Lowest Rate You Can Qualify For.

Your situation **AFFECTS** your property's at-risk risk for flooding. You can control your flood risk to increase by at most 1.5 percent, and up to 1.8 percent, each year you get an Elevation Certificate. There's no way to predict when the 1.5 percent yearly increase will take. Flood levels, all rates are subject to change each year to your location of adjustment the within. Know your risks.

Option 1
Go Insuring

Your insurance will increase by up to 1.8 percent each year.

Option 2
Get an Elevation Certificate

There's no way to know exactly what kind of insurance certificate you'll receive. But some FEMA-approved flood protectors have a 1.5% or 1.8% increase. If you get an Elevation Certificate, you can continue to pay the lowest rate if it's lower.

How to Get an Elevation Certificate
An Elevation Certificate certifies the elevation of your building. It's the only way to know the actual water level. It's the only way to know the actual water level. It's the only way to know the actual water level. It's the only way to know the actual water level.

See Your Agent for Your Rate.

Checklist
Don't forget to check the following items before you get your Elevation Certificate. It's the only way to know the actual water level. It's the only way to know the actual water level. It's the only way to know the actual water level. It's the only way to know the actual water level.

Keep Your Policy in Force.
If you ever allow your flood insurance policy to lapse for more than 90 days, or more for any number of days, you may be required to provide an Elevation Certificate, and you may no longer be eligible for the discount rate you have been receiving.

Contact your agent for more information or visit www.FEMA.gov/flood-risk.




Flooding in the Chehalis Basin

Chehalis River Basin Flood Authority

✓ Full range of options:

- Flood control
- Problem prevention
- Warning and response
- Aquatic species habitat
- Property protection
- Flood insurance



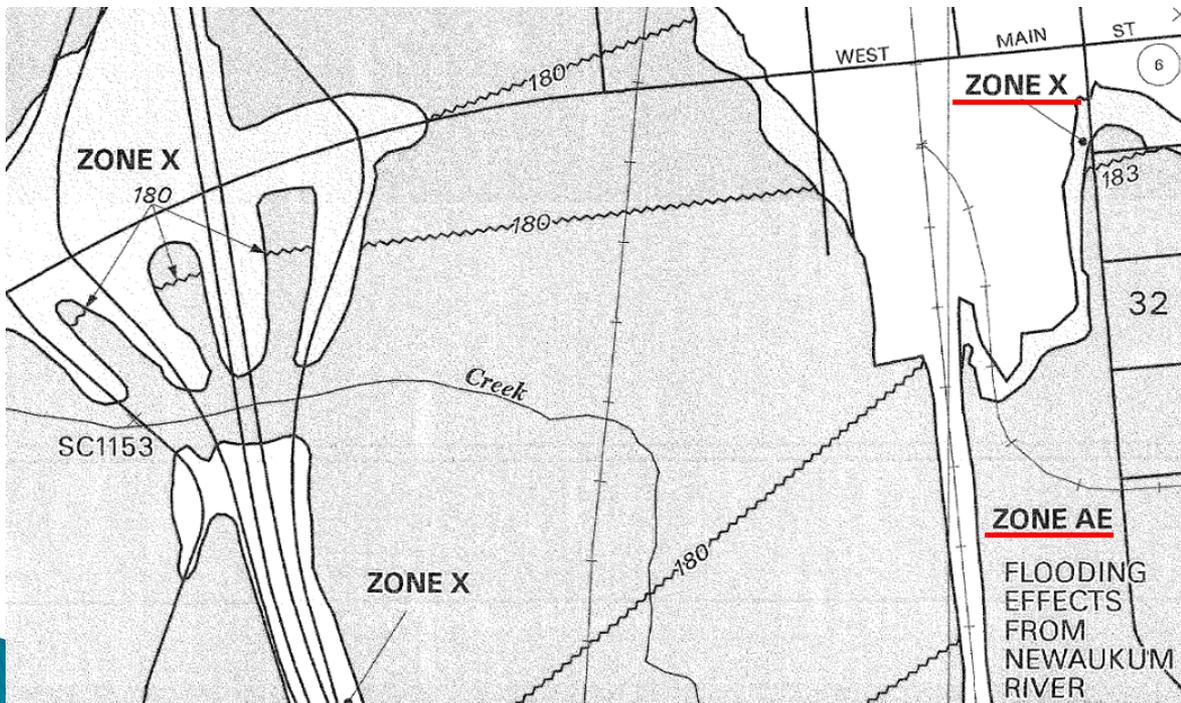
✓ Flood insurance is a government program

