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# PHA Disaster Fundamentals

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# Agenda

- Roles and Responsibilities
- Disaster Readiness
- Disaster Response
- Disaster Recovery



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## Roles & Responsibilities - Local Level

- Municipality
- Parish
- **Public Housing Authority (PHA)**
- Landlord
- Resident/Participants

**Local**  **Primary**

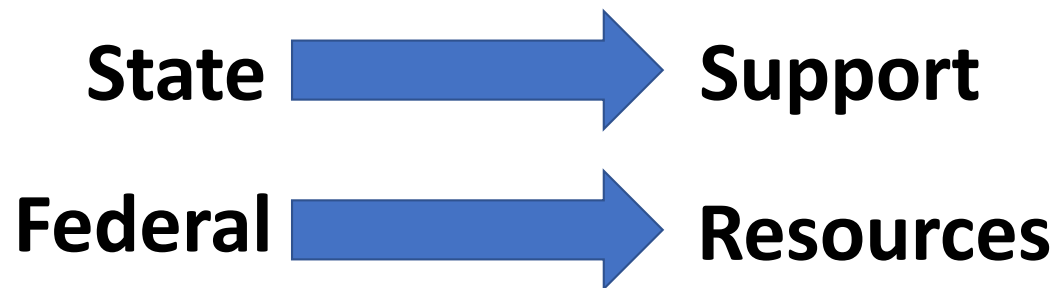


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## NOTES - State and Federal Level

- GOHSEP - [State Emergency Management Agency](#)
- FEMA - [Federal Emergency Management Agency](#)
- HUD – [Department of Housing and Urban Development](#)

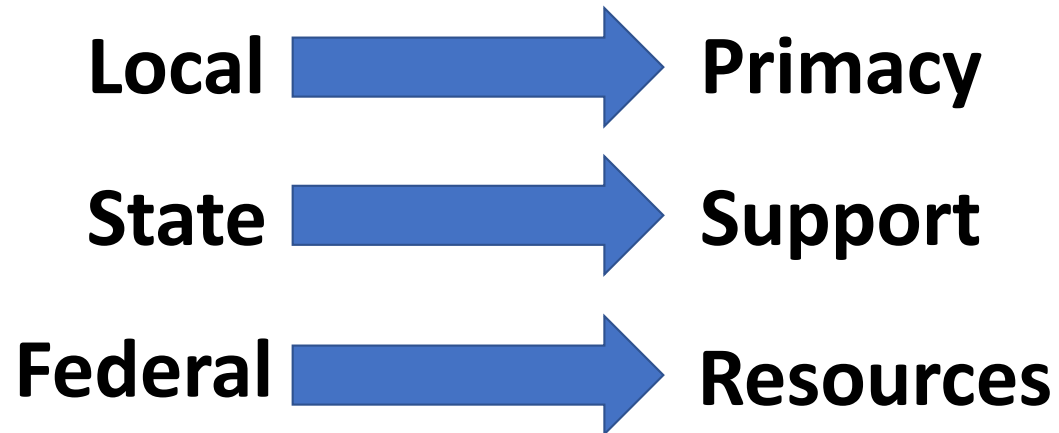




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# Roles to Remember





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# Disaster Preparedness



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# Disaster Preparedness

- Roles and Responsibilities
- Risk Assessment
- Coordination
- Resource and Guidance Development
- Partnership Development
- Readiness and Staffing
- Training and Exercises
- Communication



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# Hurricane Risk Assessment

A risk assessment identifies threats or hazards and identifies scenarios for emergency planning.

- **Natural Environment:** Is your PHA jurisdiction located in a high-risk zone for hurricanes? FEMA has risk mapping, assessment and planning tools you can use [here](#).
- **Built Environment:** What is the vulnerability of the property structures in your portfolio?





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## Coordination

- Public Housing Authorities are not the only entity in a community impacted by a catastrophic event. Coordinating activities as part of disaster preparedness clarifies what pre, during and post-disaster support will be available at the local and state level.
- Coordination activities could include joint meetings, after-action reviews, identification of response and recovery support gaps ahead of disasters, partnerships to fill these gaps.



