

State of Georgia Disaster Housing Strategy



Appendix to:

Georgia Emergency Operations Plan-Emergency Support Function-6/Mass Care & Human Services Annex

The State of Georgia Mass Care, Feeding & Shelter Plan

May 2012

This Page Intentionally Left Blank

State of Georgia Disaster Housing Task Force Committee

Name	Agency
Angi Whatley	GEMA
Dan Stowers	GEMA
Joe McKinney	GEMA
Valarie Grooms	GEMA
Angela Barton	GEMA
Bonni Ware	City of Atlanta
Sam Lockey	FEMA
Ryan Logan	FEMA
Tony Herbert	HUD
Frank Billard	DHS
Danny Pitchford	DHS-DFCS
Wendy Stewart	DHS
Jeannette David	DBHDD
Jennifer Hogan	DHS-Division of Aging
Dora Ross	DCA
Raymond Noel	DCA
Nan Maddux	DCA
Gary Moseley	DCA
Beth Spears	DCA
Ronald Pounds	DCA
Marilyn Self	American Red Cross
Mike Yoder	GA VOAD
Tricia Cruse	USDA Rural Development
Ed Peace	USDA Rural Development
Patricia Turner	USDA Rural Development
Chris Stephens	OCI

The State of Georgia Disaster Housing Strategy document contains disaster housing information needed by local, state and federal planners and response personnel. The document is a common source of information for planners to use in the development of local operating procedures, user handbooks or other related documents for field use in the response and recovery phases of a disaster.

This document is an appendix to the Georgia Emergency Operations Plan-Emergency Support Function-6: Mass Care & Human Service Annex and will be included as an appendix to the State of Georgia Mass Care Shelter Plan when published.

In 2013, the State of Georgia Disaster Housing Strategy will be incorporated into the Georgia Disaster Recovery Operations Plan (ROP) which is scheduled to be published in November 2013.

This document is consistent with the National Incident Management System and the National Disaster Housing Strategy. For the planning cycle of the latest edition of the Georgia Emergency Operations Plan (2012-2016), GEMA-HS exercise coordinators anticipate conducting tabletop exercises as well as smaller scale, process specific drills regarding disaster housing and recovery. The goal of these exercises is to evaluate strategies and recommended processes and procedures described within this document.

For more information on the State of Georgia Disaster Housing Strategy, please contact GEMA-HS Programs, Preparedness, Response and Recovery Directorate-Planning Unit at 404-635-7200.

Table of Contents

INTRODUCTION	1
Purpose	1
Scope and Applicability	1
SITUATIONS AND ASSUMPTIONS.....	2
Table A: Resources Available During Non-Presidentially Declared Disasters	3
Table B: Resources Available (ONLY) During Presidentially Declared Disasters	4
RESPONSIBILITIES, AUTHORITIES AND POLICIES.....	5
Primary Agency.....	5
Support Agencies	7
Preparedness & Planning Activities	8
Response Activities	9
APPENDICES.....	I
<i>Appendix A: Housing Resources.....</i>	<i>iii</i>
<i>Appendix B: Disaster Housing Strategy Template.....</i>	<i>v</i>
<i>Appendix C: Georgia Disaster Housing Task Force Disaster Response Checklist.....</i>	<i>x</i>
<i>Appendix D: SAMPLE Georgia Housing Search Press Release Template</i>	<i>xii</i>
<i>Appendix E: Sources</i>	<i>xiv</i>

Primary Agencies

Georgia Emergency Management Agency (GEMA)
Georgia Department of Community Affairs(DCA)

Support Agencies

Georgia Department of Human Services (DHS)
Georgia Department of Human Services- Division of Aging (DHS-Aging)
Georgia Department of Human Services-Division of Family and Children Services (DHS-DFCS)
Georgia Department of Behavioral Health & Developmental Disabilities (DBHDD)
Georgia Emergency Preparedness Coalition for Individuals with Disabilities & Older Adults (EPC Coalition)
Georgia Insurance Safety & Fire Commissioner (OCI)
Volunteer Organizations Active in Disaster (GA VOAD)
U.S. Department of Housing & Urban Development (HUD)
United States Department of Agriculture (USDA)

INTRODUCTION

Disasters can have a devastating impact on families and communities. Loss of housing and the feeling of stability that a home environment provides can have long-lasting effects on survivors. The State of Georgia recognizes housing as a critical component in a displaced survivor’s successful recovery from an incident. As such, the State followed the Federal Emergency Management Agency’s (FEMA) guidance and convened one of the nation’s first state led disaster housing task forces in 2008. The task force is comprised of local, state, federal and volunteer organization stakeholders that work together to identify disaster housing solutions.

Purpose

This plan is intended to outline how the State of Georgia will support local disaster housing response efforts through the Georgia Disaster Housing Task Force (GDHTF). This plan focuses exclusively on the temporary (interim) housing phase and does not address emergency sheltering, congregate sheltering or the permanent housing phases of the disaster housing cycle (see GDHTF Concept of Operations Plan, Page 2, Figure 1: Sheltering and Housing Phase Sequence Chart).

Scope and Applicability

The State of Georgia Disaster Housing Strategy is an appendix to the Emergency Support Function #6: Mass Care and Human Services Annex to the Georgia Emergency Operations Plan and the Statewide Mass Care Feeding and Shelter Plan. The Georgia Disaster Housing Task Force is a sub-committee of the Emergency Support Function (ESF) #6 planning committee and as such will comply (and be consistent) with all applicable guidance (under ESF #6). This document is intended to support existing ESF #6 planning efforts for use during both presidentially declared and non-presidentially declared disasters. The task force provides a forum for collaboration and identification of disaster housing issues and options during the response and short-term recovery phases of a disaster. The State of Georgia and the

GDHTF take a prioritized approach to planning for and supporting the disaster housing plans of local government partners. The state's prioritized approach to developing housing solutions is as follows:

- **First:** Build disaster housing capacity by identifying available housing resources throughout the state in support of local disaster housing plans.
- **Second:** Develop, train and maintain (manage) a cadre of housing specialists prepared to deploy to Disaster Recovery Centers to provide direct assistance to disaster survivors .
- **Third:** Support capacity building, statewide awareness of and training for the State of Georgia's Rental Resource Database (Georgia Housing Search-georgiahousingsearch.org or GHS for short).
- **Fourth:** Provide disaster housing situational awareness to key leadership and partner agencies.

