



Los Angeles Housing Department
LAHD

**Los Angeles/Long Beach/
Riverside**

RCPGP Region

**Short Term/Interim
Housing Options Report**

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

July 30, 2012



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.

This document was prepared under a grant from FEMA's Grant Programs Directorate, U.S. Department of Homeland Security. Points of view or opinions expressed in this document are those of the authors and do not necessarily represent the official position or policies of FEMA's Grant Programs Directorate or the U.S. Department of Homeland Security.

SHORT-TERM/INTERIM HOUSING OPTIONS RESEARCH REPORT
REGIONAL DISASTER HOUSING PLANNING PROJECT

This page intentionally left blank.

Table of Contents

Los Angeles/Long Beach/ Riverside	i
RCPGP Region.....	i
Short Term/Interim Housing Options Report	i
Introduction, Findings, and Recommendations.....	1
Introduction.....	1
Approach and Methodology	2
Research Findings.....	4
Planning Recommendations.....	5
Background and Analysis	7
Local Government Role in Disaster Housing	7
Planning Assumptions	9
Short-Term/Interim Housing Resources	11
People with Disabilities and Others with Access and Functional Needs.....	23
Populations in Group Quarters and Homeless Populations	24
Post Disaster Decision-Making Authority and Organizational Structure.....	25
Conclusion.....	27
References for Potential Resources and Inventory of Short-Term/Interim Housing Options	29
Disaster Housing Plan Sample Resources and Web Links	29
Listing of Temporary Housing Sites	32

This page intentionally left blank.

INTRODUCTION, FINDINGS, AND RECOMMENDATIONS

Introduction

The purpose of this report, a companion to the Disaster Housing Planning Guide (DHPG), is to provide jurisdictions within the five county region which includes Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties with guidance in connection with their planning efforts for short-term/interim housing needs immediately following a catastrophic disaster.

The objectives of this report are to accomplish the following:

1. Identify options for short-term/interim housing.
2. Recommend specific venues or organizations to be contacted in an effort to develop more detailed information.
3. Classify the types of sites that may be used for short-term/interim housing and assess the characteristics of each classification as it relates to suitability.
4. Identify examples of locations that can potentially be used as short-term/interim housing communities.
5. Provide information to support the DHPG mission.

This report contains summary findings of short-term/interim housing options; planning assumptions and situational awareness; resources for planners and considerations for the types of housing. This list is not exhaustive, but should serve as a starting point and resource. The concepts discussed here will be contextualized in the Disaster Housing Planning Guide which will focus on coordination requirements and general steps and procedures.

Disaster housing is part of the recovery mission, and plays an integrated role with pursuing the success of residents remaining in their neighborhoods, businesses having a workforce to draw from, cities and counties maintaining their tax bases, communities rebuilding and becoming more resilient, and schools having a population of children to teach and educate. These things will not occur if the survivors of the next major disaster leave the area for an extended period of time.

Immediately after a disaster occurs, emergency shelters are opened, and combined with other non-traditional approaches; the immediate shelter needs of the affected population are accounted for. However, when discussing a catastrophe, using the scenario of the Southern California Catastrophic Earthquake project, there is the potential for over half a million people to be displaced from their homes and in need of shelter. Those impacted will be emotionally fragile from being displaced from their homes, and cautious about any structure given the potential for aftershocks.

There is not permanent, long-term housing for half a million people sitting vacant. While some can be accommodated in existing residences, it will take time to identify locations to repair and rebuild; demolish destroyed structures; gain permitting and inspections; transport sufficient building materials; construct new houses and move residents in. The importance of preparing for and identifying short-term/interim housing options is fundamental to the success of recovery and to maintaining the community.

The purpose of short-term/interim housing is to fill the housing needs of people who are displaced from their homes due to a disaster. Short-term/interim housing options should be considered during the period following emergency sheltering while efforts are being made to make permanent housing available through repair and rehabilitation of existing housing and construction of new housing.

The phases of disaster housing recovery (emergency shelter, short-term/interim housing, and permanent housing) are described below.

Emergency Shelter

Emergency shelters are designed to meet the immediate needs of individuals displaced by disasters. Emergency shelters are typically located in public buildings (e.g., schools, community centers). Frequently operated by the American Red Cross, emergency shelters provide shelter until displaced individuals can return to their homes or find other short-term/interim or permanent housing resources.

Short-Term/Interim Housing

Interim housing (sometimes referred to as “intermediate” or short-term housing) is designed to bridge the gap between the time displaced people leave emergency shelters and find permanent housing, usually for a period of no more than two years following a disaster. Short-term/interim housing may consist of existing rental housing, motels/hotels, or manufactured housing. Travel trailers, motor homes, and other types of manufactured housing provided under the auspices of the Federal Emergency Management Agency’s (FEMA) temporary housing missions are included within this phase. Short-term/interim housing may be located in individual units, small clusters, or in short-term/interim housing communities. Short-term/interim housing communities typically consist of 20 or more units that are outfitted with utilities and some community amenities.

Permanent Housing

Permanent housing consists of undamaged units, repaired/rehabilitated units, and newly constructed units.

Approach and Methodology

The research team who worked to compile this report included subject matter experts (SMEs) with broad experience in the areas of housing, emergency management, and other related disciplines. The team also included an individual with extensive experience in negotiating emergency response memorandums of understanding (MOUs) with public and private entities in the five county region as well as a specialist on people with

disabilities and others with access and functional needs. Research activities included the following:

- Extensive research of existing literature, including reports published by the Department of Housing and Urban Development (HUD), FEMA, and the Urban Land Institute.
- Interviews with organizations that represent potential short-term/interim housing venues.
- Creating an inventory of potential short-term/interim housing sites in the five county region.

Initial research identified a series of short-term/interim housing options ranging from informal arrangements made by individuals to the establishment of short-term/interim housing communities composed of recreational vehicles (RVs), travel trailers, and other forms of temporary manufactured housing. Other options that were examined include mobile home parks, commercial RV parks, and hotels/motels. To further assess the viability of these options, a series of interviews was conducted with owners/operators of such sites and with housing and building industry representatives. Interviews were structured in such a way to gain optimal insight into potential capacities of various types of short-term/interim housing options, illuminate the barriers or opportunities associated with particular options, and gauge the willingness of owners/operators to make facilities available to displaced families and individuals.

An inventory of various short-term/interim housing options in the five county region is included in the References for Potential Resources and Inventory of Short-Term/Interim Housing Options section of this document. Also included is a list of resources that jurisdictions can use to locate options such as mobile home parks in their individual communities.

The research team attempted to reach out to the types of entities listed below, but found that it was difficult to get organizations to agree to participate in interviews. In some instances, organizations indicated that they had already committed their facilities to be used by the State in the event of a large-scale disaster, while other entities were advised by their legal departments not to share any information relating to their facilities; others were unresponsive to our requests. The types of entities that were targeted as interview participants include the following:

- Publicly owned sports venues or convention center-type venues
- Privately owned sports or event venues
- Large mobile home parks
- Parks and Recreation departments
- Private campground operator
- California State Parks
- Apartment owner associations

- Visitors and convention bureau
- Hotel/motel operator or commercial dwelling trade association

The factors that were considered when assessing potential locations for short-term/interim housing included the following:

- *Suitability* relates to the specific physical, environmental, and geographic characteristics of the specific site. Factors such as access to public transportation, condition of pavement, availability of utilities, and proximity to basic needs (e.g., grocery stores, pharmacies, general health needs, and employment) determine suitability. Suitability may also be defined by surrounding land uses and other community issues. In addition, short-term/interim housing should be located as close as possible to the areas where housing has been damaged or destroyed so that displaced people occupying short-term/interim housing can maintain social and support networks and services that they used prior to the disaster.
- *Availability* relates to whether the site is available for use. Factors determining availability for publicly and privately owned sites include the following:
 - Whether the site is occupied at the time of need.
 - The ability to reschedule planned events and other economic consequences.
 - Whether the site has been damaged or is made unusable due to damage to transportation or utility infrastructure.
 - Whether the site or part of the site is temporarily unavailable due to maintenance or construction.

In this report, potential short-term/interim housing options are grouped according to type. Some types, such as sports venues, parks, and community facilities, are relatively permanent and can be inventoried in advance. Other types of options, such as rental housing, mobile home parks, and commercial campgrounds may not be available for various reasons, even though their locations may be known in advance. Other potential options, such as vacant “big box” stores and vacant car dealership locations may change from day to day. Suitability and availability factors are subject to wide variations that may or may not pertain to a specific disaster event, the nature and extent of the disaster, and the locations and numbers of displaced households.

