

## Learn Your Property's Flood Risk

The risk of flooding is very real throughout Cornelius. Floods occur not only in high-risk areas but in moderate- to low-risk areas as well, with devastating consequences.

The new Cornelius digital flood maps show flood risks property by property. Learn your risk. Go to [www.ci.cornelius.or.us/floodplain](http://www.ci.cornelius.or.us/floodplain) to view and find information about the maps.

The maps are still preliminary, but they provide a good indication of where flood risk is high (shown as zones beginning with the letters A or V), where it is moderate to low (shown as zones beginning with the letters X, B, or C), and where it is undetermined (Zone D).



*Flooding occurs in all 50 states and is the nation's most costly natural disaster.*

## From Preliminary Release to Effective Date

Each mapping project process includes a round of community meetings and a review of citizen concerns before the preliminary maps go into effect. On the effective date, any new insurance requirements will also take effect. In reviewing the preliminary maps, a property owner may feel that even though part of the property is in a high-risk area, the structure itself is not. Owners who wish to challenge their new designation will need to prove that the building is at or above the Base Flood Elevation (BFE). The BFE is the height that floodwaters are estimated to reach or exceed in any given year from a flood with a 1 percent annual chance of occurring.

## KEY MAPPING MILESTONES

12/9/2009—Preliminary flood maps released  
11/2/2012—Start of 90-day Public Comment Period (for filing of appeals and comments)  
11/4/2016—New maps become effective; new flood insurance requirements take effect  
Visit [www.ci.cornelius.or.us/floodplain](http://www.ci.cornelius.or.us/floodplain) to see the preliminary maps and learn when map changes take effect.

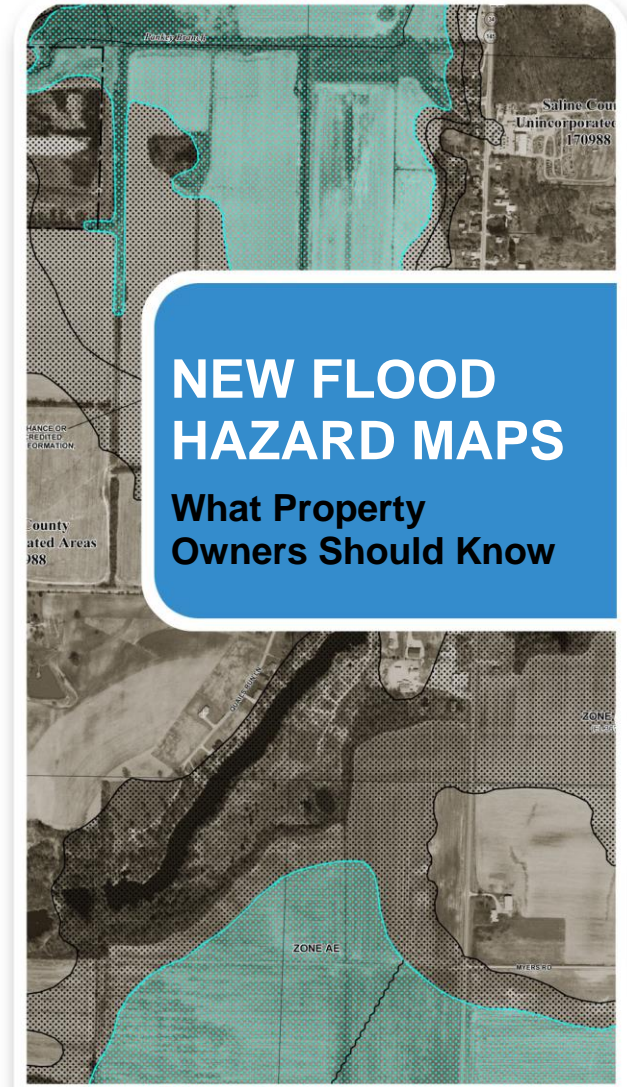
**For general information**, call The Cornelius Community Development Department at (503) 357-3011.

Open M-F 8:00am – 5:00pm.

