



PLANNING FOR THE UNEXPECTED AT YOUR PROPERTY

2023 PAHMA SPRING EDUCATION CONFERENCE

3/07/2023 : 65 DISPLACED AFTER MASSIVE MONROEVILLE APARTMENT FIRE — NO FATALITIES



BUILDING IN RESILIENCE TO YOUR OPERATIONS


Commit to creating a property-wide disaster plan.

- ❖ *Consider the things your organization requires to provide safe, decent and affordable housing to the residents you serve.*
- ❖ *Understand the needs of your residents and determine how your organization will be able to respond should disaster strike like a fire, power outages, water contamination, severe weather, and climate-related hazards.*
- ❖ *Work through the tasks in this step in any order, revisiting them as needed, to ensure you have a finite list of the hazards that could impact your residents and property.*

1 DEAD AFTER 'ACCIDENTAL' ROMNEY FIRE

- An early-morning fire at the Unity Apartments in Romney on Tuesday resulted in a search and rescue, about 30 displaced residents and 1 death





UNDERSTAND YOUR EXPOSURE

Every property should have an evacuation plan that includes:

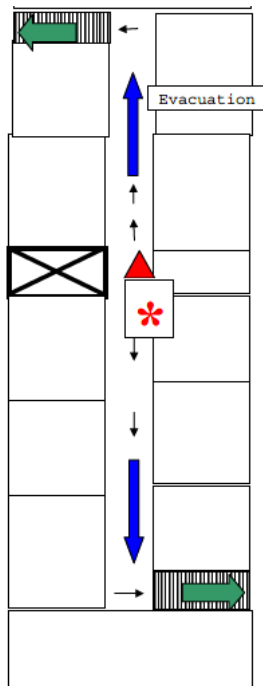
a clear communication of the evacuation plan

- Evacuation routes by floor
- Number of stairways and exits
- Designated stairways and exits to be used in evacuation

UNDERSTAND YOUR EXPOSURE

Every property should have an evacuation plan that includes:

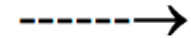
- ❖ **safe egress route(s)**
- ❖ **plans for evacuating residents with disabilities**



ELEVATOR:



EVACUATION ROUTE:



FIRE ALARM:



FIRE EXTINGUISHER:



STAIRWELL/STAIRWAY:



SURVIVAL SUPPLIES:





UNDERSTAND YOUR EXPOSURE

Every property should have an evacuation plan that includes:

❖ safety resources for residents, including effective communication for individuals with disabilities and meaningful access for individuals with Limited English Proficiency.



✓ **Note: At no time is the staff or residents to endanger themselves in rescue operations.**



✓ **Nota: En ningún momento el personal o los residentes se pondrán en peligro en las operaciones de rescate.**



