



Los Angeles Housing Department
LAHD

**Los Angeles/Long Beach/
Riverside**

RCPGP Region

**Assessment and Gap
Analysis Report**

**(Including Los Angeles, Orange, Riverside,
San Bernardino, and Ventura Counties)**

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Prepared For

City of Los Angeles Housing Department

1200 West 7th Street, 9th floor

Los Angeles, CA 90017

Contact: Eusebio J. Martinez, Sr. Project Coordinator

Phone: 213-808-8658

Email: ej.martinez@lacity.org

Prepared By

IEM

2400 Ellis Road, Suite 200

Research Triangle Park, NC 27703

This document has been reviewed and accepted by the Regional Catastrophic Planning Team (RCPT) for the Los Angeles/Long Beach/Riverside Regional Catastrophic Preparedness Grant Program (RCPG) Region.

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EXECUTIVE OVERVIEW

In an effort to assist local jurisdictions in the preparation of disaster housing plans and strategies, the City of Los Angeles Housing Department (LAHD) has been awarded a portion of the 2009 Federal Emergency Management Agency (FEMA) Regional Catastrophic Preparedness Grant Program (RCPGP) resources allocated to the region, which encompasses Los Angeles, Orange, Riverside, San Bernardino, and Ventura operational areas, which comprise the same geographical areas as the counties. The project is providing contractor support to establish a Disaster Housing Working Group (DHWG) which will work to develop a Disaster Housing Planning Guide (DHPG), among other tasks. The focus of the project is on planning for disaster preparedness and recovery, including pre-disaster mitigation, housing assistance for displaced residents, short-term/interim and permanent housing solutions, and residential reconstruction after a catastrophic disaster throughout the five-county region.

Understanding the interdependencies that local public, private, and nonprofit stakeholders have with regard to disaster housing planning requires assessing available resources and critical needs as well as gaining a better understanding of the potential regional vulnerabilities and consequences that may arise from a lack of coordination between these stakeholders.

Recognizing the various organizational, cultural, legal, policy, and bureaucratic constraints, a survey was designed and administered in an effort to gather information from representatives of various stakeholders within the five-county region on their perceived levels of preparedness and awareness related to issues characteristic of both disaster planning and housing planning. To make this planning effort broadly inclusive and widely representative of perspectives from the public and private sectors, the housing stakeholders that were targeted as survey respondents included government agencies, city planners, emergency management professionals, private and non-profit housing agencies, housing developers, insurance companies, financial institutions, and academic institutions.

This document addresses the findings and results of the survey. The analysis of the survey results and findings may be incorporated into the DHPG, and topics that were identified at the time of the survey as issues that may merit further attention may be presented to the DHWG for discussion.

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SUMMARY – KEY FINDINGS

The following are among the key findings that were observed while reviewing and analyzing the completed surveys:

1. Most agencies and organizations that responded to the survey have not prepared housing recovery plans. Considering the impending threat of earthquakes in Southern California and acknowledging that major earthquakes can leave thousands of people homeless, this critical finding supports the argument for the need for a regional planning effort that reinforces the importance of developing local disaster housing plans.
2. For the most part, public and private sector respondents agreed about where temporary housing could be located. The following venue types were identified as potential temporary housing locations: parks, fairgrounds, and other public open space; sports venues (stadiums, etc.); vacant business or industrial property; and motels and hotels. The private sector felt more strongly than the public sector that schools, colleges, and universities may be suitable locations for disaster housing.
3. The public sector did not strongly support allowing or encouraging residents to “camp out” at or near their damaged homes.
4. The responses from government agencies—or lack of response on certain questions—may indicate a reluctance to develop creative housing solutions that may conflict with existing local ordinances or policies without careful deliberation first.
5. The one area of consensus—and the one area that achieved a very high rate of agreement—is that the government should be proactive in preventative education, mitigation, and code enforcement actions.
 - Both sectors reported believing that local governments should review zoning ordinances and rezone property as necessary to accommodate replacement permanent housing.
 - Both sectors reported being in favor of fast-tracking the permit process to accommodate replacement housing.

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SURVEY METHODOLOGY, DESIGN AND ADMINISTRATION

Two surveys were designed—one for government agencies and one for private and non-profit organizations. The surveys were administered online, with individual email invitations sent to 300 stakeholders (165 government agency contacts and 135 private and nonprofit organization contacts). Additionally, the City of Los Angeles Housing Department (LAHD) reached out to the Southern California Association of Governments (SCAG), a regional planning agency, and requested that SCAG distribute the survey to its city and county contacts within the five-county region.

The survey was conducted during the period between February 24 and March 26, 2012. After the initial invitation was distributed, reminder emails were sent to individuals one week later, followed by a second reminder two weeks after the initial invitation.

As of March 26, 2012, the number of survey respondents included 84 public (government) entity respondents and 24 private and nonprofit organization respondents, bringing the total number of respondents to 108.

Each survey was divided into six sections, and questions were designed in such a way to collect information about the respondents' agencies/organizations relating to the following topics:

1. The background and overview of disaster housing planning
2. The level of preparedness of the respondent's agency or organization
3. Services for people with disabilities and others with access and functional needs
4. Short-term/interim housing options
5. Long-term/Permanent housing alternatives
6. Local planning for disaster housing (preparation and planning efforts)

The majority of the questions had multiple-choice responses, but a few open-ended questions were included to gather more detailed and industry-specific information on regulations and codes and to solicit suggestions for short-term and permanent housing options. Some multiple-choice questions allowed for selection of more than one response. The surveys are attached to this report as Appendix A.

The survey results were electronically tabulated and analyzed to assess the needs, priorities, and perceived roles of responding agencies and organizations.

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SURVEY FINDINGS

Background of Responding Organizations

Every attempt was made to solicit feedback from a wide array of stakeholders. The survey was completed by stakeholders that are representative of key critical constituents.

As set forth in Table 1, 57 percent of the government agency survey respondents identified themselves as being associated with city agencies. As set forth in Table 2, more than 87 percent of the private and nonprofit organization respondents were associated with nonprofits; the majority of these respondents represented housing advocacy organizations, housing developers, or providers of housing-related support services.

Table 1: Government Agency Respondents

Respondent Affiliation	Total	%
City	48	57.1%
County	12	14.3%
Special district	2	2.4%
Association or council of governments	0	0.0%
State agency	3	3.6%
Federal agency	3	3.6%
Other	2	2.4%
No Responses*	14	16.7%
Total	84	

*These respondents identified themselves as public-sector workers by completing the government agency survey (as opposed to the private and nonprofit organization survey). However, they did not specify which level of government they were associated with.

Table 2: Private/Nonprofit Organization Respondents

Respondent Affiliation	Total	%
For-profit	3	12.5%
Not-for-profit	21	87.5%
Trade associations	0	0.0%
No Responses	0	0.0%
Total	24	

The private and nonprofit organization respondents were further asked to identify all applicable types of industries and services they provide. As such, each respondent may be

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associated with more than one industry or with one industry that provides multiple services. These results are reflected in Table 3 and Table 4.

Table 3: Private-Sector For-Profit Respondents

Respondent Industry	Total	%
Property owner	1	25.0%
Property manager	1	25.0%
Developer or builder	1	25.0%
Finance	0	0.0%
Insurance	0	0.0%
Utilities or infrastructure	0	0.0%
Manufacturer or supplier	0	0.0%
Legal services	0	0.0%
Not Applicable	0	0.0%
Other	1	25.0%
Total	4	

Table 4: Nonprofit Organization Respondents

Respondent Role	Total	%
Housing owner	8	12.5%
Property manager	4	6.3%
Housing developer	9	14.1%
Provider of housing referrals	5	7.8%
Finance construction, conversion, or rehabilitation	8	12.5%
Provider of financial aid for tenants	2	3.1%
Provider of other support services	10	15.6%
Legal services	3	4.7%
Housing advocacy	11	17.2%
Not Involved	0	0.0%
Not Applicable	2	3.1%
Other	2	3.1%
Total	64	

Level of Preparedness

Disaster Housing Planning

The Level of Preparedness—Disaster Housing Planning section of the survey serves as a snapshot of the concerns that public- and private-sector organizations expressed about the potential impact that destroyed or incapacitated housing infrastructure may have on their communities. In connection with this, respondents were asked whether their organizations had disaster housing plans in place and how well prepared they felt about the implementation of their plans. Please refer to Table 5 and Table 6 for a summary of the responses that were provided.

**Table 5: Government Agencies—Response to the following question:
Does your agency have disaster housing plans in place?**

Selected Response	Total	%
Yes, a disaster housing plan is in place	13	15.5%
Informal policies, plans, and procedures have been discussed	14	16.7%
Not sure	21	25.0%
No disaster housing recovery plans are in place	22	26.2%
No Responses	14	16.7%
Total	84	

**Table 6: Private and Nonprofit Organizations—Response to the following question:
Does your organization have disaster housing recovery plans or procedures in place that describe how your organization would respond following a major disaster?**

Selected Response	Total	%
Yes. Formal plans, policies, and procedures are in place	5	20.8%
Informal policies, plans, and procedures have been discussed	8	33.3%
Not sure	4	16.7%
No	4	16.7%
No Responses	3	12.5%
Total	24	

What follows are key findings based on responses to the question about disaster housing plans:

- More than half of the private and nonprofit organization respondents stated that informal policies, plans, and procedures have been discussed (33 percent) or that

formal disaster housing plans, policies, and procedures are already in place (21 percent). The same was true for only 32 percent of the government agency respondents.

- Private and nonprofit organization respondents were also asked if they were property owners/managers and, if so, whether they had earthquake insurance; 30 percent of the property owners/managers indicated they did.
- Of the respondents that reported having a disaster housing plan in place, private and nonprofit organization respondents indicated that 28 percent of the plans in place had involved cities, the county, the State, and Federal agencies in the planning process and plan development, whereas only 15 percent of the government agency respondents indicated that private and nonprofit organizations were involved in developing their respective plans. These responses indicate that there is an area of opportunity for more collaboration between these sectors in the planning process.
- More than one-quarter of government agencies (27 percent) and private and nonprofit organizations (25 percent) with plans in place indicated that they update their plans periodically. (See Figure 1: Responses to Plan Update Question)
- Both government agency and private and nonprofit organization respondents indicated that their staffs are trained to perform their duties as described in the plan.

