

Following a catastrophic event, emergency housing will be required as a result of large parts of the population being displaced from their homes for extended periods (over 30 days). Emergency housing consists of three (3) categories: 1. Transitional Housing; 2. Intermediate Housing; and 3. Long-Term Housing.

I. Concept of Operations

A. Emergency Housing

As sheltering operations have been phased down, and in anticipation of a population displacement of greater than 30 days, the FEMA/State housing mission will begin and will come in three phases. Transitional housing consists of lodging where each individual has his or her own access to the housing unit. Transitional housing typically takes place in hotels and motels, although less traditional methods can be sought, including cruise ships and university dormitories. While funding for transitional housing may be provided by FEMA through a contractor under the IHP program, finding the available transitional housing units will fall to those in need of the housing. There will be a variety of resources available to individuals to help them in finding transitional housing options.

1. Transitional Housing – consists of lodging where each individual has his or her own access to the housing unit. Transitional housing typically takes place in hotels and motels, although less traditional methods can be sought, including cruise ships and university dormitories. Transitional housing utilizes time, money, and resources that could be better directed. As such, in an event in which there is a displacement projection for a substantial population, FEMA, State, and local Emergency Management and voluntary agencies will make every effort to place individuals directly into temporary or interim housing. The decision on whether or not a transitional housing mission will be undertaken will be made by FEMA in consultation with SCEMD.

2. Intermediate Housing – consists of providing safe and sanitary conditions for individuals within a reasonable distance to schools, businesses, and services. Under this category, housing can be provided for up to 18 months, and may take two forms: rental units within or close to the area affected by the disaster or FEMA-provided direct housing including manufactured homes.

Whenever possible, affected individuals will be placed into available rental units within or near the disaster area. The units must be safe, sanitary, and within a reasonable proximity (generally 30 miles) to available jobs and services. As with transitional housing, FEMA may provide financial assistance, but they will not be responsible for finding the rental units for individuals nor will they take responsibility for paperwork associated with the rental of the unit. Much like *transitional housing*, there are many resources available to individuals to find available rental units. .

To expedite the placement of individuals into rental units, and to keep the tax base of the community intact, it would benefit counties and communities to keep lists, including current contact information, of large apartment complexes and large rental companies in their areas, which will substantially improve the delivery of service to individuals and help to ensure recovery of impacted communities.

If FEMA, in conjunction with the State, concludes that there may not be a sufficient supply of available rental units to meet disaster housing needs, FEMA will begin to survey those applying for housing assistance to determine if a "direct housing" mission is appropriate. Direct housing can take several forms and will depend on the needs of the communities and the resources available.

The three most common forms of direct housing are "factory made housing" and include travel trailers, park models, and manufactured housing units. It should be noted that the use of travel trailers and larger park model homes was suspended on July 31, 2007 due to health concerns about high levels of formaldehyde in the homes. If this issue can be resolved, it is likely that these units will be incorporated back into the process for disaster housing.

Direct housing can be provided in a variety of methods, and will vary based upon the type and magnitude of the event. It is critical that the site on which the housing is placed has access to services such as water, sewer, and electricity, and that there are ingress and egress routes from the site. The most preferable way of providing direct housing is to locations where services and utilities are already established. This will include the placement of the units on land that is already owned by eligible applicants, and can also include utilizing existing manufactured housing parks and simply filling in any vacant units with disaster housing units. This method of delivery can take as little time as 24 hours and as long as several months. When those options are not available, or will not meet the needs of all affected people, FEMA may choose to expand an existing mobile home park or to create one to accommodate disaster housing. In this case, FEMA will contract the creation of the new park or the expansion of an existing park. Manufactured Housing Group Sites (MHGS) are one of the most common housing solutions. MHGSs consist of mobile homes which are not located on hardstand and have below-ground utilities. Normally, no more than 200 mobile homes will be located within one MHGS. For planning purposes, an acre will accommodate five (5) and seven (7) mobile homes. Ideally, sites should be approximately 30 acres. Mobile homes may be purchased that are ADA compliant. Mobile homes cannot be placed in a flood zone unless they are elevated above the base flood elevation. Considerations should be given to locating sites outside established hurricane evacuation zones. Local jurisdictions will have to work closely with FEMA and contractors to ensure that appropriate zoning and permitting requirements are in place, and to help expedite any actions on such requirements. This process can take as little time as a few weeks and as much time as several months. The length of time required will be dependent on the local zoning authorities and the expedience of the permitting process.

To be eligible for direct housing, FEMA will conduct a Pre-Placement Interview (PPI) with every person seeking housing. FEMA will make the determination as to whether an applicant will receive some type of direct housing and appeals can be made through the FEMA appeals process.

