



The Northridge Earthquake - 30 Years Later A Catalyst for Engineering Resilient Communities

Series Partners:

•American Society of Civil Engineers (ASCE) Infrastructure Resilience Division

ASCE Los Angeles Section

•Earthquake Engineering Research Institute (EERI) Southern California Chapter

•Structural Engineers Association of Southern California (SEOASC)

•Earthquake Country Alliance (ECA), led by the Statewide California Earthquake Center

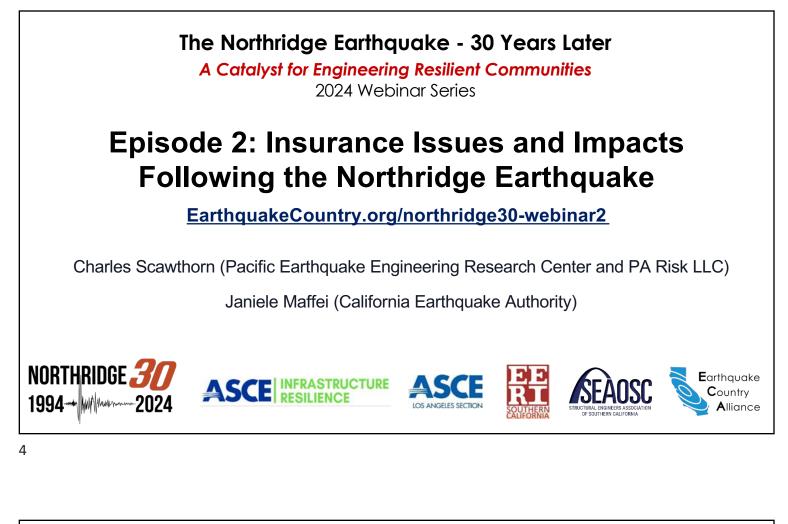


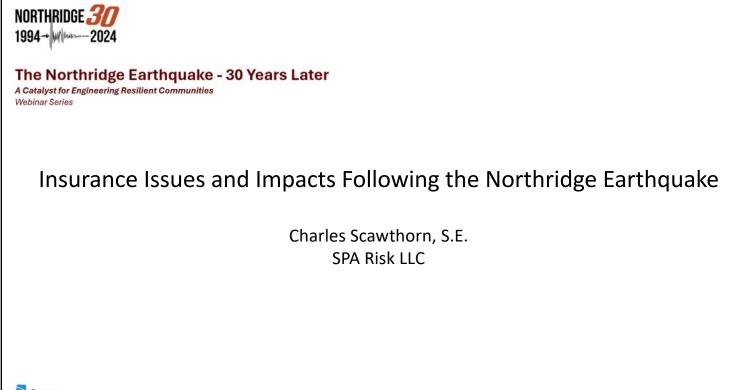












The Northridge Earthquake - 30 Years Later, Webinar : Episode 2: Insurance Issues and Impacts Following the Northridge Earthquake Tuesday, April 23, 2024 | 12 – 1 pm PST SPA Risk LLC

Purpose

Explain insurance and loss estimation practices at the time of the 1994 Northridge earthquake, and issues that emerged.

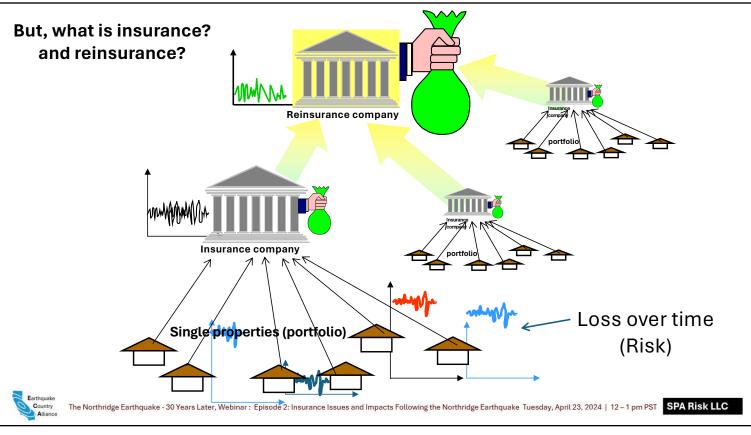
Outline

- Brief review of insurance practices in general
- Ditto, earthquake Insurance
- Change in insurance industry practices 1960s 1990s
- 'the rise of the modelers'
- Performance of loss estimation in the 1994 Northridge earthquake

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- Insurance is nearly as old as seafaring (~3000 BC, Babylon)
- Great London fire of 1666 / Lloyds of London (1688)
- 1700s well established (Ben Franklin...)
- Industrial Revolution
 - Increasing size of risks (larger factories)
 - rise of mutual insurance companies
- Need to share ("reinsure"), but not with competitors \rightarrow treaties with foreign companies
- Hamburg Fire (1842) → the Cologne Re (1846, first reinsurance company)
- Swiss Re (1863), Munich Re (1888)...Employers Re (1914), Am. Reins. (1917)...
- 1906 San Francisco fire...Lloyds paid 100%...others less...payments were for fire losses only, not earthquake losses, the flow of gold from London to US led to the 1907 panic*





Exposure – what's at risk? How risky is it? SPA Risk LLC

Earthquake insurance, pre-Northridge

- **1906:** no earthquake insurance insurers paid fire (only) losses
- **1932:** Earthquake insurance is relatively new. It was almost unheard of until after the San Francisco earthquake of 1906 and in Santa Barbara in 1925 hardly one-tenth part of the property damaged had any earthquake insurance.