Table 7 sets forth the organizations that were identified by respondents as being involved in disaster housing planning.

Table 7: Organizations Involved in Developing Disaster Housing Plans

Identified by Government Agencies	Total	%
Other agencies within our jurisdiction	11	17.5%
Neighboring jurisdictions	4	6.4%
Council of Governments (COG)	0	0.0%
County	7	11.1%
Federal government	9	14.3%
State government	8	12.7%
Private-sector organizations	2	3.2%
Nonprofit organizations (e.g. Red Cross)	8	12.7%
Labor organizations	0	0.0%
Persons or organizations representing persons with access or other functional needs	3	4.8%
Community and neighborhood-based organizations	4	6.4%

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Identified by Government Agencies	Total	%
Affordable housing advocates	1	1.6%
No external organizations were involved	3	4.8%
Other	3	4.8%
Total	63	
Identified by Private/Nonprofit Organizations	Total	%
City	4	13.8%
County	2	6.9%
Federal government	1	3.5%
State government	1	3.5%
Similar organizations within my industry	2	6.9%
Private-sector organizations outside my industry	4	13.8%
Nonprofit organizations outside my industry (e.g., Red Cross)	2	6.9%
Labor organizations	1	3.5%
Persons or organizations representing persons with access or other functional needs	2	6.9%
No external organizations were involved	8	27.6%
Other	2	6.9%
Total	29	

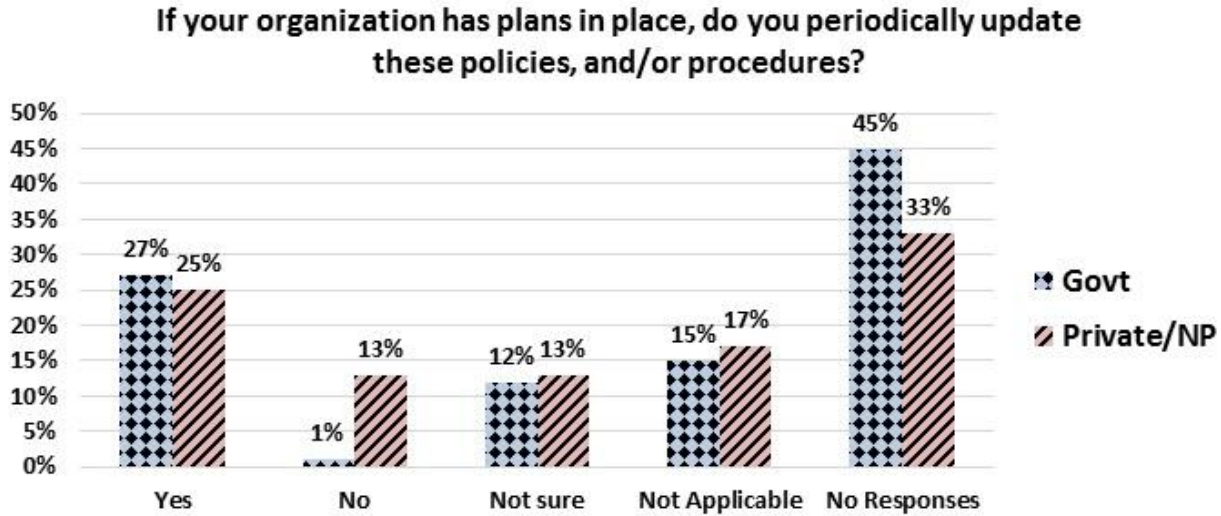


Figure 1: Responses to Plan Update Question

Respondents indicated that the Federal Emergency Management Agency (FEMA), architects, structural engineers, parks and recreation departments, and the private sector should be involved in developing disaster housing plans. (See Table 8.)

Table 8: Suggestions on Other Organizations That Should Be Involved in Disaster Planning

FEMA	Fire and Police
Emergency shelter providers	Utility companies
Food pantry service providers	Parks and Recreation
Architects	Private sector
Structural engineers	Philanthropy organizations
State-licensed contractors	Faith-based organizations
Construction materials suppliers	Transportation companies
	Hotels and Motels

Other Types of Disaster Plans

Respondents were asked if they had other types of plans in place to deal with emergencies and disasters. The key findings are as follows:

- Thirty-eight percent of private and nonprofit organization respondents indicated that they have either a business continuity plan, continuity of operations plan, or emergency plan that would allow them to continue to operate if a disaster affected their organization.

- Of the government agency respondents, 18 percent indicated they have a continuity of operations plan, 10 percent indicated they have a continuity of government plan, and 21 percent indicated having a hazard mitigation plan.
- While 38 percent of government agency respondents indicated believing that their plans provide for adequate personnel and logistical support (e.g., materials, supplies, transportation, alternative work sites) to bolster continued operations, only 17 percent of private and nonprofit organization respondents reported feeling confident.
- Again, while 21 percent of government agency respondents reported feeling “relatively confident” that their plan(s) were implementable, only 20 percent of private and nonprofit organization respondents reported feeling “somewhat confident.”

Services for People with Disabilities and Others with Access and Functional Needs

All respondents were asked if their plans, policies, and procedures would meet the needs of people with disabilities and others with access and functional needs. Figure 2 and Figure 3 illustrate the nature of the responses.

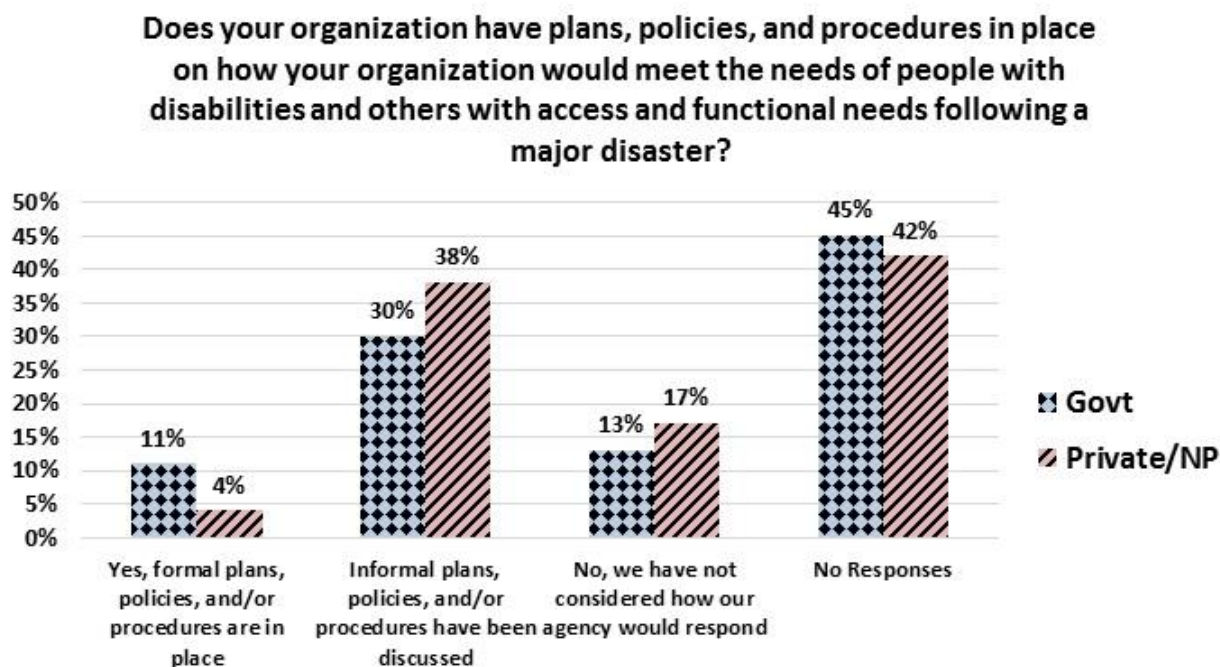


Figure 2: Responses to Planning for People with Disabilities and Others with Access and Functional Needs Question

A slightly higher percentage of government agencies reported having formal plans, policies, and/or procedures to meet the needs of people with disabilities and others with access and functional needs than private and nonprofit organizations.

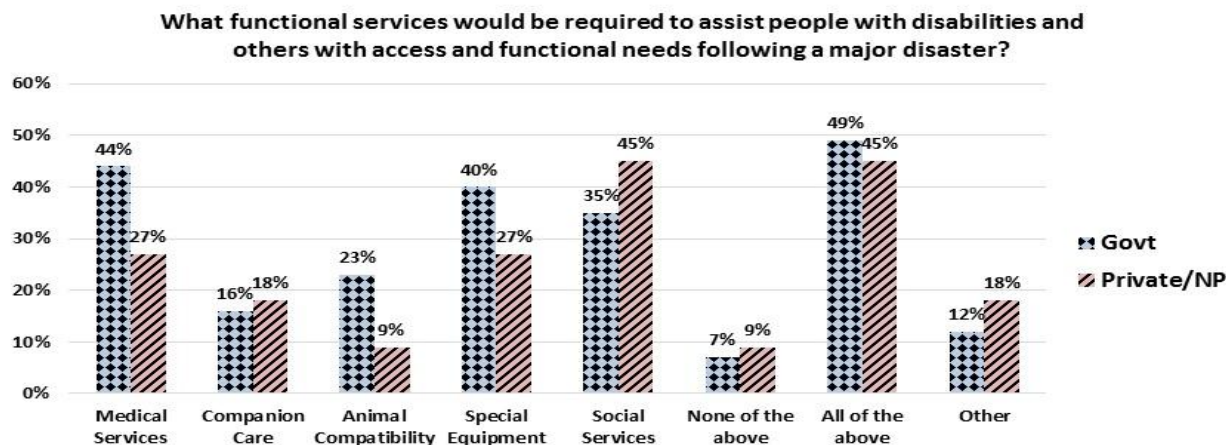


Figure 3: Responses to Functional Service Requirements Question

Nearly one-half of government agency respondents (49 percent) and private and nonprofit organization respondents (45 percent) stated that all mentioned functional services would be required to assist people with disabilities and others with access and functional needs following a major disaster. These services include medical services, companion care, care of service animals, special equipment, and social services. Other services identified by respondents included deaf interpretation services, spiritual services, and accommodations for special dietary needs. (See Figure 3.)