Research Findings

Our research resulted in the following findings:

1. While it is important to inventory and assess potential sites in advance, and to update the information regularly, the final decision to use one or more specific sites for disaster housing must be made by the appropriate authorities in real time, based on conditions prevailing at the time of the disaster.
2. Priority should be given to local government-owned venues for the location of short-term/interim housing communities (i.e., travel trailers, RVs, FEMA units) since the

- authority rests with local government. State, Federal, and tribal locations may also be available but will require approval from the owning agency.
3. Airports, military bases, National Guard armories, and similar locations owned by State and Federal government agencies may be dedicated to other post-disaster uses and should not be relied upon as sites for short-term/interim housing.
 4. Owners/operators of potential short-term/interim housing sites are unlikely to commit their facilities or locations in advance because of the uncertainty of the time, location, and nature of the potential need. However, all potential locations should be identified, contact information should be documented, and relationships should be developed with owners/managers, and contact made on a regular basis (e.g., annually) to update the information.
 5. Estimating the capacity of individual sites is problematic. Depending on the circumstances, only a portion of a potential site may be available for use at any particular time.
 6. Following a catastrophic disaster, decisions relating to the use of large regional facilities, such as the Fairplex (home of the Los Angeles County Fairgrounds) or the Orange County Great Park, will be made by the applicable county government rather than by individual jurisdictions.
 7. Of particular concern is the availability and capacity of potential sites for temporary communities. While informal arrangements with hotels/motels, mobile home parks, and existing rental units can contribute significantly to filling the need for short-term/interim housing, observations that have been made during previous disasters indicate that short-term/interim housing communities that are established by FEMA—in collaboration with local governments—will play a critical role in filling the need for short-term/interim housing, particularly if the existing rental housing and motel/hotel infrastructure has sustained severe damage in many parts of the region. Therefore, the majority of interviews were targeted at owners/operators of potential short-term/interim housing sites.

Planning Recommendations

As each city within the five county region begins planning for short-term/interim housing in its respective jurisdiction, the following should be considered as part of the planning process:

1. Develop inventories and collect contact information for potential locations for large-scale short-term/interim housing communities. Also, develop MOUs or other agreements with owners/operators when possible¹. These agreements should be shared with the local emergency management agency to coordinate the inventories with other government agencies and proactively identify duplicative uses of sites so that they can be deconflicted.

¹ Cal EMA provides the following template for MOUs with private sector representatives.
<http://www.oes.ca.gov/InfrastructureProtection/Documents/MOU%20template.pdf> .

2. Local jurisdictions should be encouraged to take inventory of other potential short-term/interim housing resources in their communities, including but not limited to rental housing, mobile home and RV parks, sports venues, and hotels/motels. While owners/operators may be reluctant to enter into MOUs or other agreements in advance, contact information should be documented and relationships should be developed with owners/operators. Contact should be made to annually update the information.
3. Local jurisdictions should be encouraged to explicitly address and plan for short-term/interim housing for people with disabilities and others with access and functional needs prior to a disaster.
4. Local disaster housing plans should include information about existing rental clearinghouses where owners/operators of rental units (e.g., apartments, homeowners, and mobile home parks) can list available units for prospective tenants and households displaced by a disaster, such as resources operated by HUD or socialserve.com, as well as procedures for using and providing local rental housing clearinghouse information to the public.

BACKGROUND AND ANALYSIS

Local Government Role in Disaster Housing

After a disaster, one of the most basic foundations of community recovery is the timely provision of short-term/interim housing and rapid repair and reconstruction of permanent housing that meets the needs of residents of varying income levels. At the same time, the success of housing recovery efforts depends on other aspects of post-disaster redevelopment, such as infrastructure restoration, debris removal, job recovery, the provision of social services, and building and land use permitting processes.

Displaced households come in all types and sizes, each with different housing needs (e.g., renters, homeowners, singles, and couples with or without children, extended, multigenerational families, seniors, and people with disabilities and others with access and functional needs). The displaced population may also include residents of institutional housing facilities (e.g., correctional facilities, mental health institutions, and assisted living facilities) and the homeless population. An important goal should be to keep the family or household intact. Therefore, short-term/interim disaster housing strategies should include a range of housing types, from single room occupancy (SRO) to units containing three or four bedrooms, as well as modular options that can be combined or broken down as necessary.

No single organization is in charge of disaster housing. For example, the American Red Cross provides assistance to victims seeking short-term/interim housing following a disaster. FEMA provides assistance through a system of rental housing payment assistance vouchers, manufactured housing (e.g., trailers and mobile homes), and grants for the structural stabilization of housing in post-disaster mitigation efforts. HUD provides funding and support to state and local government housing agencies to assist displaced individuals and families. FEMA also provides short-term/interim financial assistance to people who have lost their homes. Financial assistance may also be available from the Small Business Administration (SBA) in certain cases. The U.S. Army Corps of Engineers (USACE) may also provide assistance in restoring infrastructure, thus supporting housing recovery efforts.

Successful implementation of disaster housing recovery strategies requires collaboration between local, tribal, State, and Federal governments and non-governmental agencies such as the American Red Cross, secular and faith-based nonprofit organizations, and the private sector (e.g., builders, home repair services, and financial institutions). Since all disasters are local, it is imperative that local governments prepare recovery plans and strategies that will guide the rebuilding and repair of the local community. It is important that local governments develop realistic disaster housing plans that are tailored to address unique local conditions and maximize local resources to keep residents in the community.

The specific roles that local jurisdictions will assume vary according to the circumstances of the disaster, the resources available to the community, and the extent to which the local government is prepared.

Typical local government roles include but are not limited to the following:

- Provision of emergency sheltering, usually in coordination with social service agencies such as the American Red Cross. Emergency sheltering provides for the immediate sheltering needs of individuals and families displaced by the disaster. Emergency sheltering sites are usually located in public facilities such as community centers, sports venues, and other similar sites. Local governments provide public facilities, law enforcement, traffic control, and other support services. Some localities may have developed mass care and shelter plans that define the assistance they will provide in emergency sheltering.
- Local governments play a key role in identifying suitable locations for short-term/interim housing and in making such locations available and useable. Local government support may include a temporary waiver or modification of some local codes and ordinances for the duration of the emergency. For example, an otherwise desirable location may not be zoned for residential use without a temporary waiver of zoning restrictions. Also, the development of a short-term/interim housing site may require extensions of utilities and/or infrastructure or the expeditious granting of required permits. Local governments conduct and/or coordinate housing inspections. Inspections determine the habitability and safety of damaged structures, as well as the safety and suitability of short-term/interim housing. Local building inspectors ensure that repairs and new construction meet all local codes and determine when repaired/rehabilitated housing units are safe for occupancy. Local governments can use private-sector resources or mutual aid to add surge capacity for inspections, and related functions such as plan checking.
- Local governments are largely responsible for the data collection effort necessary to effectuate Congressional funding of short-term/interim disaster recovery actions. Gathering data relating to the extent of damage to various forms of housing is of critical importance to the locality to ensure that FEMA, SBA, and Community Development Block Grant (CDBG) disaster recovery funds are sufficient to meet local needs. Local governments can potentially coordinate with insurance carriers to conduct damage assessments in the community.
- Disasters frequently result in large quantities of debris from downed trees, power lines, and damaged structures. Debris removal must be completed before utilities can be restored and repairs initiated. There may also be concerns about toxic materials (e.g., asbestos and lead-based paint hazards) that may need to be addressed as part of the removal and storage of the debris. Typically, local governments cannot perform such services on private property; for example, after the 1994 Northridge earthquake, many Los Angeles homeowners piled bricks from destroyed unreinforced masonry chimneys in the streets for removal by the city. Consideration should be given to waiving such restrictions, if necessary, to ensure the overall health and welfare of the community.

- In order to transition families out of shelters and into short-term/interim housing as quickly as possible, it may be necessary to temporarily waive or modify local ordinances and regulations. This is the responsibility of local government—to balance the need to maintain public safety and health with the need to expeditiously support the provision of short-term/interim housing. For example, some regulations that would normally prevent residents of single-family dwellings or small multi-family properties from camping out in tents or living in mobile homes on their property might be temporarily lifted or on-street or off-street parking requirements might be waived, so that the driveways and curb space may be used for short-term/interim housing.
- After a disaster, information centers (local assistance centers and/or disaster recovery centers) provide one-stop locations where displaced individuals and families can receive information and access emergency financial aid, social services, and other services to facilitate the return to normal life. Local governments frequently host information centers to assist Federal and State governments, nonprofit service providers, and private-sector outreach efforts to the affected population.
- Perhaps most importantly, local governments provide on-the-ground information and intelligence to governmental, nonprofit, and private-sector organizations responding to disasters.

