



FEMA

## Community Coordination & Outreach Meeting Notes Hampshire County and Incorporated Areas, West Virginia

April 17, 2024

10:00 a.m.

### Welcome and Introductions

- Introductions were made for the presenters of the meeting:
  - Tim Keaton, West Virginia State NFIP/CTP Coordinator
  - Sarah K. Bowen, AICP, PP, CFM, RSC3 Deputy
  - Kurt Donaldson, GISP, CFM, GIS Senior Program Manager, WV GIS Technical Center (WVGISTC)
- Agenda Overview
  - Welcome & Introductions
  - Where We Are – Preliminary Maps
  - Impacts
  - Floodplain Management
  - Public Outreach
  - What Should You Do
  - Questions and Discussion
- The meeting was attended by 2 local representatives who are the Floodplain Administrators for Hampshire County and 2 municipalities and 4 State and Federal partners. Please refer to the attendee list at the end of this document.

### Presentation

#### *Where We Are - Preliminary Maps*

- Timeline for Hampshire County and Incorporated Areas
  - DFIRM Conversion – November 2002
  - Risk MAP Study Notification – May 2021
  - Risk MAP Kick-off Meeting – June 2021
  - Flood Risk Review (FRR) Meeting – May 4, 2023
  - Preliminary Maps – February 3, 2024
  - Community Coordination & Outreach Meeting – April 17, 2024
  - Appeal Period – Summer 2024 to 90-days after appeal start
  - FEMA issues LFD – Winter 2024
  - Final Maps Become Effective – 6 months after LFD

- Format of the Preliminary Flood Insurance Rate Maps (FIRMs) and associated report/database is updated – where 1% flood elevations are published with modeled cross-sections and additional cross-sections, hydrologic calculations, and additional data layers are accessible in the geodatabase.
- Preliminary products and current effective flood maps and Flood Risk Products (FRP) are available on FEMA’s Mapping Service Center (MSC) at [www.msc.fema.gov](http://www.msc.fema.gov). MSC provides FIRM backup data and information as well as historic mapping products. The new FRPs will be populated when the maps become effective.
- Digital flood hazard data can be viewed and downloaded from the National Flood Hazard Layer (NFHL) – effective and preliminary products as well as the **FEMA R3 “Changes Since Last FIRM” (CSLF) Viewer**: <https://arcg.is/1bufO40> for visual depiction for areas of change (note: online maps have various scale dependencies and displayed information will change as zoomed in). Digital flood hazard data may also be viewed on the West Virginia Flood Tool at <https://www.mapwv.gov/flood/map>.
- The State NFIP/CTP Coordinator shared that letters were sent to Repetitive Loss property owners throughout WV to share that funding is available for a Swift Current grant from FEMA for mitigation. The timeline for the applications is quick or swift and due in May. Property owners that reach out to communities or county can be forwarded to state for information on applying for this important grant.

### **Impacts**

- A recap of the preliminary study was discussed. The new study includes 70 miles of updated detailed (Zone AE) analysis, 445 miles of model-backed approximate (Zone A) analysis, and new topographic data for modeling and mapping.
- WVGISTC provided a summary of refined analysis of flooding impacts, including:
  - Impacted Buildings and Facilities
  - High Damage Loss Estimates
  - High Flood Depth Impacts

**Note:** *The WVGISTC analysis uses different analysis than the County Dashboards. The Dashboards use national data sets that estimate a higher number of buildings than the locally shared data used by WVGISTC.*

- The Countywide Dashboard for **Hampshire County** was reviewed and includes information about the flood risk to people and structures as well as flood insurance policy and claim information. Information shared included:
  - There are more buildings expected to be mapped out of the SFHA than mapped in. About 115 structures are expected to be newly mapped into the regulatory floodplain, and 585 are expected to be mapped out.
    - Mapped In: Along the North River near the unincorporated Town of Rio in the southern part of the county.
    - Mapped Out: There are clusters of mapped out structures along the South Branch Potomac River and its tributaries, along the tributaries of the Little Cacapon River, and along Capon Springs Run.
  - Most properties in the effective SFHA are not insured. Within the effective SFHA, there are about 1,420 structures and 115 National Flood Insurance Program policies.
- A brief history of flooding in Hampshire County was discussed, showing that the County has experienced approximately 58 flood events from 1996 – 2019, and 14 flood-related presidential disaster declarations since 1953. Hampshire County has received \$506,291 in federal funding for a total of 35 projects.