Short-Term/Interim Housing

What follows are findings relating to the roles that respondents' agencies and organizations may assume following a disaster. (Please note that respondents were permitted to select more than one role from the list that was provided in the survey.)

- The government agency survey participants who responded to this question envisioned their primary role as conducting safety assessments of existing housing (54 percent) and their secondary role as providing housing referrals (42 percent), followed by providing sites for location of temporary housing (35 percent) and making existing units/properties available (23 percent).
- By comparison, the majority of private and nonprofit organization respondents reported that they view their role as providing housing referrals (47 percent) and making existing units available for temporary housing (47 percent). They reported envisioning their secondary role as helping to repair or rehabilitate damaged housing and providing financial assistance to victims.
- Nearly one-half of the private/nonprofit organization respondents (47 percent) indicated they would make existing units and/or properties available for temporary housing, while only about one-fourth (23 percent) of the government agency respondents said they would do so.

Table 9: Perceived Role of Government Agencies

	#	%
Provide financial assistance to victims	6	14.0%
Provide rental assistance to very low-income, displaced residents	6	14.0%
Provide housing referrals	18	41.9%
Make existing units and/or properties available for temporary housing	10	23.3%
Provide travel trailers, mobile homes, or other forms of temporary housing	3	7.0%
Conduct safety assessments of existing housing to determine if safe to re-occupy	23	53.5%
Repair or rehabilitate damaged housing	6	14.0%
Provide sites for location of temporary housing	15	34.9%
Provide financing for construction or rehabilitation of single-family housing	7	16.3%
Provide financing for construction or rehabilitation of multi-family housing	7	16.3%
Not involved	6	14.0%
Other	9	20.9%
Total	43	

Table 10: Perceived Role of Private and Nonprofit Organizations

	#	%
Provide financial assistance to victims	3	20.0%
Provide rental assistance to very low-income, displaced residents	0	0.0%
Provide housing referrals	7	46.7%
Make existing units and/or properties available for temporary housing	7	46.7%
Provide travel trailers, mobile homes, or other forms of temporary housing	1	6.7%
Conduct safety assessments of existing housing to determine if safe to re-occupy	0	0.0%
Repair or rehabilitate damaged housing	4	26.7%
Provide sites for location of temporary housing	0	0.0%
Provide financing for construction or rehabilitation of single-family housing	1	6.7%
Provide financing for construction or rehabilitation of multi-family housing	1	6.7%
Not involved	4	26.7%
Other	1	6.7%
Total	15	

Location of Temporary Housing

When asked where they envision temporary housing to be located, respondents indicated the following, which is depicted graphically in Figure 4.

- Both government agency and private and nonprofit organization respondents were in agreement that temporary housing should be located in parks, fairgrounds, and

other public open space; sports venues (stadiums, etc.); vacant business or industrial property; and motels and hotels.

- Private and nonprofit organization respondents felt more strongly than government agency respondents that schools, colleges, and universities would be suitable locations for disaster housing.
- With regard to the “other” category, which provided a forum for respondents to share information that may not have been reflected in responses to the other questions in this section, respondents’ suggestions for additional temporary housing locations included churches, community organization facilities, private parks, trailers, tents, RVs, sports coliseums, schools, and camp facilities. Another point that was made was that sewer, electric, gas, and water hookups would need to be accessible. For a complete list of suggestions, see Appendix C.

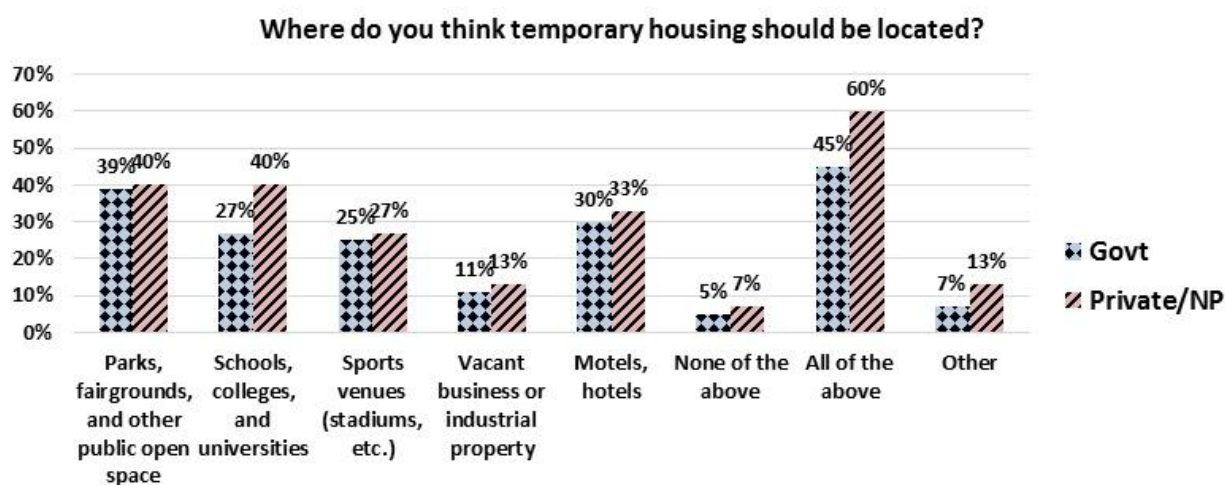


Figure 4: Responses to Temporary Housing Location Question

Temporary Camping

When asked if residents should be allowed and/or encouraged to “camp out” at or near their damaged, uninhabitable homes, almost twice as many private and non-profit organization respondents (42 percent) than government agency respondents (22 percent) agreed that “camping out” should be allowed as long as residents seek other housing arrangements as soon as feasibly possible.

Some respondents made suggestions regarding housing resources that may be used or consulted when dealing with disasters. Resources identified included FEMA, the Riverside County Emergency Management Office, the California Department of Housing, and Socialserve.com. To see a complete list of responses, refer to Appendix D.

If homes are damaged and cannot safely be inhabited, do you think residents should be allowed and/or encouraged to "camp out" at or near their damaged homes in tents, RVs, mobile homes, etc., until repairs can be made or other permanent housing is secured

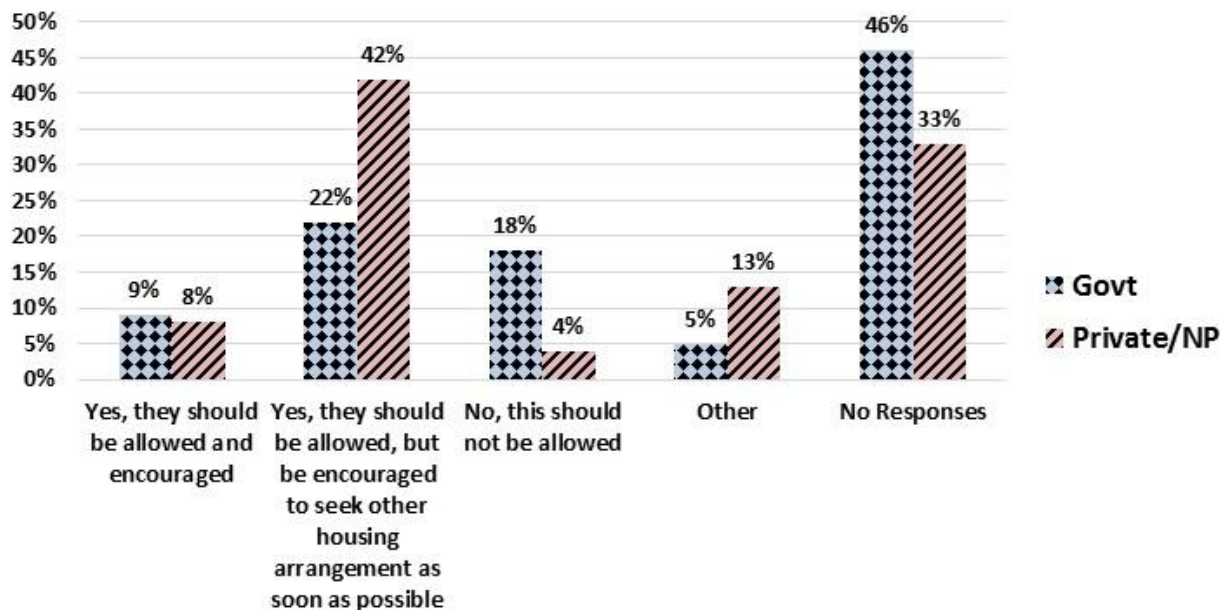


Figure 5: Responses to Temporary Housing on Private Property Question

Regulations and Codes Related to Housing

When respondents were asked if local housing, building, and zoning codes and regulations and/or related fees should be temporarily waived or modified following a catastrophic disaster, the following views were expressed:

- More than half (58 percent) of private and nonprofit organization respondents reported being in favor of temporarily waiving housing, zoning, and building codes and/or related fees following a catastrophic disaster, as long as the health and safety of residents is protected.
- By comparison, only 40 percent of government agency respondents held a similar view.

Included in Appendix E are suggestions on which specific codes should or should not be considered for temporary waivers and opinions regarding legislation/regulations/codes that may potentially enable or hinder disaster housing planning efforts.

Permanent/Long Term Housing

With regard to the provision of long-term/permanent replacement housing following a major disaster, the following views were expressed:

- Both government agency (34 percent) and private and nonprofit organization respondents (47 percent) indicated that they will assist victims in locating permanent housing (referrals).
- Twenty-seven percent of the private and nonprofit organization respondents reported envisioning their role as providing financing for construction or rehabilitation of multi-family and single-family homes.
- Twenty-seven percent of the respondents also indicated that their agencies/organizations may be directly involved in the repair or rehabilitation of damaged housing.
- One-third of the private and nonprofit organization respondents (33 percent) identified their role as constructing new housing, while only 9 percent of the government agency respondents identified the government’s involvement in connection with this.

