

# Halstad Levee Update & Flood Insurance Meeting

**Tuesday, October 8, 2019 7:00 p.m.**

**Community Center (LRC)**

**580 2nd Ave West**

**Halstad, MN 56548**



# Levee Construction Update

- Update provided by Lucas Spaeth, City Superintendent

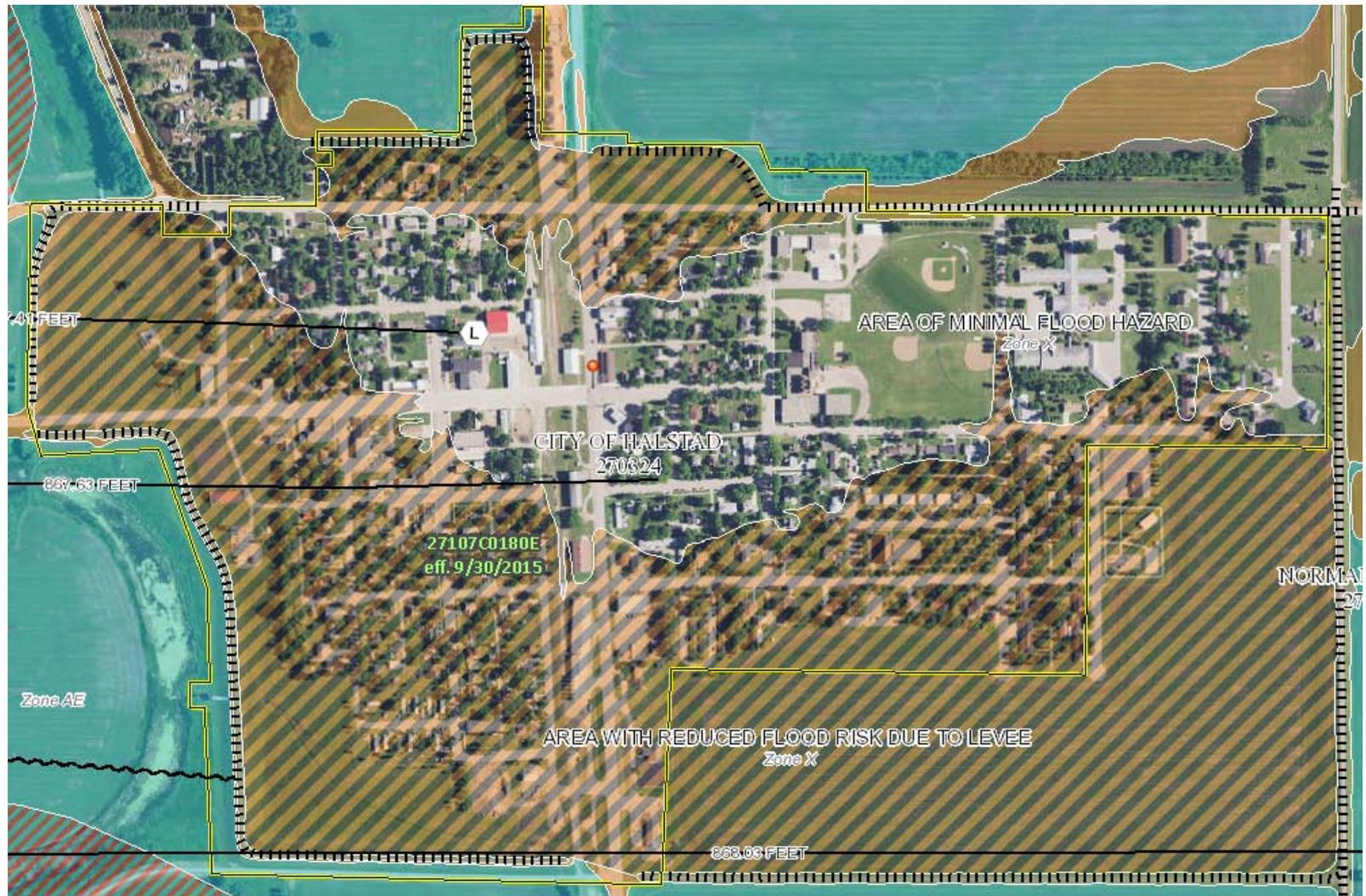


Photo by: Sellin Brothers, Inc. Hawley, MN