SITUATIONS AND ASSUMPTIONS

As stated previously, the first priority of the State of Georgia/ (GDHTF) Disaster Housing Strategy is to: *Build disaster housing capacity by identifying available housing resources throughout the state in support of local government disaster housing plans.* The task force has identified housing-related resources in support of the state's prioritized approach. For the purpose of resource identification, it is important to define the terms used to describe housing related assistance.

- *Alternative Housing Resource:* Any housing that is available or can quickly be made available in lieu of permanent housing construction and is cost-effective when compared to permanent housing construction costs, i.e. rental resources, mobile homes and travel trailers.
- *Direct Housing Assistance:* Temporary housing units, acquired by purchase or lease, provided directly to individuals or households who, because of a lack of available housing resources, would be unable to make use of temporary financial assistance.
- *Housing:* Any living space habitable by one or more individuals; buildings or structures that individuals and their family may live in that meet certain federal regulations.
- *Housing Related Resources:* Any resource that permits the displaced survivor to make the living space habitable, i.e. blue tarps, financial assistance with minor repairs.
- *Interim Housing:* Safe and secure temporary housing that meets the physical accessibility needs of the household and includes essential utilities, access to areas for food preparation, and bath facilities in a context that allows a family to live together with a reasonable amount of privacy for a period generally up to 18 months.
- *Rental Assistance:* preferred form of interim housing when suitable rental property is available. Funds are provided either directly to disaster survivors or to landlords on behalf of survivors.
- *Repair/Replacement Assistance:* Following inspection and verification of damages, FEMA will provide eligible homeowners up to IHP grant limit for repairs to make their home habitable, or to replace a destroyed or condemned home.
- *Temporary Housing:* Temporary accommodations provided by the Federal Government to individuals or families whose homes are made unlivable due to an emergency or a major disaster.
- *Temporary Housing Unit:* Manufactured housing, recreational vehicle, or other readily fabricated dwelling (e.g., pre-fabricated dwelling).

Following is a list of housing related resources available to survivors during both: a) non-presidentially declared disasters and b) presidentially declared disasters.

Table A: Resources Available During Non-Presidentially Declared Disasters

Resource	Description	Coordinating Agency	Reference
Rental Resource Locator (georgiahousingsearch.org or GHS for short)	The State of Georgia’s rental resource locator service available 24/7; database listing over 175,000 available rental properties throughout the state.	DCA	www.georgiahousingsearch.org
Homeless Prevention and Rapid Rehousing Program (HPRP)	Program targeted towards individuals and families experiencing homelessness and needing temporary assistance.	DCA	http://www.dca.state.ga.us/housing/specialneeds/programs/HPRPGranteesOnline.asp
Tarps	Roof coverings that permit temporary home protection, habitability and prevent the need for relocation while repairs are being made.	Georgia VOAD member agencies	http://www.gavoad.us/
Temporary Repairs	Initial repairs which make a home habitable, before permanent repairs can take place, i.e. drywall installation, clean-up and chainsaw crews, Debris Removal, Dry Out/Muck Out Teams, Construction Estimating, Construction Technical Assistance, Rebuilding	Georgia VOAD	http://www.gavoad.us/
Financial Assistance	Monies provided to disaster survivors to temporarily assist with making their home habitable, i.e. monies provided for hotel stay.	Georgia VOAD	http://www.gavoad.us/
HUD Disaster Housing Resource Locator	National Housing Locator System is a database of available housing in the United States and is used by the government in case of emergencies to assist citizens. The portal consolidates rental resources identified and provided by Federal agencies such as the U.S. Department of Housing and Urban Development (HUD), commercial online vendors and state resources to help individuals and families find available rental units in their area. The database does not collect data on rooms to rent, hotels, motels or vacation rentals. Search for HUD Regional Offices, HUD Field Offices, Public Housing Authorities, and other disaster related resources.	HUD	http://portal.hud.gov/app_nhls/
Public Housing Program	Public housing was established to provide decent and safe rental housing for eligible low-income families. Public housing comes in all sizes and types, from scattered single family houses to high-rise apartments for elderly families.	HUD	http://www.hud.gov/offices/pih/pha/contacts/
FEMA Housing Locator Portal	The FEMA Housing Portal is intended to help individuals and families who have been displaced by a disaster find a place to live. The portal consolidates rental resources to help individuals and families find available rental units in their area. Rental resources are identified and provided by Federal agencies such as the U.S. Department of Housing and Urban Development, U.S. Department of Agriculture, U.S. Veterans Administration, as well as by private organizations and individuals.	FEMA	https://asd.fema.gov/inter/hportal/home.htm
USDA Rental Resource Locator	Single-Family Housing real estate for sale includes government owned real estate and potential foreclosure sales for single family homes. Multi-Family Housing real estate for sale includes government owned real estate and potential foreclosure sales for Multi-family housing.	USDA	http://www.resales.usda.gov/sfhdirect/propertyco.cfm?StateAbbreviation=GA&mapname=GA_S

Source(s): (Various Disaster Assistance Websites)- www.disasterassistance.gov, http://www.hud.gov/info/disasterresources_dev.cfm, <http://www.rurdev.usda.gov/rd/disasters/disassistance.html>

