

Housing Initiatives

Implementing New Initiatives as Pilot Programs

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Overview

- Initiative vs. Pilot
- Initiatives
 - Disaster Housing Assistance Program – Peggy Mitzenmacher
 - Permanent Housing Construction – John Carleton
 - Rapid Temporary Repair – Brian Boyle
- Pilot End Game
- Question & Answer



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Where Do Initiatives Come From?

- New Authority
 - Specific legal authority may be given by Congress
 - “Test drive” to see if authority should be made permanent
 - Misconception that existing authorities don’t apply
 - Example: Alternative Housing Pilot Program (AHPP)
- Existing Authority
 - New Business Model
 - Example: Recertification (WV, TX)



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Implementing a Pilot

- When to implement an initiative as a pilot?
- Decision points
 - Who will it benefit?
 - What will it cost?
 - What do we need?
 - Who should be involved?
 - What are the alternatives?
 - What is the purpose?



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Disaster Housing Assistance Program (DHAP)

- Purpose: Combine FEMA's disaster response expertise with HUD's network of Public Housing Agencies to provide housing for displaced disaster survivors
- Authority: Sections 408 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act)
- Implemented through an interagency agreement, funded by FEMA, with HUD acting as the servicing agent



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DHAP

Concept

- Eligible disaster survivors are able to work with Public Housing Agencies to access HUD's traditional housing programs
- PHAs may assist disaster survivors in locating housing
- Incremental Rent Transition prepares disaster survivors for self-sufficiency
- Once referred to DHAP, disaster survivors are no longer eligible for additional FEMA temporary housing assistance



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DHAP

Implementation

- Hurricanes Katrina/Rita
 - Implemented September 2007 – March 2009
 - 45,845 households referred to DHAP
 - 12,000 DHAP Katrina households transitioned from temporary assistance to HUD's Housing Choice Voucher Program
- Hurricanes Gustav/Ike
 - Implemented October 2008 – present
 - 51,902 households referred to DHAP; 9,275 households currently leased in



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DHAP

Considerations

- Difference between HUD and FEMA terminology, databases, speed of service, and eligibility criteria (need vs. income)
- Costly to implement compared to traditional FEMA rental assistance
- National network of PHAs allows disaster survivors to participate in DHAP outside of the disaster area
- Landlords must be willing to participate in DHAP
- Confusion for disaster survivors—who do I work with?
- DHAP operates separately from other HUD programs



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DHAP

Lessons learned

- After a disaster, when and where should DHAP be implemented?
- Triggers for implementation require further development
- Who is a good, viable candidate?
- Most applicants want to stay in their pre-disaster community (work/school/medical facilities)
- DHAP is not the magic bullet to end a FEMA housing mission
- Management of expectations and communication is critical



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Permanent Housing Construction

Purpose & Authority

- FEMA may provide financial or direct assistance for the purpose of constructing permanent housing when alternative resources are unavailable, infeasible or not cost effective.
- Subsections 408 (c)(4) of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), 42 U.S.C.



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Permanent Housing Construction

Concept

- Types of Implementation Models:
 - Financial
 - Direction Construction
 - Direct Material Support
- Factors for Determining Implementation Models
 - Material and supplies
 - Skilled labor
 - Other unique factors (i.e., insular areas)



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Permanent Housing Construction

Implementation: Pre-Decisional Coordination

- Mission Planning Teams deploy to perform assessments
- Acceptable/unacceptable alternatives defined
- Determine the trigger points for when to implement the program
- Define cost reasonableness
- Identify applicable Federal, State, and local codes, ordinances, laws, and Executive Orders



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Permanent Housing Construction

Implementation: Design and Acquisitions

- Architectural design for dwellings
- Identification of average quality, size, and capacity for dwellings in the area, including cultural considerations
- Establishing standards for Independent Government Cost Estimate (IGCE)
- Identifying minimum local building codes and standards, including Environmental and Historic Preservation and Floodplain Management



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Permanent Housing Construction

Considerations for Long-Term Recovery

- Transfer of ownership of PHC home
- Sustainability by owner
 - Taxes: If applicable, will the applicant be able to pay the taxes on the new dwelling?
- Requirements affecting future FEMA assistance
 - Insurance: If a NFIRA requirement is placed on the home, can the applicant maintain flood insurance?



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Rapid Temporary Repair



**UNDER
CONSTRUCTION**



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Rapid Temporary Repair

Purpose & Authority

- Purpose
 - Depopulate congregate shelters
 - Reduce need for hotel/motel assistance
 - Reduce further damage to homes
 - Allow families to stay in own homes
- Authority: Section 403 of Stafford Act, subject to Public Assistance regulations on cost-share
- Development authorized by FEMA Administrator W. Craig Fugate



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Rapid Temporary Repair

Proposed Concept

- Build on existing Blue Roof model
- Facilitate safe, secure sheltering in place – not full habitability
- Minimal repair actions
 - Doors
 - Windows
 - Access
- Multi-disciplinary, multi-agency task force
- Formed in November 2009 to develop the pilot program with a June 1, 2010 readiness goal



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Rapid Temporary Repair

Proposed Implementation

- States must request RTR implementation
- HQ Senior Leadership must approve request
- Pilot best suited for a high wind event (tornado, hurricane, severe storms)
- Not recommended for a flood event due to health concerns (e.g. mold and other contaminants)



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Rapid Temporary Repair

Proposed Implementation

- USACE will perform temporary repairs to damaged dwellings for eligible applicants
- Disaster survivors must meet FEMA's standard eligibility criteria and be within the area designated for RTR
- Other criteria: Repairs can be made safely in less than 24 labor hours, utilities must be operational, building must be structurally sound
- Utilize raw, unfinished materials to ensure repairs are clearly evident as temporary



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Rapid Temporary Repair

Considerations

- RTR will be monitored and evaluated for:
 - Effectiveness at reducing shelter demand
 - Timeliness
 - Cost
 - Best practices/lessons learned
- Facilitate recovery at both community and individual level
- Goal is to determine feasibility of RTR as a part of FEMA's disaster recovery toolbox



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Pilot End Game

- Cost/benefit analysis
- Evaluation and documentation
- Purpose—Did the pilot meet its stated goals?
- Decisions on future implementation should be carefully considered
- Changes to law/regulation/policy



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Question and Answer



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