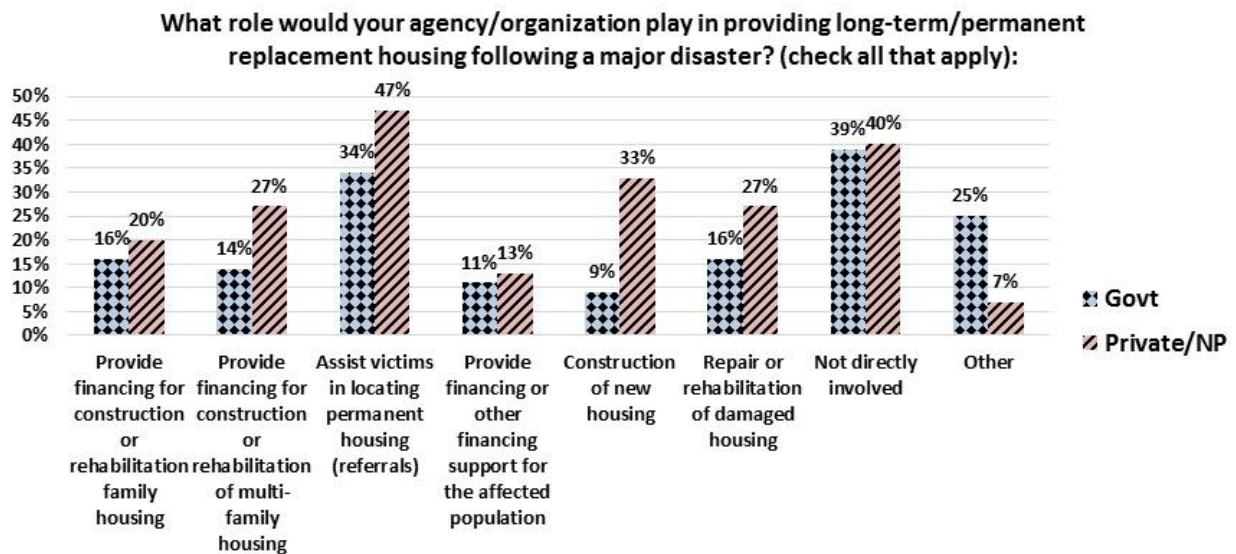


Figure 6: Responses to Agency/Organization Role Question

With regard to potential permanent housing locations, there was a significant variance between the government sector respondents and private sector respondents in response to the question relating to the placement of permanent replacement housing only on property already zoned for housing. Fifty-one percent of the respondents to the government agency survey indicated that zoning should be enforced, while only 4 percent of the private-sector respondents indicated that permanent replacement housing should be restricted by zoning codes. However, the majority of respondents from both sectors felt that local governments should review zoning ordinances and rezone property, as necessary, for replacement housing planning purposes. This could indicate an acknowledgement of the need to avoid making uninformed decisions in response to a disaster and to carefully consider opportunities that are logical and purposeful and

support the need for involving a wide variety of housing stakeholders in the planning process. (Refer to Figure 7.)

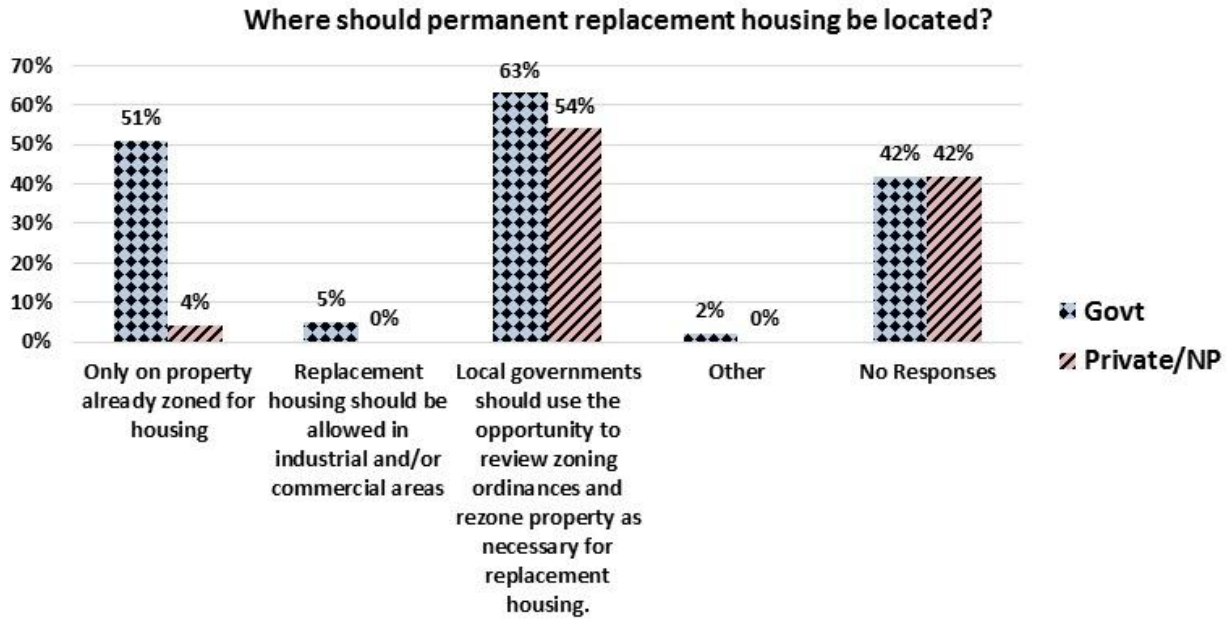


Figure 7: Responses to Permanent Housing Location Question

Table 11: Government Agency Response to Permit Processing Question

	Total	%
Yes, fast-track the permit processes for replacement housing	26	31.0%
Yes, allow manufactured housing or other new technologies for housing construction	5	6.0%
No, existing codes and permit processes should remain in place and be enforced	13	15.5%
No Responses	40	47.6%
Total	84	

Table 12: Private/Nonprofit Response to Permit Processing Question

	Total	%
Yes, fast-track the permit processes for replacement housing	11	45.8%
Yes, allow manufactured housing or other new technologies for housing construction	3	12.5%
No, existing codes and permit processes should remain in place and be enforced	1	4.2%
No Responses	9	37.5%
Total	24	

As set forth in Table 11 and Table 12, 32 percent of government agency respondents and 48 percent of private and nonprofit organization respondents expressed that fast-track permit processes for replacement housing should be used; however, 48 percent of government agency respondents provided no response to this question.

Sixteen percent of government agency respondents reported being in favor of keeping the existing codes in place, as opposed to only 4 percent of the private and nonprofit organization respondents.

The differences in the responses between the public and private sectors could indicate fundamental differences in the understanding of the purpose of codes and permits. This indication is supported by workshop discussions on the topic. Workshop discussions have indicated that, while some environmental and non-safety codes could be temporarily waived or suspended, safety and mitigation codes are essential to the protection of the public. The nature of the survey responses and workshop discussions reflect the importance of reviewing codes and regulations pre-disaster to identify which codes and regulations can be waived or suspended while maintaining public safety and mitigating against future disasters.

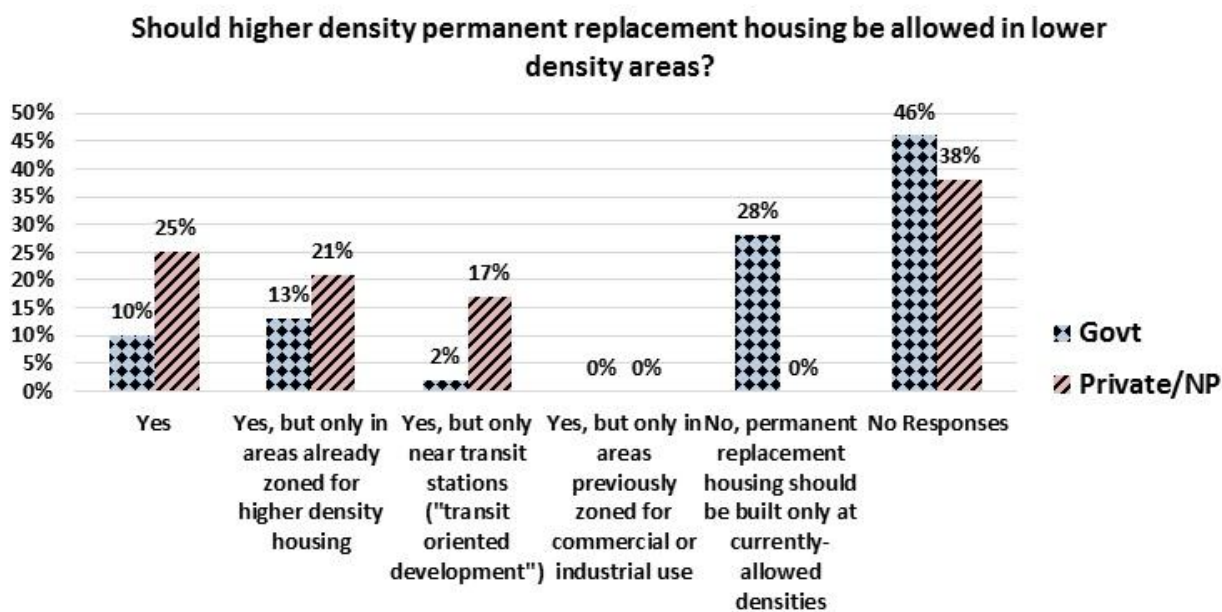


Figure 8: Responses to Zoning Density Question

- A significant number of respondents—46 percent of government agencies and 38 percent of private and nonprofit organizations—had no response to this question. (Refer to Figure 9.) This could indicate that the survey participants were reluctant to answer the question without deeper analysis and/or that the participants did not feel qualified to answer.
- While more than one-quarter (28 percent) of the government agency participants who did respond stated that permanent replacement housing should be built only

at currently allowed densities, no private and nonprofit organization respondents stated this opinion. (Refer to Figure 8.)

