Resiliency Training for Public Housing Authorities
Part I: Identify your Climate Risks and Vulnerabilities
Moderators

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Disaster Planning Information for Public Housing Agencies

Office of Public and Indian Housing
PHIA Disaster Readiness and Preparation Guide

2016

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Why Disaster Planning is Crucial

• Protecting vulnerable populations
• According to Bankrate.com, only 23% of Americans making less than $30,000 could afford a $500 unexpected expense out-of-pocket
• Average gross income of HCV & Public Housing households is less than $14,000 per year
• Less than 20% of households served by PHAs make more than $20,000 per year
• Nearly 2/3 of public housing heads-of-households are either elderly or disabled
Why Disaster Planning is Crucial

• Protecting vulnerable housing stock
  • Shortage of affordable units for extremely low income households
  • Public housing is a significant portfolio of units for that population
  • PHAs only serve 1/4 of the households that are eligible for assistance
PHA Disaster Readiness and Preparation Guide

• Leverages expertise from PHAs and HUD Staff
• Identifies key elements of pre-disaster preparedness and post-disaster response:
  • Emergency preparedness plans
  • Continuity of operation plans
  • Risk assessments
  • Disaster recovery plans
Case Study 1 – Small PHA

• Sudden flooding displaced 200 households
  • PHA responded admirably – immediately began working with HUD, found a disaster remediation contractor, began the recovery process

• Complications
  • Limited staffing
  • Loss of building and tenant records

• Proper pre-planning could have simplified matters for the PHA and reduced staff burden
Case Study 2 – Large PHA

- Flooding displaced 20% of HCV households
  - PHA Response assisted by previous experience with hurricanes and disasters
  - Leadership was aware of staffing needs and was prepared to provide those resources
  - Good relationships with HUD, FEMA, state and local government, and utility companies
- Experience is a good teacher, and planning can soften an otherwise harsh grading curve
PHA Disaster Readiness and Preparation Guide

- **Key Points**
  - **Risk Assessment**
    - Determine risks, and what risks can be mitigated
  - **Communication**
    - Coordinate with local government and first responders
    - Use FEMA’s National Disaster Housing Strategy
  - **Insurance**
    - What’s covered, what’s not?
  - **Training**
Enterprise: Who We Are

Create opportunity for low- and moderate-income people through fit, affordable housing in diverse, thriving communities.

11 offices
570 employees
Columbia, MD national headquarters
250 PHA’s on Call Today

- Texas
- Florida
- North Carolina
- Missouri
- West

- Virginia
- Louisiana
- Ohio
- Colorado
- New York
- Georgia
Climate Impacts a Growing Threat
Many of the region’s affordable-housing developments struggle with similar chronic site flooding.
Engaging Multifamily Housing Partners
Risks: Predicted Events

- Rain and flooding
- Snow
- Storm
- Tornado
- Drought
Risks: Sudden Disasters

- Fire
- Terrorist attack
- Mechanical failure
- IT security breach
Multifamily Buildings-Mixed Uses

- Institutional
- Residential
- Commercial
**Toolkit Goals**

- **Building Protection**
  - Minimize damage and ensure quick return to service

- **Resident Engagement**
  - Support the safety, preparedness and recovery of residents

- **Business Continuity**
  - Maintain key business operations throughout a disaster
Ready to Respond

Reduce Risk

Property
Residents
Business
Community
## Benefits of Disaster Planning

<table>
<thead>
<tr>
<th>Issues</th>
<th>Challenges</th>
<th>Solutions</th>
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<tbody>
<tr>
<td>Lack of Staffing</td>
<td>• Completing inspections in a timely manner</td>
<td>• Cooperative agreement among in-state PHAs to provide staffing assistance during disasters</td>
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<td></td>
<td>• Conducting outreach to households in shelters</td>
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<td></td>
<td>• Abating rent for non-habitable units</td>
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<tr>
<td>Loss of Tenant Records</td>
<td>• Reconstructing records</td>
<td>• Off-site data storage</td>
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<td>• Gathering tenant information</td>
<td>• Data Redundancy</td>
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<tr>
<td>Loss of Lead-Based Paint and Asbestos Information</td>
<td>• New testing before rebuilding</td>
<td>• Off-site data storage</td>
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<td>• Data Redundancy</td>
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</tbody>
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Value of Resilient Buildings and Operations

- Reduction in Risk
- Operations and Staffing
- Insurance
- Utility Savings
Getting Started

**Identify your hazard exposure**

Understand your previous experience with climate and emergency hazards, the location and climate zone of your site and your community, and your future anticipated risk. See the Hazard and Risk matrix on page X to identify your hazard exposure.

**Assess your risks**

Assess potential threats, and anticipate their impact on infrastructure and residents to determine where to focus your attention. See the Hazard and Risk matrix on page X to identify your hazard exposure.

**Determine your resilience strategies**

Once you understand the hazards and risks, you can assess which resilience strategies make sense for your building. The chart on page X will guide you.
Assessing Your Risk

- Flood
- Extreme Temperature
- Storm and Wind
- Fire
- Failing Infrastructure
Building Risk
Community Risk
FEMA Flood Map
Include your Residents and Staff in Assessment
Understanding your Impacts

Residents

Business Continuity

Buildings

Community
Determining your Strategies
Determining your Strategies

**Protection**
Strategies to reduce a building’s vulnerability to extreme weather.

**Adaptation**
Strategies that improve a facility’s ability to adapt to changing climate conditions.

**Backup**
Strategies that provide critical needs when a facility loses power or other services.

**Community**
Strategies that encourage behavior which enhances resilience.
Are You Ready to Respond?

Take our short survey: Are you ready to respond?
November 3\textsuperscript{rd}: Developing your Plan
Building Prepared Communities