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# Resource and Guidance Development

- **People:** staff trained in emergency response and crisis communication.
- **Facilities:** guidelines for sheltering in place, knowing which shelters are available for displaced persons
- **Systems:** emergency detection, warning and response
- **Equipment:** radios, smart phones, wired telephones, first aid supplies, flashlights, generators, gasoline



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# Partnership Development

Beyond just coordinating activities with other community agencies, develop partnerships by holding joint level meetings, after-action reviews, identification of response and recovery support gaps, filling housing recovery gaps and other initiatives to improve housing recovery efforts.



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## Readiness and Staffing

Successful recovery depends on all stakeholders having a clear understanding of pre- and post-disaster roles and responsibilities.

- **PHA Leadership:** identify chain of authority
- **PHA Staff:** to provide functional support necessary to continue operations
- **Community Partners:** clearly defined roles and responsibilities



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## Training and Exercises

- Disasters often happen with little or no warning and no time to provide instructions to staff and residents. Training for residents and staff is important to be done beforehand.
- Individuals must understand their roles and responsibilities within their respective organizations.
- Disaster response exercises are important so that each staff member understands the challenges and their roles in the case of an emergency.
- Residents must also be adequately trained regarding disaster procedures.



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## Communication

Communicating with staff and residents frequently and regularly prior to a disaster will increase the likelihood of successful communication post-disaster. Some ideas include:

- Maintain up to date contact information for residents including phone numbers, if they can receive text alerts, emails, and emergency contact information
- Holding disaster preparation sessions
- Posting flyers in frequented areas & ending out informational materials
- Newsletters & Social Media posts



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# Pre-Disaster Roles and Responsibilities

Pre-Disaster	Risk Assessment	Coordination	Resource & Guidance Development	Partnership Development	Preparedness	Training/ Communications
<b>Local</b>						
Public Housing Authority	X	X	X	X	X	X
Residents					X	X
Landlord		X		X	X	X
Municipality	X	X	X	X	X	X
Parish/County	X	X	X	X	X	X
<b>State, Territorial, or Tribal government</b>						
State Emergency Management Agency	X		X			X
Governor's Office						
Tribal Government			X			X
<b>Federal</b>						
HUD			X			X
FEMA			X			X



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# Disaster Response





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# Disaster Response

## Assessments

- Business Operations
- Residents
- Housing Stock

## Rehousing

- Emergency Housing
- Short-term Housing
- Long-term Housing



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## Assessments

Disasters can cause multiple disruptions. Assessments provide an understanding of the extent of disruptions for PHAs.

PHAs must assess impacts to:

- Business Operations
- Residents
- Housing Stock



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# Business Operations

- Determine health and safety of staff
- Gauge capacity of staff to conduct essential functions
- Assess damage to offices and other operational facilities:
  - Functioning utilities
  - Flood, water seepage, wind damage, mold
  - Data integrity
  - Communications



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# Disaster Waivers

After a catastrophic event, consult with us at the HUD Field Office for guidance and technical assistance. In some circumstance you may be able to apply for waivers that temporarily dismiss the PHA from reporting requirements in order to focus on issues at hand.

However, waivers are situation specific and will be issued on a case-by-case basis.



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## Residents

Conduct a census of residents by accounting for:

- Health and safety of tenants
- Location
  - Whether residents evacuated or sheltered in place
  - Location, if evacuated
  - Verify and update contact information
- Functioning of essential utilities
  - Water, HVAC, food (how many days supply), blankets, ice, other essentials
- Accessibility and other access



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# Resident Assessment

All assessment of residents' well-being should start with the most vulnerable populations first.

In cases of severe flooding or tornadoes, prioritize residents in properties in areas known to have the greatest flood or tornado impacts to the extent it is safely and practically possible.



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## Housing Stock – HCV

Owners and / or residents contact the PHA to notify them that their unit is damaged or uninhabitable

Conduct HQS (or NSPIRE) inspections on damaged HCV units.

