

The National Flood Insurance Program and Flood Insurance Rate Map for San Francisco

Presentation at
Treasure Island Community Meeting



October 17, 2007

National Flood Insurance Program (NFIP) Overview

- Nationwide program for reducing flood risk
- Managed by the Federal Emergency Management Agency (FEMA)
- Under the NFIP:
 - Federal government subsidizes flood insurance in the community
 - Community adopts/enforces minimum floodplain management regulations



Flood Insurance Rate Map (FIRM)

- FEMA manages the NFIP using a nationwide system of flood maps
- The FIRM:
 - Shows areas with 1% annual chance of flooding (100-year flood)
 - Includes bay and coastal flood hazards
 - Reflects current conditions
 - Does not reflect future conditions, such as sea level rise due to climate change
- Used as the basis for:
 - Insurance rating
 - Local floodplain management ordinance



San Francisco and the NFIP

- San Francisco does not currently participate in the NFIP
- Federally backed flood insurance is not available
- City has no published flood map
- However: flood hazards do exist
- City is working with FEMA to join the NFIP



Preliminary FIRM for San Francisco

- FEMA:
 - Is implementing a nationwide map modernization program
 - Is conducting a detailed analysis of flooding in San Francisco Bay
 - Has issued a preliminary FIRM for San Francisco (September 21, 2007)
- Preliminary FIRM shows potential flood hazard areas on Treasure Island

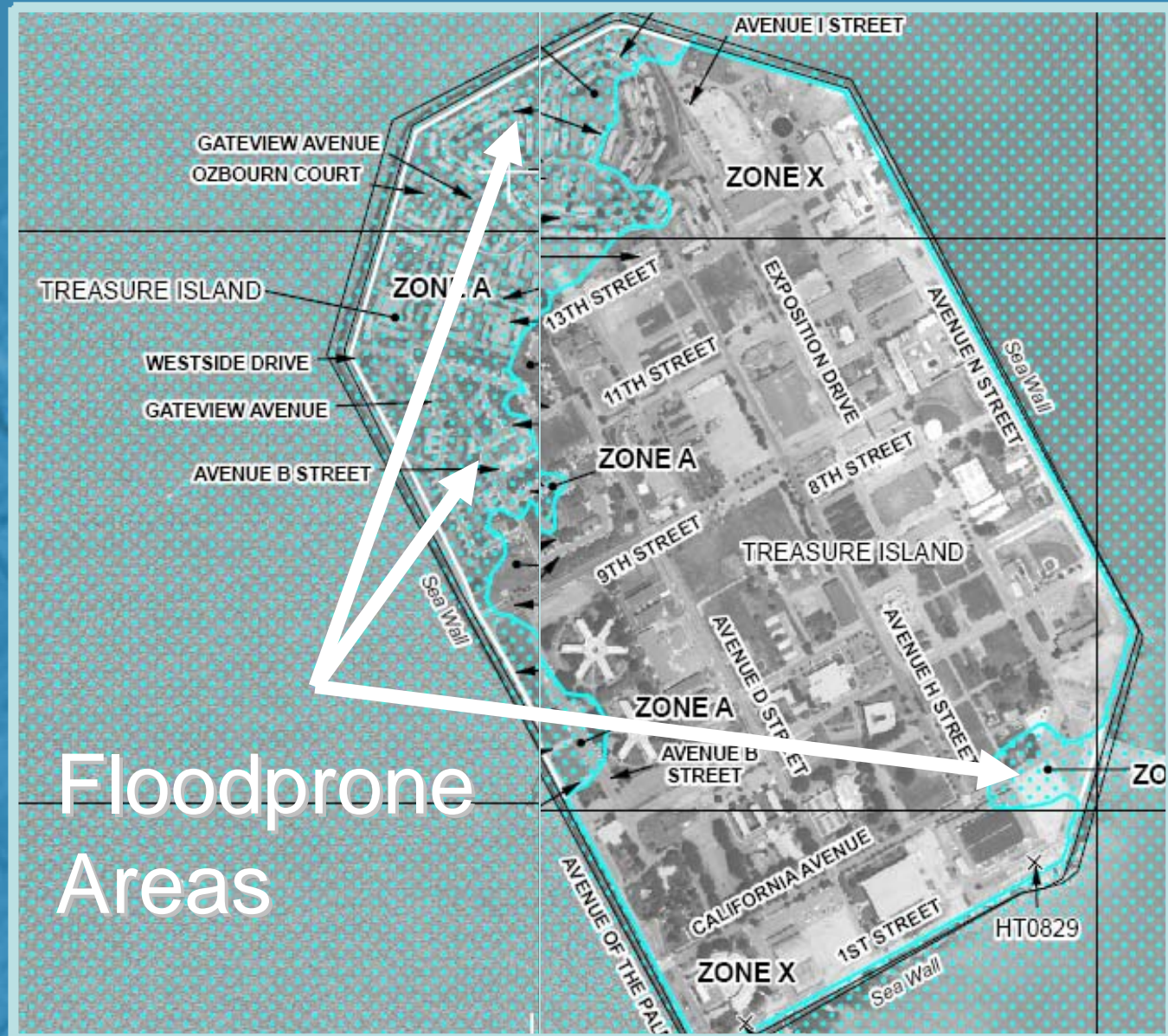


Preliminary FIRM

- Flood hazard area means 1% probability of flood each year
 - (100 year flood)
- Flood hazards on Treasure Island shown as “Zone A”
 - Due to flooding from the bay
 - Seawalls not sufficient to prevent flooding
- Minimally floodprone areas are shown as “Zone X”



Preliminary FIRM



Floodprone
Areas



Impact of the FIRM on Treasure Island

- FIRM is preliminary – not in effect yet
- Once FIRM is final and City joins the NFIP:
 - Building owner must elevate new or substantially improved structures in flood zone above flood elevation
 - Flood insurance will be available both in and outside of flood zones



Flood Insurance

- Flood insurance purchase is not mandatory for tenants
 - It is only mandatory for Federally backed mortgages on structures in flood zones
 - Mandatory purchase applies only to building owner
- However: general hazard insurance does not cover flood damage
- Flood insurance is available for coverage of contents
- It is advisable for ground floor dwellings in flood zones



Flood Insurance

- Flood insurance is sold through many commercial insurance companies
- Available for residential or business contents
- Example cost for residential contents:

Zone	Example Coverage	Annual Premium
Zone A	\$10,000	\$140
Zone X	\$12,000	\$86

- Maximum contents coverage available:
 - Residential: \$100,000
 - Business: \$500,000



Schedule

- Board of Supervisors Land Use Committee Hearing on October 22
- City has 60 days to comment on FIRM
- City moves forward with process to join the NFIP (mid-2008)
 - Insurance available once city joins
- FEMA publishes final FIRM (Fall 2008)



For More Information

- Information on the NFIP and flood insurance:

www.floodsmart.gov

www.fema.gov/hazard/flood/info.shtm

- Information on city's participation in the NFIP:

City Administrator's Office

CAO@sfgov.org