Another critical role for local government is the implementation of pre-disaster mitigation measures to reduce the extent of damage to the housing stock. Local governments should review their local hazard mitigation plans—or prepare such a plan if one is not already in place—to ensure that these plans address housing mitigation. Mitigation measures may include the development and enforcement of new building and zoning codes; development and enforcement of retrofit ordinances; and outreach programs to encourage homeowners and rental property owners to inspect and upgrade their properties in an effort to protect against earthquake, wind, water, and fire damage.

Local governments should also review codes and regulations and revise as necessary to prevent or mitigate damage to private structures. For example, many jurisdictions do not require automatic gas shut-off valves, foundation bolting, or may not have/enforce brush clearance perimeters around structures to reduce wildfire threats.

Planning Assumptions

The five county region faces many threats of disaster, both human-caused and natural. Floods and wildfires are frequent occurrences. Coastal areas face the potential of inundation from tsunamis. The threat of a terrorist attack or accidental disaster is ever-present. Perhaps the most catastrophic disaster the region faces is a major earthquake on one or more of the many faults that traverse the area. A devastating earthquake would destroy or seriously damage tens—or even hundreds—of thousands of housing units. In the City of Los Angeles alone, more than 300,000 housing units were damaged by the Northridge earthquake (6.7 magnitude), 65,000 were destroyed or seriously damaged, of which 19,000 were ‘red-tagged’ unsafe to enter. Of the housing units that were red-

tagged, 17,000 were apartments or condominiums and 2,000 were single-family dwellings².

The 2008 Great Southern California ShakeOut scenario, a statewide earthquake simulation, estimated the effects that a magnitude 7.8 earthquake on the southernmost segment of the San Andreas Fault would have on the eight-county affected area (Kern, Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego, and Ventura counties). It was estimated that 300,000 buildings (1 in 16) would suffer significant damage and that 542,000 individuals would be displaced from their places of residence. It is estimated that 400,000 individuals were displaced from New Orleans after Hurricane Katrina³. Assuming that the average household contains about 3 people, there is the potential that more than 180,000 households will require new housing. This is more than nine times the amount from the 1994 Northridge earthquake in the City of Los Angeles; other jurisdictions also suffered substantial housing loss. The anticipated damage dwarfs anything that has been experienced and the consequences compared to Hurricane Katrina, for which there was advance warning, have to be considered.

Those displaced, if evacuated out of their communities for an extended period of time have been shown less likely to return, the longer they are gone. After a year of being away the likelihood of returning plummets. It is paramount to the recovery of the local community and economy, that residents have viable options for not only working locally, but also having local short-term/interim housing.

While a 7.8 magnitude event on the San Andreas Fault may represent the worst case scenario, the probability of a lesser-magnitude but very destructive earthquake is quite high. According to the 2007 Working Group on California Earthquake Probabilities, California has a 99.7 percent chance of having an earthquake with a magnitude of 6.7 or greater during the next 30 years. The probability of an earthquake of this magnitude on the southern segment of the San Andreas Fault in the next 30 years is 59 percent. The likelihood of an even more powerful quake (one with a magnitude of 7.5 or greater) in the next 30 years is 46 percent. Such a quake is more likely to occur in the southern half of the State (37 percent chance in 30 years) than in the northern half (15 percent chance in 30 years). The probability that an earthquake with a magnitude of 6.7 or greater will affect the five county region during the next 30 years is 67 percent.

Systematic planning for disaster housing recovery should be based on clear assumptions. The illustrative assumptions set forth in Table 1 should be considered by local governments when preparing disaster housing plans and modifying or augmenting plans, as appropriate and applicable to local conditions.

² Rebuilding Communities: Recovering from the Northridge Earthquake, January 17, 1994, the First 365 Days, Los Angeles Housing Department, 1995

³ http://www.census.gov/hhes/www/hlthins/publications/HK_Movers-FINAL.pdf

Table 1: Sample Planning Assumptions

Sample Planning Assumptions
A large-scale disaster has occurred.
Many housing units are rendered uninhabitable due to damage.
Transportation systems are impaired due to damage, debris, and downed power lines and trees.
A local, tribal, State, and/or Federal disaster or emergency has been declared.
Substantial outside aid will be forthcoming; however, local jurisdictions may be “on their own” for up to 72 hours.
Only approximately 12 percent of homeowners currently carry earthquake insurance policies ⁴ .
A very small portion of total losses will be covered by insurance.
More than half of housing losses suffered in an earthquake will likely be in multi-story buildings or soft-story buildings (typically, apartment buildings) especially those with ‘tuck-under parking’.
Some potential short-term/interim housing options such as hotels, motels, and rental units will be damaged, destroyed, or otherwise unavailable.
FEMA will deploy manufactured housing units as a last resort to sites identified as suitable by local governments for use as short-term/interim housing.

Short-Term/Interim Housing Resources

This section lists and describes resources that may be of assistance in connection with the provision of short-term/interim housing for people displaced by a disaster. While this list is representative, each local jurisdiction should create an inventory of resources that may potentially be available within its jurisdiction and neighboring jurisdictions, and update this list as applicable.

The housing resources described below are prioritized into the following four major categories:

- Informal arrangements
- Existing rental units (including mobile home parks)
- Hotels/motels
- Manufactured housing temporary communities

Existing vacant rental units are immediately available and are inherently suitable for extended occupancy. Hotel/motel units also may be available for immediate occupancy, depending upon the location (proximity to the impact area) and condition. The utility of existing rental units also depends upon the financial capacity of displaced households to pay market rents (which may be elevated following a disaster) and/or the availability of

⁴ <http://www.iinc.org/pages/The%20Earthquake%20Page>

financial assistance from insurance proceeds, non-governmental organization (NGO) vouchers (e.g., Red Cross), or FEMA temporary housing vouchers.

Manufactured housing resources may also be available but the ability to employ such resources may depend upon finding suitable sites and must be delivered and prepared for occupancy before being used. Table 4, at the end of this section, describes the pros and cons of each option.

Informal Arrangements

Informal arrangements that displaced people might make include staying at permanent homes of family or friends; temporary housing arranged by cultural, ethnic, or faith-based organizations; and “camping out” in the yards or driveways of their damaged homes. Informal arrangements are generally self-initiated and require little or no intervention or assistance from local governments, with the exception that local regulations prohibiting certain arrangements, such as limits on number of residents in a building, may need to be temporarily lifted. Additionally, the impact on critical infrastructure should be considered, whether the existing systems have been damaged and can handle the increased use. Guidance for those choosing to camp out should be issued for safety and environmental reasons. This should include what is and is not permitted, (e.g., open flames, trash disposal and removal) and how to deal with waste. Government support may be required in non-traditional means, such as providing portable toilets to manage the effects on the sewer system.

Displaced people who have financial means may also relocate to available rental units or hotel/motel units while awaiting repair/reconstruction of their damaged homes or the availability of newly constructed units.

Existing Rental Housing

Rental units are available within or in close proximity to nearly every local jurisdiction in the five county region. Most vacant units are available for immediate occupancy. However, observations made during recent disasters indicate that owners/landlords may protect their income by relocating tenants from damaged units to other units that are owned or managed by the same landlord, thus reducing the available supply to the public in general.

Rental housing units include apartment complexes, smaller configurations such as duplexes and buildings with four–eight units, garage apartments which are often illegally built and unsafe, individual rooms, and single-family homes. Mobile home parks may also have available rental units or pads that can be used to site motor homes or travel trailers.

The number of vacant rental units varies with economic conditions and geographic location. Additionally, in a major disaster, many rental units may also suffer damage, which will add to the number of displaced people who will be seeking housing, thereby reducing the number of units available for occupancy. However, the data presented below provides a baseline for planning purposes.

Table 2 summarizes rental housing data for the five county region. However, it should be noted that not all “vacant” units may be habitable due to needed repairs or code violations.

Table 2: Renter Households, Rental Units

County	Total Housing Units	Renter Households	Vacant Units: For Rent	Vacant Units: Rented, Not Occupied
Los Angeles	3,445,076	1,696,455	104,960	4,994
Orange	1,048,907	404,468	25,254	1,327
Riverside	800,707	224,048	23,547	1,107
San Bernardino	699,637	228,045	21,892	1,096
Ventura	281,695	92,752	4,664	324

Source: 2010 U.S. Census and Southern California Association of Governments (SCAG)

Planners should consult with the State of California and HUD on enforcing fair market rental rates to the extent legally allowed. HUD maintains a fair market rent system that develops geographically-specific averages and guidance that can supplement existing local and State data⁵.

In addition, emergency planners should coordinate with building inspectors on the approach to dealing with multi-unit housing. It could be that one or more of the units in a damaged building could be inspected and deemed habitable, while others are not. Clearly making this designation and communicating to the residents of the unit is an important step in lessening the impact on the market.

