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:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Example Coverage</th>
<th>Annual Premium</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone A</td>
<td>$10,000</td>
<td>$140</td>
</tr>
<tr>
<td>Zone X</td>
<td>$12,000</td>
<td>$86</td>
</tr>
</tbody>
</table>

- 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