Table B: Resources Available (ONLY) During Presidentially Declared Disasters

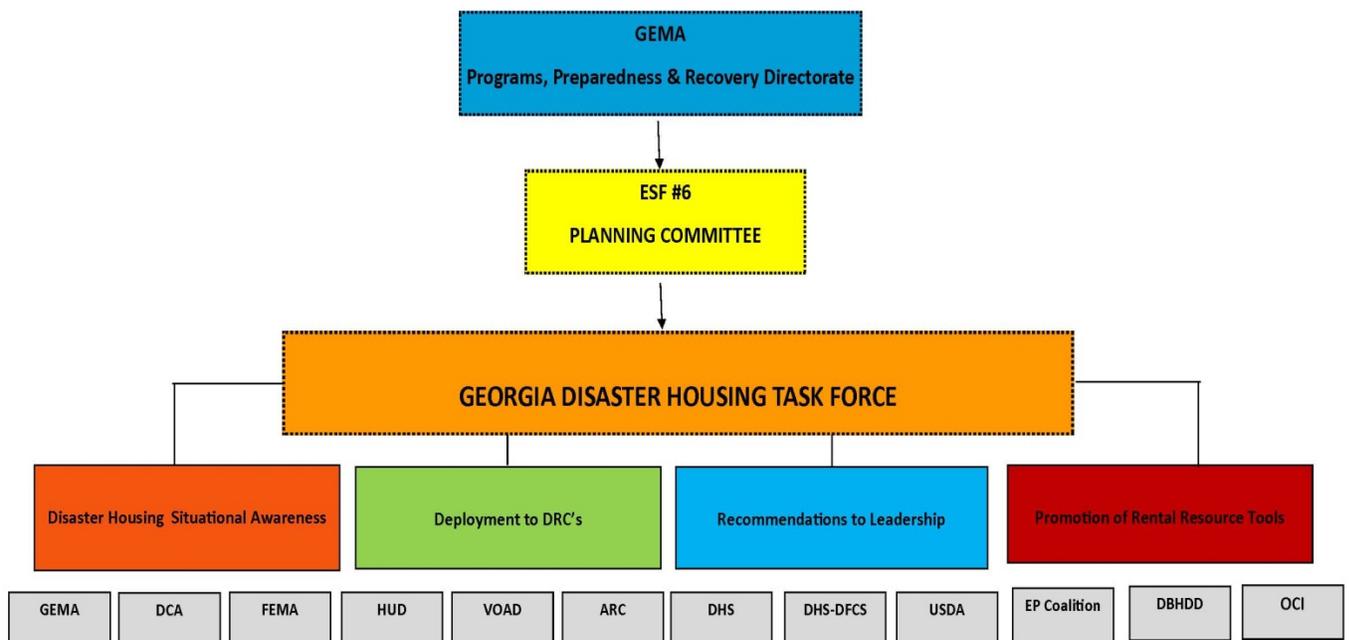
Resource	Description	Coordinating Agency	Reference
Individuals and Households Program –Housing Assistance	The Individuals and Households Program (IHP) provides assistance to individuals and households affected by a disaster to enable them to address necessary expenses and serious needs, which cannot be met through other forms of disaster assistance or insurance. Forms of housing assistance under IHP include temporary housing, repair, replacement, and semi-permanent/permanent housing construction.	FEMA	http://www.fema.gov/media/fact_sheets/individuals_households.shtm
Disaster Housing Assistance Program	The Disaster Housing Assistance Program, also known as DHAP, provides rental assistance subsidy payments directly to the landlords of qualified displaced survivors from hurricanes	DCA	http://www.hud.gov/news/dhap.cfm
203(h) Mortgage Insurance for Disaster Victims	Section 203(h) Mortgage Insurance for Disaster Victims helps survivors in presidentially-designated disaster areas to obtain mortgages to purchase a new home or rebuild their home that was damaged by a disaster.	HUD	http://www.hud.gov/ll/code/llplcrit.html
203(k) Rehabilitation Mortgage Insurance	FHA's Streamlined 203(k) program permits homebuyers to finance up to an additional \$35,000 into their mortgage to improve or upgrade their home before move-in. With this new product, homebuyers can quickly and easily tap into cash to pay for property repairs or improvements, such as those identified by a home inspector or FHA appraiser.	HUD	http://www.hud.gov/offices/hsg/sfh/203k/203kmenu.cfm
Real Estate Owned Property (REO's)	Program allows for existing vacant HUD properties to be made available to disaster victims for up to a year in presidentially disaster declared counties.	HUD	http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/reo/reohome
Foreclosure Relief	HUD has the ability to grant a 90-day moratorium on foreclosures and forbearance on foreclosures of Federal Housing Administration (FHA)-insured home mortgages.	HUD	http://www.hud.gov/offices/hsg/sfh/nsc/fcmorat.cfm
Rural Development Housing For Sale and Rent	Single Family and Multi-Family real estate for sale- includes government owned real estate and potential foreclosure sales for single family homes.	USDA	http://www.resales.usda.gov/
Rural Housing Loans	Direct and guaranteed loans may be used to buy, build, or improve the applicant's permanent residence. New manufactured homes may be financed when they are on a permanent site, purchased from an approved dealer or contractor, and meet certain other requirements. Under very limited circumstances, homes may be re-financed with direct loans. Dwellings financed must be modest, decent, safe, and sanitary. The value of a home financed with a direct loan may not exceed the area limit. The property must be located in an eligible rural area.	USDA	http://www.rurdev.usda.gov/rhs/
Rural Housing: Housing Repair Loans and Grants	The Rural Housing Repair Loans and Grants program provides loans and grants to very low-income homeowners to repair, improve, modernize, or to remove health and safety hazards in their rural dwellings. Loans are arranged for up to 20 years at 1 percent interest.	USDA	http://www.rurdev.usda.gov/rhs/
Rural Rental Housing	Low-income rental and cooperative housing is available for low-income rural residents. Listings of participating housing projects are available through each State's Rural Development office. Potential applicants must apply directly to building management to determine eligibility for housing.	USDA	http://offices.sc.egov.usda.gov/locator/app
Home and Property Disaster Loans	SBA's disaster loans are the primary form of federal assistance for the repair and rebuilding of non-farm, private sector disaster losses. The disaster loan program is the only form of SBA assistance not limited to small businesses. Homeowners can apply for a real property loan for up to \$200,000 to repair or replace their primary residence to its pre-disaster condition.	SBA	http://www.sba.gov/category/navigation-structure/loans-grants/small-business-loans/disaster-loans
Source(s): (Various Disaster Assistance Websites)- www.disasterassistance.gov , http://www.hud.gov/info/disasterresources_dev.cfm , http://www.rurdev.usda.gov/rd/disasters/disassistance.html			

RESPONSIBILITIES, AUTHORITIES AND POLICIES

Georgia Department of Human Services (DHS), as the lead state agency for Emergency Support Function #6, along with GEMA will provide the platform for coordination of disaster housing planning efforts. The Georgia Disaster Housing Task Force is a sub-committee of the State ESF #6 Planning Committee and is coordinated through the GEMA Programs, Preparedness and Recovery Directorate (see organization chart below). The GDHTF will be activated upon notification and request by the GEMA Operations Division Director.

The task force consists of a core group of partner agencies and organizations that play a significant role in disaster housing planning and response for the state. The entities with housing related responsibilities include: American Red Cross (ARC), Georgia Department of Community Affairs (DCA), Department of Human Services (DHS), Georgia Department of Behavioral Health & Development Disabilities (DBHDD), the Federal Emergency Management Agency (FEMA), Georgia Volunteer Organizations Active in Disasters (VOAD), the United States Department of Housing & Urban Development (HUD), Department of Human Services-Division of Family and Children Services (DHS-DFCS), the United States Department of Agriculture (USDA) and the Emergency Preparedness Coalition for Individuals with Disabilities & Older Adults (EPC Coalition).