- J. R. Freeman (1932). Earthquake Damage And Earthquake Insurance

- 1945: New Zealand and 1966 Japan created national EQ insurance programs
- **1960s**: US established the National Flood Insurance Program (but not EQ)
- **1971**: San Fernando Earthquake little earthquake insurance
- post-1971: demand for earthquake/wind insurance

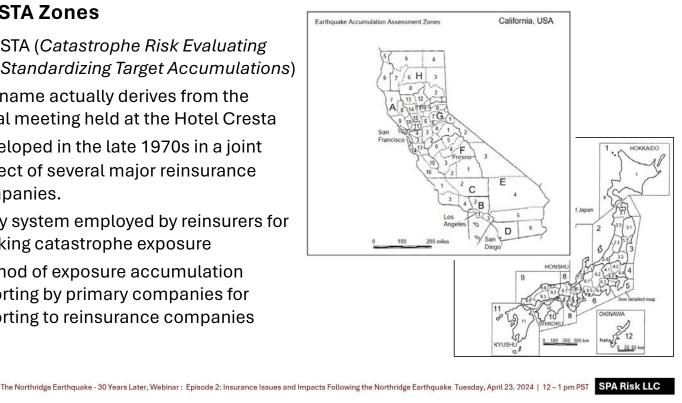
 \rightarrow CRESTA Zones for EQ insurance accumulations

 \rightarrow California Dept. Insurance Rule 226 reporting requirements

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CRESTA Zones

- CRESTA (Catastrophe Risk Evaluating and Standardizing Target Accumulations)
- · The name actually derives from the initial meeting held at the Hotel Cresta
- Developed in the late 1970s in a joint project of several major reinsurance companies.
- A key system employed by reinsurers for tracking catastrophe exposure
- Method of exposure accumulation reporting by primary companies for reporting to reinsurance companies

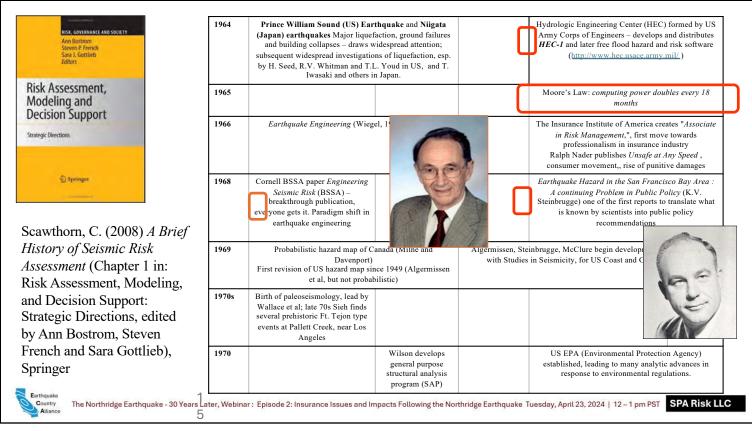


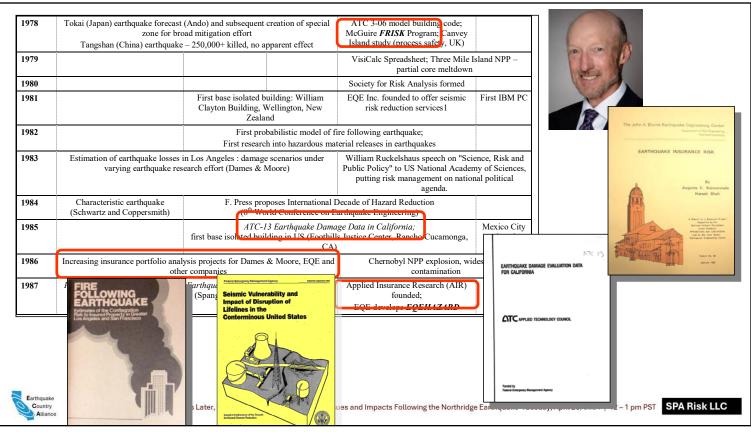
California DOI Rule 226*													
EARTHQUAKE PREMIUM AND POLICY COUNT DATA CALL													
SUMMARY OF 2022 RESIDENTIAL TOTALS													
https://www.insurance.ca.gov/0400-news/0200-studies-reports/0300-earthquake-study/upload/EQEXP2022Summary.pdf													
2022 Experience Year	Written Premiums Excluding EQ	No. of Policies Excluding EQ	Exposure Excluding EQ	Avg Prem Per Policy Non-EQ	Avg Rate Per \$1,000 Insurance Non-EQ	Market Share* Non-EQ	Written Premiums EQ	No. of Policies EQ	Exposure EQ	Avg Prem Per Policy EQ	Avg Rate Per \$1,000 Insurance EQ	Market Share* EQ	% with EQ**
Insurers with EQ coverage provided by California Earthquake Authority (CEA) Insurers with EQ coverage provided by Non-CEA	\$ 10,673,398,976 2,977,108,551	9,714,794 3,067,226	\$ 3,727,000,768,297 1,103,619,420,010	\$ 1,098.67 970.62	\$ 2.86 2.70	76.00% 24.00%	\$ 949,767,131 468,047,737	1,068,386 556,093	\$ 642,093,436,670 228,406,197,815	\$ 888.97 841.67	\$ 1.48 2.05	65.77% 34.23%	11.00% 18.13%
Total Residential Market	\$ 13,650,507,527	12,782,020	\$ 4,830,620,188,308	\$ 1,067.95	\$ 2.83	100.00%	\$ 1,417,814,868	1,624,479	\$ 870,499,634,485	872.78	\$ 1.63	100.009	12.71%
Total Homeowners Market Total Renters Market Total Condominium Market Total Dwelling Fire Market	\$ 10,282,101,551 514,883,847 716,319,157 1.868,884,969	6,396,971 3,082,264 1,027,769	91,820,764,767 57,483,489,677	\$ 1,607.34 167.05 696.97	5.61	50.05% 24.11%	\$ 1,235,321,581 35,264,778 andslide	961,852 379,652 9, liqu	\$ 786,934,901,059	\$ 1,284.32	\$ 1.57	59.21% 23.37% 9.05% 4.67%	15.04% 12.32% 14.30% 3.82%
Total Residential Market 314,855,847 3,082,264 91,220,04,767 100.05 30.01 24.11% 33,008,778 39,000,77								3.70%	20.87%				
Total Residential Market						100.00%	12.71%						
California FAIR Plan Total Dwelling Fire (Excluding CA FAIR Plan)	\$ 611,080,997 1,257,803,973	249,560 1,737,396	\$ 147,560,538,423 710,012,527,572	\$ 2,448.63 723.96	\$ 4.14 1.77	12.56% 87.44%	\$ 5,546,079 51,934,066	4 ,66 5 71,217	\$ 3,952,409,850 36,553,282,586	\$ 1,188.87 729.24	1.42	6.15% 93.85%	1.87% 4.10%
Total Dwelling Fire Market	\$ 1,868,884,969	1,986,956	\$ 857,573,065,995	\$ 940.58	\$ 2.18	100.00%	\$ 57,480,145	75,882	\$ 40,505,692,436	\$ 757.49	\$ 1.42	100.00%	3.82%
* Market share represents the percentage of policies to total residential market. ** Percent with EQ represents the percentage of policies to total residential market. ** Percent with EQ represents the percentage of policies to total residential market. ** https://www.insurance.ca.gov/0250-insurers/0300-insurers/0100-applications/rsb-forms/2022/upload/PML2022Instructions.pdf ** https://www.insurance.ca.gov/0250-insurers/0300-insurers/0100-applications/rsb-forms/2022/upload/PML2022Instructions.pdf The Northridge Earthquake - 30 Years Later, Webinar : Episode 2: Insurance Issues and Impacts Following the Northridge Earthquake Tuesday, April 23, 2024 12 - 1 pm PST SPA Risk LLC													

