



Capitol Park IV Condominium Association, Inc.

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November 3, 2014

W. Craig Fugate
Administrator
U.S. Department of Homeland Security
Federal Emergency Management Agency
500 C Street, SW
Washington, DC 20472

Dear Administrator Fugate:

I am writing to express our congratulations on the completion of the 17th Street levee, and to respectfully request that the Federal Emergency Management Agency (FEMA) expedite the redrawing of the DC flood maps now that the levee is complete.

Capitol Park IV Condominium Association is one of the largest horizontal residential communities in Southwest DC, just a few blocks from FEMA's headquarters. We are comprised of 243 condominium townhouses spread over a 15-acre park-like setting. When FEMA determined in 2009 that the 17th Street levee was not sufficient protection against Potomac River floods and re-drew its flood zone maps, our condominium association became subject to extremely high flood insurance premiums. In the past five years since that determination, we have paid \$700,000 in flood insurance premiums!

Our current-year flood insurance, which costs approximately \$140,000, remains in force until September 25, 2015. If the flood zone maps are not redrawn by that time, removing us from the current High-Risk, Zone A premium designation, we will have to pay the full-year, non-refundable flood insurance premiums for another year beginning Sept. 26, 2015 which will be over \$150,000! This has been a devastating and unbalanced burden for our residents. We have been forced to use reserve funds, increase owner assessments, and defer important maintenance and infrastructure improvements in order to pay our increased flood insurance premium.

Now that the 17th street levee is finished and has been certified by FEMA and the Army Corps of Engineers as operational, the last step before we receive relief is the relatively simple task of redrawing the DC flood maps. We have been told that process takes 12 to 18 months. That means we could have to pay flood insurance for yet another year. We plead with you to expedite the redrawing of the maps so that we will receive much-needed and long-awaited relief. The

levee is complete and operational, and our owners should not have to continue to pay such high, up-front premiums each year for flood insurance coverage.

We thank you for your appreciation of the economic burden that our condominium association faces as it struggles to diligently maintain the current FEMA flood insurance premium. We respectfully urge your office's diligent, prudent, and swift attention and response to this extremely important request.

Sincerely,

/s/ Felicia Coutts

Felicia Coutts, President
Capitol Park IV Condominium
Board of Directors

cc:

MaryAnn Tierney, Administrator, FEMA Region III
Kim Kadesch, Office of National Capital Region Coordination
Honorable Eleanor Holmes-Norton, U.S. House of Representatives
Tommy Wells – Ward 6 Councilmember
Advisory Neighborhood Commission 6D
Michael E. Ruane, The Washington Post