Figure 1.0: Georgia Disaster Housing Task Force Organization Chart



Primary Agency

- Georgia Emergency Management Agency (GEMA):** As the lead emergency management agency in Georgia, GEMA is responsible for the coordination of information and resources during the preparedness, response, and recovery phases of the emergency management cycle. GEMA

supports local emergency management incidents through the provision of information, resources and technical guidance/assistance. *As one of the primary agencies for the GDHTF, GEMA provides the platform for coordination, identification and communication of disaster housing issues and solutions.*

- Georgia Department of Community Affairs (DCA):** As the lead state agency for housing and community development, DCA provides program management and support to local city and county governments and provides a plethora of housing related resources. During daily operations, DCA administers such programs as: the Housing Choice Voucher Program (Section 8 for those already participating in the program in the county from which they are displaced); Affordable Housing Development Program; and the Georgia Dream Home Ownership Programs. As one of the primary agencies for the GDHTF, the DCA works collaboratively with the HUD, USDA, GEMA, FEMA Individual Assistance Program and local housing authorities throughout the state. *During disaster response, the DCA has the primary agency responsibility on the GDHTF and serves three major functions: 1) Staff deployment and assistance at Disaster Recovery Centers, 2) DRC situational awareness reports and 3) The provision of rental resource available unit counts in impacted areas and adjacent counties.* In addition, the DCA manages the primary state resource for disaster housing: Georgia Housing Search (GHS). The georgiahousingsearch.org website is a database containing over 175,000 rental resources and serves as the planning foundation for disaster housing preparedness and response activities. Users can access the GHS website or phone number at any time to identify rental resources that meet their unique needs. Displaced disaster survivors can search the website based on several criterion, including (but not limited to) income, family structure, accessibility for individuals with disabilities and/or disaster specific needs (see diagram below).

Figure 2.0: Georgia Housing Search- 'How To Guide'

GHS
GEORGIAHOUSINGSEARCH.ORG

How To Find Properties on GeorgiaHousingSearch.org in 3 easy steps

Step 1
Go to www.GeorgiaHousingSearch.org and click on "Find Housing."

Step 2
Choose a city, county or metropolitan area to search.

Default:
Search *All cities in Default*. *or* click a city below

Atlanta	Avondale Estates	Chamblee
Conley	Douglasville	Doraville
Dunwoody	Lithia Springs	Flowery Branch
Stone Mountain	Tucker	

Find Rental Properties in GA:
(Metropolitan Areas):
The following regions are comprised of multiple counties:

Atlanta	Atlanta	Austell
Decatur	DeKalb County, GA	Clarkston
Doraville	Conley	Georgia Atlanta Metropolitan Area
Atlanta, GA, Park Street	Atlanta Atlanta Metropolitan Area	Macon
Atlanta	Atlanta	Atlanta
Atlanta	Atlanta	Atlanta

Step 3
A search screen will appear. Choose from **Basic**, **Advanced** and **Accessible** search tabs. Enter search criteria and press **CLICK HERE TO SEARCH** to receive listings.

A **Basic** search will let you search quickly for properties based on criteria like bedroom and bathroom amount, ZIP Code and if you have a Section 8 voucher.

Advanced searches let you look for properties based on more detailed features such as school district, if appliances are included, if pets are allowed, whether the landlord requires a credit or criminal check, whether rentals are furnished and more.

Accessible searches let you find units with accessibility features such as extra wide doorways, grab bars, and flat or no step entries in addition to the searchable features in the advanced search.

Near the top of the listings page, see how many properties your search returned as well as features that let you navigate through the listings. Click on each address you are interested in to view more details.

Special Features

- Click on **Show These Properties on a Map**, near the top of the page to see a map of the rentals found by your search. Click around the map to see more features, or even start a new search from the map.
- Click the checkboxes next to each property you're interested in and scroll to the bottom of the page to add to a "basket" of rentals to keep track of those you like. View the basket to compare properties side by side.
- Use the menus near the top of the page to sort the list by rent, address, date available and more.

To print listings, look for the **Printer Friendly** link near the top-right corner of each page.

For assistance, please contact Socialserve.com • info@socialserve.com • 1-877-428-8844

Support Agencies

- **American Red Cross (ARC):** The ARC is the principal voluntary agency responsible for shelter operations and the training of emergency and congregate shelter management and operational staff. In collaboration with the local emergency management, DFCS, and local health departments, the ARC is responsible for assuring that facilities are inspected and meet National ARC certification standards as well as Public Health Standards as described in the Georgia Statewide Sheltering Plan. Once certified, these ARC Congregate Shelters are entered into the State of Georgia and the National Shelter System (NSS) databases that are updated as information changes. The shelter listings are verified annually. The ARC works closely with local governments and non-governmental organizations in identifying buildings that are likely best facilities (e.g., large gymnasiums, cafeterias, Americans with Disabilities Act (ADA) certified facilities), with kitchen, toilet/bath and other needed amenities. The ARC works closely with other voluntary agencies and Faith Based Organizations that may provide support to congregate/transitional sheltering. The kinds of support include; facilities, personnel, child care, food preparation, first aid, physical/mental health interventions and spiritual support. *In support of the Georgia Disaster Housing Task Force, the ARC assists with housing needs assessments by providing shelter population demographics. The shelter data enables task force leadership to pre-identify potential housing needs and solutions in a timely manner.*
- **Georgia Department of Human Services (DHS):** The Georgia Department of Human Services (DHS)-Division of Family and Children Services (DFCS) is the primary state agency responsible for ESF# 6: Mass Care, Housing and Human Services. DFCS works closely with the American Red Cross, who is assigned as the lead agency that provides the management and services associated with emergency and general population shelters in the State of Georgia. DFCS may also provide staff support to the American Red Cross and can also access other state agencies that provide social services including mental and physical health services. *In support of the Georgia Disaster Housing Task Force, the DHS-DFCS, along with the ARC assists with housing needs assessments by providing shelter population demographics. The shelter data enables task force leadership to pre-identify potential housing needs and solutions in a timely manner.*
 - **DHS-Division of Family and Children's Services (DFCS):** *DFCS in coordination with FEMA/IA may also provide important data collection, information management, and state concurrence regarding movement of disaster survivors from emergency to general population sheltering.*
- **Georgia Volunteer Organizations Active in Disaster (GAVOAD):** Georgia Voluntary Organizations Active in Disasters (GAVOAD), other non-profits and nongovernmental agencies/organizations provide an invaluable array of social services and financial support for displaced disaster survivors. GEMA will facilitate communications through the GAVOAD representative in the State Operations Center and all GAVOAD agencies to ensure all GAVOAD partners available are actively engaged in response activities as appropriate. *In support of the Georgia Disaster Housing Task Force, GA VOAD serves two primary functions: 1)GAVOAD provides invaluable situation awareness to task force leadership, based on direct interactions with disaster survivors and 2) GAVOAD fills in the gaps once all FEMA Individual Assistance (IA) resources have been exhausted; GAVOAD leadership works closely with FEMA IA and task force*

leadership to identify gaps in housing assistance and to target resources specifically in those respective areas through Long Term Recovery Committees (LTRC).