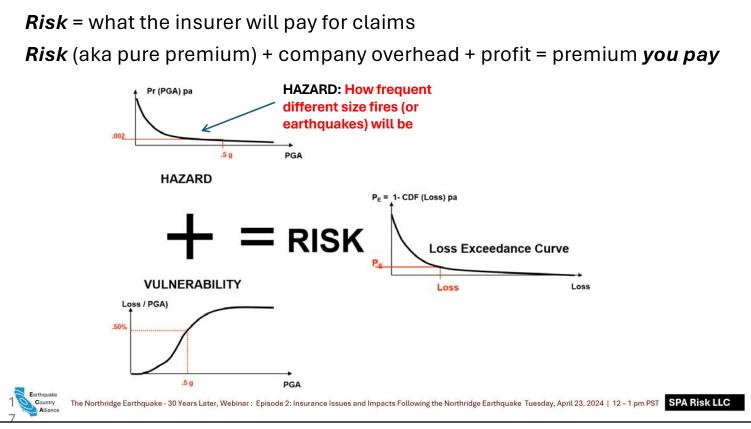
State of Earthquake Insurance in 1980 Low price (\$400/yr) / low deductibles (5 %) Increasing demand (20% market penetration and rising) 1960s – 1980s drift away from expensive data collection (e.g., Sanborn maps) towards loss-based underwriting (i.e., if there hasn't been a loss it must be a good risk) Companies knew almost nothing about the homes they insured (location, year built...all unknown)

- 1984: following Coalinga EQ, CDOI required admitted companies to offer EQ insurance → some companies withdrew
- Asymmetry of information (primaries at mercy of Swiss and Munich Re)
- \rightarrow Rise of the modelers





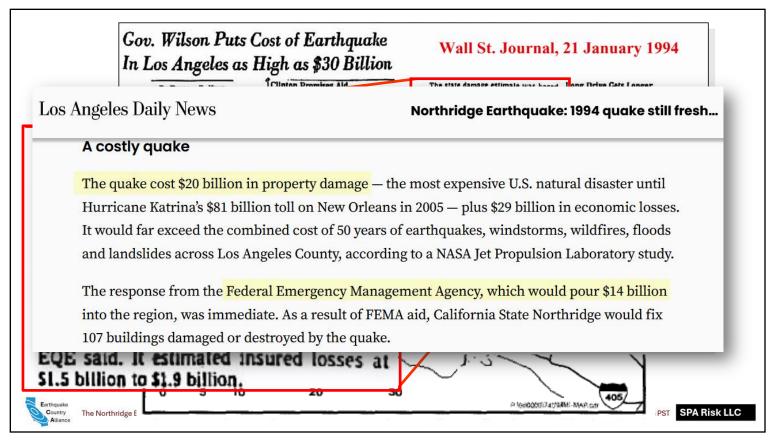


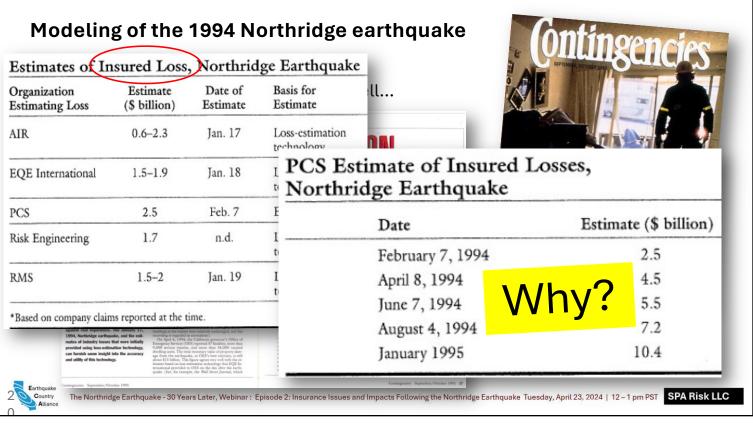


The Modelers:

- Convergence of
 - probabilistic methods (hazard analysis, nuclear power industry)
 - Computational power (PC)
- Emergence 1981-1987 of three modeling companies
 - AIR Worldwide (Karen Clark, broker, top-down)
 - EQE (Charles Scawthorn, engineering, bottom-up)
 - RMS (Haresh Shah/Weimin Dong, financial, bottom-up)
- Little interest by insurance industry at first, but interest increased:
 - 1987 Whittier Narrows EQ
 - 1989 Loma Prieta EQ and Hurricane Hugo
 - 1992 Hurricane Andrew
 - 1994 Northridge