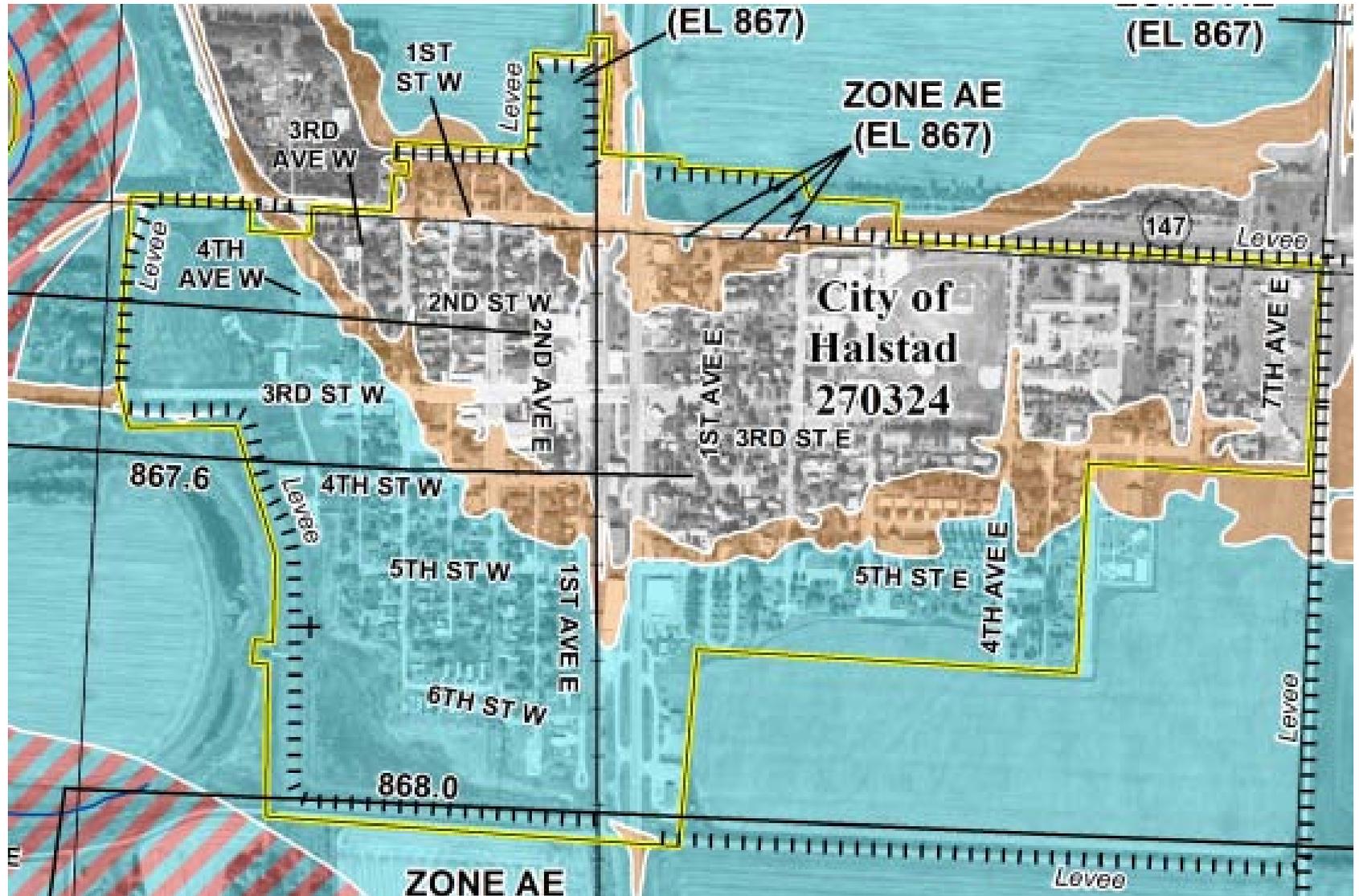
# FEMA Flood Insurance Rate Map

- City of Halstad participates in the National Flood Insurance Program
- New FEMA Flood Insurance Rate Map (FIRM) will be effective December 20, 2019
- FEMA would not delay effective date of new FIRM.
- New FIRM puts a portion of the City of Halstad in flood zone AE (property shaded blue on the map).

