



PHA Disaster Preparation

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Assessing Your Risks

Using a Risk-Based Planning Process



Where to Start

- What assumptions should be made?
 - A catastrophic incident or attack will occur with little or no warning
 - There will be cascading effects associated with the incident
 - Inter- and Intra-state, local, tribal, territorial, and insular area government mutual aid capabilities will be exhausted
 - Local government capabilities may not exist or be functional
 - Other Federal agencies are executing relevant support under their own authorities
- Not likely that all these conditions will be true in a single event, but preparation should consider all



The Risk Assessment

- **Approach**
 - **Identify hazards**
 - Planning highly dependent on location
 - **Profile hazards**
 - Small events that might occur frequently vs massive regional or national events that are less likely
 - **Inventory assets**
 - Buildings, material, machinery etc...
 - **Estimate losses**
 - What are the expected losses for different events?
- **Resources**
 - Data sources and tools from government agencies, academia and private sector
 - FEMA.gov



Assessing Vulnerabilities

- **Natural environment**
 - **Location or proximity to hazard-prone areas**
 - Coasts, tornado alley, floodplains, seismic zones, potential contamination sites
- **Built environment**
 - **Poorly constructed buildings, inadequately maintained public infrastructure, inaccessible housing**
 - Some public housing may be at greater risk because of age or health of residents
 - The density of the buildings and/or residents is a key factor
- **Barriers to accessing services**
 - Identify the services needed and their potential to be impacted by a disaster



Continuity Plans

Planning for the future impacts the present



Resiliency Strategies

- Incorporating resiliency strategies into daily operations
 - Communication networks
 - Approval procedures
 - Records Management
- Question should not be *if* a business disruption will occur, it is *how* the business will endure, respond, and recover from disruptions



Things to Consider

- PHA business operations
 - Access to:
 - Staff
 - Documents
 - Establishing cloud based storage
 - Communication networks
- Impacts to the residents
 - Elderly and disabled residents
 - Access to food, water, medication
 - Are staff/property managers prepared and trained?
- Impacts to the physical infrastructure and housing portfolio
 - Damage to buildings, infrastructure, and assets



Resident Safety and Business Continuity

- Immediate Needs:
 - Facilitating the evacuation of residents prior to an emergency
 - when warning is given
 - Providing immediate assistance and resident checks
 - when no warning is given
 - Emergency communication plans and options
 - Phone tree
 - Short term shelter options
 - Short term business operation locations
 - Emergency assessment and repairs



Resident Safety and Business Continuity

- Ongoing Needs:
 - Long term temporary housing options
 - Comprehensive assessment, plan, and execution
 - Need for contractors and vendors to help facilitate and complete recovery efforts
 - Locating and maintaining list of capable contractors for various needs
 - Some contractors specialize in disaster recovery construction work
 - mold remediation and mitigation companies
 - Establishing long term business operations locations
 - Identify the current capacity needs of a partial and full office for your PHA



Staff Training

- Emergency business and response plan
- Identifying residents that may have special or additional needs
 - Elderly or persons with disabilities, families with children and those who may have limited English proficiency
- Staff and resident phone tree and contact plan
- Potential drills



Resident Training

- Consider hosting disaster preparation sessions
- Identify residents or resident groups who may wish to take on notification or other responsibilities
- Maintain emergency contact information in a central location
- Post locations of first aid and emergency supplies
 - Emergency radios (if available)
 - Water
 - Flashlights and batteries
 - Portable chargers helpful



Coordination and Partnerships

Working with local resources and funding sources



Identifying Resources

- Resources and partner agencies
 - PHA's should identify all possible resources and services available
 - Government
 - Municipal, County, State, HUD & FEMA
 - First responders
 - Non-profit and charitable organizations
 - The Red Cross, food banks, fair housing organizations
 - Contractors and services
 - Utilities, insurance, emergency contractors