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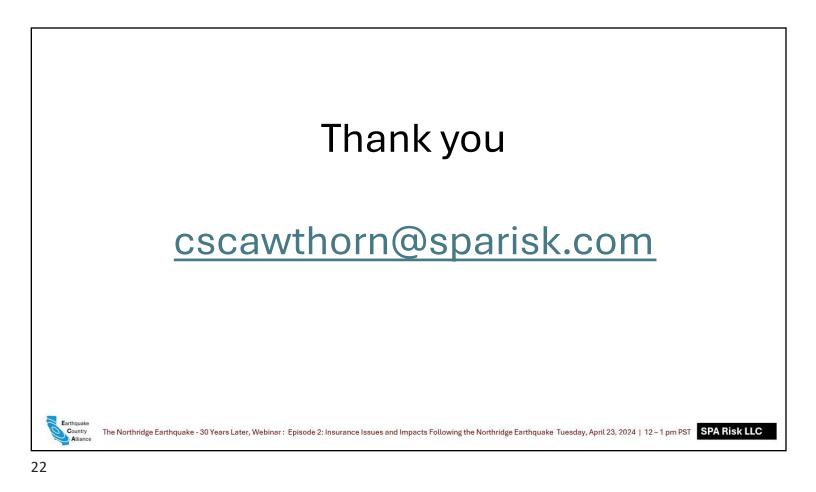
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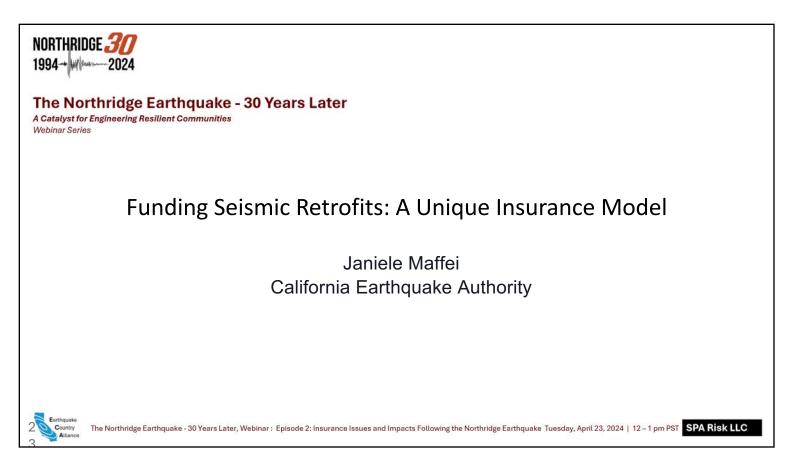
What led to the underestimates?

Conclusion

Models are only as good as the data provided, and, in the Northridge event, two critical data sets (on ground motions and adverse selection) were inaccurate.

Should the available models have anticipated Northridge-type events? Yes, there was evidence from the 1983 Coalinga and 1987 Whittier events that thrust faults are a potential problem not satisfactorily simulated, but how extensive they are was a recent discovery.





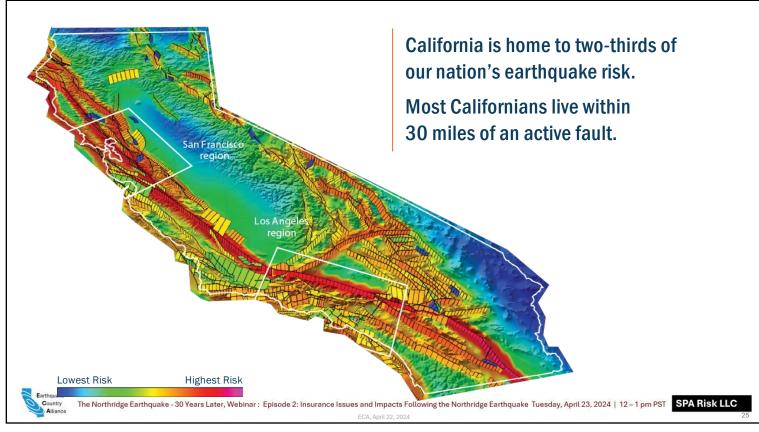
Funding Seismic Retrofits: A Unique Insurance Model

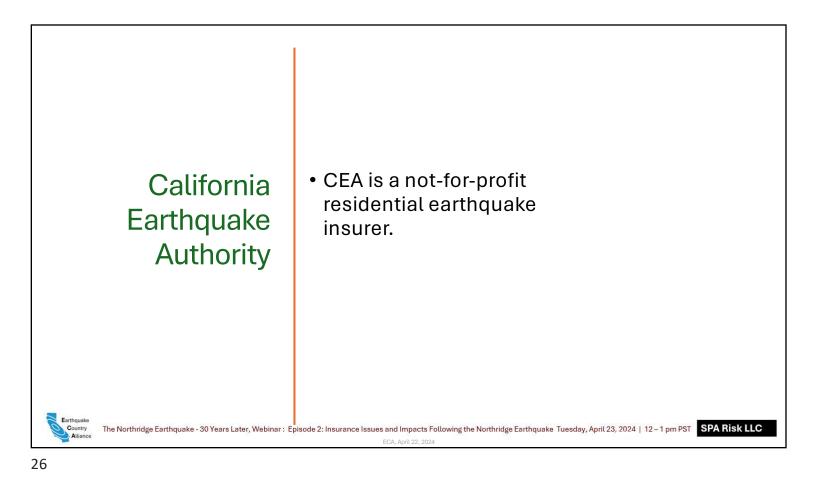
The Northridge Earthquake - 30 Years Later, Webinar : Episode 2: Insurance



JANIELE MAFFEI CHIEF MITIGATION OFFICER April 22 2024









- Earthquake coverage is excluded from homeowner's insurance policy.
- However, insurance companies are required to offer a separate earthquake insurance policy at time of homeowner policy sale.