Hotels and Motels

Hotels and motels are market rate resources that may be used as short-term/interim housing but are as prone to damage as other structures in an impact area. Availability may be affected by damage to infrastructure, and prices may be raised due to increased demand. Hotels and motels are well suited for use as housing for aid workers and families who can afford them. In a federally declared disaster, FEMA (and some NGOs) may supply vouchers to displaced families to pay for hotel/motel housing; however, not all hotel/motel operators will accept vouchers and most limit the number of housing vouchers they will accept.

Hotels and motels also will likely encounter dates and times of the year where rooms have already been reserved and promised to other customers. This happened after Hurricane Katrina when evacuees were forced out of some hotels due to existing reservations by other patrons. While unfortunate, this is an issue to consider, especially in

⁵ <http://www.huduser.org/portal/datasets/fmr.html>

Southern California, which has a high number of tourists who contribute to the local economy.

Many displaced people with financial means will self-relocate to hotels and motels on a short-term basis. For those requiring financial assistance, hotels and motels may provide a short-term alternative in those cases where housing units require minimal repair or until rental units or manufactured housing become available. Table 3 provides a baseline for planning purposes.

Table 3: Hotels and Motels in Major Southern California Markets

Occupancy and Rooms- YTD December 2011			
Market Area	Occupancy (%)	Number of Properties	Number of Rooms
Anaheim-Santa Ana	70.9	428	53,638
Los Angeles-Long Beach	71.1	984	97,918
Riverside-San Bernardino	55.9	500	41,981
Total	67.7	1,912	1,912
California Average	66.5	5,483	498,839
U.S. Average	60.1	50,840	4,806,101

Source: 2010 U.S. Census and California Tourism Industry

Note: These properties include luxury, upscale, mid-price, economy, and budget price.

Note: These figures reflect only properties within the contiguous portions of Los Angeles, Orange, San Bernardino, Riverside, and Ventura Counties, and are highlighted in the Major Markets found within the counties.

Manufactured Housing Temporary Communities

In the aftermath of major, federally declared disasters, FEMA may assist in the provision of manufactured housing, the units of which are typically grouped together in temporary communities. FEMA and other external agencies may provide the physical housing units and other support; however local governments will be responsible for identifying suitable locations for the housing units. Other support services that local governments may be called upon to provide include law enforcement, fire protection, and other services to ensure that temporary communities are safe, secure, environmentally sensitive, and compatible with the local permanent community. Housing units supplied by FEMA will typically take the form of manufactured housing.

Manufactured housing includes mobile homes, RVs, and units specifically designed to provide intermediate housing following disasters. In a catastrophic event, manufactured housing is likely to comprise a significant portion of the intermediate housing stock. There are a number of issues surrounding the selection of appropriate sites for temporary housing, as discussed in the next section.

All types of manufactured housing share a number of features in common, including the following:

- Units are mass-produced, allowing for economies of scale that decrease overall construction costs.
- Units are typically less expensive than wood-frame housing.
- Proper installation and assembly usually requires assistance from licensed or certified building experts such as plumbers, electricians, general contractors, or carpenters.
- The home's legal status as real or personal property can be unclear. This can impact financing, titling, taxation, homestead exemptions, and other important elements for homeowners. Black's Law Dictionary defines real property as, "[g]enerally whatever is erected or growing upon or fixed to land." On the other hand, it defines personal property as, "[i]n broad and general sense, everything that is the subject of ownership, not coming under the denomination of real estate."⁶

According to the National Disaster Housing Strategy, "...State and local governments are responsible for identifying public land that is suitable for community sites. When publicly-owned land is unavailable, the State and local governments are responsible for identifying sites for FEMA to lease."

Manufactured housing can be located in a wide variety of configurations, depending upon the situation and local circumstances. Potential locations fall into the following three categories: informal, existing facilities, and temporary housing communities that are established specifically to house people who are displaced from their homes as the result of a disaster.

Informal

- *Individual.* Families that have access to travel trailers, motor homes, or mobile homes may choose to park their vehicles on their own property (to be used as short-term/interim housing while they await repairs to be made to their homes). These people may require little or no governmental housing assistance; however, in many cases, parking mobile homes on private property may violate local ordinances. Local governments may consider temporary waivers or informal non-enforcement policies following a major disaster.
- *Small Clusters.* Similar to individual parking, small clusters of manufactured housing may be established in parking lots or other available property sites.

Existing Facilities

- *Existing Commercial Mobile Home Parks.* Mobile home parks may have available units for rent or vacant pads that can be used to site manufactured housing. A directory of mobile home parks, which lists the location, number of units, and addresses, is available through the California Department of Housing and Community Development (HCD)⁷. The HCD is responsible for regulating mobile home and RV

⁶ http://www.nclc.org/images/pdf/manufactured_housing/cfed-titling-homes.pdf

⁷ <https://ssw1.hcd.ca.gov/ParksListing/faces/parkslist/mp.jsp>

parks pursuant to Title 24 of the California Code of Regulations, and maintains a searchable database that lists all regulated mobile home and RV sites by county.

- *Mobile Home Parks.* Local disaster housing plans should include an inventory of mobile home parks in their own jurisdiction and neighboring jurisdictions, along with contact information.
- *Commercial Campgrounds/RV Parks.* Commercial campgrounds are privately owned, for-profit entities that may offer a range of amenities, including barbecue grills, utilities, shared bathrooms and showers or laundry facilities. They are usually located in many communities, especially near tourist destinations. Locations can be found on the California.com website⁸ or on the HCD website as described above. Local plans should also include the location and contact information for commercial campgrounds/RV parks in their jurisdiction and vicinity.
- *State Parks.* Many State parks have accommodations for motor home and RV parking. The locations of these parks and other information regarding State park camping facilities may be found on the California Parks and Recreation website⁹. Most State parks have limitations on the length of visits. These rules can be waived by the appropriate authorities.

Candidate Locations for Temporary Housing Communities

In addition to suitable vacant public lands, temporary housing communities may be located at as the following sites:

- Public parks
- Sports venues
- Fairgrounds
- Convention centers
- Schools, colleges, and other institutions
- “Big box” store parking lots
- Vacant car dealerships and other vacant commercial or industrial sites with large parking lots
- Commercial RV parks and campgrounds
- Los Angeles/Long Beach Ports
- Beach parking areas
- Large swap meet locations
- Open, undeveloped space, especially in jurisdictions with large expanses of vacant land

⁸ www.travel.camp.california.com

⁹ www.parks.ca.gov

**SHORT-TERM/INTERIM HOUSING OPTIONS RESEARCH REPORT
REGIONAL DISASTER HOUSING PLANNING PROJECT**

Temporary housing communities may be established to serve a single city or local community or may be established to serve multiple jurisdictions. Local disaster housing plans should include an inventory of potential locations that can be used as temporary housing communities within their jurisdiction and surrounding communities.

The

Listing of Temporary Housing Sites section of this document identifies potential sites for short-term/interim housing communities. It should be emphasized that these may be considered examples of *candidate* locations and the list is not exhaustive. Selection of a specific site post-disaster will depend upon the suitability and availability of potential locations. Some of these locations may have already been identified as potential sites for open-air or mega-shelters or staging areas for other disaster-related purposes and would not be immediately available for short-term/interim housing. Since short-term/interim housing communities may be located at sites that are not exclusively designed for residential use, a number of special issues are discussed in the next section.

Selecting Suitable Sites for Temporary Housing Communities

In major disasters, it is often necessary to establish temporary housing communities after other temporary options have been exhausted. The very nature of temporary housing communities presents challenges relating to their establishment, operation, and deactivation for local governments. The Draft FEMA Disaster Temporary Housing Operational Guide provides useful information related to the establishment of short-term/interim housing communities. In addition, the Urban Land Institute has identified a set of Principles for Temporary Communities¹⁰, as set forth in a publication by the same name, that may serve as a useful guide for local governments. The principles are as follows:

- **Don't be ruled by expediency.** The immediate problems and requirements to recovery and rebuild quickly, often do not take the time to consider the important social, economic and environmental factors that should be integrated. By engaging stakeholders before a disaster, these can be discussed and resolved and ready to implement after something happens.
- **Be sensitive to the surrounding area.** The creation of new permanent or temporary dwellings in an area leads to higher population density and stress on critical infrastructure. Additionally, depending on the housing type it could negatively impact the property value or appearance of communities. Public meetings should be held to listen to concerns by current residents and address legitimate issues and how they will be resolved. Care should be taken to limit the number of new households to no more than five percent of the established community and to disperse them throughout as much as possible.
- **Foster livability.** These new additions to the community may have limited features or space, and require the comforts one expects in a neighborhood. A community center with meeting areas, internet access, and a library is something to consider. Additionally, ensuring that services such as a grocery store, laundry, and a pharmacy are in close proximity can enhance the livability of an area.