- If the assessment renders the building habitable, the landlord can repair unit promptly per inspection outcomes
- If HCV unit is severely damaged or uninhabitable after inspection, PHA can move to abate HAP payment if unit doesn't meet HQS or unit isn't repaired



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## Rehousing – Emergency Housing

- Communicate with residents, and local and state government in advance of the storm to plan for post-storm rehousing needs
- Identify prior to the storm points of contact at relief agencies like the State and Parish OHSEP, the American Red Cross, shelter operators, and other community partners
- Coordinate with PHAs who may be able to provide shelter
- Coordinate in advance with local/state OHSEP to arrange transportation if residents need to be evacuated.
- Work with transportation companies who can provide buses to move residents to shelters or alternative safe housing locations





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# Rehousing – Public Housing Short Term

## Public Housing

- Temporarily utilize community space
- Relocate to another public housing unit
- Apply for Tenant Protection Vouchers (TPV)\*
- Disaster preference at another PHA
- FEMA Transitional Shelter Assistance (TSA)

\*for units approved by the Special Applications Center for demolition and disposition



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## Rehousing – HCV Short Term

### **Housing Choice Voucher (HCV)**

- Terminate HAP Contract for uninhabitable unit
- Reissue a voucher to move
- Inform participant about portability option
- FEMA Transitional Shelter Assistance (TSA)



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# Disaster Recovery



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# Disaster Recovery

- Disaster Declaration Process
- Initial Actions and Short-Term Recovery



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## Types of Assistance

- Insurance
- Disaster declarations can result in eligibility for financial assistance:
  - Direct Federal Assistance – supporting state needs
  - FEMA Public Assistance
  - FEMA Individual Assistance
  - Hazard Mitigation Grant Program
  - Community Development Block Grant- Disaster Recovery (CDBG-DR)
- Voluntary Organizations (emergency food, shelter, clothing, medical)
- HUD Capital Fund Emergency/Natural Disaster Funding (non-PDD)



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# Insurance

It is best to have updated insurance policies printed and readily available for all facilities

Your first call after life and safety response is addressed, post impact, should be to insurance

Most disaster recovery resources will only provide funding for what insurance does not cover

All federal resources will be looking to ensure there is not a duplication of benefits between resources



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# Insurance

- HUD regulations at 24 CFR 965 govern public housing insurance requirements. HUD is in the process of updating the Property/Casualty Insurance Guidebook, HUD 7401.5, see [HUD's PHA Insurance Requirements website](#).
- Consolidated Annual Contributions Contract
  - [Form HUD-53012A](#): Section 13 – Insurance Requirements
  - [Form HUD053012B](#): Section 1 – Mandatory and Optional Insurance Coverage, “H. Flood – Mandatory for property located in a floodplain, as determined by the National Flood Insurance Program”
- Whether you are in a high-risk zone or not, you may need flood insurance because most homeowner’s insurance doesn't cover flood damage. You can find out if you need flood insurance by entering your address on the [FEMA Flood Map Service Center](#).



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# Disaster Declarations Possible Financial Assistance

- Disaster declarations can result in eligibility for financial assistance:
  - Direct Federal Assistance – supporting state needs
  - FEMA Public Assistance
  - FEMA Individual Assistance
  - Community Development Block Grant- Disaster Recovery (CDBG-DR)





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# Voluntary Organizations

Voluntary Organizations Active in Disaster (VOAD)

Long Term Recovery Groups (LTRG)



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## HUD Non-PDD

HUD Capital Fund Emergency/Natural Disaster Funding (non-PDD)

[PIH Notice 2012-48](#)



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# Post-Disaster Roles and Responsibilities

	Issuance, approval of regulatory waivers and reporting	Conduct Preliminary Damage Assessment (PDA)	Request Disaster Declaration	Submit Application for Assistance For Federal Assistance	Review and Approve Application	Request Public Assistance (PA) Funds	Request Individual Assistance (IA) Funds	Request Hazard Mitigation Grant Program (HMGP) Funds	Review, Approve, and Disburse Applicant Funding Requests
<b>Local</b>									
<b>Public Housing Authority</b>		X				X		X	
Residents		X					X		
Landlord		X					X		
Municipality		X				X		X	
Parish/County		X				X		X	
<b>State, Territorial, or Tribal government</b>									
State Emergency Management Agency		X		X		X		X	X
Governor's Office			X						
Tribal Government			X	X					X
<b>Federal</b>									
HUD	X								
FEMA					X				



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# Questions