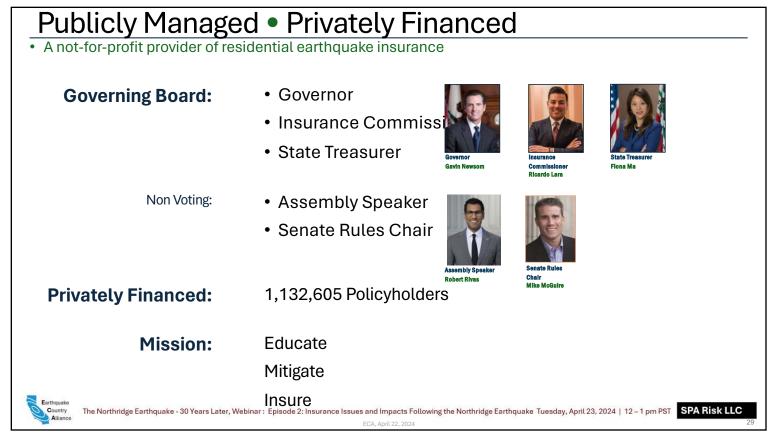
The Northridge Earthquake - 30 Years Later, Webinar : Episode 2:



• WHEN M6.7 NORTHRIDGE EARTHQUAKE STRUCK IN 1994:

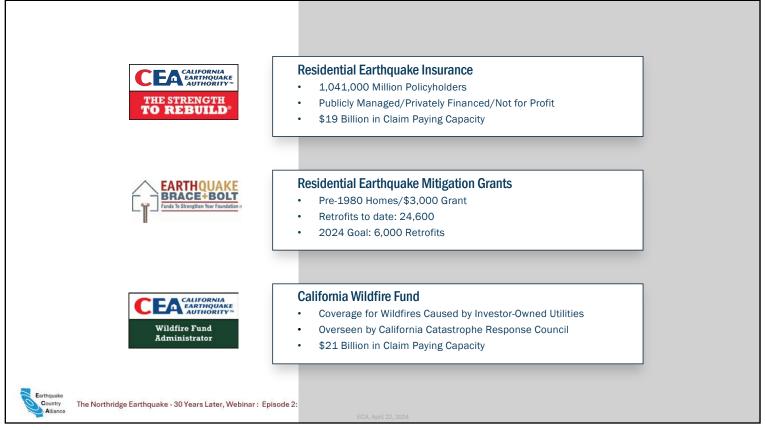
- One of the costliest natural disasters in U.S. history.
- Caused **\$20 billion** in residential damage.
- Destroyed or severely damaged thousands of single-family homes.
- Left about 22,000 people homeless.
- Most insurance companies stopped writing Homeowners insurance; prompted creation of CEA.

Country Alliance The Northridge Earthquake - 30 Years Later, Webinar : Episode 2: Insurance Issues and Impacts Following the Northridge Earthquake Tuesday, April 23, 2024 | 12 – 1 pm PST ECA, April 22, 2024



CEA Participating Insurers

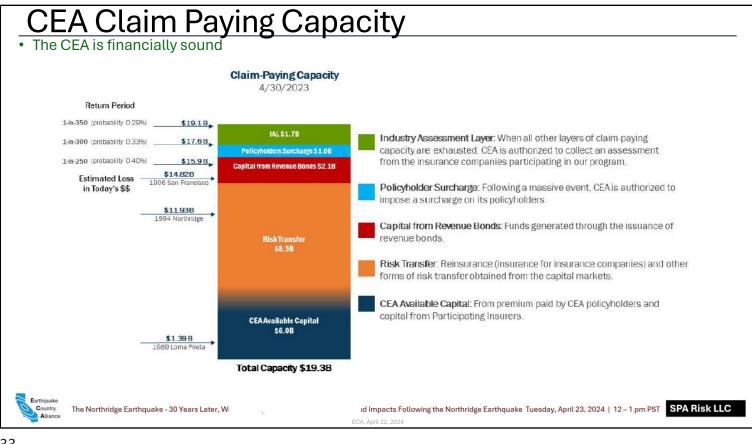
E Insurance	State Farm [®]	FARMERS	USAA"
California FAIR Plan INSURANCE	Allied A Fait	CALIFORNIA EARTHQUAKE AUTHOUAKE AUTHOUAKE	A A A A A A A A A A A A A A A A A A A
Commerce West	THE ST	RENGTH BUILD [®] Allstate. You're in good hands.	
Nationwide	Safeco Insurance MA Liberty Mutual Company	Golden Eagle Insurance	Liberty Mutual. INSURANCE
MAPFRE INSURANCE	Crestbrook a Nationwide Insurance" company	PROGRESSIVE	Amica AUTO HOME LIFE
Encompass* Creating protection around you	Homesite	Hyundai Insurance	ASY
Country Alliance	e - 30 Years Later, Webinar : Episode 2: Insurance Issues and Im ECA, Apr	pacts Following the Northridge Earthquake Tuesday, April 1 122, 2024	23, 2024 12 – 1 pm PST SPA Risk LLC



Claim Paying Capacity (CPC)

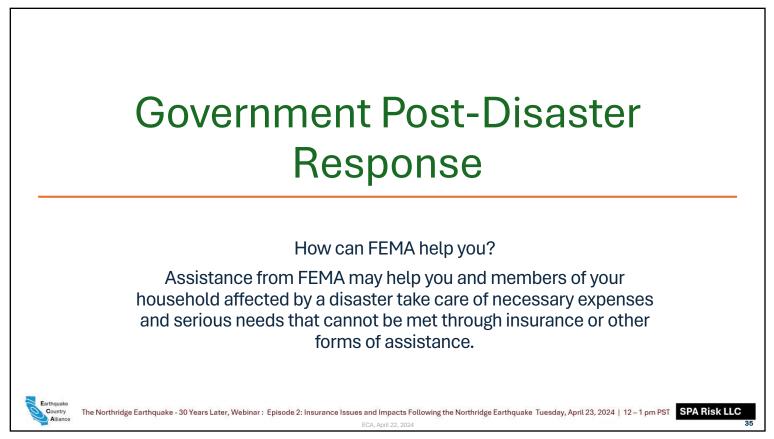
 Insurance providers must maintain funds on hand (or accessible) sufficient to assure policyholders filing a claim are paid all policy benefits to which they are entitled