10

http://www.uli.org/ResearchAndPublications/Reports/~//media/Documents/ResearchAndPublications/Reports/TenPrinciples/TP_TempCommunities.ashx

- **Provide transportation linkages.** Many new residents may not have personal transportation, and require support. Communities should consider proximity to existing bus routes, establishing a shuttle service, and building pedestrian and bike pathways. After Katrina, a number of evacuees from New Orleans ended up in Baton Rouge, approximately an hour away. For several years after, charter buses operated daily in between the locations to take people to their jobs in New Orleans, and home each afternoon.
- **Integrate a variety of housing types.** The demographics of the impacted population should drive housing considerations. Single-rooms maybe appropriate for some, but families will need multi-bedroom houses. Accessibility should be addressed for all housing, and special modifications made for residents with specific needs. The community and environment should also be factored in. Resiliency in building and sustainable options should be incorporated and address potential hazards the community is susceptible to. The addition of outdoor space, whether a garden, patio or deck will also help new residents acclimate and recover better.
- **Keep people safe.** Safety should be maintained both in physical safety and the appearance of safety. Physical safety could include additional patrols by law enforcement, or the establishment of a neighborhood watch. The appearance of safety comes with maintaining landscaping, regular trash collection, and homes that transition from public space (streets and sidewalks) to semi-private space (driveways and front porches) to private space (houses). This drives a collective ownership and engagement with neighbors.
- **Create a sense of responsibility.** While many communities are temporary, that designation may extend for a year or longer. It is important to establish a community feel and engagement. The community should have a name and streets. Services for new residents such as job training, education, employment services, and social and health services should be accessible and available to them. Childcare and after-school programs will also help parents who have found new jobs, or are attempting to find them. These elements found in a traditional community will help the new community become closer and engaged with their new homes.
- **Devise an exit strategy.** In emergency planning, recovery begins at the first notice of an incident. Similarly, temporary communities should have a plan in place for how they will restore the space to its original condition as they are planning on how to establish it as a temporary community. Some of the environmental impacts to consider are soil compaction and contamination; erosion, and stream degradation from runoff. These factors should be considered when choosing the initial approach.

Local governments should establish criteria for evaluating potential temporary housing community sites as part of their disaster housing planning process. Most criteria are not pass/fail since no specific site is likely to meet all criteria, and trade-offs will need to be made. First priority should be given to publicly owned sites, especially sites owned by the local jurisdiction. For privately owned sites, plans should include contact information for people who may authorize use. When prioritizing potential sites, consideration should also be given to the concept of requesting that infrastructure provided by FEMA can be

made permanent if justification demonstrates that the costs of removing the infrastructure exceed the costs of permanent installation.

Criteria should include such considerations as:

- Condition of pavement
- Access to utility infrastructure (e.g., electricity, gas, water, sanitation, telephone, and/or cable infrastructure that can support Internet access)
- Auto, pedestrian, and access for people with disabilities and others with access and functional needs
- Security considerations
- Lighting
- Nearby retail and business districts
- Proximity to public transit
- Proximity to medical facilities
- Proximity to public schools
- Minimum of five acres of usable space
- Can accommodate service and companion animals (for people with access and functional needs) and household pets

Using the above-referenced criteria, an inventory of candidate sites can be created. In addition to how well each site meets the established criteria, the inventory should include contact information for owners/operators. Ideally, the inventory should also include site schematics, vicinity maps, and aerial-view sketches or photographs. The plan should be a ‘living document’ that adds new information and details over time.

Principles of “universal design” should be applied when establishing temporary housing community locations and creating units. (Universal design refers to broad-spectrum ideas that are intended to be used in an effort to produce buildings, products, and environments that are inherently accessible to people with or without disabilities¹¹.) If the site is universally accessible, it will work well for seniors, people with disabilities and others with access and functional needs, and parents with baby strollers, as well any other furniture or equipment that needs to be taken to or moved around the site.

Also, care should be taken to comply with the Americans with Disabilities Act (ADA) requirements for non-discrimination in meeting access and functional needs of those being relocated. The regulations can be useful when making critical housing and service provision choices¹².

¹¹ For more information on universal design, please visit: <http://www.universaldesign.com/about-universal-design.html>.

¹² ADA Title II regulations that apply to state and local governments can be found at <http://www.ada.gov/taman2.html>. Useful information can also be found at <http://www.disabilityaccessinfo.ca.gov/lawsregs.htm>

When CDBG assistance from HUD, or other Federal assistance, is used for disaster rebuilding, Section 504 of the Rehabilitation Act guidelines must be followed¹³.

Generally speaking, using the principles of universal design will result in the maximum potential for functional access—broader in concept than “accessible design” or “barrier free” design. The Center for Universal Design expounds the following principles for universal design:

- Equitable use
- Flexibility in use
- Simple and intuitive
- Perceptible information
- Tolerance for error
- Low physical effort
- Size and space for approach and use

Additional information resources are listed in the Disaster Housing Plan Sample Resources and Web Links section of this document.

As with permanent housing developments, local governments should consider environmental concerns, traffic impacts, public health, and effects on adjacent communities when selecting sites for temporary communities.

Table 4: Pros and Cons of Temporary Housing Options by Type

Facility Type	Pros	Cons
Informal Arrangements	<ul style="list-style-type: none"> ▪ Self-initiated ▪ Default approach to most people ▪ Requires little support ▪ Suitable for most jurisdictions 	<ul style="list-style-type: none"> ▪ Not long-term practicable ▪ Location may be unsafe ▪ May violate local ordinances ▪ May lead to residents leaving
Existing Rental Housing	<ul style="list-style-type: none"> ▪ Available in most jurisdictions ▪ Immediate occupancy ▪ Meets economic need of landlords ▪ Can keep evacuees local 	<ul style="list-style-type: none"> ▪ Vacancies vary by location and market ▪ May be damaged ▪ May be too costly for low-/moderate-income households ▪ May be insufficient to meet demand

¹³ For more information on Section 504, please visit http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/disabilities/sect504

**SHORT-TERM/INTERIM HOUSING OPTIONS RESEARCH REPORT
REGIONAL DISASTER HOUSING PLANNING PROJECT**

Facility Type	Pros	Cons
Hotels and Motels	<ul style="list-style-type: none"> ▪ Short-term alternative when homes require minimal repair ▪ Immediate occupancy ▪ More likely to be accessible ▪ Most suitable for jurisdictions with high tourism 	<ul style="list-style-type: none"> ▪ Availability varies by location and market ▪ May be damaged ▪ Prices may be elevated due to emergency ▪ Aid workers and pre-disaster arrangements by major employers for their employees may absorb most vacancies ▪ Too costly for low-income households
Temporary Community Sites		
Public Parks	<ul style="list-style-type: none"> ▪ Immediately available ▪ Publicly owned ▪ Accessible to most communities 	<ul style="list-style-type: none"> ▪ Utilities, toilets, and other amenities may not be adequate ▪ May not be lighted ▪ Depending on age of site and level of ADA compliance, functional needs access may be limited ▪ May require site preparation
Sports Venues	<ul style="list-style-type: none"> ▪ Large paved open spaces ▪ Generally accessible to freeways and transit ▪ Utilities, restrooms on site ▪ Usually have lighting ▪ Suitable for many jurisdictions 	<ul style="list-style-type: none"> ▪ Privately owned facilities require owner permission ▪ May conflict with event schedules
Fairgrounds	<ul style="list-style-type: none"> ▪ Publicly owned ▪ Utilities and restrooms may be available 	<ul style="list-style-type: none"> ▪ May not be accessible to transit ▪ Locations may not be near support facilities (e.g., retail, medical) ▪ May require site preparation
Convention Centers	<ul style="list-style-type: none"> ▪ Publicly owned ▪ Utilities, restrooms, and food preparation facilities usually available ▪ Suitable to jurisdictions with major venues 	<ul style="list-style-type: none"> ▪ May conflict with scheduled events
Institutions such as Colleges and Universities	<ul style="list-style-type: none"> ▪ Lighted parking areas usually available ▪ Utilities available ▪ May have support service (e.g., security, health) on site ▪ Available to many jurisdictions 	<ul style="list-style-type: none"> ▪ May require permission of owner/operator ▪ May conflict with routine activities (e.g., classes, events)