Funding Sources Insurance

- Consolidated Annual Contributions Contract (CACC)
 - Requires insurance on all public housing developments
- Flood Insurance
 - If the PHA has developments located in a flood plain, the PHA **MUST** have flood insurance
 - Lack of flood insurance for these properties will result in loss of FEMA assistance
 - Check FEMA's floodplain map
 - Changes due to erosion, climate, and weather patterns
 - No notification sent, must be checked by PHA regularly



Funding Sources Capital Fund Program

- Adequate risk assessments and data
 - Using risk assessment to identify preventive opportunities typically financed with CFP
 - Improvement to building envelope/structure to minimize damage from anticipated disasters
 - Capital funds also available to be used in coordination with disaster funds to repair capital damage



Funding Sources State and Local Funds

- Municipalities and local jurisdictions
 - Community Development Block Grant – Disaster Recovery Funds
 - CDBG-DR funding is one of the largest programs and funding sources for local government
 - Establish contacts with state or local disaster coordinating office
 - PHA should be familiar with entities receiving funds and be able to quickly learn the application process.



Funding Sources FEMA

- Generally 3 types of programs through FEMA
 - Public Assistance
 - Transitional Shelter Assistance
 - Hazard Mitigation Planning and Assistance
- Assistance available directly to residents and directly to PHA's
 - Documentation is crucial
 - Requires safe, efficient, and proper record management prior to and after disasters
 - Some PHA's have been denied FEMA or insurance funds because of lack of documentation



Funding Sources

- Charitable Organizations
 - May be able to provide immediate or long term supplies and assistance
- Disaster Specific Housing Assistance
 - Established housing programs in response to a Presidentially-declared emergency
 - Disaster Housing Assistance Programs
 - Used to increase housing stock
 - Affordable single-family homes
 - Affordable rentals
 - Should not be relied on



Duplication of Benefits

- What is Duplication of Benefits (DOB)?
 - Federal aid can not be used to pay for work or services already funded by another agency, insurance, or program
- Part of Continuity Plan
 - Important to track aid and funds as they are obtained and used to show gaps in funding and additional needs
 - If unable to show amount of DOB, may be denied assistance completely



Putting Plans into Action

What happens after a disaster



PHA Responsibilities

- **Conduct assessment**
 - Utilizing continuity plan
 - Affect on residents
 - Affect on business operations
 - Affect on infrastructure and housing stock
- **Identify funding sources**
 - FEMA, HUD and Local
 - Continue to check for notices, declarations and other information from all agencies
- **Complete action plans**
 - Determine needs
 - Submit applications



PHA Opportunities

- **Rebuilding better**
 - Substantial rehabilitation or reconstruction
- **Reimbursements**
 - Maintaining adequate documentation
- **Future planning and additional services**
 - Utilizing partnership with local and state entities
 - Increasing affordable housing stock in the area
 - Increasing job services
 - Training
 - Childcare



PHA Opportunities

- **PHA needs match recovery needs**
 - Often time federal funds have eligibility requirements that match the PHA's
 - CDBG-DR
 - 51% of beneficiaries of these funds need to be under the HUD 80% income limit for the area
 - Services provided to PHA residents automatically qualify as eligible
 - Providing free or discounted childcare where 80% of beneficiaries are PHA residents



PHA Opportunities

- Utilizing multiple funding sources
 - Private-public partnerships
 - Large developments that include affordable rentals and housing programs
- Special circumstances
 - Funding allocation specific rules
 - Most federal funding allocations come with a unique set of rules
 - Often waivers from certain requirements based on need and urgency are given
 - Sometimes additional requirements are added to funding allocations
 - PHA can submit waiver requests to HUD and local entities



Putting It All Together

- Adequate risk assessments are crucial
 - Multiple factors to consider
- Putting together a comprehensive plan
 - Working with agencies and local government on an emergency response plan
 - PHA should also have plan for residents and staff
- Leverage resources currently available
 - Capital Fund Program, local Government funds, and agencies
- Utilize emergency funds effectively and efficiently
 - PHA residents often times qualify for disaster funded benefits



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