- Previously issued Letters of Map Change (LOMCs) are evaluated in relation to the revised Special Flood Hazard Area (SFHA). Categorization for the previous determinations (e.g., to be revalidated or to be superseded) are presented on the Preliminary Summary of Map Actions (SOMAs) which is sent with the Preliminary FIRMs. A copy of the Final SOMA will be sent in conjunction with the subsequent Letter of Final Determination, and all applicable LOMCs that qualify for revalidation will be listed on a single Revalidation Letter that is sent to the community (and posted on the FEMA Map Service Center) shortly before the new effective date.

### ***Floodplain Management***

- Communities can regulate to higher standards (such as regulating to the 0.2% annual chance flood or a buffer of the SFHA). Higher standards can contribute to greater resiliency as well as incremental premium discounts for communities that participate in the Community Rating System.
- The local communities must adopt compliant floodplain ordinances and have them approved prior to the effective date of the new maps. Communities can be suspended from the National Flood Insurance Program (NFIP) if the compliant floodplain ordinances have not been adopted prior to the effective maps being issued. Communities should not only factor in time for local procedural requirements, but also time for state review before being forwarded to FEMA. Communities are recommended to initiate ordinance review/update prior to the Letter of Final Determination (LFD), particularly in the context of higher standards, but must wait for the LFD to formally adopt.

### ***Public Outreach***

- Outreach and resources for property owners:
  - Community outreach following the release of preliminary products is an important phase of a Risk MAP project, and can be accomplished through a variety of outreach activities at the community's discretion, including an in-person or virtual Public Open House meeting, community newsletters, social media posts, mailings, door hangers, etc.
  - FEMA provides a variety of resources to assist locally directed outreach efforts, including a "Local Officials Toolkit" (PDF attached with meeting materials, [FEMA Flood Risk Communication Video Series](#), [FEMA Flood Risk Communication Toolkit for Community Officials](#), and various brochures.
  - Property owners are advised to contact their insurance agents, call the FMIX at 1-877-336-2627, or visit the following websites for additional information: [www.fema.gov/national-flood-insurance-program](http://www.fema.gov/national-flood-insurance-program), [www.floodsmart.gov](http://www.floodsmart.gov), or [WV Flood Tool \(mapwv.gov\)](http://WV Flood Tool (mapwv.gov)) for additional information.

### ***What Should You Do***

- Community Action Items
  - Review Preliminary Maps and the Summary of Map Actions (SOMA).
  - Comment on Preliminary information.
  - Appeal Preliminary Maps if desired.
  - Reach out to community members.
  - Wait for the Letter of Final Determination (LFD) before adopting a floodplain management ordinance.
- FEMA will initiate a statutory 90-day appeal period, including a proposed notice in the Federal Register, 2 legal classified ads in a local newspaper of record, and a supplemental press release to other media outlets that communities identify.
- The Appeal Period is anticipated for Summer 2024 (.
- FEMA will send a detailed letter to community officials (chief executive and floodplain administrator) shortly before the legal classified notices in the local newspaper.

- Appeals must be submitted by community officials during the 90-day appeal period (on behalf of the community and/or private property owners) and must include scientific or technical data that demonstrates a revision to the preliminary information would be warranted.