**SHORT-TERM/INTERIM HOUSING OPTIONS RESEARCH REPORT
REGIONAL DISASTER HOUSING PLANNING PROJECT**

Facility Type	Pros	Cons
"Big Box" Retail	<ul style="list-style-type: none"> ▪ Large paved parking areas ▪ Exterior lighting ▪ If vacant, immediately available ▪ Available to many jurisdictions 	<ul style="list-style-type: none"> ▪ Requires permission of owner/operator ▪ If operational, may conflict with routine activities ▪ Limited support services
Vacant Car Dealerships and Other Vacant Commercial or Industrial Properties With Large Parking Lots	<ul style="list-style-type: none"> ▪ Large paved parking areas ▪ Exterior lighting ▪ If vacant, immediately available ▪ Available to many jurisdictions 	<ul style="list-style-type: none"> ▪ Requires permission of owner/operator ▪ No support services ▪ Limited utilities ▪ Disabled access may be limited or absent
Commercial RV Parks, Camps	<ul style="list-style-type: none"> ▪ May be available for immediate occupancy ▪ Utilities, restrooms available ▪ On-site management ▪ Ancillary services may be available 	<ul style="list-style-type: none"> ▪ Requires permission of owner/operator ▪ Requires payment for rental and services ▪ Locations may not be convenient or easily accessible by transit ▪ No or limited access to medical services, retail or schools
Open, Undeveloped Space	<ul style="list-style-type: none"> ▪ Immediately available ▪ May be publicly owned ▪ Available in geographically larger jurisdiction 	<ul style="list-style-type: none"> ▪ Limited or no utilities or infrastructure ▪ Locations may not be convenient or easily accessible by transit ▪ No or limited access to medical services, retail or schools ▪ No support services

Innovative Solutions

In a catastrophic disaster that requires short-term/interim housing for tens of thousands of people, the stock of available rental housing, mobile home and RV spaces, hotels/motels, and FEMA temporary housing units may not be adequate to meet the needs of the displaced population. A composite approach, leveraging the availability and strengths of many different options will be required. Other options will need to be found.

Local communities may choose to explore innovative solutions to the provision of temporary housing. For example, it may be possible to convert empty shipping containers for use as temporary housing within port areas. This is still a fairly new concept, but has already been developed in several places around the world in response to post-disaster housing shortages.

In addition, there are several firms, including one in Orange County, that produce fold-out ridge temporary structures (FORTS) that are specifically designed for people who have been displaced from their homes due to disasters. They are a low-cost option that

reduces the fear of many about aftershocks and further damage to buildings. The use of shipping containers is also being evaluated nationwide. Converting them into living spaces is considered an important option in the case of tens of thousands of people being displaced from their homes. They are prevalent in ports and a myriad of design approaches and uses have been pushed in non-disaster situations.

It has also been suggested that vacant office buildings could be converted to temporary housing, with the proper permitting. Adaptive reuse of office buildings would require consideration of zoning and health codes in addition to residential inspection codes. Another suggestion is that cities can work with banks to convert vacant foreclosed units for short-term/interim housing use. As ownership is sometimes difficult to determine, it is important to examine this option pre-disaster—and including coordination with the lending industry as well as HUD—to pre-identify viable methods to employ this potential disaster housing solution.

Demobilization

The timeframe for short-term/interim housing is generally considered to be up to two years following a disaster. It is important that plans address the process of demobilizing temporary housing communities as well as their establishment. This requires close coordination between the management of short-term/interim housing communities with social services, housing rehabilitation and repair, new housing construction, debris removal, utility restoration, financial assistance, and other activities required to relocate short-term/interim housing community residents into permanent housing as expeditiously as possible.

People with Disabilities and Others with Access and Functional Needs

Consideration of people with disabilities and others with access and functional needs should be an integral part of each phase of the planning process and should include participation by representatives of the community as well as appropriate social services organizations. People with disabilities and others with access and functional needs represent a diverse group of individuals in terms of disability, ethnicity, socio-economic status, personality, and preference. Therefore, it is important to treat each person as an individual whose disability or specific need is one characteristic of her/his being. There is no “one size fits all.”

The following excerpt from *Post-Disaster Redevelopment Planning: A Guide for Florida Communities* (published in 2010 by Florida Department of Community Affairs and Florida Division of Emergency Management) provides an excellent synopsis of these considerations:

“Special needs populations, including those living in nursing homes and assisted-living facilities as well as homebound populations, will require distinct assistance after a major disaster. Disabled populations are going to need special accommodations and temporary housing during evacuation and recovery. Many communities have these residents registered on emergency management special needs lists to receive assistance. However,

there may be many, registered or not, who will need long-term assistance dealing with the traumatic changes and returning to normal circumstances in which they do not need special assistance. Attention should be given to nursing home and assisted-living facility residents during long-term redevelopment as evacuated residents return to their home facilities. There is likely to be a shortage of qualified staffing and suitable facilities. The return of these residents must be closely coordinated with emergency management personnel, and financial assistance or mutual aid agreements may be needed.”

Planners should attempt to answer the “who, what, and where” questions when planning for the temporary housing needs of people with disabilities and others with access and functional needs:

- *Who* is likely to require special assistance? How will they be identified? What outreach efforts will be required to ensure that these needs are met?
- *What* resources will be required to meet these needs?
- *Where* are potential short-term/interim housing options located?

It is important to note that planners need to look beyond physical accessibility issues. Plans must take into account a wide variety of issues such as language barriers, hearing and sight impairment, and developmental disabilities. Planning for short-term/interim housing must also take into account—in addition to physical accessibility—accommodation for care givers and other family members, durable medical equipment, service and companion animals, and other required support services.

Populations in Group Quarters and Homeless Populations

Planning for short-term/interim housing must also take into account the needs of non-traditional households. Non-traditional households may include:

- Homeless populations
- People living in group quarters (e.g., school residence halls)
- People receiving long-term care in hospitals, skilled nursing facilities and group homes, where they may be receiving assistance for a variety of needs such as post-hospital rehabilitation, foster care, treatment for mental illness. Registered sex offenders

Disaster housing planners should identify group quarters and long-term care facilities in their jurisdictions and coordinate plans with the owners/operators of these facilities. As a result of the disaster, homeless populations may be dislocated and cut off from the support services they usually rely on and may require special consideration. Procedures should be developed to identify registered sex offenders and ensure that they are housed appropriately.

Post Disaster Decision-Making Authority and Organizational Structure

The disaster housing plan should address decision-making authority and organizational structure. Disasters will present new and unique challenges that the day-to-day organization structure, decision-making authority, and permit approval processes are not suited to address. Post-disaster roles and responsibilities for staff, as well as the role of the political leadership, should be defined in advance of a disaster. It is assumed that following a major disaster local emergency operations centers (EOCs) will have been activated and an incident command system (ICS) structure will have been established at the local and operational area levels to manage response and recovery. The plan should clearly define the relationship between housing recovery decision-making and the ICS structure during the immediate aftermath of the disaster and how the organizational structure will transition once the immediate emergency has passed.

The disaster housing plan should also address outreach processes that may be used to solicit and incorporate external stakeholder input as appropriate. For example, the City of Los Angeles and Los Angeles County EOCs and the Standardized Emergency Management System (SEMS) structures include seats for representatives of NGOs and the business community, as well as State and Federal liaisons. These representatives are responsible for reaching out to their constituent communities to coordinate disaster response and recovery efforts. In addition, many communities have formal or informal advisory committees composed of local citizens and organizations that can provide valuable input and disseminate information.

This page intentionally left blank.

CONCLUSION

Preparing for a catastrophic incident in Southern California is a reality that many have begun to embrace. How the area recovers, rebuilds, and becomes more resilient is dependent on the whole community, and integrated preparedness efforts taken before something actually happens. Keeping residents affected by a disaster in their communities is paramount to recovery and the economic stability of local jurisdictions. To keep residents in their community, they ultimately must have somewhere to live if homes are damaged or destroyed.

While emergency shelter is an adequate immediate step, the provision of short-term/interim housing must be adequately studied, considered, and approached. This report has identified the types of short-term/interim housing and captured the feedback of owners and operators of many of the types of short-term/interim housing or locations that may be used in five county region. This data is invaluable, but should be considered a starting point. Local planners should work with owners and operators of similar facilities in their jurisdiction and engage them in discussion about how their collaboration can support the housing mission.

How the short-term/interim housing phase fits into the broader housing mission, approach, and expanded information on process and requirements will be included in the Disaster Housing Planning Guide.

This page intentionally left blank.

REFERENCES FOR POTENTIAL RESOURCES AND INVENTORY OF SHORT-TERM/INTERIM HOUSING OPTIONS

Disaster Housing Plan Sample Resources and Web Links

Federal

National Disaster Housing Strategy. FEMA. January 16, 2009.

<http://www.fema.gov/emergency/disasterhousing/>

Interim Housing Resources. FEMA. Accessed April 25, 2012.

http://www.fema.gov/emergency/disasterhousing/interim_housing.shtm

Permanent Housing Resources. FEMA. Accessed April 25, 2012.

http://www.fema.gov/emergency/disasterhousing/permanent_housing.shtm

National Disaster Recovery Database. FEMA. Accessed April 25, 2012.

