

City of Woodland
Draft Media Release: FEMA Mapping
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City's Study Prompts FEMA to Remove 4,300 Properties from High Risk Flood Zone
Changes expected to save property owners around \$4 million each year on flood insurance

WOODLAND, CA – Woodland residents will soon realize the benefit of approximately \$4 million in retained spending power, thanks to the City's aggressive efforts to remove residential and commercial properties from high-risk flood zones. The City confirmed today that come mid-May, approximately 4,300 properties will be removed from a Federal Emergency Management Agency (FEMA) Special Flood Hazard Area (100-year floodplain). As result, affected property owners will no longer be subject to mandatory flood insurance requirements. Property owners within the City's high risk flood zones typically pay between \$600 and \$1,800 each year for federally-mandated flood insurance.

FEMA updated its maps after the City convinced the federal agency to accept a City-sponsored study that more accurately characterizes flood hazards along Cache Creek.

"It's a huge victory for our city," said Woodland Mayor Art Pimentel. "Our entire community will benefit from the fact that these property owners are finally getting some financial relief from excess and mandatory flood insurance payments. That's money that can now be spent locally, leading to greater demand for goods and services, and perhaps new jobs."

As a result of the mapping changes, property owners will be eligible to purchase preferred risk flood insurance policies at roughly one-third the cost of their current premiums, and receive refunds on their existing higher-cost policies. Changes to FEMA's Flood Insurance Rate Maps will also remove floodplain-related building restrictions, allowing property owners more freedom to improve properties, and the City more leeway in implementing its General Plan.

Property owners affected by the mapping change will be required to renew flood insurance policies that expire prior to May 16, 2012, the date on which new Flood Insurance Rate Maps take effect. However, once the new maps are in place, property owners may be eligible for a full reimbursement of their active flood insurance policy premiums. To receive refunds, property owners must contact and work directly with their mortgage companies, or lenders, and their insurance agents. Property owners may also contact FEMA's National Flood Insurance Program at 1-888-379-9531, or visit www.floodsmart.gov for more information.

The City today sent letters to affected property owners to share the good news and provide more information. Those with questions about the mapping changes and whether or not their property is affected are encouraged to visit the City's website at www.cityofwoodland.org, call the City's hotline at 530-668-7030, or send an email to floodzone@cityofwoodland.org.

Media inquiries should be directed to City of Woodland Senior Civil Engineer Mark Cocke at 530-661-5898.

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