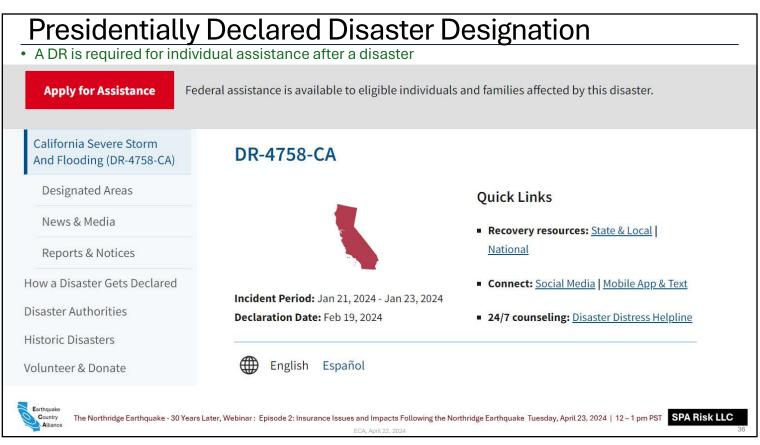
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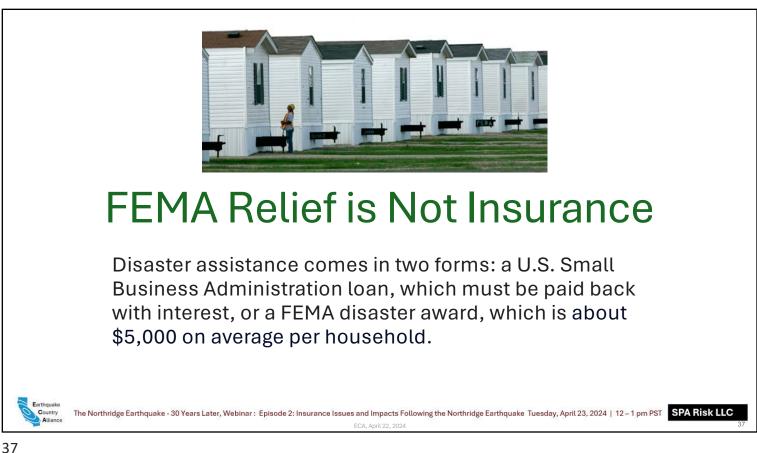










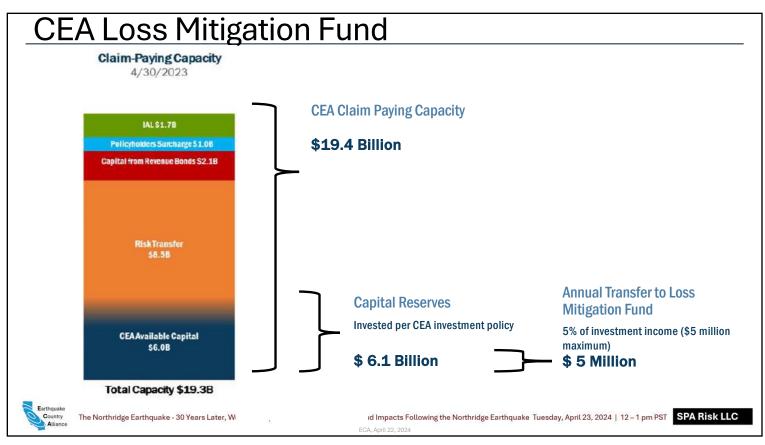


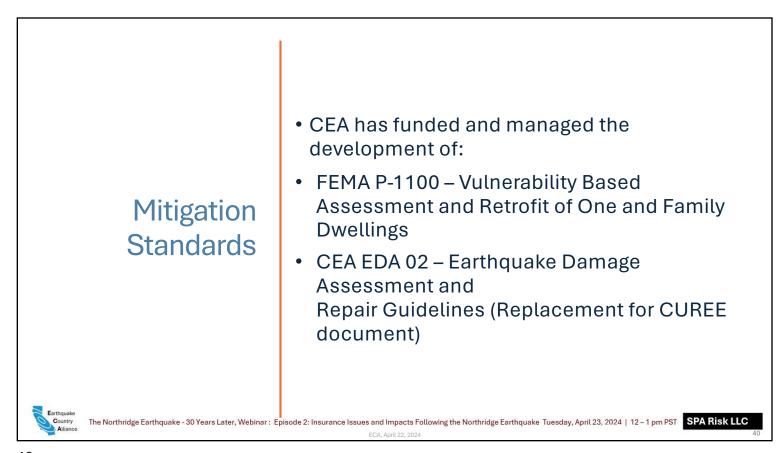


Standards Research • Incentives



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Earthquake Vulnerabilities



Crawlspace House



Living-space-over garage



Hillside House

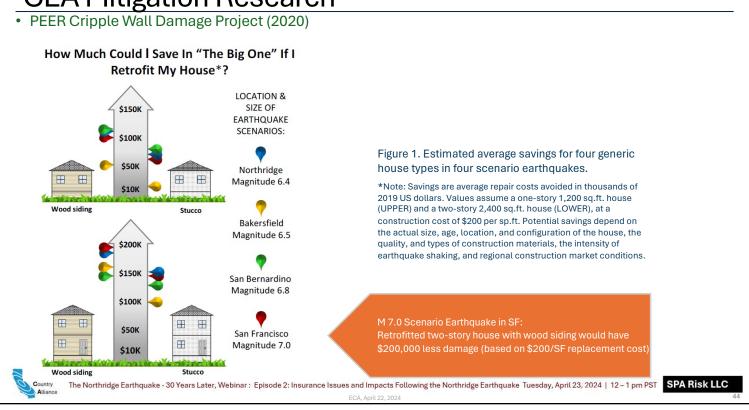


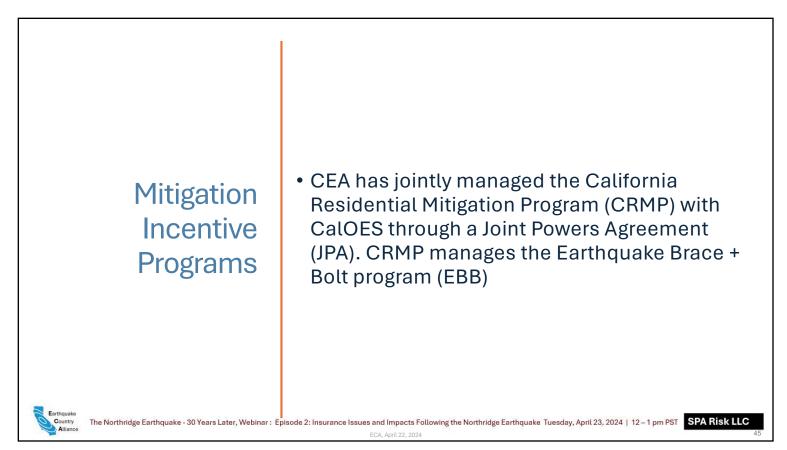
Chimney

·Heater Mulherability



• PEER Cripple Wall Damage Project (2020)