- Sixty-three percent of the private and nonprofit organization respondents selected one of the variations of the ‘yes’ response versus only 25 percent of the government agency respondents. When viewed in conjunction with the permit processing responses and supported by workshop discussion, these results once again might indicate a difference in the understanding of the purpose and processes for establishing or changing zoning regulations versus the need for expediency in housing recovery. The responses indicate the importance of continued workshop discussion on the topic. (See Figure 8.)

Local Planning for Disaster Housing

In planning for disaster housing, a large majority of both government agency respondents and private and nonprofit organization respondents were in agreement that local governments should be responsible for the following:

- Prepare or revise emergency operations plans to include a housing recovery element.
- Review and revise the housing and safety elements of existing general plans to take into account emergency housing needs.
- Establish procedures to fast-track permitting and allow for modifications of building codes in advance to expedite construction of permanent replacement housing following a major disaster.
- Pre-identify suitable locations for temporary housing following a major disaster.
- Design programs and procedures to promote rehabilitation of damaged housing.

The issue of greatest disparity among government (88 percent) and private and nonprofit respondents (64 percent) is related to the concept of fast-track permitting and allowing for the modification of building codes. As discussed earlier, this disparity is possibly due to the need to carefully analyze which codes can be modified without affecting important safety and mitigation considerations.

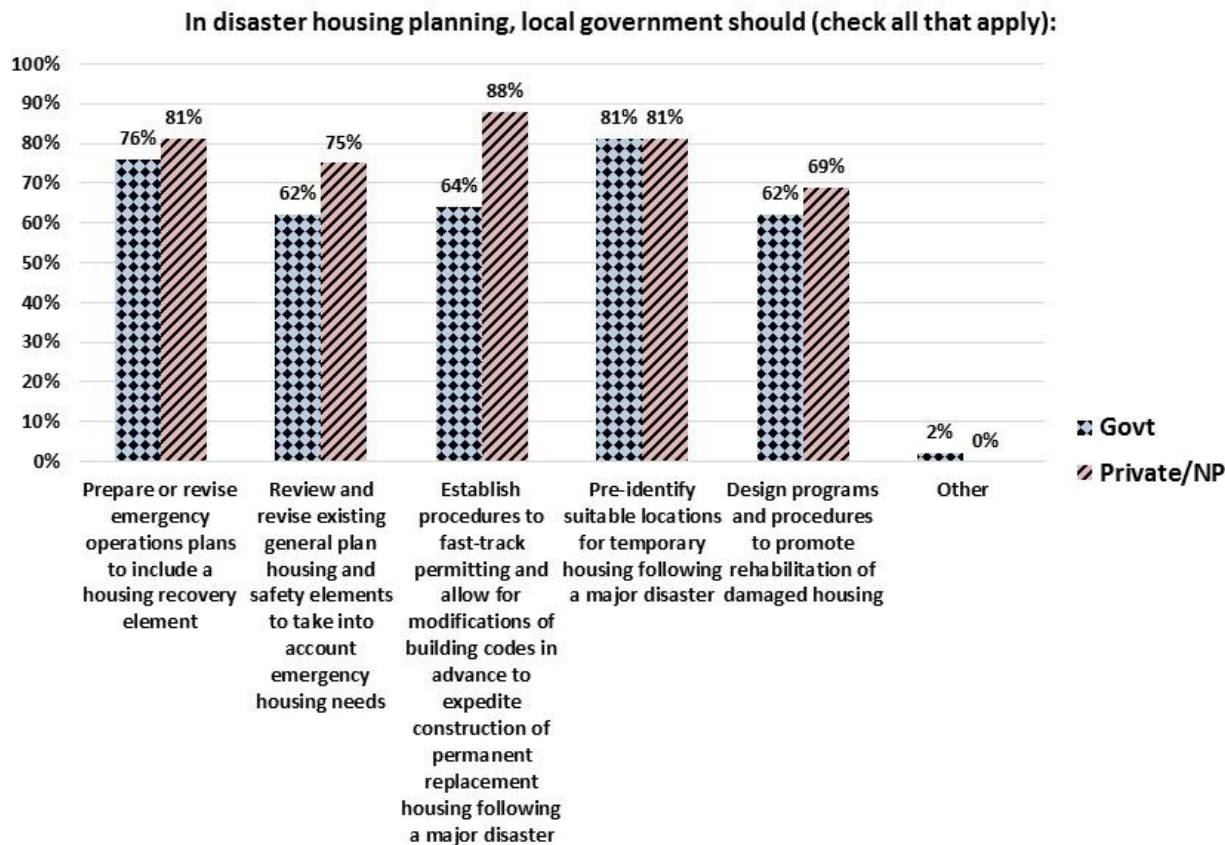


Figure 9: Response to Local Government Roles Question

In preparing disaster housing plans, both government agency respondents and private and nonprofit organization respondents were in agreement that local governments should consult with or involve the following stakeholders, in the following order of priority:

1. Local nonprofit organizations
2. Local builders and developers
3. Homeowner and tenant groups
4. Local financial institutions
5. Representatives of people with access or functional needs
6. Land use and environmental organizations
7. Labor organizations (unions)

Virtually all respondents from private and nonprofit organizations and government agencies were of the opinion that cities/counties should educate homeowners and property owners about making seismic upgrades to existing structures, followed by the opinion that cities/counties can review and strengthen building codes and, lastly, that cities/counties can conduct stricter code enforcement programs. (See Figure 10.)

What actions can cities/counties take in advance to mitigate the potential loss of housing in a disaster such as catastrophic earthquake? (check all that apply):

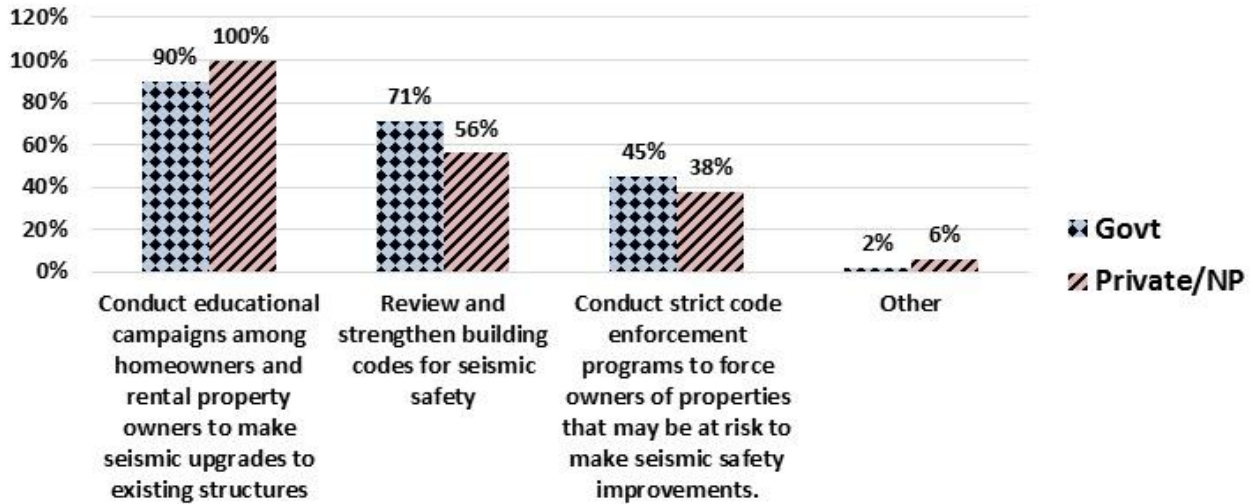


Figure 10: Responses to Mitigation Activities Question

Additional Concerns, Issues or Barriers

Respondents were asked to identify and comment on any additional disaster housing-related concerns, issues, or barriers related to the preparation and recovery efforts. The survey responses relating to this section are set forth in Appendix F.

CONCLUSION

The results of the survey suggest a number of conclusions, including the following:

1. Based on the survey responses and the large number of non-responses (both to the survey as a whole and to individual questions), it appears that nonprofit organizations and government agencies are not fully prepared to meet the short-term/interim and permanent housing needs that would be created by a catastrophic disaster. This finding supports the need for the Regional Disaster Housing Planning Project and continued planning efforts.
2. The survey results indicate that not only may these sectors be unprepared, but the need to aggressively address the issue of disaster housing may be largely unrecognized as an important responsibility. Given that participation in the survey was solicited from a very wide range of housing-related disciplines throughout the five-county region, the relatively limited number of respondents may also indicate the unrecognized importance of disaster housing planning and preparation.
3. The significant differences in perceptions and opinions between the public and non-profit sectors indicate the need for clarification of respective roles and development of partnerships between the two sectors.
4. The high level of agreement and support for pre-disaster education and mitigation efforts could serve as the “low-hanging fruit” that could be addressed first in an effort to create greater awareness and encourage all sectors to address disaster housing preparation and response more aggressively.

This survey helped identify some gaps in the knowledge and awareness of respondents as well as areas that may require further clarification and discussion with the DHWG. The following are among the questions that have surfaced for further research and discussion:

1. How can the importance of coordinated disaster housing planning, which includes representation from the private and non-profit sectors, be emphasized?
2. What should each sector’s role(s) be?
3. What guidance can be provided to help address disaster housing planning requirements associated with people with disabilities and others with access and functional needs?
4. What guidance can be provided to local planners to help identify and plan for temporary housing locations?
5. What codes and regulations, including zoning regulations, can be safely modified, suspended, or temporarily waived in the aftermath of a catastrophic disaster?
6. What guidance can be provided to local jurisdictions concerning review and potential modification of laws or regulations that could hinder the building of replacement stock of homes in the aftermath of a disaster?

**DISASTER HOUSING ASSESSMENT AND GAP ANALYSIS REPORT
REGIONAL DISASTER HOUSING PLANNING PROJECT**

While this survey analysis took into account respondents from across the region, it has been suggested that the survey instruments may also be used as an effective tool for individual agencies, organizations, and jurisdictions as a starting point for identifying areas of importance for internal discussions and planning.

APPENDIX A: SURVEY INSTRUMENTS

REGIONAL DISASTER HOUSING PLANNING QUESTIONNAIRE GOVERNMENT AGENCIES

Experts agree that there is a high probability that Southern California will experience an earthquake of major magnitude in the foreseeable future. A catastrophic quake could result in the displacement of tens of thousands of people—perhaps more—from their homes. Additionally, the threat of wildfires and other natural and human-caused hazards also looms.