3. Long-Term Housing – FEMA Housing Assistance is only available to eligible applicants for a maximum of 18 months after which applicants are expected to provide for their own housing. For those individuals for whom this is not feasible, voluntary organizations such as the American Red Cross and The Salvation Army may be able to provide assistance as well at the SCDSS and SC Housing Authority. There is the possibility that, after 18 months, applicants may purchase, for fair market value, the housing unit in which they reside. In the post-Katrina environment, FEMA and State entities recognize the possibility that people may live in temporary housing units longer than the 18 months that are outlined in the *Housing Assistance* guidance. As such, efforts are being made by FEMA and Hun to provide individuals with more permanent accommodations during the initial period of Housing Assistance.

B. Preparedness

Using the *Operational Area* concept, SCEMD will provide HAZUS information to counties detailing estimated residential building loss. For planning purposes, total emergency housing requirements for a given *Operational Area* is calculated using the following formula:

$$\text{Total Destroyed} + \text{Total Severely Damaged} + .5 \text{ Moderately Damaged} \\ = \text{Operational Area Housing Requirement}$$

Counties will then use that information to develop emergency housing plans for displaced populations. Emergency housing plans may include a variety of options as outlined above. The focus of State and local plans should be identifying potential hotel, motel, and rental units available in the jurisdictions and identifying potential locations for MHGS. Considerations for MHGS sites should include access to public transportation, access to critical services, availability of utilities, ingress and egress routes, permitting requirements, and proximity to schools and job opportunities. SCEMD will make every effort to keep apprised of the most current information available about Federal housing policies, and to seek out tools, such as housing locator systems, that will assist individuals and counties in locating housing resources after a disaster.

C. Response

Immediately following landfall, counties will gather information on available hotels, motels, rental units, and potential group site locations. The SERT/Joint Field Office (JFO) will assist in coordination with local governments for available locations for housing individuals and families, and coordinate contract support to develop the group sites. Whenever possible, sites will be located as close to affected areas as possible. SERT/JFO may be required to develop plans to relocate displaced population outside their normal residential area. Relocation may be to other areas within a county, in other counties or other states.

D. Recovery

FEMA will operate Disaster Recovery Centers (DRC) within the affected area. DRCs will provide assistance to individuals with locating and securing rental housing and other available services. FEMA and the State will decide on housing options that will be made available to impacted populations and will ensure that all necessary resources are leveraged to assist individuals with their housing needs. FEMA and the State will work closely with local jurisdictions and voluntary organizations to ensure that all individuals have safe and sanitary living conditions available to them as quickly as possible.

II. Responsibilities

A. South Carolina Emergency Management Division (SCEMD)

- a) Coordinate resources, likely through the *State Individual Assistance Officer*, ESF-14 and ESF-18, to ensure that the citizens of the State have their housing needs met. This includes, but is not limited to, being aware of potential resources to assist individuals with housing, meeting with Federal, State and local partners and voluntary organizations to ensure that all resources are leveraged to assist individuals. This also includes investigating and following up on any reports that individuals are not getting appropriate housing assistance.
- b) If the event is large enough that it surpasses the State's capability, then the SCEMD will request a Presidential Disaster Declaration through ESF-5 and according to the South Carolina Recovery Plan and Declaration and Damage Assessment Standard Operating Procedures (SOP).
- c) In the absence of Federal assistance, SCEMD will coordinate resources with State and local jurisdictions, voluntary organizations and SCVOAD to assist in housing displaced individuals. This includes meeting with state, county and voluntary partners to help all individuals find safe and sanitary living conditions, and assisting in cases when called upon by the agency or the individual.
- d) Participate in FEMA/State decision making particularly when it concerns the types of housing that will be delivered to the citizens of South Carolina.
- e) *State Individual Assistance Officer* and *Recovery Manager* will keep in frequent contact with FEMA and HUD about any changes that could affect the role and responsibilities of the State in housing displaced individuals after a disaster.
- f) *State Individual Assistance Officer*, in coordination with FEMA and local agencies, will seek resources to place individuals directly into temporary or interim housing. This includes looking at available databases of housing and possibly modifying housing search engines such as schousingsearch.com.
- g) *Recovery Section* will assist local jurisdictions in identifying potential hotels and rental units that would be considered accessible and help to ensure that those populations requiring special accommodations in housing units are given units that best meet their needs.

B. County Emergency Management

- a) Report housing resource needs, including anticipated shortfalls, to SCEMD.
- b) Develop emergency housing plans for each Operational Area.
- c) In the absence of Federal assistance, assume responsibility for housing and will likely rely heavily on voluntary organizations and SCVOAD.
- d) Work to place individuals directly into temporary or interim housing.
- e) Work closely with FEMA and contractors to ensure that appropriate zoning and permitting requirements are in place, and to help expedite any actions on such requirements.
- f) Identify potential hotels and rental units that would be considered accessible and to ensure that those populations requiring special accommodations in housing units are given units that best meet their needs.
- g) Should maintain lists of hotels and motels within the area, including contact information and numbers of units.
- h) Should maintain listings of larger rental properties within the county, such as large apartment complexes, including contact information so that the complexes can be contacted quickly after a disaster.
- i) Identify process for validating possible housing locations after landfall.
- j) Coordinate with local jurisdictions to ensure MHGS can be established within jurisdictional boundaries.