*\*Date subject to change pending completion of review process.*

This Risk Mapping, Assessment, and Planning (Risk MAP) project is a joint effort of the City of Cornelius and the Federal Emergency Management Agency, in cooperation with association and private-sector partners.

Updated 7/2016



## MAPPING THE RISK



## Mapping the Risk

The first step in flood protection is knowing your flood risk.

Flood risk varies from property to property, even in the same neighborhood. And risk can change over time due to erosion, new construction, and other factors. The City of Cornelius has now completed a major effort to ensure that digital flood hazard maps reflect current flood risk. This study integrates the most current rainfall, elevation, and other data with the latest modeling technology to provide an up-to-date picture of the area's flood risk. Planners, local officials, engineers, and builders can use the maps to determine where and how to build new structures and developments. Property owners can use the maps to learn their risk and then decide on steps to lower their risk, including purchasing flood insurance for financial protection.



## Flood Maps and Flood Insurance

With the release of the new maps, some property owners will learn that their risk is higher or lower than they thought. A change in risk may affect what you pay for flood insurance.

Flood insurance is available in both high-risk and moderate- to low-risk areas to help repair or replace structures and belongings after a flood. The Federal government requires most mortgage holders in high-risk areas (known as Special Flood Hazard Areas) to carry flood insurance. In areas of lower risk, lower-cost Preferred Risk Policies (PRP) are available. If a new map has a property newly shown in a high-risk area, options are available to help reduce flood insurance costs.

If Maps Show...	These Requirements, Options, and Savings Apply
<p>Change from <u>Moderate to Low Risk</u> (e.g., Zones B, C, or X) to <u>High Risk</u> (e.g., Zones A, AE, AH, AO, V, or VE)</p>	<p><b>Flood insurance is mandatory.</b> Flood insurance will be required if you have a mortgage from a federally regulated or insured lender.</p> <p><b>Rating options can offer savings.</b> When updated maps show a building now falls in a high-risk area, the policyholder might initially be eligible for a lower-cost rate during the first 12 months following a map change. Premiums will then increase up to 18 percent each year as part of the premium rate revisions put in place by the Homeowner Flood Insurance Affordability Act of 2014. Purchasing a policy before the new map goes into effect will maximize your savings. Your insurance agent can provide more details on how to save. A policy can be assigned to new owners, allowing them to keep the lower rate.</p>
<p>Change from <u>High-Risk Zones A or AE to Higher-Risk Zones V or VE, or Increase in BFE</u></p>	<p><b>Grandfathering can offer savings.</b> The NFIP grandfathering option allows policyholders who have built in compliance with the flood map in effect at the time of construction to keep their previous zone or Base Flood Elevation to calculate their insurance premium. This could result in significant savings. A grandfather-rated policy can be assigned to new owners. In most cases, your insurance agent will ask you to provide an Elevation Certificate.</p>
<p>Change from <u>High Risk</u> (e.g., Zones AE or VE) to <u>Moderate to Low Risk</u> (e.g., Zones X or shaded X)</p>	<p><b>Flood insurance is optional but recommended. The risk has been reduced, but not removed.</b> Flood insurance can still be purchased and maintained at a lower cost. More than 20 percent or about one in five NFIP claims come from areas mapped outside of high-risk flood areas.</p> <p><b>Conversion offers savings.</b> An existing policy can be converted to a lower-cost PRP easily if the building qualifies. Note that lenders always have the option to require flood insurance in these areas.</p>
<p><b>No Change in Risk Level</b></p>	<p><b>No change in insurance rates.</b> Still, this is a good time to talk with your insurance agent to learn your specific risk and make sure you have enough flood insurance coverage.</p>

**FOR MORE INFORMATION** Visit [www.ci.cornelius.or.us/floodplain](http://www.ci.cornelius.or.us/floodplain) to view FEMA FIRMs, read answers to frequently asked questions, and learn how Cornelius will be affected. Visit [FloodSmart.gov](http://FloodSmart.gov) for more information about flood insurance.