<https://asd.fema.gov/inter/ndhpd/public/searchHousingProgramForm.htm>

HUD Disaster Recovery Assistance. HUD. Accessed April 25, 2012.

http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs/dri

HUD National Housing Locator System. HUD. Accessed April 25, 2012.

http://portal.hud.gov/app_nhls/home.do?cmd=doInit

State

Southern California Catastrophic Earthquake Response Plan. California Emergency Management Agency, Department of Homeland Security, and Federal Emergency Management Agency Region IX. December 14, 2010.

<http://www.calema.ca.gov/TrainingandExercises/Documents/So%20Cal%20Cat%20Earthquake%20Response%20Plan.pdf>

Planning and Preparedness. California Emergency Management Agency. Accessed July 24, 2012.

<http://www.calema.ca.gov/PlanningandPreparedness/Pages/Planning-and-Preparedness.aspx>

California Earthquake Insurance: Policies by County. Insurance Information Network of California. March 28, 2011.

<http://www.iinc.org/articles/400/1/California-Earthquake-Insurance-Policies-By-County/Page1.html>

Homeowner's Guide to Earthquake Safety. The California Seismic Safety Commission. July 2005.

http://www.seismic.ca.gov/pub/CSSC_2005-01_HOG.pdf

Earthquake and Hazards Program. Association of Bay Area Governments. Accessed February 2012.

<http://quake.abag.ca.gov/about/>

Expected Hazard Losses in an Earthquake. Accessed February 2012.

<http://quake.abag.ca.gov/housing/losses/>

Guide to Housing Vulnerable to an Earthquake. Accessed February 2012.

<http://quake.abag.ca.gov/housing/>

Soft-Story Buildings. Accessed February 2012.

<http://quake.abag.ca.gov/housing/softstory/>

Regional Long-Term Disaster Recovery Planning. Accessed February 2012.

<http://quake.abag.ca.gov/recovery/>

Local and Regional Disaster Recovery Planning Issues Paper: Long-Term Housing Recovery. July 8, 2008.

<http://quake.abag.ca.gov/wp-content/documents/PR-Recovery-Housing.pdf>

Mock Public Hearing Presentation: 90 days and counting after a repeat of the 1868 earthquake...

<http://quake.abag.ca.gov/wp-content/uploads/2010/10/Perkins-Presentation-RPC-April-08.pdf>

Housing Southern Californians. Southern California Association of Governments. Accessed April 25, 2012.

<http://www.scag.ca.gov/housing/>

Los Angeles County Housing Resource Center. Accessed April 25, 2012.

<http://housing.lacounty.gov/>

Local

Local Government Guidance. California Emergency Management Agency. Accessed April 25, 2012.

<http://www.calema.ca.gov/PlanningandPreparedness/Pages/Government-Local.aspx>

Other

Second Annual Disaster Housing Summit Report. Regional Catastrophic Planning Team (New York-New Jersey-Connecticut-Pennsylvania). July 2011.

http://www.regionalcatplanning.org/documents/RCPT_Housing_Summit_Report_2011.pdf

Assess Disaster Risks to Determine Insurance Needs. Insurance Information Network of California. March 23, 2011.

<http://www.iinc.org/articles/391/1/Assess-Disaster-Risks-To-Determine-Insurance-Needs/Page1.html>

The EQ IQ Quiz. Insurance Information Network of California. Accessed April 25, 2011.

<http://www.iinc.org/pages/The%20EQ%20IQ%20Quiz>

Temporary Housing Resources

Mobile Home Parks

Mobile Home Parks in California

<http://mobilehomeparkstore.com/mobile-home-park-directory/california>

Mobile Home & RV Parks Search

<https://ssw1.hcd.ca.gov/ParksListing/faces/parkslist/mp.jsp>

Commercial Campgrounds/RV Parks

Search California

<http://travel.camp.california.com>

State Parks

California Department of Parks and Recreation

<http://parks.ca.gov>

Listing of Temporary Housing Sites

These lists are not intended to be inclusive of all possible sites within the region, but provide examples, where appropriate, for each housing option type.

Institutions (Sample)	
<p><i>University of Southern California</i> Los Angeles, CA 90089 Phone: (213) 740-2311</p>	<p><i>California State University, Los Angeles</i> 5151 State University Drive Los Angeles, CA (323) 343-3000</p>
<p><i>University of California, Los Angeles</i> 405 Hilgard Ave Los Angeles, CA 90095 (310) 825-4321</p>	<p><i>California State University, San Bernardino</i> 5500 University Pkwy San Bernardino, CA 92407-2397 (909) 880-5000</p>
<p><i>University of California, Irvine</i> University of California Irvine, CA 92697 (949) 824-5011</p>	<p><i>California State University, Long Beach</i> 1250 North Bellflower Boulevard Long Beach, CA 90840-0004 (562) 985-4111</p>
<p><i>University of California, Riverside</i> 900 University Avenue # 116 Riverside, CA 92521-0001 (951) 827-4653</p>	<p><i>California State University, Fullerton</i> California State University, Fullerton 800 N. State College Blvd. Fullerton, CA 92831-3599 657-278-2011</p>
<p><i>Frank Hotchkins Training Center</i> 1700 Stadium Way Los Angeles, CA 90012 (213) 485-8032</p>	<p><i>California State University, Northridge</i> 17950 Lassen St. Northridge, CA 91325 Phone: 818.677.2160 Fax: 818.677.4888 http://housing.csun.edu/conferenceservices.php Total Capacity Outside: 5,000</p>
<p><i>Veterans Administration Hospital</i> 11301 Wilshire Boulevard #6005 Los Angeles, CA 90073 (310) 478-3711</p>	<p><i>California State University, Dominguez Hills</i> 1000 E. Victoria St. Carson, CA 90747 310-243-3696</p>
<p>Community College Districts</p>	<p><i>California State University, Channel Islands</i> One University Drive Camarillo, CA 93012 805-437-8400</p>

SHORT-TERM/INTERIM HOUSING OPTIONS RESEARCH REPORT
REGIONAL DISASTER HOUSING PLANNING PROJECT

Institutions (Sample)

Amusement Parks (Sample)

Disney's California Adventure Park
1313 Harbor Blvd.
Anaheim, CA 92803
Phone: 714.781.4565
Fax: 714.781.4519
www.disneyland.com

Pacific Park
380 Santa Monica Pier
Santa Monica, CA 90401
Phone: 310.260.8744
Fax: 310.899.1826
<http://www.pacpark.com>

Six Flags Magic Mountain
26101 Magic Mountain Pkwy
Valencia, CA 91355
(661) 255-4100

Aquarium of the Pacific
100 Aquarium Way
Long Beach, CA 90802
562-590-3100

Convention Centers/Concert Venues (Sample)

Fairplex
1101 W. McKinley Ave.
Pomona, CA 91768
Phone: 909.865.4042
Fax: 909.623.9599
www.fairplex.com
Total Capacity Outside: 100,000

Staples Center
1111 South Figueroa Street
Los Angeles, CA 90015
(213) 742-7340

Long Beach Arena
Long Beach Convention & Entertainment Center
300 East Ocean Boulevard
Long Beach, California 90802
Telephone: (562) 436-3636

*Oxnard Performing Arts and
Convention Center*
800 Hobson Way
Oxnard, CA 93030
(805) 385-8147

Hollywood Bowl
2301 N. Highland Ave.
Los Angeles, CA 90068
Phone: 323.850.2000
Fax: 323.850.2066
www.hollywoodbowl.org

Ontario Conventions Center
2000 E. Convention Center Way
Ontario, California 91764
(909) 937-3000

SHORT-TERM/INTERIM HOUSING OPTIONS RESEARCH REPORT
REGIONAL DISASTER HOUSING PLANNING PROJECT

Convention Centers/Concert Venues (Sample)

Hollywood Palladium
6215 W. Sunset Blvd.
Los Angeles, CA 90028
Phone: 323.962.7600

www.livenation.com/venue/hollywood-palladium-tickets

National Orange Show Events Center (SB)
689 S E St
San Bernardino, CA 92408-2009
(909) 888-6788

Music Center
135 N. Grand Ave.
Los Angeles, CA 90012
Phone: 213.972.7211
Fax: 213.972.4304

<http://www.musiccenter.org>

Anaheim Convention Center
800 West Katella Avenue
Anaheim, CA 92802-3496
(714) 765-8950

Los Angeles Convention Center
1201 South Figueroa Street
Los Angeles, California 90015
(800) 448-7775

Palm Springs Convention Center
277 North Avenida Caballeros
Palm Springs, CA 92262
(760) 325-6611

Sports Venues (Sample)

Home Depot Center
18400 Avalon Blvd.
Carson, CA 90746
Phone: 310.630.2000

www.homedepotcenter.com

Dodger Stadium
1000 Elysian Park Ave
Los Angeles, CA 90012
(323) 224-1500

Anaheim Arena
800 West Katella Avenue
Anaheim, California 92802
Telephone: (714) 765-8888