✓ Community role is central: mapping, regulations, insurance

Flood Insurance Assistance Pilot

Flood Insurance Premiums

- ▶ Premium rates vary with the flood risk
 - In the mapped floodplain: A and V Zones
 - Outside mapped floodplain: B, C, X Zones



PANEL 1361C

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
CHEHALIS,
WASHINGTON

LEWIS COUNTY

PANEL 1361 OF 2500

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CHEHALIS, CITY OF	530104	1361	C

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
5301041361C

MAP REVISED:
JULY 17, 2006

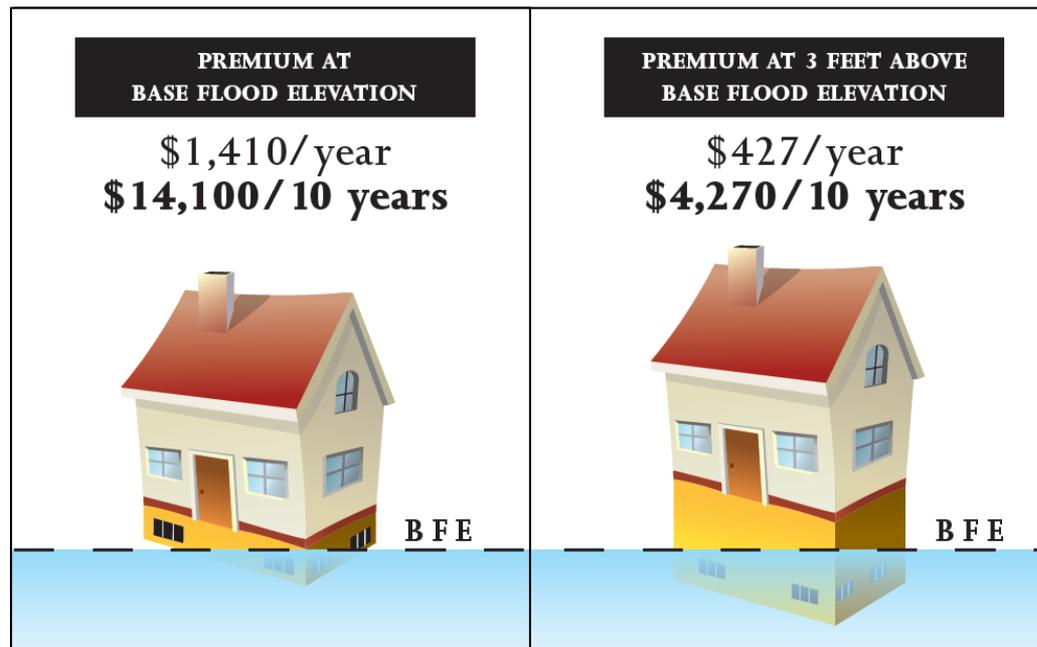


Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

Flood Insurance Premiums

- ▶ In the mapped floodplain:
 - Rates based on elevation of lowest floor
 - Above or below the base flood elevation (BFE)
- ▶ Older (“pre-FIRM”) buildings are grandfathered in with “subsidized rates”
- ▶ Not as low as elevation rated premiums



Flood Insurance Assistance Pilot

Flood Insurance Premium Example

Single family house, slab on grade, \$100,000 coverage

Type	Zone	Elevation	Premium	CRS Class 6	
Subsidized	AE	Pre-FIRM	\$1,253	\$1,017	
↑ Elevation ↓	AE	3 feet > BFE	\$338	\$286	
	AE	2 feet > BFE	\$446	\$372	
	AE	1 foot > BFE	\$741	\$608	
	Rated	AE	At BFE	\$1,567	\$1,268
	AE	1 foot < BFE	\$3,825	\$3,075	
	AE	2 feet < BFE	\$5,535	\$4,443	
	AE	3 feet < BFE	\$6,915	\$5,547	
Out of FP	X	N/A	\$902	\$858	