Earthquake Brace + Bolt Retrofit - EBB

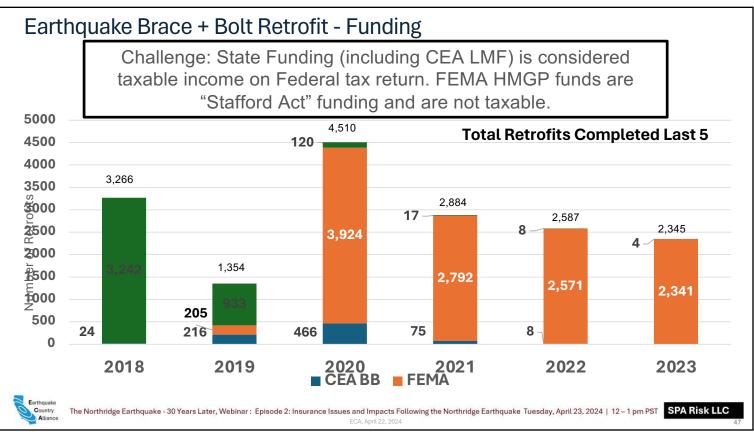
California Residential Mitigation Program Retrofit Grants - Earthquake Brace + Bolt

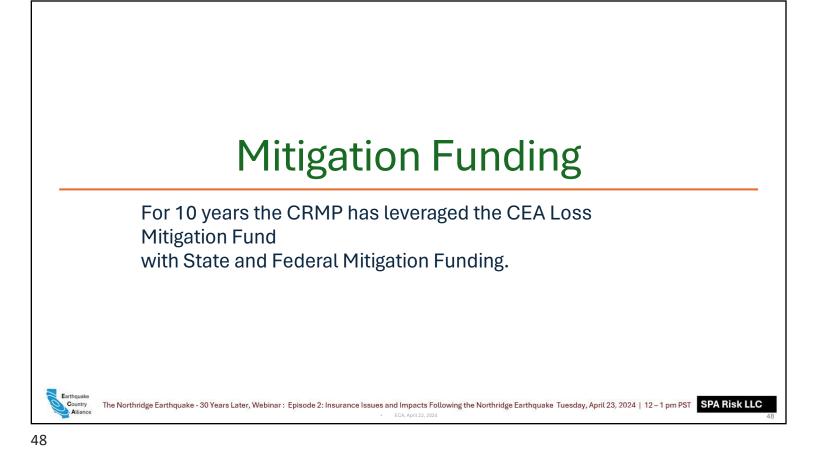


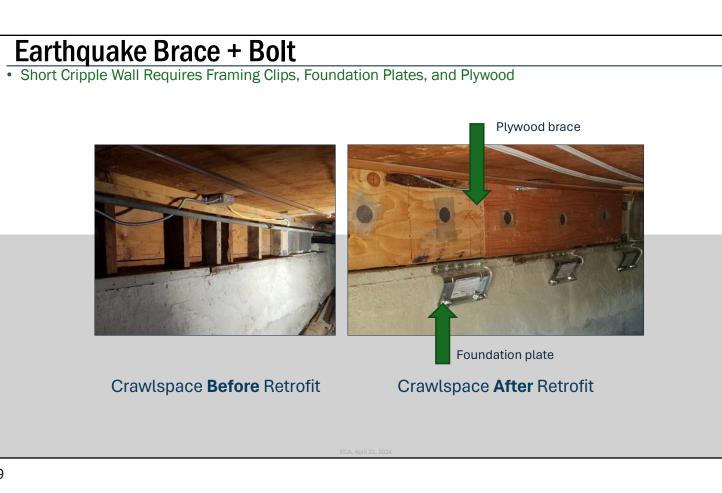
Earthquake Brace + Bolt Program:

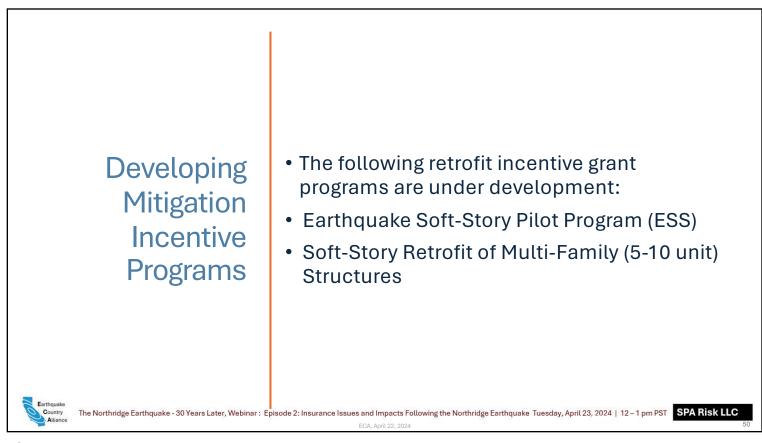
- Retrofits crawlspace with plywood bracing and new bolting
- Provides up to \$3,000 grant •
- Currently requires owner-occupied
- In select ZIP Codes with high seismic hazard
- Has collected **important** data: •
 - Retrofit averages \$5,200 in CA 0
 - More expensive in Northern CA
 - Number of retrofitted houses in a City







