

CAPISTRANO BAY DISTRICT
AGENDA REPORT
October 25, 2016

Old Business

ITEM 9c

FEMA Revision to Flood Insurance Rate Maps/Progress Report

The opposition letter from the Board was sent to FEMA in Oakland on September 16th. To date there has been no reply from that agency. Also to date there has been no additional FEMA activity to report.

The District is monitoring the project and will keep the Board and the community posted. At this point in time it looks like any proposed changes to the existing flood maps are not likely to come until late next year.

It also looks grim for those who have mortgages and are required to carry flood insurance – you can expect your rates to go up. Keep an eye on your postal mail and watch for anything that comes from FEMA as they are required to provide you with public notice information on their activity regarding this project. Read it carefully and maintain a reference file.

The two important elements of this project that are going to adversely impact homeowners are increases in flood insurance rates but worse than that will be new limits on the scope of home improvements you will be allowed to do.

If you are contemplating improvements to an existing home, now would be a good time to get the ball rolling on permits as it is possible that in two years you will NOT be allowed to make those improvements unless you are in a newer home that has been elevated on a caisson foundation above the wave runup elevations.