Flood Insurance Premiums

- ✓ 2012 NFIP act: phase out the subsidy
- ✓ 2014 NFIP act: phase out the subsidy more slowly
 - Primary residences: max increase of 18%
 - All others: max increase of 25%
 - Additional charges to build up a reserve
- ✓ Premiums ↑
- ✓ NFIP policies ↓



Flood Insurance Premiums

Loss of Coverage 2014 – 2018			
Community	5/31/2014	3/14/2018	Loss
<u>Aberdeen</u>	905	543	<u>40%</u>
Bucoda	66	47	29%
Centralia	910	727	20%
Chehalis	252	233	8%
Cosmopolis	15	11	27%
Elma	N/A	8	N/A
Grays Harbor County *	545	422	23%
<u>Hoquiam</u>	1,146	663	<u>42%</u>
Lewis County *	1,233	997	19%
Montesano	3	6	N/A
Napavine	0	1	N/A
Oakville	10	6	40%
Pe El	6	4	33%
Thurston County *	802	696	13%
Total	5,893	4,364	<u>26%</u>



Private Flood Insurance

- ✓ Don't have the same fees to cover the cost of mapping, administration, etc.
- ✓ May not insure high risk properties
- ✓ Recommend that people ask:
 - Do they use the same rating tables?
 - Do they include Increased Cost of Compliance coverage?
 - Do they meet the lender's requirements?
 - What happens after a claim is paid?



Flood Insurance Assistance Pilot

Flood Insurance Premiums

A Zone, Pre-FIRM, primary residence

Letter D - A Zone, Pre-FIRM, Primary Residence




INSURANCE COMPANY:	[NAME]
POLICY NUMBER:	1234567890
EFFECTIVE DATES:	MM/DD/YYYY to MM/DD/YYYY
BUILDING COVERAGE:	\$XXX,XXX
BUILDING DEDUCTIBLE:	\$X,XXX
CONTENTS COVERAGE:	\$XXX,XXX

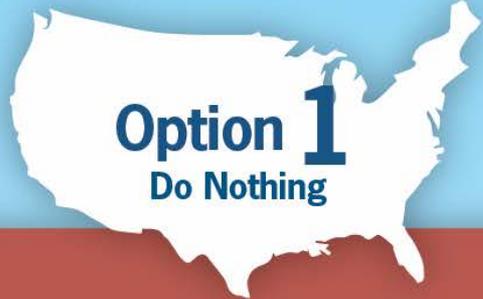
Month DD, YYYY

John Smith Jones
123 Main Street

What Will Your Flood Risk Cost?

Get the Lowest Rate You Can Qualify For.

Your situation (LETTER D): Your property is at high risk for flooding. You can expect your discounted rate to increase by at least 5 percent, and up to 18 percent, each year. Until you get an Elevation Certificate, there's no way to predict when the 5 to 18 percent yearly increases will stop. Keep in mind, all rates are subject to change from year to year because of adjustments for inflation. Know your options.



Option 1
Do Nothing

Your discounted rate will increase by up to 18 percent each year.

April 1: 5% increase



Option 2
Get an Elevation Certificate

There's no way to know exactly when having an Elevation Certificate will be beneficial, but www.FEMA.gov/cost-of-flood provides some guidance. If you get an Elevation Certificate, you can continue to pay the discounted rate if it's lower.

Flood Insurance Assistance Pilot

Flood Insurance Premium Example

Single family house, slab on grade, \$100,000 coverage

Type	Zone	Elevation	Premium	Year	18%
Subsidized ↑ Elevation Rated ↓	AE	Pre-FIRM	\$1,253 ←	2018	\$1,253
	AE	3 feet > BFE	\$338	2019	\$1,479
	AE	2 feet > BFE	\$446	2020	\$1,745 ←
	AE	1 foot > BFE	\$741 ←	2021	\$2,059
	AE	At BFE	\$1,567 ←	2022	\$2,429
	AE	1 foot < BFE	\$3,825	2023	\$2,867
	AE	2 feet < BFE	\$5,535	2024	\$3,383
	AE	3 feet < BFE	\$6,915	2025	\$3,991
Out of FP	X	N/A	\$902	2026	\$4,710