# Current Map: September 30, 2015



# Pending Map: December 20, 2019

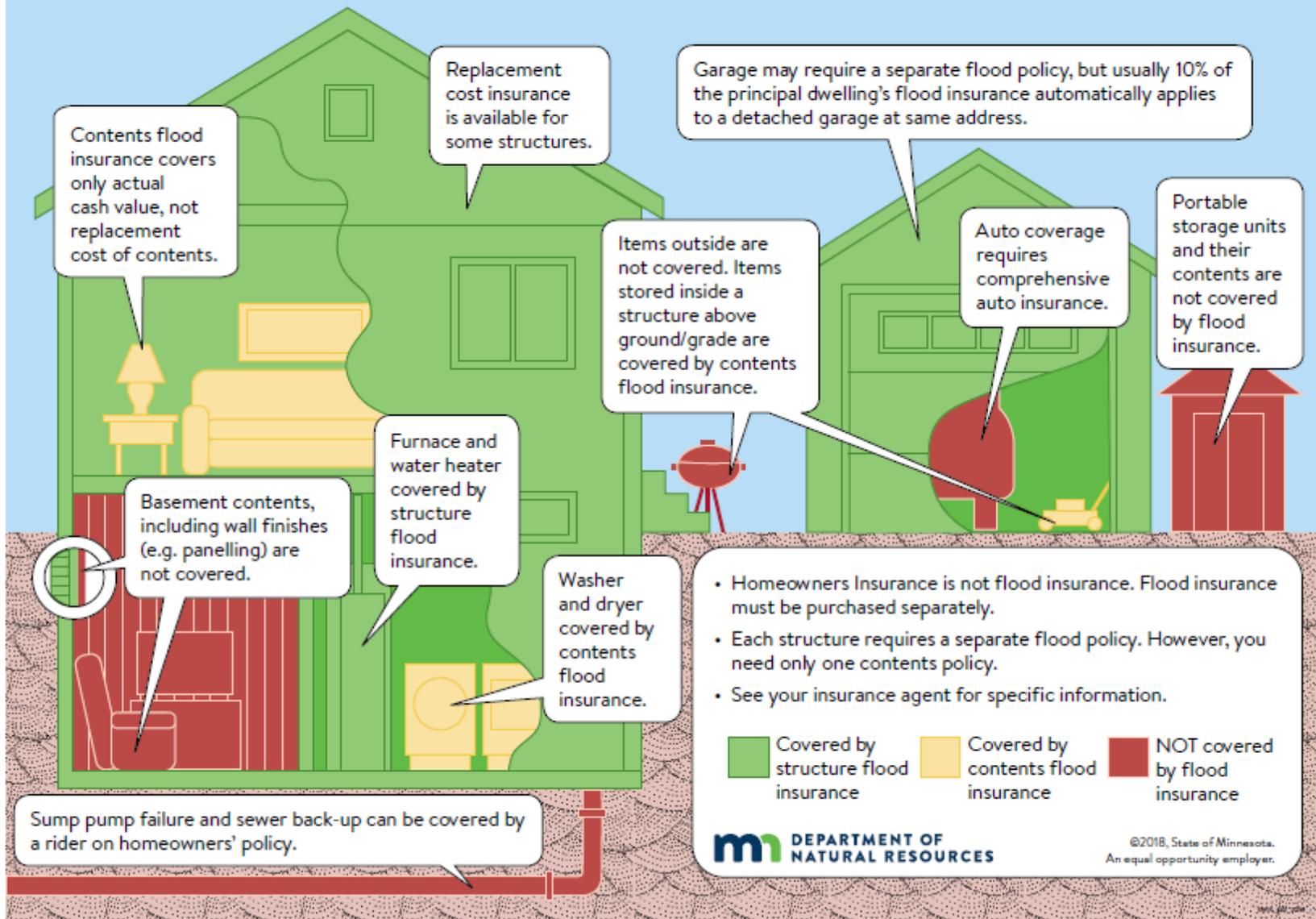


# What Does This Mean?

- Flood insurance will be mandatory if:
  - Your STRUCTURE is in the flood zone, AND
  - You have a federally backed loan
- Most lenders send letters mandating coverage soon after the new maps are effective
- Many lenders send letters even if only a portion of your lot is in the flood zone.
- Lenders will force place coverage if you do not obtain flood insurance within so many days.