- **Emergency Preparedness Coalition for Individuals with Disabilities & Older Adults (EPC Coalition):** *Provides technical guidance, assistance and recommendations on best practices for inclusive disaster housing planning. The Coalition is a working group comprised of state agency partners and disability stakeholder organizations and entities that provide services to individuals with access and functional needs.*
- **Georgia Office of the Commissioner of Insurance & Fire Safety (OCI):** *The mission of the Office of the Commissioner of Insurance is to ensure that the public's interests are served through professional oversight of regulated industries, consumer protection, and broad-based educational activities. As it relates to housing, OCI provides oversight on statewide manufactured housing standards and regulations. The OCI can provide the task force with applicable regulations and requirements for siting mobile homes and mobile home parks.*
- **Federal Emergency Management Agency (FEMA):** *Provides financial support, disaster operations guidance and programmatic assistance related to various Individual Assistance (IA) Program options. Specifics include: primary coordination point for national IA/ESF#6 Capabilities, includes "traditional" Individual Assistance functions and components, assumes as much "heavy lifting" as possible to enable the State to focus on decision-making and establishing priorities, provides lists of available rental properties.*
- **United States Department of Housing & Urban Development (HUD):** *Provides information on and access to available, habitable housing units, including units accessible to eligible applicants with a disability, ensures applicants who were receiving Section 8 assistance prior to the disaster are re-integrated into the program (both Housing Choice Voucher and project-based Section 8 applicants), when requested by the State and funded by FEMA, administers the Disaster Housing Assistance Program (DHAP), provides access to housing counseling services, provides enforcement of the Fair Housing Act.*
- **United States Department of Agriculture (USDA):** *Provides information on available Federal Housing Units (HUD, USDA), provides letters of priority entitlement to eligible disaster survivors for placement in USDA-financed housing.*
- **United States Department of Veteran Affairs (VA):** *Upon receiving a request from FEMA for housing, the Department of Veteran Affairs will provide FEMA a list of all VA owned habitable housing units in the areas requested. These housing units may be available for use as interim housing for up to 18 months.*
- **United States Small Business Administration (SBA):** *Provides low interest loans to homeowners with the ability to repay the loan for repair or replacement of the damaged residence. Also, can provide low interest loans to owners of single and multi-family rental properties to repair or replace the residence.*

Preparedness & Planning Activities

Build disaster housing capacity by identifying available housing resources throughout the state.

- Use georgiahousingsearch.org to identify available rental resources throughout the state.
- Work with HUD, USDA, VA and FEMA to get the properties listed in their rental resource databases listed on the georgiahousingsearch.org website.

- Work with the State of Georgia Insurance Commissioner’s Office (OCI)-Manufactured Housing Section and the Georgia Manufactured Housing Association (GMHA) to get mobile home park sites identified, listed and updated on the georgiahousingsearch.org website.
- Work with the GMHA to identify, list and maintain listings of vacant pads on georgiahousingsearch.org website.
- Work with local Public Housing Authorities (PHA’s) to identify available rental resources and the applicable requirements for leasing those properties to disaster survivors.
- Work with Statewide Realtors Associations to get Multiple List Service (MLS) properties identified and listed on georgiahousingsearch.org website.
- Work with Georgia VOAD and faith-based groups to identify and maintain a current listing of available housing related resources that can be used to make damaged homes habitable, i.e. blue tarps, temporary/permanent repairs and financial assistance to those individuals who have exhausted FEMA resources.
- Work with task force leadership to determine whether to request the georgiahousingsearch.org emergency module through socialserve.com (database administrator for georgiahousingsearch.org). *The Social Serve Emergency Module is an enhanced disaster specific version of GHS that quickly identifies rental resources at an additional cost.*

Develop, train and maintain a cadre of housing specialists prepared to deploy to the disaster recovery centers to provide direct assistance to disaster survivors.

- Develop a list of DRC volunteers who are interested in serving as housing specialists in DRC’s.
- Host quarterly training sessions on the use of georgiahousingsearch.org, the FEMA Rental Resource database, the USDA rental resource database, the HUD rental resource database, the VA rental resource database, the GMHA property database, the MLS housing database and all applicable disaster housing resource programs.

Support capacity building, statewide awareness of and training for the State of Georgia’s Rental Resource Database (GHS-georgiahousingsearch.org)

- Provide georgiahousingsearch.org hand-outs and flyers to community organizations, volunteer organizations and faith based groups.
- Provide georgiahousingsearch.org training to local churches, faith-based groups, VOADs, local EMA Directors, local Red Cross Chapters, local shelter managers, area councils on aging and disability organizations that provide services to individuals with access and functional needs.

Response Activities

Provide disaster housing situational awareness for leadership and partner agencies.

The Georgia Disaster Housing Task Force provides disaster housing situational awareness through daily reports to task force leadership and key agency staff. The reports consist of data collected from: a) the Georgia Department of Community Affairs, b) the Federal Emergency Management Agency, c) the GEMA/FEMA field staff, d) the Department of Housing & Urban Development, e) the United States Department of Agriculture, f) the Georgia Manufactured Housing Association and g) the Volunteer Organizations Active in Disaster (VOAD). The report lists the cumulative number of eligible applicants for FEMA assistance, the cumulative number of eligible applicants for rental assistance, the daily totals of available housing units by impacted county and the available units in adjacent counties (if necessary).