This survey is being conducted by the Los Angeles Housing Department (LAHD) as part of a project supported by a Regional Catastrophic Preparedness Grant Program (RCPGP) award from the Federal Emergency Management Agency (FEMA).

The information provided by your agency/organization will help to inform the development of a Disaster Housing Planning Guide for local jurisdictions in Southern California to use in developing their local housing pre-disaster mitigation and recovery & reconstruction plans. The Planning Guide will include checklists of resource documents and other useful sources for information gathering. The goal is to increase residential preparedness and improved ability to recover as quickly and efficiently as possible after a catastrophic event as well as small-scale disasters.

Instructions:

The survey should take approximately 20–25 minutes to complete.

Please check all boxes that apply and add any comments that you think might be relevant. Your responses will be kept strictly confidential.

Thank you for your participation.

Douglas Guthrie
General Manager
Los Angeles Housing Department

AGENCY BACKGROUND AND OVERVIEW OF DISASTER HOUSING PLANNING

1. Your agency is associated with a:

- City
- County
- Special district
- Association or council of governments
- State agency
- Federal agency
- Other (specify)_____

2. Does your agency have disaster housing plans in place?

- Yes, a disaster housing plan is in place
- Informal policies, plans, and procedures have been discussed
- Not sure
- No disaster housing recovery plans are in place.

a. If your agency has a disaster housing plan in place, is it:

- A stand-alone plan
- An annex to the Emergency Operations Plan (EOP)
- Included in the Housing and/or Safety elements of the General Plan
- Other (specify)_____

b. If your agency has a disaster housing plan in place (check all that apply):

- Staff are trained to perform their duties as set forth in the plan
- Plans were developed in collaboration with other organizations
- Plans specifically address the needs of persons with access or other functional needs
- Plans include model grant or loan programs for housing repairs, tenant protections or other programs to be activated after a disaster
- Plans are exercised (specify how often_____)

c. Does your agency's plan address the following? (Check all that apply):

- Repair or rehabilitation of damaged housing
- Demolition and removal of units deemed to be beyond repair
- Relaxation of codes for replacement housing
- Repaired/rehabilitated housing units to be brought up to current codes
- Streamlined permit processes
- Enhanced inspection capabilities
- Protection of displaced resident rights to return to their rental homes
- Prevention of price gouging, repair scams or other harmful activities targeted at disaster victims
- Funding sources for any of the activities listed above

d. What external agencies and/or organizations were involved in developing your agency's disaster housing plan?

- Other agencies within your jurisdiction
- Neighboring jurisdictions
- Council of Governments (COG)
- County
- Federal government
- State government
- Private-sector organizations
- Nonprofit organizations (e.g. Red Cross)
- Labor organizations
- Persons or organizations representing persons with access or other functional needs
- Community and neighborhood-based organizations
- Affordable housing advocates
- No external organizations were involved
- Other (specify) _____

e. Please list below types of organizations, in addition to those listed above, that *should* be involved in developing disaster housing plans:

LEVEL OF PREPAREDNESS

3. Does your agency have a continuity of operations and/or continuity of government plan?

- Yes, we have a continuity of operations plan
- Yes, we have a continuity of government plan
- We have a hazard mitigation plan
- Not sure
- No, we do not have such plan(s)

a. Does your plan(s) provide for adequate personnel and logistical support (i.e., materials, supplies, transportation, alternative work sites) to support continued operations?

- Yes
- No
- Not sure

b. Does your plan(s) provide for temporary housing for residents displaced by a disaster?

- Yes
- No
- Not sure

c. How confident are you that your plan(s) is implementable?

- Very confident. We have trained and exercised using the plan or have used it in an actual incident or it is based on experience responding to other disasters involving residential infrastructure and displaced residents
- Relatively confident. We have not exercised the plan or used it in an actual incident
- Somewhat confident
- Unsure

SERVICES FOR PEOPLE WITH DISABILITIES AND OTHERS WITH ACCESS AND FUNCTIONAL NEEDS

4. Does your agency have plans, policies, and procedures in place on how your agency would meet the needs of people with disabilities and others with access and functional needs following a major disaster?

- Yes, formal plans, policies, and/or procedures are in place
- Informal plans, policies, and/or procedures have been discussed
- No, we have not considered how our agency would respond

a. If your organization has plans in place, do you periodically update these policies, and/or procedures?

- No
- Yes
- Not sure

b. What functional services would be required to assist people with disabilities and others with access and functional needs following a major disaster?

- Medical Services
- Companion Care
- Animal Compatibility
- Special Equipment
- Social Services
- None of the above
- All of the above
- Other (specify) _____

TEMPORARY HOUSING OPTIONS (For the purpose of this survey, *temporary* refers to the time between the disaster and up to one year after the disaster.)

5. What role would your agency play in providing *temporary* housing following a major disaster?

- Provide financial assistance to victims
- Provide rental assistance to very low income displaced residents
- Provide housing referrals
- Make existing units and/or properties available for temporary housing
- Provide travel trailers, mobile homes, or other forms of temporary housing
- Conduct safety assessments of existing housing to determine if safe to re-occupy
- Repair or rehabilitate damaged housing
- Provide sites for location of temporary housing
- Provide financing for construction or rehabilitation of single family housing
- Provide financing for construction or rehabilitation of multi-family housing
- Not involved
- Other (specify) _____

a. Where do you think temporary housing should be located?

- Parks, fairgrounds, and other public open space
- Schools, colleges, and universities
- Sports venues (stadiums, etc.)
- Vacant business or industrial property
- Motels, hotels
- None of the above
- All of the above
- Other (specify) _____

b. Can you identify additional locations you think would be good sites for temporary housing?

c. If homes are damaged and cannot safely be inhabited, do you think residents should be allowed and/or encouraged to “camp out” at or near their damaged homes in tents, recreational vehicles, mobile homes, etc., until repairs can be made or other permanent housing secured?

- Yes, they should be allowed and encouraged
- Yes, they should be allowed, but be encouraged to seek other housing arrangements as soon as possible.
- No, this should not be allowed
- Other options or thoughts: _____

- d. Do you think local housing, building, and zoning codes and regulations and/or related fees should be temporarily waived or modified following a catastrophic disaster?
- No, all codes should be normally enforced
 - Yes, local governments should have authority to temporarily waive housing, zoning, and building codes and/or related fees following a catastrophic disaster, as long as the health and safety of residents is protected
- e. Please list specific types of codes that should or should not be considered for temporary waivers:

LONG-TERM/PERMANENT HOUSING ALTERNATIVES (For the purpose of this survey, *long-term* and *permanent* refer to the period beginning one year after the disaster.)

6. What role would your agency play in providing *long-term/permanent* replacement housing following a major disaster?

- Provide financing for construction or rehabilitation of single family housing
- Provide financing for construction or rehabilitation of multi-family housing
- Assist victims in locating permanent housing (referrals)
- Provide financing, rental assistance or other financial support for victims
- Construction of new housing
- Repair or rehabilitation of damaged housing
- Not directly involved
- Other (specify) _____

- a. Where should permanent replacement housing be located?

- Only on property already zoned for housing
- Replacement housing should be allowed in industrial and/or commercial areas
- Local governments should use the opportunity to review zoning ordinances and rezone property as necessary for replacement housing.
- Other
(specify) _____

- b. Should housing codes and permit processes be relaxed?

- Yes, fast-track the permit processes for replacement housing
- Yes, allow manufactured housing or other new technologies for housing construction
- No, existing codes and permit processes should remain in place and be enforced

- c. Should permanent replacement housing be allowed at higher densities?

- Yes, but only in areas already zoned for higher density housing
- Yes, but only near transit stations (“transit oriented development”)
- Yes, but only in areas previously zoned for commercial or industrial use

- No, permanent replacement housing should be built only at currently-allowed densities

LOCAL PLANNING FOR DISASTER HOUSING (preparation and planning efforts)

7. In disaster housing planning, local governments should (Check all that apply):

- Prepare or revise emergency operations plans to include a housing recovery element
- Review and revise existing general plan housing and safety elements to take into account emergency housing needs
- Establish procedures to fast-track permitting and allow for modifications of building codes in advance to expedite construction of permanent replacement housing following a major disaster
- Pre-identify suitable locations for temporary housing following a major disaster
- Design programs and procedures to promote rehabilitation of damaged housing
- Other
(specify) _____

a. In preparing disaster housing plans, local governments should consult with, or involve (Check all that apply):

- Local builders and developers
- Local nonprofit organizations
- Local financial institutions
- Residential Insurance Companies
- Homeowners and tenant groups
- Labor organizations
- Land use and environmental organizations
- Representatives of persons with access or functional needs
- Other (specify) _____

b. What actions can cities/counties take in advance to mitigate the potential loss of housing in a disaster such as a catastrophic earthquake? (Check all that apply)

- Conduct educational campaigns among homeowners and rental property owners to make seismic upgrades to existing structures
- Review and strengthen building codes for seismic safety
- Conduct strict code enforcement programs to force owners of properties that may be at risk to make seismic safety improvements.
- Other (specify) _____

c. Please share information or references to legislation/regulations/codes from your area of expertise that could potentially enable or hinder preparation of a local disaster housing plan.

DISASTER HOUSING ASSESSMENT AND GAP ANALYSIS REPORT
REGIONAL DISASTER HOUSING PLANNING PROJECT

d. Do you know of housing resources that could be used in the event of a disaster (vacant units, tents, mobile homes, trailers, etc.)? If so, please describe:

e. Please share additional concerns, issues, or barriers related to preparation and recovery efforts (please share from your industry perspective—locally and regionally.)

8. **OPTIONAL:** Please provide contact information should you wish to be updated on developments on this project or related projects:

Name: _____

Company/Organization: _____

Phone: _____

Email: _____

Thank you for your assistance.