# What Flood Insurance Covers

## Flood insurance—what it covers and what it doesn't



# Insurance Options

- **Now:** obtain a Preferred Risk Policy before November 19, 2019
  - Lowest premiums due to current low risk;
  - 30 day waiting period

**ACT NOW!**

- **After December 20, 2019 and within 12 months:** obtain a policy with “Newly Mapped Rates”
  - Second lowest premiums due to prior low risk and new FIRM in effect
- **After December 20, 2020:** regular rates
- Rates will increase up to 18% per year

# Preferred Risk Policies

**TABLE 3A. PRP COVERAGE LIMITS AND BASE PREMIUMS  
FOR PROPERTIES CURRENTLY MAPPED IN B, C, X, AR, OR A99 ZONES<sup>1</sup>**

**1-4 FAMILY RESIDENTIAL BUILDING AND CONTENTS COVERAGE COMBINATIONS**

WITH BASEMENT OR ENCLOSURE <sup>2</sup>			WITHOUT BASEMENT OR ENCLOSURE <sup>3</sup>		
BUILDING	CONTENTS	PREMIUM	BUILDING	CONTENTS	PREMIUM
\$ 20,000	\$ 8,000	\$127	\$ 20,000	\$ 8,000	\$100
\$ 30,000	\$ 12,000	\$160	\$ 30,000	\$ 12,000	\$133
\$ 50,000	\$ 20,000	\$214	\$ 50,000	\$ 20,000	\$187
\$ 75,000	\$ 30,000	\$258	\$ 75,000	\$ 30,000	\$226
\$100,000	\$ 40,000	\$286	\$100,000	\$ 40,000	\$255
\$125,000	\$ 50,000	\$302	\$125,000	\$ 50,000	\$270
\$150,000	\$ 60,000	\$321	\$150,000	\$ 60,000	\$290
\$200,000	\$ 80,000	\$358	\$200,000	\$ 80,000	\$321
\$250,000	\$100,000	\$386	\$250,000	\$100,000	\$344

**RESIDENTIAL CONTENTS-ONLY COVERAGE**

CONTENTS ABOVE GROUND LEVEL MORE THAN 1 FLOOR		ALL OTHER LOCATIONS (BASEMENT-ONLY NOT ELIGIBLE)	
CONTENTS	PREMIUM	CONTENTS	PREMIUM
\$ 8,000	\$20	\$ 8,000	\$40
\$ 12,000	\$37	\$ 12,000	\$66

# When is Policy Effective?

- Immediately – upon getting a new loan
- After 1 day – for 13 months after community gets new FIRM
- After 30 days – for new policy that is not purchased with new loan or when there is a new map.

# Methods to Appeal FEMA's Map

- Send map to lender that clearly shows the structure is not in the AE Zone
- Submit Letter of Map Amendment (LOMA)
  - Out as shown
  - Using LiDAR
  - Survey
  - Based on Fill

# Zoning Permits

- City zoning permits cannot be issued for structures in the floodplain, unless certain requirements are met.
- Examples:
  - Accessory structures less than 576 square feet
  - Wet Floodproofed (raised electric, flood openings, anchored)
  - Can be elevated on fill (permitted)

# How Long?

- Once levee work is complete, Houston Engineering, Inc. will submit documents to FEMA requesting a Letter of Map Revision (LOMR).
- They are already working on this!
- Once approved by FEMA, this will take the City of Halstad back out of the floodplain.
- Could take a year or more

# How Long? (continued)

- Policyholder can get a refund of premium (but not fees and surcharges) once LOMR is approved.
- Consider keeping a minimal flood insurance policy at the Preferred Risk rate.

# Useful Websites

- **Minnesota Dept of Natural Resources:**

[www.dnr.state.mn.us/waters/watermgmt\\_section/floodplain/index.html](http://www.dnr.state.mn.us/waters/watermgmt_section/floodplain/index.html)

- Lots of materials and links to other sites.

- **FEMA's Map Service Center:**

[www.msc.fema.gov](http://www.msc.fema.gov)

- Can see 12/20/2019 maps in **Pending Folder**

- **FEMA's Flood Map Change Viewer (FMCV):**

<https://fema.maps.arcgis.com/apps/webappviewer/index.html?id=e7a7dc3ebd7f4ad39bb8e485bb64ce44>

- Interactive map

# Questions?

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