Georgia Disaster Housing Strategy

The report highlights the counties with low rental resources and high eligible applicant need. Following are the key actions related to situational awareness:

- Develop a disaster-specific reporting for implementation immediately when disaster strikes.
- Collect, analyze and review data from field staff, including: Community Relations Teams, field coordinator reports, DCA DRC reports and volunteer organization reports.
- Collect, analyze and review data from FEMA’s IA Division reports, including cumulative registrant numbers and county-by-county specifics on applicants eligible for rental assistance, 100% touch case review summaries, etc..
- Collect and submit daily rental resource available unit counts in impacted counties.
- Identify and list manufactured housing rental resources in georgiahousingsearch.org. Provide mobile home park sites locations and vacant unit/pad counts.
- Work with locals through the Office of Insurance and Safety Fire Commissioners (OCI) to streamline and/or relax requirements for siting mobile homes/manufactured housing units on private properties in disaster impacted areas.

Figure 3.0: SAMPLE Disaster Housing Situational Awareness Report Template

Disaster Housing Situational Awareness Report Template
 Report Distribution:
 GDHIF Chairpersons, DCA POC, FEMA IA Program Manager, FEMA IA Housing Specialists, FEMA Planning Unit

Date	A	B	C	D	E	F	
No.	County	Georgiahousingsearch.org Rental Resources (As of Date)	Rental Resources Identified by FEMA (NEMIS) over the past week (As of Date)	Total Housing Resources (As of Date, we could have duplicates in some counties)	*Cumulative Applicants Eligible for Rental Housing Assistance (As of Date)	Available Housing in Neighboring Counties	Available Mobile Home Park Sites (Mobilehomevillage.net) (working on unit count)
1	Catoosa						
2	Dade						
3	Meriwether						
4	Spalding						
IMPACTED COUNTIES OF MOST CONCERN							
1	Bartow						
2	Butts						
3	Cherokee						
4	Coweta						
5	Floyd						
6	Gordon						
7	Greene						
8	Habersham						
9	Haralson						
10	Harris						
11	Heard						
12	Lamar						
13	Lumpkin						
14	Monroe						
15	Morgan						
16	Newton						
17	Pickens						
18	Polk						
19	Rabun						
20	Troup						
21	Upson						
22	Walker						
23	White						
TOTALS							
*Based on DCA Report xx/xx/xxxx & FEMA Housing Assistance Eligibility Summary As of xx/xx/xxxx Columns: A) Georgiahousingsearch.org Rental Resources Available, B) Rental Resources Identified by FEMA Reps over the Past Couple Days, C) Total Housing Resources Identified (Columns A & B together), *D) Cumulative Number of Applicants Eligible for Housing Assistance by County-To be eligible, the applicant/inspector had to answer Yes to 2 questions: 1) Do you need to relocate?, 2) Is the home uninhabitable?, E) Housing Available in Neighboring Counties, F) Mobile Home Park Sites Available in Each County.							

Disaster Recovery Center Deployment

When disaster strikes, the Department of Community Affairs calls upon its cadre of housing specialist volunteers to deploy to impacted county Disaster Recovery Centers. The DCA Staff provide access to and assistance with locating rental housing through the georgiahousingsearch.org website. Disaster survivors provide the DCA staff with their specific housing needs and the staff is able to print rental resource information that matches their specific needs. Specific actions regarding DRC Deployment include:

- Coordinate with State Operations Center on Disaster Recovery Center Logistics.
- Ensure that housing specialists have appropriate equipment to provide assistance at DRC's (including: laptops, printers, internet connectivity, etc.).
- Develop a disaster-specific DRC staffing schedule and protocol.

Disaster Housing Needs Assessment

Upon activation, the Georgia Disaster Housing Task Force conducts a needs assessment to better identify and forecast housing needs. Specific actions taken to complete the needs assessment includes:

- Collect, review and analyze population demographics
- Collect, analyze and review data from field staff, including: Community Relations Teams, field coordinator reports, DCA DRC reports and volunteer organization reports.
- Collect, analyze and review data from FEMA's IA Division reports, including cumulative registrant numbers and county-by-county specifics on applicants eligible for rental assistance, 100% touch case reviews, etc.
- Report needs assessment results to task force leadership.

Disaster Housing Recommendations

Based on the situational awareness and the needs assessment conducted through the task force, the task force coordinator will work collaboratively with FEMA housing specialists to provide recommendations for best accommodating the needs of displaced disaster survivors. Specific actions taken to provide Housing Solutions recommendations include:

- Review daily disaster housing situation reports.
- Review housing needs assessment.
- Identify potential recommendations such as:
 - increasing awareness of the State of Georgia rental resource database,
 - increasing capacity of rental resources in impacted counties,
 - purchase of additional resources through the rental resource database administrator,
 - request of a housing mission,
 - request of a mobile home mission
 - request for extensions on Individual Assistance program timelines.

Disaster Housing Resource Awareness Promotions

Through collaboration with the GEMA Public Affairs and FEMA External Affairs Departments, the GDHTF will develop and distribute promotional materials about the state rental resource locator service.

- Coordinate the development and release of GHS press releases through GEMA, FEMA External Affairs and Social Serve (GHS database administrators).

Georgia Disaster Housing Strategy

- Provide georghousingsearch.org hand-outs and flyers to community organizations, volunteer organizations and faith based groups.
- Provide georghousingsearch.org training to local churches, faith-based groups and VOADs, local EMA Directors, local American Red Cross Chapters, local shelter managers, area councils on aging and disability organizations that provide services to individuals with access and functional needs.

APPENDICES

Appendix A: Housing Resources

Appendix B: Disaster Housing Strategy Template

Appendix C: Georgia Disaster Housing Task Force Response Checklist

Appendix D: SAMPLE Georgia Housing Search Press Release Template

Appendix E: Sources

APPENDIX A

Housing Resources

Appendix A: Housing Resources

- www.georghousingsearch.org
- www.hud.gov
- www.fema.gov
- www.usda.gov
- www.gmha.com
- <http://www.gainsurance.org/>
- <http://www.allpropertymanagement.com/search/georgia-property-management-companies.html>
- www.municode.com
- www.disasterassistance.gov
- <http://www.oci.ga.gov/FireMarshal/ManufacturedHousing.aspx>
- www.fema.gov/emergency/disasterhousing/

APPENDIX B
**Disaster Housing Strategy
Template**

[Appendix B: Disaster Housing Strategy Template](#)

Cover Page Template

Insert Task Force Strategy Title

Insert Disaster Declaration Number

(DR-XXXX)

Insert the Local Government Logo (s)

1. The Cover Page:

Setup-Should have at a minimum the name of the Task Force. If a Federal Declaration has been made, include the disaster number. Ideally, it should have the local EMA seal, the State EMA seal and the FEMA seal (if applicable). Pictures that demonstrate the effects of the event can be included here if available.