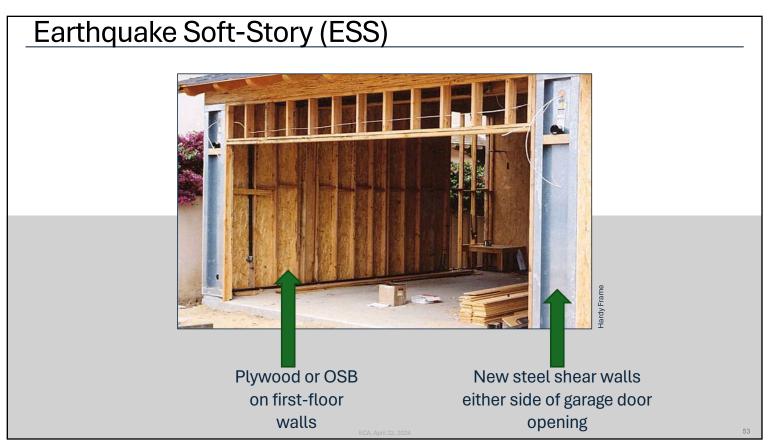




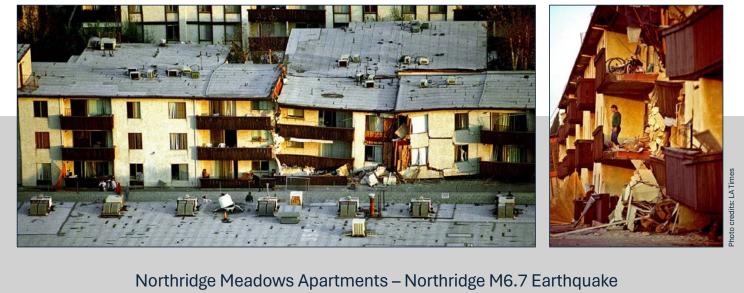








Multi-Family Soft-Story Retrofit Program



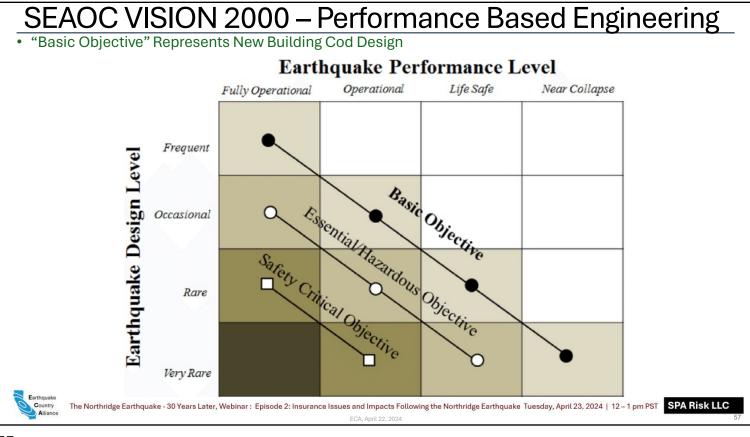


An Idea Under Development: Vision 2050 – Insurability and Habitability

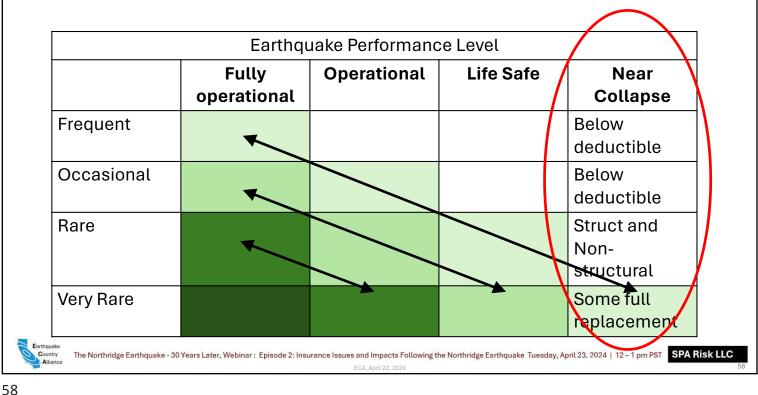
- "Functional recovery performance aims for buildings and infrastructure systems to quickly return to function or service following an earthquake event."
- (Source: NIST)

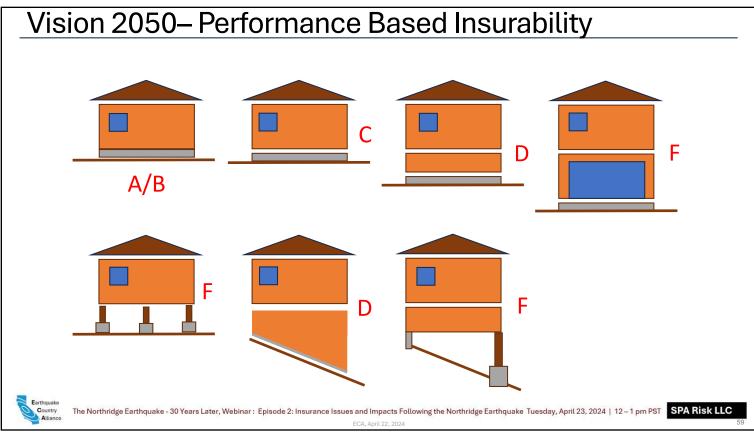
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Vision 2050– Performance Based Insurability • Un-Retrofitted Pre-1940 Houses







Questions?



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Zoom Webinar General Information

- Your sound will be muted & your camera will be off.
- Click "Show Captions" to manage your view of subtitles. (Mobile devices - manage in Zoom settings, meetings section)
- Use the **Q&A** feature to ask questions
- Use **chat** for technical assistance or to share comments, suggested resources, etc.
- This webinar will be recorded and shared (along with presentation slides) at <u>EarthquakeCountry.org/northridge30-webinar2</u>



The Northridge Earthquake - 30 Years Later

A Catalyst for Engineering Resilient Communities 2024 Webinar Series

Episode 3: 30 Years of Progress in Quantification of Seismic Hazards (June 12, 12-1pm)

EarthquakeCountry.org/northridge30-webinar3

Yousef Bozorgnia

Professor, Department of Civil and Environmental Engineering, & Director, Natural Hazards Risk and Resiliency Research Center (NHR3), UCLA