**Points of Contact**

<b>FEMA Region 3</b>	
<p>Vinod Mahat Project Officer (202) 664-9597 <a href="mailto:Vinod.mahat@fema.dhs.gov">Vinod.mahat@fema.dhs.gov</a></p>	<p>Elizabeth Ranson Mitigation Planning Specialist (215) 347-0686 <a href="mailto:Elizabeth.ranson@fema.dhs.gov">Elizabeth.ranson@fema.dhs.gov</a></p>
<p>Bill Bradfield, CFM Flood Insurance Outreach Specialist (202) 880-5906 <a href="mailto:william.b.bradfield@fema.dhs.gov">william.b.bradfield@fema.dhs.gov</a></p>	
<b>Mapping Partner</b>	
<p>Jonathan Langley Study Manager (703) 964-1335 <a href="mailto:Jonathan.langley@wsp.com">Jonathan.langley@wsp.com</a></p>	
<b>State NFIP Office</b>	<b>WVGISTC</b>
<p>Timothy W. Keaton, CFM State NFIP Coordinator (304) 414-7659 <a href="mailto:Tim.w.keaton@wv.gov">Tim.w.keaton@wv.gov</a></p>	<p>Kurt Donaldson, GISP, CFM Floodplain Program Planner (304) 293-9467 <a href="mailto:Kurt.donaldson@mail.wvu.edu">Kurt.donaldson@mail.wvu.edu</a></p>

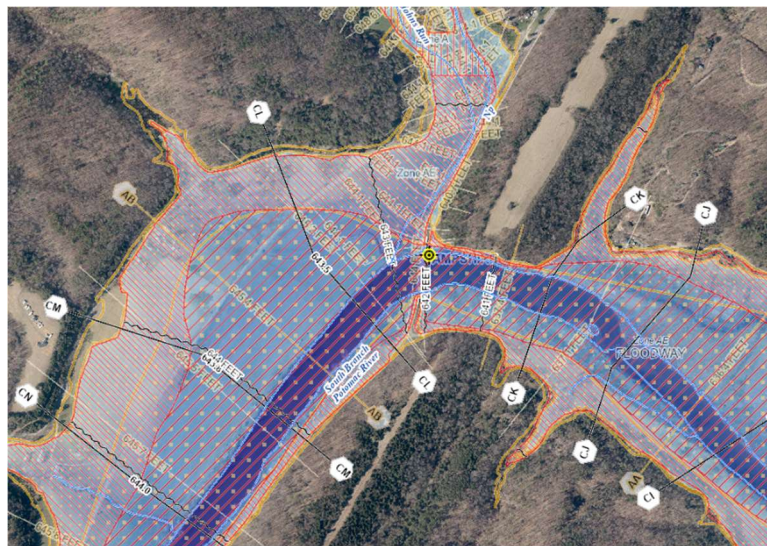
- Map Specialists are available at the FEMA Mapping and Insurance eXchange (FMIX) to assist with any questions about flood maps and a wide range of related technical subjects and can be reached at 1-877- FEMA MAP or [FEMAMapSpecialist@riskmapcds.com](mailto:FEMAMapSpecialist@riskmapcds.com).

## Questions/Comments

With a small group discussion was held throughout the presentation to follow-up and confirm topics shared above. The key question to come out of the meeting as a question about the maps follows:

- **Question:** Was the State Department of Transportation H&H for the new bridge between cross-section CL and CK on the South Branch Potomac River incorporated into the Preliminary FIRM?

**Answer:** Field survey was performed in 2021 before completion of the bridge replacement project. Since that time, as-built drawings or any engineering analysis performed by the Dept of Transportation have not yet been provided to FEMA or WVEM for consideration. Further coordination on this bridge replacement will be needed.



## Attendee List

Community/Agency	First Name	Last Name	Title	Attended
Hampshire County & Capon Bridge	Amanda	Barnes	Floodplain Administrator	Yes
Town of Romney	George	Park III	Floodplain Administrator	Yes
State NFIP (WVEM)	Tim	Keaton	State NFIP Coordinator	Yes
WVGISTC	Kurt	Donaldson	GIS Senior PM	Yes
WVGISTC	Eric	Hopkins	GIS Specialist	Yes
PTS (ARC)	Sarah	Bowen	Study Contractor	Yes