2. The Housing Plan:

- I. Introduction**-Identify the type of incident, i.e. Severe Storms and Flooding, Hurricane, Earthquake, etc.. This information should be taken from the regional summary, analysis and recommendation template. The incident period should also be included for federal declarations. Identify the members of the SLDHTF, as well as all contributing agencies and organizations and/or signatories to the document.
- II. Background**- Describe factors that are pertinent to the housing mission. Pertinent facts include, but are not limited to: identifying the number of inaccessible units; demographics; special needs populations; language barriers; transportation shortages or lack thereof; and the effects on the business community or commerce.
- III. Summary of Actions Taken**- Identify steps that were taken to ascertain available housing stock and to provide housing assistance to disaster survivors. The discussion should include steps taken by all components of the SLDTHF, including the State, FEMA, other Federal Agencies, and volunteer agencies. List the available housing stock, based on the number of bedrooms.
 - a. Actions taken to identify available resources and capabilities:**
 - i. Provide a breakdown of rental resources by number of bedrooms.
 - b. Actions taken deliver housing assistance:**
 - i. List all programs/activities currently in place to assist disaster survivors, including State and VOLAG activities
 - ii. Vital statistics of assistance delivered to date from all active programs.
 - c. Actions taken to identify unmet housing needs:**
 - i. Mission Planning Team-Describe the actions that the Team has taken to identify and analyze the housing needs of the disaster.
 - ii. Pre-Placement Interviews (Pre-PPI)-Has a Pre-PPI survey been performed to identify possible needs? If yes, note when it occurred and provide the results. If no, explain why it has been done.
- IV. Current Resources and Capabilities**- Provide charts identifying the total number of housing resources available from all sources, including other Federal Agencies. They should be listed by resource, county and number of bedrooms. Additionally, if the event is catastrophic or there appears to be a great shortage of available housing stock at the current Fair Market Rent (FMR), provide information on the HUD FMR at 125% and HUD FMR at 150%.

A discussion should follow that includes the capabilities of each task force member to provide housing. Include as much detail as possible including the type and amount of housing assistance each program or activity can provide and, the types of households and the time frame in which they can provide the assistance. The discussion should also include the capability of all available housing programs, including FEMA, State, OFA's and VOLAGs.

FMR

County	1-Br Unit	2-Br Unit	3-Br Unit	Total Units
Totals				

125% FMR

County	1-Br Unit	2-Br Unit	3-Br Unit	Total Units
Totals				

150% FMR

County	1-Br Unit	2-Br Unit	3-Br Unit	Total Units
Totals				

V. Needs Analysis

- a. Current Needs: How many households have a verified housing need to date? This discussion should include, but not be limited to: the number of registrants; the number of destroyed homes versus the number determined eligible for housing assistance; and the number of P4s (from the Pre-PPI survey).
- b. Projected Total Need: How many households are projected to have an interim housing need once all FEMA intake and eligibility processes have completed? This section should begin with logic used to calculate the projected total need from the current need.
- c. Projected Unmet Need: Estimate the number of households that will have unmet disaster-related housing needs if federal Individual Assistance programs are not activated.

VI. Analysis of Options

- a. Identify any additional programs or resources which can be activated to meet any projected unmet needs. Evaluate the suitability of these options, based on the unmet housing needs of the disaster. The evaluation discussion should take into account cost effectiveness and speed of delivery. The analysis should include discussion of various federal, state and local housing programs that may be options. Examples may include HUD, USDA-Rural Housing Assistance, or Veteran Affairs Housing. The National Disaster Housing Strategy, Annex 1 and the Catalog of Federal Domestic Assistance are excellent resources that provide information regarding the various federal disaster programs that may be available.

VII. Recommendations

- a. Clearly list each recommendation separately, including the justification of the recommendation. If a direct housing mission is recommended, the recommendation should include a justification of explaining why preceding forms of assistance are infeasible. The recommendations should also include any special requests that the

State may have regarding the THUs i.e., “The State does not want Travel Trailers deployed within its borders, “or” “Green County does not want any THUs within its jurisdiction; however, the rest of the State is allowing THUs.”

3. **Signatures:** The Plan should be signed by the FCO and the SCO once the SLDHTF has concurred and the FCO has approved.