**REGIONAL DISASTER HOUSING PLANNING QUESTIONNAIRE
PRIVATE AND NONPROFIT ORGANIZATIONS**

Experts agree that there is a high probability that Southern California will experience an earthquake of major magnitude in the foreseeable future. A catastrophic quake could result in the displacement of tens of thousands of people—perhaps more—from their homes. Additionally, the threat of wildfires and other natural and human-caused hazards also looms.

This survey is being conducted by the Los Angeles Housing Department as part of a project supported a regional catastrophic planning grant from the Federal Emergency Management Agency (FEMA).

The information provided by your agency/organization will help to inform the development of a Disaster Housing Planning Guide for local jurisdictions in Southern California to use in developing their local housing pre-disaster mitigation and recovery & reconstruction plans. The Planning Guide will include checklists of resource documents and other useful sources for information gathering. The goal is to increase residential preparedness and improved ability to recover as quickly and efficiently as possible after a catastrophic event as well as small-scale disasters.

Instructions:

The survey should take approximately 20–25 minutes to complete.

Please check all boxes that apply and add any comments that you think might be relevant. Your responses will be kept strictly confidential.

Thank you for your participation.

Douglas Guthrie
General Manager
Los Angeles Housing Department

COMPANY/ORGANIZATION BACKGROUND AND OVERVIEW

1. What sector best describes your organization?

- Private
- Nonprofit
- Association
- Public Corporation

a. If private sector, how would you describe your specific industry? (Check all that apply):

- Property owner
- Property manager
- Developer or builder
- Finance
- Utilities or infrastructure
- Manufacturer or supplier
- Other, please describe: _____
- Not Applicable

b. If nonprofit sector, what activities is your organization currently engaged in? (Check all that apply):

- Housing owner
- Property manager
- Housing developer
- Provider of housing referrals
- Finance construction, conversion, or rehab
- Provider of financial aid for tenants
- Provider of other support services
- Not Involved
- Not Applicable

c. If your organization is an owner or manager of residential properties, which statement best describes your organization:

- Has earthquake insurance
- Does not currently have earthquake insurance but intends to purchase it in the future
- Does not have earthquake insurance and has no plans to purchase it

2. Does your organization have disaster housing recovery plans or procedures in place that describe how your organization would respond following a major disaster?

- Yes. Formal plans, policies, and procedures are in place
- Informal policies, plans, and procedures have been discussed
- Not sure
- No

DISASTER HOUSING ASSESSMENT AND GAP ANALYSIS REPORT
REGIONAL DISASTER HOUSING PLANNING PROJECT

- a. If your organization has disaster housing recovery plans or procedures in place, please check all that apply:
- Staff are trained to perform their duties as set forth in the plan
 - Plans were developed in collaboration with other organizations
 - Plans specifically address the needs of persons with access or other functional needs
 - Plans are exercised (specify how often _____)
- b. What external organizations were involved in developing your organization's disaster housing recovery plan? (check all that apply):
- City(ies)
 - County
 - Federal government
 - State government
 - Similar organizations within my industry
 - Private-sector organizations outside my industry
 - Nonprofit organizations outside my industry (e.g., Red Cross)
 - Labor organizations
 - Persons or organizations representing persons with access or other functional needs
 - No external organizations were involved
 - Other (please specify) _____
- c. Please list below types of organizations, in addition to those listed above, that *should* be involved in developing disaster housing recovery plans:

LEVEL OF PREPAREDNESS

3. Does your organization have a business continuity plan, continuity of operations plan, or emergency plan that would allow you to continue to operate if a disaster affected your organization?

- Yes
- No
- Not sure

a. Does your plan provide for adequate personnel and logistical support (i.e., materials, supplies, transportation, alternative work sites) to support continued operations?

- Yes
- No
- Not sure

b. How confident are you that your plan is implementable?

- Very confident. We have trained and exercised the plan or have used it in an actual incident
- Relatively confident, even though we have not exercised the plan or used it in an actual incident
- Somewhat confident
- Unsure

SERVICES FOR PEOPLE WITH DISABILITIES AND OTHERS WITH ACCESS AND FUNCTIONAL NEEDS

(This includes persons with impairments that affect vision, hearing and/or mobility, single working parents, non-English speaking persons, persons without vehicles, those with special dietary needs, persons with medical conditions, intellectual disabilities, and persons with dementia (as defined by FEMA at <http://www.fema.gov/plan/prepare/specialplans.shtm>).

4. Does your organization deal directly with persons with disabilities and others with access and functional needs?

- Yes
- No
- Not sure

a. What functional services, in addition to housing assistance, would be required to serve the disabled population with whom you work following a major disaster?

- Medical Services
- Companion Care
- Animal Compatibility
- Special Equipment
- Social Services
- None of the above
- All of the above

Other (specify) _____

b. Does your organization have plans, policies and procedures in place on how your organization would meet the needs of people with disabilities and others with access and functional needs following a major disaster?

- Yes, formal plans, policies, and/or procedures are in place
- Informal plans, policies, and/or procedures have been discussed
- No, we have not considered how our agency would respond

c. If your organization has plans in place, do you periodically update these policies, and/or procedures?

- No
- Yes
- Not sure

TEMPORARY HOUSING OPTIONS (for the purpose of this survey, *temporary* refers to the time between the disaster and up to one year after the disaster)

5. Looking at organizations similar to yours in Southern California, what role would they play in providing *temporary* housing following a major disaster?

- Provide financial assistance to victims
- Provide housing referrals
- Make existing units and/or properties available for temporary housing
- Provide travel trailers, mobile homes, or other forms of temporary housing
- Repair or rehab damaged housing
- Not involved

a. Where do you think temporary housing should be located?

- Parks, fairgrounds, and other public open space
- Schools, colleges, and universities
- Sports venues (stadiums, etc.)
- Vacant business or industrial property
- Motels, hotels
- None of the above
- All of the above
- Other (specify) _____

b. Can you identify additional locations you think would be good sites for temporary housing?

- c. If homes are damaged and cannot safely be inhabited, do you think residents should be allowed and/or encouraged to “camp out” at or near their damaged homes in tents, recreational vehicles, mobile homes, etc., until repairs can be made or other permanent housing secured?
- Yes, they should be allowed and encouraged
 - Yes, they should be allowed, but be encouraged to seek other housing arrangements as soon as possible.
 - No, this should not be allowed
 - Other options: _____

- d. Do you think local housing, building, and zoning codes and regulations should be temporarily waived or modified following a catastrophic disaster?
- No, all codes should be normally enforced
 - Local governments should have authority to temporarily waive housing, zoning, and building codes following a catastrophic disaster, as long as the health and safety of residents is protected

- e. Please list specific types of codes that should or should not be considered for temporary waivers:

LONG-TERM HOUSING ALTERNATIVES (for the purpose of this survey, *long-term* refers to the period beginning one year from the time of the disaster)

6. Looking at organizations similar to yours in Southern California, what role would they play in providing *permanent* replacement housing following a major disaster?
- Provide financing for construction or rehab
 - Assist victims in locating permanent housing (referrals)
 - Provide financing or other financial support for victims
 - Construction of new housing
 - Repair or rehabilitation of damaged housing
 - Not directly involved

- a. Where should permanent replacement housing be located?
- Only on property already zoned for housing
 - Replacement housing should be allowed in industrial and/or commercial areas
 - Local governments should use the opportunity to review zoning ordinances and rezone property as necessary for replacement housing.
 - Other
- b. Should housing codes and permit processes be relaxed?
- Yes, fast-track the permit processes for replacement housing

- Yes, allow manufactured housing or other new technologies for housing construction
- No, existing codes and permit processes should remain in place and be enforced
- c. Should permanent replacement housing be allowed in areas of higher density?
 - Yes, but only in areas already zoned for higher density housing
 - Yes, but only near transit stations (“transit oriented development”)
 - Yes, but only in areas previously zoned for commercial or industrial use
 - No, permanent replacement housing should be built only at currently-allowed densities

LOCAL PLANNING FOR DISASTER HOUSING (Preparation And Planning Efforts)

7. In disaster housing recovery planning, local governments should (Check all that apply):

- Prepare or revise emergency operations plans to include a housing recovery element
- Review and revise existing general plan housing and safety elements to take into account emergency housing needs
- Establish procedures to fast-track permitting and allow for modifications of building codes in advance to expedite construction of permanent replacement housing following a major disaster
- Pre-identify suitable locations for temporary housing following a major disaster

a. In preparing disaster housing recovery plans, local governments should consult with, or involve (Check all that apply):

- Local builders and developers
- Local nonprofit organizations
- Local financial institutions
- Homeowners groups
- Labor unions
- Representatives of persons with access or functional needs
- Other (specify) _____

b. What actions can cities/counties take in advance to mitigate the potential loss of housing in a disaster such as a catastrophic earthquake? (Check all that apply)

- Conduct educational campaigns among homeowners and rental property owners to make seismic upgrades to existing structures
- Review and strengthen building codes for seismic safety
- Conduct strict code enforcement programs to force owners of properties that may be at risk to make seismic safety improvements.

c. Please share information or references to legislation/regulations/codes from your area of expertise that could potentially enable or hinder preparation of a local disaster housing recovery plan.

d. Do you know of housing resources that could be used in the event of a disaster (vacant units, tents, mobile homes, trailers, etc.)? If so, please describe:

e. Please share additional concerns, issues, or barriers related to preparation and recovery efforts (please share from your industry perspective—locally and regionally).

8. **OPTIONAL:** Please provide contact information should you wish to be updated on developments on this project or related projects:

Name: _____

Company/Organization: _____

Phone: _____

Email: _____

Thank you for your assistance.

APPENDIX B: SUGGESTIONS FOR OTHER TEMPORARY HOUSING

Table B-1: Suggestions for Other Temporary Housing

(Note: Responses are shown as input into the survey and are not edited.)