Angel Stadium of Anaheim
2000 East Gene Autry Way
Anaheim, CA 92806
(714) 940-2000

Bren Events Center
University of California, Irvine
100 Bren Events Center
Irvine, California 92697
Telephone: (949) 824-5050

Auto Club Speedway (Fontana)
9300 Cherry Ave
Fontana, CA 92335
(866) 990-7223

**SHORT-TERM/INTERIM HOUSING OPTIONS RESEARCH REPORT
REGIONAL DISASTER HOUSING PLANNING PROJECT**

Sports Venues (Sample)

Citizens Business Bank Arena
4400 E. Ontario Center Parkway
Ontario, California 91764
General Information
Phone: (909) 244-5500

Toyota Speedway (Irwindale)
500 Speedway Drive
Irwindale, CA 91706
(626) 358-1100

Galen Center
3400 S. Figueroa Street
Los Angeles, CA 90007
Phone: (213) 740-0626

Los Angeles Memorial Coliseum & Sports Arena
3911 South Figueroa Street
Los Angeles, CA 90037
(213) 748-6136

Honda Center
2695 East Katella Avenue
Anaheim, California 92806
Telephone: (714) 704-2400

Rose Bowl
1001 Rose Bowl Drive
Pasadena, CA 91103
(626) 577-3100

Pauley Pavilion (UCLA)
164 Pauley Pavilion
UCLA
Los Angeles, California 90095
Telephone: (310) 825-4546

Santa Anita Park
285 W Huntington Drive
Arcadia CA 91007

Smith Murphy Park, Buena Park
8201 Country Club Drive
Buena Park, CA 90620

Hollywood Park
1050 South Prairie Avenue
Inglewood, CA 90301
(310) 419-1500

Marina Vista Park, Long Beach
Marina Park
Long Beach, CA 90814

The Forum
3900 West Manchester Boulevard
Inglewood, CA 90301
(310) 330-7300

Citrus Valley, Fontana
11174 Oleander Ave
Fontana, CA 92355

Fairgrounds (Sample)

Riverside County Fairgrounds
82-503 Hwy 111
Indio, CA 92201
(760) 863-8247

*Los Angeles County Fairgrounds/
Pomona*
1101 West McKinley Avenue
Pomona, CA 91768
(909) 623-3111

SHORT-TERM/INTERIM HOUSING OPTIONS RESEARCH REPORT
REGIONAL DISASTER HOUSING PLANNING PROJECT

Fairgrounds (Sample)

San Bernardino County Fairgrounds
14800 Seventh Street
Victorville, CA 92395
Office Phone: (760) 951-2200

Lake Perris Fairgrounds
18700 Lake Perris Drive
Perris, CA 92571-7018

Ventura County Fairgrounds
10 West Harbor Boulevard
Ventura, CA 93001
(805) 648-3376

Arrowhead Credit Union Park
280 South E Street
San Bernardino, CA 92401

Antelope Valley Fairgrounds
2551 West Ave. H.
Lancaster, California 93536
(661) 948-6060

Religious Centers (Sample)

West Angeles Church of God in Christ, Los Angeles
3045 Crenshaw Boulevard
Los Angeles, CA 90016
(323) 898-1442

Crenshaw Christian Center
7901 S Vermont Ave
Los Angeles, CA 90044
Neighborhood: South Los Angeles
(323) 758-3777

Saddleback Church
Cerro Villa Middle School
17852 Serrano Avenue
Villa Park, CA 92861

Swap Meets/Flea Markets (Sample)

San Fernando Swap Meet
585 Glenoaks Boulevard
San Fernando, CA 91340
(818) 361-1431

Melrose Trading Post
7850 Melrose Ave
Los Angeles, CA 90036
(323) 655-7679

Roadium Open Air Market
2500 Redondo Beach Blvd
Torrance, CA 90504
(310) 532-5678

Paramount Swapmeet
7900 All America City Way
Paramount, CA 90723
(562) 634-7927

www.paramountswap.com/

SHORT-TERM/INTERIM HOUSING OPTIONS RESEARCH REPORT
REGIONAL DISASTER HOUSING PLANNING PROJECT

Swap Meets/Flea Markets (Sample)

Alameda Swapmeet
4501 S Alameda St
Los Angeles, CA 90058

Pasadena Community College Flea Market
1570 E Colorado Blvd
Pasadena, CA 91106
(626) 585-7906

Commercial RV Parks/Campgrounds (Sample)

SC Mobile Sounds
6516 South Central Avenue
Los Angeles, CA
(323) 588-4735

Birmingham RV Park
7740 Balboa Blvd.
Van Nuys, CA 91406
Phone: 818.785.0949

Stoneridge Mobile Home Park
10800 Portofino Place
Los Angeles
(310) 476-1261

Anaheim Harbor RV Park
1009 South Harbor Boulevard
Anaheim, CA 92805
(714) 535-6495

Walnut RV Park
19130 Nordhoff Street
Northridge, Ca 91324
1-(800)-868-2749
E-mail: walnutrvpark@yahoo.com

Anaheim Resort RV Park
200 W. Midway Drive
Anaheim, CA 92805
(714) 774-3860

Acton/Los Angeles North KOA
7601 Soledad Canyon Road
Acton, CA 93510
(661) 268-1214

Anaheim RV Village
333 W. Ball Rd.
Anaheim, CA 92805
(866) 991-0103
camp@anaheimrvvillage.com

Californian RV Resort
1535 W. Sierra Hwy.
Acton, CA 93510
1-888-787-8386
(661) 269-0919

Canyon RV Park
24001 Santa Ana Canyon Road
Anaheim, CA 92808
714-637-0210

Camp Williams Resort
24210 East Fork Road
Azusa, CA 91702
Phone: (626) 910-1126

Huntington By The Sea
21871 Newland St.
Huntington Beach, CA 92646
Phone: (714) 536-8316

SHORT-TERM/INTERIM HOUSING OPTIONS RESEARCH REPORT
REGIONAL DISASTER HOUSING PLANNING PROJECT

Commercial RV Parks/Campgrounds (Sample)

Castaic Lake RV Park
31540 Ridge Route Road
Castaic, CA 91384
Phone: (661)257-3340

Sunset Vista RV Park
103 Pacific Coast Highway
Huntington Beach, CA 92648
(714) 536-5281

Pyramid Lake RV Resort
45100 Copco Avenue, PO Box 45
Gorman, CA 93243
(661) 248-0100

Orangeland RV Park
1600 W. Struck Ave.
Orange, California 92867
(714) 633-0414
contact@orangeland.com

Golden Shore RV Resort
100 Golden Shore
Long Beach, CA 90802
(562) 435-4646

Indian Oaks Trailer Ranch
38120 East Benton Road
Temecula, Ca. 92592
Phone (951) 302-5399

Malibu Beach RV Park
25801 Pacific Coast Hwy
Malibu, Ca 90265
310-456-6052

Shady Oasis Kampground
16530 Stoddard Wells Rd.
Victorville, CA. 92395

East Shore RV Park
1440 Camper View Rd.
San Dimas, CA 91773
(800) 809-3778

Public Parks/State Campgrounds

Los Angeles County

Antelope Valley California Poppy Reserve State Natural Reserve
Antelope Valley Indian Museum State Historic Park
Arthur B. Ripley Desert Woodland State Park
Castaic Lake State Recreation Area
Kenneth Hahn State Recreation Area
Leo Carrillo State Park
Los Angeles State Historic Park
Los Encinos State Historic Park
Malibu Creek State Park
Malibu Creek State Park
Pío Pico State Historic Park
Placerita Canyon State Park
Rio de Los Angeles State Park State Recreation Area
Saddleback Butte State Park
Santa Susana Pass State Historic Park
Topanga State Park
Verdugo Mountains Park Property
Watts Towers of Simon Rodia State Historic Park
Will Rogers State Historic Park
Whittier Narrows Park

Riverside County

California Citrus State Historic Park
Indio Hills Palms Park Property
Lake Perris State Recreation Area
Mount San Jacinto State Park
Salton Sea State Recreation Area
San Timoteo Canyon Park Property

San Bernardino County

Providence Mountains State Recreation Area
Silverwood Lake State Recreation Area
Wildwood Canyon Park Property

Orange County

Chino Hills State Park
Crystal Cove State Park
Orange County Great Park

Ventura County

Hungry Valley State Vehicular Recreation Area
Point Mugu State Park
Camarillo Regional Park

“Big Box” Store Parking Lots

Various locations. May be permitted by active retailers. Also, there are numerous “big box” store locations which are no longer in business that may be available.

Vacant Auto Dealership

Various locations. Example: San Bernardino Auto Mall, Whittier Boulevard Auto Row, Cerritos Auto Mall, Colorado Auto Mall

This page intentionally left blank.