APPENDIX C
**Georgia Disaster Housing Task
Force Disaster Response
Checklist**

Appendix C: Georgia Disaster Housing Task Force Disaster Response Checklist

Georgia Disaster Housing Task Force Disaster Response Checklist							
No.	Task	Responsible Partners	Estimated Date/ Time of Completion	Complete	On-going	Incomplete	Special Considerations, Resources to Complete Task
	Distribute initial situation summary to task force email list.	GEMA (SOC Chief) GEMA (TF Coordinator)					
	Request that TF Chairperson/Coordinator (or designee) be added to the FEMA Reports Distribution list, including: FEMA PDA Reports, FEMA Community Relations Teams, GA VOAD, FEMA IA Registrations, FEMA IA Rental Assistance Eligibility, DCA DRC SITREPs.	GEMA (TF Chairperson) FEMA (IA Branch Chief)					
	Conduct initial conference call to brief partners.	GEMA (TF Chairperson)					
	Develop and disseminate a conference call/meeting schedule if the disaster specifics dictate a need.	GEMA (TF Coordinator)					
	Officially activate the GDHTF.	GEMA (TF Chairperson) DCA (Emergency Coordinator)					
	Deploy staff to the JFO as the disaster dictates the need.	GEMA (TF Chairperson) GEMA (DRC Coordinator)					
	Provide DCA with accurate, timely DRC logistics updates, including: opening dates, operating hours, equipment requirements and capabilities.	GEMA (SOC Chief) FEMA (IA Branch Director)					
	Develop a DCA DRC staffing plan and strategy.	DCA (Primary Emergency Coordinator)					
	Provide county shelter population numbers.	ARC (Emergency Coordinator)					
	Review and monitor shelter population numbers to determine potential housing needs.	DHS (ESF #6 Coordinator) GEMA (TF Chairperson)					
	Review and analyze impacted county economic profile and demographics to determine potential housing needs.	DCA (Emergency Coordinator) FEMA (Housing Specialists)					
	Develop a disaster housing situational awareness report submittal schedule and distribute to appropriate partners.	GEMA (TF Coordinator) GEMA (TF Chairperson)					
	Conduct a meeting with HTF leadership/housing specialists to determine initial disaster housing strategy.	DCA (Emergency Coordinator) FEMA (Housing Specialists)					
	Identify best strategies for quickly increasing knowledge of housing capacity in impacted counties through coordination with Social Serve.	DCA (GHS Program Manager) GEMA (External Affairs)					
	Ensure timely distribution of DCA/GEMA/FEMA External Affairs press releases for GHS. Disseminate FEMA Registrant Numbers to appropriate partners as the numbers are requested and the Privacy Act allows.	DCA (GHS Program Manager) FEMA (Housing Specialists)					
	Disseminate available rental resource numbers to the appropriate partners (based on georgiahousingsearch.org).	DCA (GHS Program Manager) GEMA (TF Coordinator)					
	Coordinate the development, approval and implementation of the disaster housing strategy.	FEMA (Housing Specialists) GEMA (TF Coordinator) DCA (Emergency Coordinator)					
	Engage FEMA ESF #14 Long-Term Community Recovery to participate in coordination and planning efforts.	GEMA (TF Chairperson) DCA (Emergency Coordinator)					
	Engage specialized organizations and agencies not part of the core disaster housing planning committee as the need arises.	GEMA (TF Coordinator) FEMA (IA Branch Chief)					
	Notify all participating DCA Office of Affordable Housing (OAO) projects to go to www.georgiahousingsearch.org (GHS) and update their available rental unit listings in the impacted counties and in surrounding counties; and to identify any units that have been damaged by the disaster.	DCA (Emergency Coordinator)					
	Work with Social Serve to send out e-blasts to Landlords in GHS to update and identify available housing stock in impacted counties and in surrounding counties	DCA (GHS Program Manager)					
	Work with the SOC assisting GEMA with GIS and mapping solutions.	DCA (GIS Coordinator)					

APPENDIX D
SAMPLE Georgia Housing
Search Press Release Template

Appendix D: SAMPLE Georgia Housing Search Press Release Template

WEBSITE CAN HELP DISPLACED GEORGIANS FIND RENTAL HOUSING

Property Owners Urged to List Rentals On-line to Help Disaster Survivors

ATLANTA – To help people displaced by the recent tornadoes find rental housing, the Georgia Emergency Management Agency (GEMA) and the Georgia Department of Community Affairs (DCA) are encouraging displaced survivors to use www.GeorgiaHousingSearch.org. This easy-to-use website allows users to search available rentals by location, price range and description, such as number of bedrooms and bathrooms.

“In the aftermath of the recent tornadoes, Georgians can use this valuable tool to rebuild their lives and find temporary housing,” said GEMA Director Charley English.

Property owners in Georgia who have an apartment or house for rent also can list their available properties on the site at no cost. Information needed includes the city, county or ZIP code, price range for rent, and the number of bedrooms and bathrooms.

Storm survivors in Bartow, Catoosa, Cherokee, Coweta, Dade, Greene, Habersham, Harris, Heard, Floyd, Gordon, Lamar, Lumpkin, Meriwether, Monroe, Morgan, Newton, Pickens, Polk, Rabun, Spalding, Troup, Upson, Walker and White counties may be eligible for federal disaster assistance. Assistance from the Federal Emergency Management Agency (FEMA) may include financial help to rent a place to live while they repair their home or find more permanent housing.

“We ask that people register with FEMA as soon as possible,” said Federal Coordinating Officer Gracia B. Szczech. “The process takes 15 to 30 minutes and is an important step on the road to recovery. Don’t wait to register.”

FEMA offers several registration options:

- Register online at www.DisasterAssistance.gov; or,
- Call 800-621-FEMA (3362). Those with hearing or speech impairment can use TTY 800-462-7585. Operators speak many languages, and the lines are open 7 a.m. to 10 p.m.; or,
- Connect through a Web-enabled mobile devices or smartphone at m.fema.gov.

To be eligible for FEMA assistance as a result of the April 27-28 storms and tornadoes, applicants must have disaster-related damages not covered by insurance. Residents affected by the disaster should contact their insurance providers before registering with FEMA.

FEMA’s mission is to support our citizens and first responders to ensure that as a nation we work together to build, sustain, and improve our capability to prepare for, protect against, respond to, recover from, and mitigate all hazards.

Disaster recovery assistance is available without regard to race, color, religion, nationality, sex, age, disability, English proficiency or economic status. If you or someone you know has been discriminated against, call FEMA toll-free at 800-621-FEMA (3362). For TTY call 800-462-7585.

FEMA’s temporary housing assistance and grants for public transportation expenses, medical and dental expenses, and funeral and burial expenses do not require individuals to apply for an SBA loan. However, applicants who receive SBA loan applications must submit them to SBA loan officers to be eligible for assistance that covers personal property, vehicle repair or replacement, and moving and storage expenses.

APPENDIX E

Document Sources

Appendix E: Sources

www.georgiahousingsearch.org
<http://www.dca.ga.gov/housing/specialneeds/programs/HPRP.asp>
<http://www.gavoad.us/>
http://portal.hud.gov/app_nhls/
<http://www.hud.gov/offices/pih/pha/contacts/>
<https://asd.fema.gov/inter/hportal/home.htm>
http://www.resales.usda.gov/sfhdirect/propertyco.cfm?StateAbbreviation=GA&mapname=GA_S
<http://www.dhs.gov/dhspublic/index.jsp>
<http://www.hud.gov/news/dhap.cfm>
<http://www.hud.gov/ll/code/llplcrit.html>
<http://www.hud.gov/offices/hsg/sfh/203k/203kmenu.cfm>
<http://www.hud.gov/offices/hsg/sfh/nsc/fcmorat.cfm>
<http://www.rurdev.usda.gov/rhs/>
<http://offices.sc.egov.usda.gov/locator/app>
<http://www.sba.gov/services/disasterassistance/homeownersrenters/homeandper...>
www.disasterassistance.gov
http://www.hud.gov/info/disasterresources_dev.cfm
<http://www.rurdev.usda.gov/rd/disasters/disassistance.html>
http://www.fema.gov/pdf/about/divisions/npd/CPG_101_V2.pdf
<http://www.fema.gov/library/viewRecord.do?id=4412>
www.llis.dhs.gov