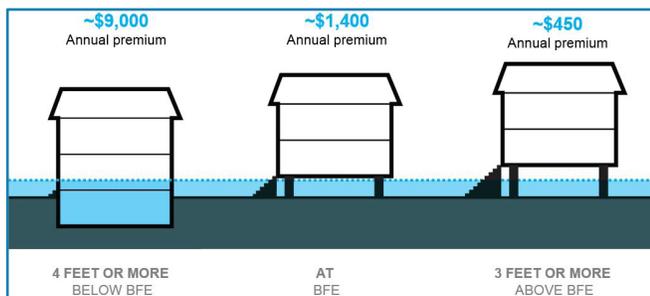


Over the last year, the Department of City Planning met with you and other community members from across the floodplain to discuss strategies to make buildings resilient to flooding. We heard many of you express an interest in learning more about flood resilience more broadly. This newsletter addresses some of the most common questions.

Flood insurance covers damages to your property or personal contents from flooding caused by excessive rain, floods from high tides, or storm surges. Many New Yorkers have noticed their flood insurance rates increasing over time, due to reforms to the National Flood Insurance Program (NFIP). When we met with you and other coastal communities, we heard questions about how to reduce the cost of flood insurance premiums. We'll share some ideas in future newsletters, but first we want to set the foundation by answering this question:

How are flood insurance premiums calculated?



Projected rates for premiums based on the BFE shown here are for illustrative purposes only

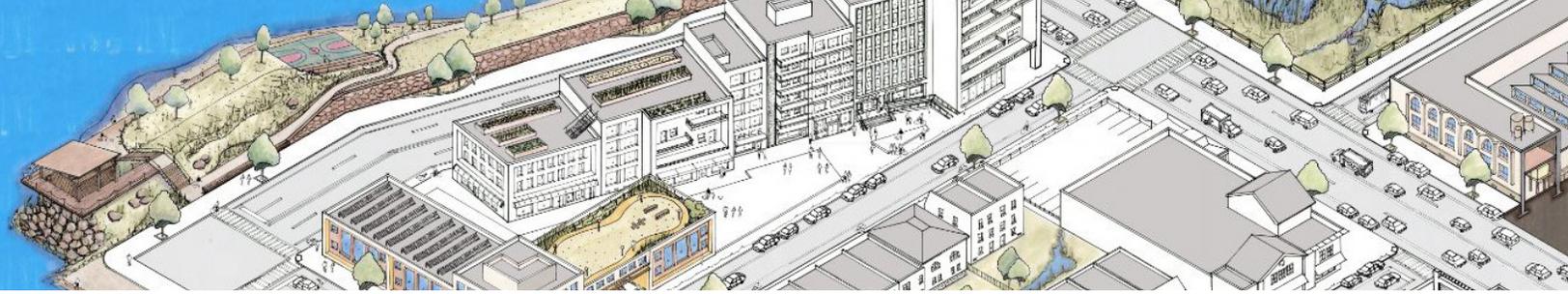
What is the “Base Flood Elevation?”

The Base Flood Elevation, also known as “BFE”, is the elevation in feet to which floodwater is anticipated to rise during the 1% annual chance storm as shown on FEMA’s Flood Insurance Rate Maps.

Generally, there are five factors that determine the amount you pay for flood insurance:

1. Are you in a flood zone? The higher risk your flood zone is, the higher your flood insurance base premium will be. Learn if you are in a flood zone at www.FloodHelpNY.org.
2. What type of building do you own? Single-family homes, two- to four-family homes, apartment buildings, and other non-residential buildings may have different base rates.
3. What is the elevation of your lowest living floor? The higher the lowest inhabited floor (any floor not used solely for storage, access, or parking) is relative to the Base Flood Elevation (BFE), the lower the premium may be.
4. How much coverage do you need? The more insurance coverage you buy, the higher your premium.
5. What is your deductible? A higher deductible may lower your insurance premium.

If you don’t already have flood insurance—which is required if your property is in a flood zone, has a federally backed mortgage, or has received federal disaster assistance—you can calculate your estimated rate at www.FloodHelpNY.org.



Did you know?

In Queens Community District 7 (Flushing, College Point), 44% of residential buildings are fully or partially attached, which can be challenging to elevate or retrofit in order to reduce flood insurance premiums and minimize flood risk. Get #floodplainfacts for your neighborhood on our Community Portal at communityprofiles.planning.nyc.gov.

Understanding your flood insurance premium and how it may change in the future is especially relevant since FEMA is in the process of updating New York City's Flood Insurance Rate Maps. Once these maps are adopted, properties may have higher flood insurance premiums over time. In addition, federal reform efforts to make NFIP more financially stable will cause steady increases in premiums until flood insurance policies reflect the full risk to flooding.

City Planning is monitoring these changes to flood maps and insurance reform as we work to update the Flood Resilience Zoning Text. As part of this effort, we are trying to better understand how zoning regulations can help a variety of different buildings in the floodplain become resilient, and therefore be eligible for lower flood insurance premiums. If you've made a resiliency investment into your home or business since Hurricane Sandy, we hope you'll write to us and share your story!

Why DCP developed this newsletter

Over the last year, the NYC Department of City Planning met with community members from across the floodplain to discuss strategies to make buildings resilient to flooding. At these meetings, we heard valuable input that will help shape our climate resiliency initiatives, and we are planning to release a draft proposal to update the Flood Resilience Zoning Text later this year.

We also heard many of you express an interest in learning more about flood resilience more broadly. So we've put together this newsletter to begin addressing some of the most common questions. In the coming months, you can expect to learn from this newsletter about the importance of flood insurance, the City's plans for coastal resiliency, and how zoning can promote flood-resistant building design.

We hope you'll stay engaged by sharing this newsletter with friends and colleagues, and e-mailing us ideas for future topics at: ResilientNeighborhoods@planning.nyc.gov

Learn about "Planning a Resilient NYC" in this short, 6 minute video

