



LEARN YOUR PROPERTIES FLOOD RISK

Floods can — and do — occur throughout coastal Mississippi. And flooding not only occurs in high-risk areas but in low- to moderate-risk areas, as well. Twenty to 25 percent of all flood insurance claims nationally come from areas designated as low- to moderate-risk areas.

To view where your property is on the Preliminary DFIRMs or download the Flood Insurance study, go to <http://geology.deq.ms.gov/floodmaps/status.aspx>.

You may also visit your local community official to see the maps and discuss your property in detail.

Questions about flood maps?

Visit www.mscoastalmapping.com or, for general information, call the MS Coastal Mapping Call Center at **1-866-816-2804** between the hours of 8:00 am – 4:30 pm. For specific questions about your property, contact your local community official.

Questions about flood insurance?

Visit www.FloodSmart.gov or speak with your insurance agent.



From Release to Final Adoption

The new flood maps are targeted to become effective in fall 2008. At that time, the new flood insurance requirements will also take effect. The map adoption process includes a round of community meetings, and a review of citizen concerns. Some property owners may feel that even though part of the property is in a high-risk area, the house or commercial structure itself sits high enough to warrant a lower flood insurance rate. Owners who wish to challenge the new designation will need to prove that the structure is sufficiently above the base flood elevation. For more details on the appeals and protest process, visit www.mscoastalmapping.com.

Map Adoption Milestones

December 11-13, 2007 — Flood Risk Open Houses.

Mid-January 2008 — Start of 90-day public comment period (for filing appeals and protests).

Spring/Summer 2008* — Review and resolution of appeals and protests. Final flood maps created.

Fall 2008* — Maps adopted; new insurance requirements take effect.

Visit www.mscoastalmapping.com to learn more about the preliminary maps and learn when map changes take effect.

For **general** information, call the MS Coastal Mapping Call Center at

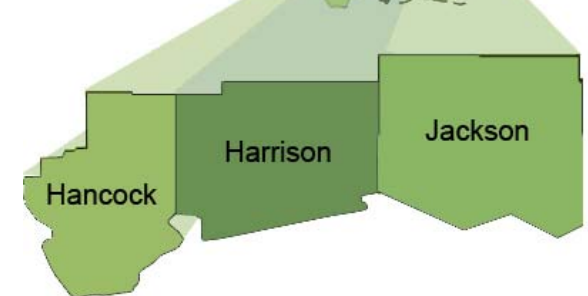
1-866-816-2804

Open 8:00 a.m. to 4:30 p.m.

Monday through Friday

* Date subject to change pending completion of review process

MISSISSIPPI COASTAL MAPPING PROJECT OVERVIEW



MAPPING THE RISK

Flooding is a frequent and costly hazard in coastal Mississippi counties and the first step in flood protection is knowing your flood risk.

Flood risks vary from property to property, even within the same neighborhood. The likelihood of inland, riverine, and coastal flooding in some areas has changed, as shown by Hurricane Katrina in 2005. Soon after the hurricane, Flood Recovery Maps were developed to initially help local communities identify existing and increased flood hazards caused by Hurricane Katrina and other storms that have struck the region in the last 25 years.

Now, detailed, digital flood hazard maps that reflect current flood risk have been developed. The new maps, known as Digital Flood Insurance Maps (DFIRMs), replace maps that are up to 25 years old. Planners, local officials, engineers and builders can use the maps to make important determinations about where and how to build new structures and developments. Residents and businesses can use the maps to learn their risk, and decide the financial steps they need to take to protect against damage and loss.



The Palace Casino After Damaged by Hurricane Katrina

FLOOD MAPS AND FLOOD INSURANCE

With the release of the new flood hazard maps, some property owners will learn that their risk is higher, or lower, than they thought. Others may find out that their Base Flood Elevation (BFE)¹ has changed. It is important that property owners determine how they are affected, as the change may then affect what you pay for flood insurance. Flood insurance is a federally underwritten program that can help you repair or replace your structure and belongings after a flood.

The Federal government requires mortgage holders with federally regulated loans in high-risk areas (known as Special Flood Hazard Areas) to carry flood insurance. However, if you are mapped into a higher-risk area, and already have flood insurance when the maps become effective around fall 2008, your premium can be calculated using the current effective flood map's BFE or lower-risk zone when your policy renews.

If Maps Show...	These Requirements, Options And Savings Apply
Change from low or moderate flood risk to high risk; or from a high risk zone (e.g., an "A" zone) to a coastal velocity zone (e.g., a "VE" zone)	<p>Flood insurance is mandatory. Flood insurance will be federally required for most mortgage holders. Insurance costs may rise to reflect the true (high) risk.</p> <p>"Grandfathering" can offer savings. The National Flood Insurance Program (NFIP) has "grandfathering" rules to recognize policyholders who have built in compliance with the flood map in effect at the time of construction or who maintain continuous coverage. Sometimes, though, using the new flood maps can actually result in a lower premium than by "grandfathering."</p>
Change from high flood risk to low or moderate risk	<p>Flood insurance is optional but recommended. The risk has only been reduced, not removed. Flood insurance can still be obtained at lower rates. About 25 percent of all flood insurance claims come from low- to moderate-risk areas.</p> <p>Conversion offers savings. An existing policy can be easily converted to a lower-cost Preferred Risk Policy, if the building qualifies.</p>
Increase in the Base Flood Elevation (BFE)	<p>An increase in BFE can result in higher premiums; however, "grandfathering" can offer savings. The National Flood Insurance Program has "grandfathering" rules to recognize policyholders who have built in compliance with the flood map in effect at the time of construction. This could result in significant savings.</p>
No change in risk level	<p>No change in insurance rates. However, this is a good time to review your coverages and ensure that your building and contents are adequately covered.</p>

¹A BFE is the level that flood waters have a one-percent annual chance of reaching any given year