

Flood Protection: **Why you need Flood Insurance**

The City of Bevil Oaks is a participating community in the National Flood Insurance Program (NFIP), which means that **you can purchase flood insurance** to protect your property against the hazard of flooding. Flooding in our City is caused by Pine Island Bayou leaving its banks during times of locally heavy rainfall. Flooding in 1979 and 1989 affected only areas along Pine Island Bayou that were located in flood zone AE.

In October 1994, rainfall exceeded 20 inches locally as well as upstream from Bevil Oaks. The run-off from the rainfall upstream, coupled with equally heavy rainfall locally, resulted in serious flooding of homes throughout the City. This flood was caused not only by the rising waters of Pine Island Bayou but by overloaded internal drainage ditches that were incapable of moving the rainfall away from residences. Therefore, homes that are not located in a Special Flood Hazard Area (SFHA) were flooded. Although drainage projects in 1997, along with continued maintenance of the large outfall ditches and the internal street ditches, have successfully relieved flooding in areas other than those near the floodway, it is always possible that circumstances could occur that would cause flooding worse than that of 1994



October 1994
Located in Zone X... Area least likely to flood
22 inches of water inside

You don't have to live near the water to experience flooding.
Here are some facts:

- Just an inch of water can cause costly damage to your property.
- **Most property insurance policies do not cover damage caused by flooding.**
- Federal disaster assistance requires a Presidential declaration, which happens in less than 50% of flooding events.
- Most typical form of federal disaster assistance is a loan that must be repaid with interest.

- The average flood policy with \$100,000 in building coverage costs \$400 a year, vs. a monthly disaster loan payment of \$240 for many years on a \$50,000 disaster loan.
- A flood policy will pay covered losses even if a disaster is not declared by the President.
- **In most cases, there is a 30-day waiting period after you purchase a flood policy before coverage is in effect, so don't wait until a flood is threatening.**
- Flood insurance can be purchased on eligible residential and commercial buildings and/or their contents, or tenants can purchase contents-only coverage (residential an commercial).
- Bevil Oaks is in process of participating in the NFIP's Community Rating system (CRS) which means that **residents and business owners receive a discount on their flood insurance premiums** in recognition of efforts made by Bevil Oaks to reduce the impact of flooding.
- **If your property is located in Zone AE, which is a high-risk area**, you have a 26% chance of being flooded during a 30-year mortgage. Compare this to your 4% chance of having a fire during that time. Do you have fire insurance?

Contact your insurance agent for more information about flood insurance or to purchase a flood insurance policy. If you don't have an agent, or your agent does not write flood insurance, the NFIP has a toll free number for agent referrals (**1-800/CALL FLOOD (1-800/225-5356) or TDD# 1-800-427-5593**). You can also get more details about flood insurance at <http://www.floodsmart.gov/>.