Flood Insurance Assistance Pilot

Building Elevation Data

- ✓ New Elevation Certificate
 - ✓ \$1,000 ±
 - ✓ Lower cost if more done in the same area
 - Neighborhood action
- ✓ Old Elevation Certificate
- ✓ Approximate elevation data
- ✓ Can get EC now and
- ✓ Apply it when it makes sense

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION						FOR INSURANCE COMPANY USE
A1. Building Owner's Name					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.					Company NAIC Number:	
City			State		ZIP Code	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)						
A5. Latitude/Longitude: Lat. _____ Long. _____ Horizontal Datum: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983						
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.						
A7. Building Diagram Number _____						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) _____ sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____						
c) Total net area of flood openings in A8.b _____ sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No						
A9. For a building with an attached garage:						
a) Square footage of attached garage _____ sq ft						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____						
c) Total net area of flood openings in A9.b _____ sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No						
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number			B2. County Name		B3. State	
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)	
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____						
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____						
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

Rating Crawlspace

Lowest floor

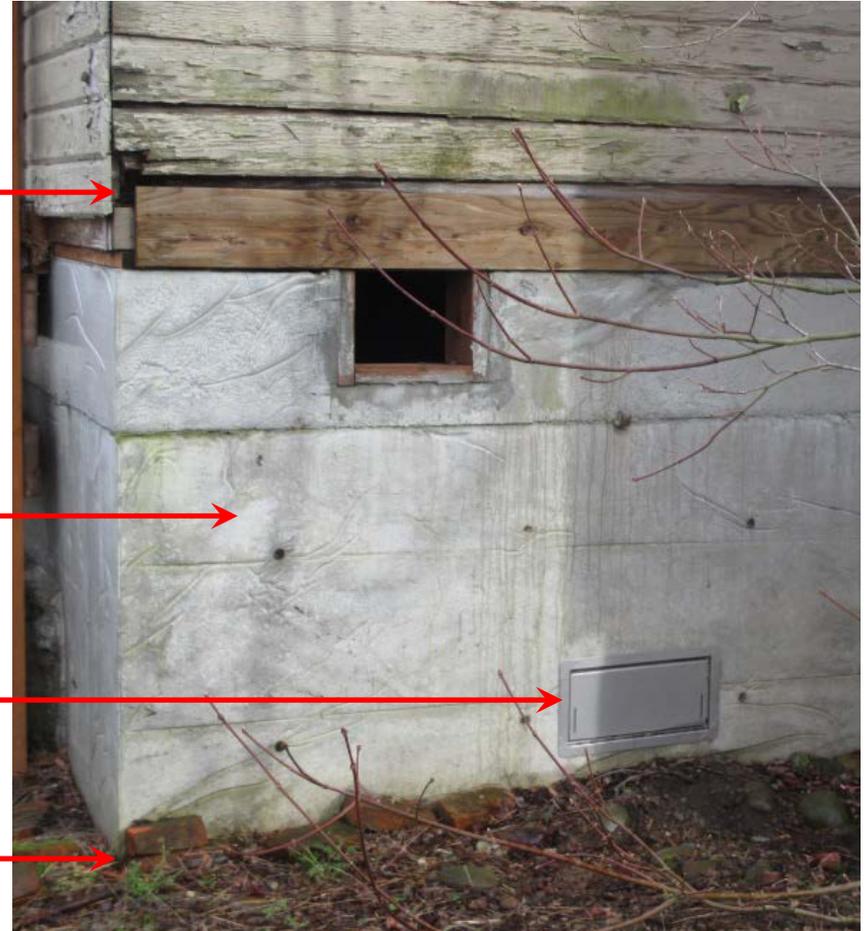
2 feet > BFE

Base flood elevation

Proper vents and
crawl space floor level

Lowest floor

2 feet < BFE



Property Protection Opportunities

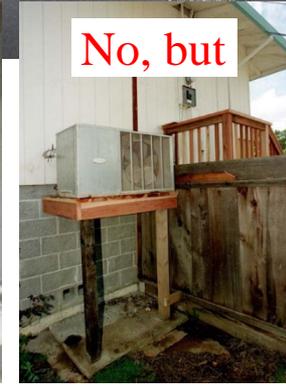
- ✓ Acquisition
- ✓ Building elevation
- ✓ Barriers
- ✓ Dry floodproofing
- ✓ Foundation changes
- ✓ Wet floodproofing
- ✓ Utility protection



Flood Insurance Assistance Pilot

Insurance Recognition?

