

September 20, 2013

Senator Elizabeth Warren
317 Hart Senate Office Building
Washington, D. C. 20510

Dear Senator Warren:

As a retiree, who owns coastal property, I am extremely worried about the financial impact of FEMA's new Flood Insurance Regulations. I understand you support delaying the implementation of the Biggert-Waters Flood Insurance Act of 2012. Perhaps I can convince you it needs a major overhaul.....not just delayed implementation!

I am on the Board of Trustees of a small, well-established condominium complex with 27 units. Since the mid-1700s our property has weathered many storms. Even in modern times, we have sustained no damage from the major storms of the 1970s.

In 2013, FEMA reclassified our property from Zone C to Zone VE, thus forcing us to purchase flood insurance through the National Flood Insurance Program. Our annual flood insurance premium was \$5,000 in 2012. In 2013, the flood insurance premium increased to \$46,000. Recently, we received an invoice for 2014 flood insurance coverage.....a staggering \$600,000 annual premium. FEMA's proposed flood insurance regulations will have a similar impact on many other property owners in coastal Massachusetts.

Some of the problems rest with FEMA's mapping inaccuracies and flood elevation assumptions. FEMA's methodology for establishing our base flood elevation level does not consider the fact that we are located in a protected harbor. Nonetheless, FEMA set a 13' base flood elevation level for the entire area and is preparing to increase the level to 16' on their new 2014 FEMA map.

I spoke with FEMA. They said the flood regulations, which are effective October 1, 2013, are in response to the Biggert-Waters legislation. The FEMA representative said FEMA was required to proceed with the regulations unless Congress intervened. Your help would be greatly appreciated. We cannot afford the increases in flood insurance premiums if the Biggert-Waters Flood Insurance Act of 2012 is not substantially revised or revoked.

Sincerely,

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