<ul style="list-style-type: none"> ▪ Churches; community organizations; church halls that are accessible; community Association facilities; faith-based centers (churches etc.)
<ul style="list-style-type: none"> ▪ Yes, we could help identify potential locations with assistance from our Real Estate Division.
<ul style="list-style-type: none"> ▪ The County of Riverside has established an emergency shelters ordinance, in accordance with State Housing Law (as amendment through Senate Bill 2). We have identified our primary source of temporary housing to occur within industrial centers as to mitigate the impact unto existing neighborhoods.
<ul style="list-style-type: none"> ▪ To the extent it can be negotiated up front private parks
<ul style="list-style-type: none"> ▪ locations not already pre-identified for other operations is important to consider many of the above are already identified for POD/CPOD, Shelters, staging areas etc.
<ul style="list-style-type: none"> ▪ Vacant military bases/facilities; vacant warehouse space, vacant federal properties
<ul style="list-style-type: none"> ▪ What does "Temporary Housing" mean? Are these FEMA trailers? Tents? RVs? Do the units require physical connection to sewer/water, or would we have to rely on existing toilet facilities at schools? I need more information before I can answer this question.
<ul style="list-style-type: none"> ▪ Any vacant land of 5 or more acres that is accessible and is near water, sewer, power and gas.
<ul style="list-style-type: none"> ▪ sports coliseum ▪ schools
<ul style="list-style-type: none"> ▪ Camp facilities in the local mountains

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APPENDIX C: SUGGESTIONS ON HOUSING RESOURCES

Table C-1: Housing Resources That Could Be Used in the Event of a Disaster

(Note: Responses are shown as input into the survey and are not edited.)

<ul style="list-style-type: none"> ▪ Our expertise would be to share with you our process for hauling and installing temporary housing units at the request from FEMA under a Mission Assignment to the Corps of Engineers.
<ul style="list-style-type: none"> ▪ No, the city sold all of their mobile home park agency property because of budget issues.
<ul style="list-style-type: none"> ▪ The County of Riverside's Emergency Management Office holds an inventory of disaster preparedness supplies and seeks State and Federal Grant opportunities on behalf of incorporated cities within our jurisdictions; however, rarely does this inventory extend to permanent housing units.
<ul style="list-style-type: none"> ▪ Vacant federal facilities/military bases
<ul style="list-style-type: none"> ▪ The Calif. Department of Housing can identify existing dealer inventory of manufactured homes available for transportation and installation throughout the state.
<ul style="list-style-type: none"> ▪ Maybe foreclosed homes could be used.
<ul style="list-style-type: none"> ▪ Rapid deployment structures used for military base camps in Iraq and Afghanistan. some are built in minutes and have good temperature insulation, way better than FEMA trailers
<ul style="list-style-type: none"> ▪ The CDC administers a contract with Socialserve.com (national non-profit) to manage our L.A. County Housing Resource Center. Over 10,600 landlords have registered. Socialserve.com has extensive experience with disaster recovery housing relocation plans using the website. We hope to present this information to you.
<ul style="list-style-type: none"> ▪ Hotels, motels
<ul style="list-style-type: none"> ▪ As it is, we have a shortage of housing units for the population that we serve. Affordable housing is a scarce commodity at this time.

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APPENDIX D: SUGGESTIONS ON REGULATIONS AND CODES

Table D-1: Suggestions on Specific Types of Codes That Should or Should Not Be Considered for Temporary Waivers

(Note: Responses are shown as input into the survey and are not edited.)

<ul style="list-style-type: none"> ▪ Building codes should not be subjected to waivers. Fees could be. ▪ Building and zoning should not be waived. fees may be waived
<ul style="list-style-type: none"> ▪ A process exists to exempt buildings in historic districts from full regular process.
<ul style="list-style-type: none"> ▪ Design review, historic preservation
<ul style="list-style-type: none"> ▪ With some additional time, we could provide some written guidance on difficulties we encounter on Army Corps housing missions.
<ul style="list-style-type: none"> ▪ The County's Land Use Ordinance No. 348 provides specific authorizations for permanent uses within the County. In the case of emergency preparedness, the County does not have specific land use authorization for temporary uses and therefore would be able to waive this ordinance in the case of a disaster.
<ul style="list-style-type: none"> ▪ We have provided rebates for building permits associated with damaged housing where the insurance company did not cover the permit cost - for a limited time after the disaster (mudslide damage)
<ul style="list-style-type: none"> ▪ The California Building Code should still be enforced to protect the health and safety of the community.
<ul style="list-style-type: none"> ▪ "Grandfathered" non-conforming structures should be allowed to be rebuilt to former, not current, standards as long as the structure meets minimum safety criteria under the Building Code.
<ul style="list-style-type: none"> ▪ Code amendments adopted after the homes were initially constructed or substantially updated.
<ul style="list-style-type: none"> ▪ The electrical and structural aspects of the Building Codes. The concern I have with this question is, it doesn't address the danger of aftershocks, which can be more devastating than the initial quake.
<ul style="list-style-type: none"> ▪ State codes are waived when necessary through a Governor's Executive Order. Waiving of local codes is a local issue.
<ul style="list-style-type: none"> ▪ Coding laws should be maintained but there should be expedited processes for home construction approval, and rezoning/private property sales to spur development approvals quickly.

Table D-2: References to Legislation/Regulations/Codes That Could Potentially Enable or Hinder Preparation of a Local Disaster Housing Plan

(Note: Responses are shown as input into the survey and are not edited.)

<ul style="list-style-type: none"> ▪ CDC has provision in Consolidated Plan's Citizen Participation Plan that exempts emergency related CDBG and HOME activities from substantial citizen participation requirements. However, it may be necessary to do additional Consolidated Plan amendments. Further info is available, but can't fit into this box.
<ul style="list-style-type: none"> ▪ Time/Resources
<ul style="list-style-type: none"> ▪ Currently with budget cuts there is not enough staff in each Division to assist so many people if there were to be a catastrophic disaster. Including public safety staff, there are fire stations being closed down and public safety officers laid off. Response times will be reduced because of the lack of funding for staff and programs
<ul style="list-style-type: none"> ▪ From the experience of the County, legislation that mandates strict Air Quality, Greenhouse Gas (GHG), and energy efficiency criteria for new residential units could hinder the preparation of a local disaster housing plan as replace housing stock would have to comply with potentially burdensome and costly mitigation.
<ul style="list-style-type: none"> ▪ Plan checking and permit issuance activities for construction of mobile home parks; installations of manufactured housing pursuant to Health and Safety Code 18200 et. seq. ▪ All residential construction standards contained in the Calif. Building Standards Code, Title 25.
<ul style="list-style-type: none"> ▪ State Seismic Safety Commission Recommendations State Building Standards Commission International Code Council
<ul style="list-style-type: none"> ▪ Adoption of all residential building standards contained in the California Building Standards Codes contained in Title 24. ▪ Adopt and enforce Mobile home Park regulation contained in Title 25, Ch. 2, Calif Code of Regulations. These regulations apply throughout the state both inside and outside of mobile home park and preempt local ordinances.
<ul style="list-style-type: none"> ▪ Review the VISION LA proposal – contact David Grannis in Pasadena
<ul style="list-style-type: none"> ▪ Stringent HOA rules that prevent construction or emergency conditions in townhome communities.

APPENDIX E: ADDITIONAL CONCERNS IDENTIFIED IN SURVEYS

Table E-1: Additional Concerns, Issues, or Barriers Related to Preparation and Recovery Efforts

(Note: Responses are shown as input into the survey and are not edited.)

<ul style="list-style-type: none"> ▪ The CDC is an umbrella agency that encompasses housing, economic development and housing authority functions for the County of L.A. Due to the complexity of L.A. County, and the short time frame for this survey, our responses do not represent a coordinated response from all County departments.
<ul style="list-style-type: none"> ▪ We could write up or share some of our AAR from the two housing missions we completed this year -- one in Pennsylvania and another in Alabama.
<ul style="list-style-type: none"> ▪ Very bad budget issues and funding from the city, county and state which can act as a barrier for support programs and recovery efforts
<ul style="list-style-type: none"> ▪ Conflicting State regulations on the development of new and replacement housing stock does provide a burden to implement disaster plans. In addition, County jurisdictions typically receive the burden of the replacement potential for temporary and permanent units which contrast with the relatively lower densities and concentrations in Counties.
<ul style="list-style-type: none"> ▪ Size of jurisdiction should be considered when accessing the need for housing recovery plan is necessary.
<ul style="list-style-type: none"> ▪ Communications is always an issue/concern particularly during a major event.
<ul style="list-style-type: none"> ▪ Concerns: <ol style="list-style-type: none"> 1. Fraud 2. Relocating "those people" in other areas 3. Rapid increase in rents for vacant units 4. Inability for specific populations to afford relocation 5. Increased illegal/unsafe dwelling units 6. Unpermitted and substandard renovations/repairs 7. Challenges communicating to those without a stable living situations
<ul style="list-style-type: none"> ▪ In certain communities, once people are allowed to occupy a property, it is politically difficult and legally expensive to remove them. One example is the trouble communities have removing people from living in river-bottoms.
<ul style="list-style-type: none"> ▪ Some local governments develop their plans parallel to other agencies. They do not include all of the stakeholders (internal and external) necessary to develop a good working plan.
<ul style="list-style-type: none"> ▪ We want the city and the county to have access to the recipients of IHSS and the riders of paratransit services. We want to see disability awareness among the emergency personnel, the availability of deaf translation and braille signage, etc.
<ul style="list-style-type: none"> ▪ Waiver of codes should be on a local level. In a large scale disaster, it may not make sense to relax codes for permanent housing since it will be large-scale rebuilding. For localized disaster, the local government should determine the extent of waiver/relaxation of codes.

**DISASTER HOUSING ASSESSMENT AND GAP ANALYSIS REPORT
REGIONAL DISASTER HOUSING PLANNING PROJECT**

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| <ul style="list-style-type: none">▪ Review the deliberations of the UCLA/RAND taskforce on Vulnerable Populations, the Regional Recovery Plan funded by FEMA, and other ENLA project in which we are involved |
| <ul style="list-style-type: none">▪ Lack of coordination with insurance carriers has caused problems in the past. Some insurance programs cancel temporary housing coverage after 6 months. |
| <ul style="list-style-type: none">▪ It is very sad to admit, that in a major disaster that might occur, we as citizens are very depending on a government system that may or may not be ready for any assistance. This idea of getting together this group of people from all levels of the society is a good start to make all aware of what is available in case of a major disaster. |