- ✓ Acquisition
- ✓ Building elevation
- ✓ Barriers
- ✓ Dry floodproofing
- ✓ Foundation changes
- ✓ Wet floodproofing
- ✓ Utility protection



Flood Insurance Assistance Pilot

Flood Risk Evaluator Reports

FLOOD RISK EVALUATOR

FLOOD RISK EVALUATION REPORT
STEPS TO LOWER YOUR FLOOD INSURANCE

CLIENT INFORMATION

NAME:
ADDRESS:
CITY: Yacolt
STATE: WA
ZIP: 98674
PHONE:
EMAIL:

INSURED BUILDING ADDRESS

ADDRESS:
CITY: Yacolt
STATE: WA
ZIP: 98674

REPORT PREPARED BY

Joshua Reuter, Certified Floodplain Manager
CFM #US-15-08719
p: (877) 441-8368
e: ec@yourfloodrisk.com

F.R.E. STEPS TO LOWER YOUR FLOOD INSURANCE

Additional venting is needed for improved protection.

Report Requested By: Insurance Agent Insurance Renewal: Not Applicable

Disclaimer: Findings within this report are based on available information provided in an Elevation Certificate. Images are representations of typical building diagrams and may not describe the building exactly.

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FLOOD RISK EVALUATOR

FLOOD RISK EVALUATION REPORT
STEPS TO LOWER YOUR FLOOD INSURANCE

EXISTING BUILDING CURRENT NFIP RATING -8

MITIGATED BUILDING AFTER F.R.E. NFIP RATING 0

F.R.E. STEPS TO REDUCE YOUR FLOOD INSURANCE

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FLOOD RISK EVALUATOR

FLOOD RISK EVALUATION REPORT
STEPS TO LOWER YOUR FLOOD INSURANCE

MITIGATION STEPS TO LOWER FLOOD INSURANCE

Flood Venting

Install 5 Smart Vents into the basement and crawlspace enclosures, model #1540-520. These cover 200 square feet individually, and would therefore provide 1000 square feet of coverage. Model 1540-520 are insulated vents.

FLOOD VENTING PLACEMENT REQUIREMENTS

There must be at least two flood vents on different walls per enclosed area below the Base Flood Elevation (BFE). The bottom of each flood vent shall be not more than 1 foot above the higher of the final interior grade or flood and finished exterior grade immediately under each opening.

Vented Enclosures must be Unfinished Storage Space.

In order to benefit from compliant flood venting, the basement:

- Cannot have more than 20 linear feet of Painted AND taped drywall.
- Drywall that is mudded and taped, but NOT painted or textured is not considered to be finished.
- Drywall that is painted, but NOT taped is not considered to be finished.
- Insurance companies will require pictures of this space as proof.

Mechanicals

The mechanicals of the home need to be elevated above the BFE for protection. This will not affect your new NFIP Flood Insurance Quote.

LOMA Eligible If checked, Lowest Adjacent Grade (LAG) is above the Base Flood Elevation (BFE). You may be eligible to your home removed from the flood zone.

REMEMBER: REDUCING THE RISK, REDUCES THE PREMIUM

CURRENT PREMIUM \$3,258.00 AFTER F.R.E. PREMIUM \$1,619.00

Recommended Installer

SMART VENT
Foundation Flood Vents
Authorized Installer

NAME: Contact F.R.E.
PHONE: 866-599-7066

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Centralia Pilot Open House

- ✓ Thursday, April 26, 5:00, local school
- ✓ 20± participants, City and County staff,
- ✓ Local insurance agent, Flood Risk Evaluator
- ✓ Reviewed
 - How premiums are set and why they are increasing
 - Elevation rating and getting elevation data
 - Property protection and flood insurance rating
- ✓ Offered rating and property protection assistance
- ✓ 3 requests for Flood Risk Evaluator reports
- ✓ No takers for site visits

Recommendations

1. May – October: Respond to requests for help
2. June: Review Flood Risk Evaluator reports
3. June – October: Explore a pilot in Aberdeen/Hoquiam
4. June: Coordinate with FEMA's Regional flood insurance staff
5. November 15: Status report to the Flood Authority