UNDERSTAND YOUR EXPOSURE

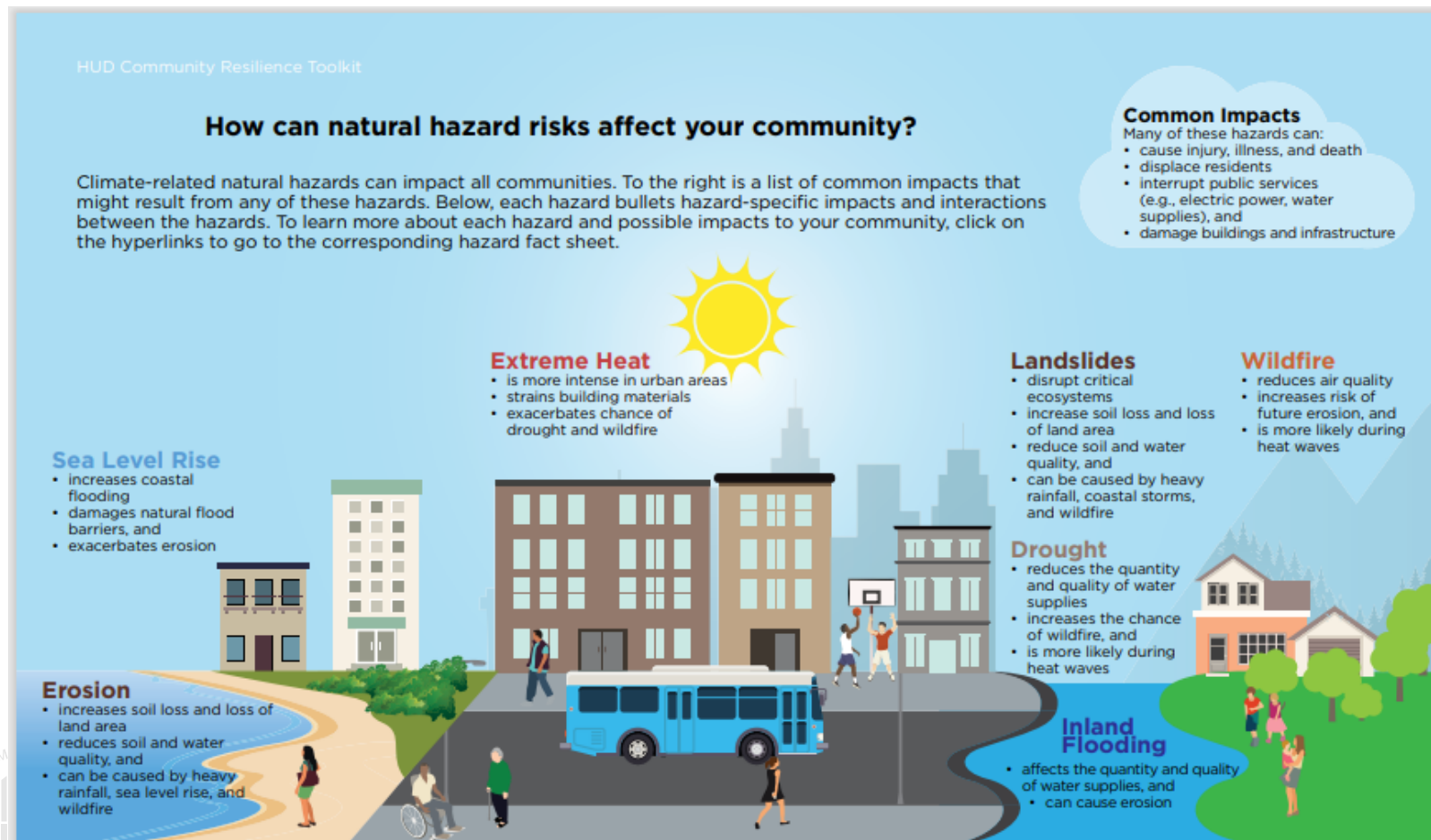
Incorporate water storage into building design.

- ❖ Actively store one gallon of bottled water per resident plus have storage tank capacity for six additional gallons of water per resident, to be filled ahead of approaching hazard.



UNDERSTAND YOUR EXPOSURE

Incorporate resilience measures, as applicable, for location and project type.



2/3/2023: FIRE STRIKES MERTZ TOWERS SENIOR APARTMENTS IN SHARPSVILLE



A fire Friday evening displaced more than 100 elderly residents of a Sharpsville high-rise apartment building and left one resident with burn injuries.

ASSESS VULNERABILITY AND RISKS

You should have recovery plans in place to address the different levels of loss to the use of building and units:

- **Devastating:** 100% loss to use of the facility
- **Severe:** The facility is partially damaged or contaminated due to partial structure breach resulting in weather/water, smoke, impact, or fire damage to some areas.
- **Noticeable:** The facility is temporarily or partially closed but can continue without an interruption of more than one day.
- **Minor:** The facility experiences no significant impact on operations (downtime is less than four hours) and there is no loss of major assets.

FIREFIGHTERS REVIVE DOG AT APARTMENT FIRE; NO RESIDENTS INJURED



PRIORITIZE AND PLAN

Residents within the building should be evacuated or relocated to safety when there is a:

- a fire
- a bomb threat or receipt of a suspicious package
- a tornado warning is broadcast
- a transportation or rail accident nearby that results in the release of a chemical cloud



PRIORITIZE AND PLAN

With acts of violence, a “Lockdown” or ‘Shelter-in-place” should be broadcast.

Protective actions for life safety include:

- Evacuation
- Sheltering
- Shelter-In-Place
- Lockdown



POST DISASTER RESPONSE

In response to disasters, one of the first things HUD will ask for is an incident report and a copy of your emergency management/response plan.

Regardless of the level of loss:

- Ensure all residents and staff are accounted for and are safe and rehoused.
- Engage resident relocation plans (if applicable)

POST DISASTER MITIGATION

Sustaining housing:

- File insurance claim loss for items lost, destroyed, or damaged beyond repair/restoration. Obtain HUD endorsement of any insurance proceeds.
- If residents have been relocated
 - File for Section 8 Emergency Pass through for short term housing needs
 - File for Section 8 Pass through for long term rehabilitation.

Nov 24, 2020 · FATAL FIRE : THE VICTIM IN THIS MORNING'S FATAL FIRE IN BUFFALO CREEK HAS BEEN CONFIRMED TO BE A **3 YEAR OLD** MALE. ONE ADULT FEMALE SUSTAINED INJURIES, CONDITION UNKNOWN AT THIS TIME.



“TAKING ACTION Now”

HUD Handbook 4350.1 Chapter 38 is being revised to include more detail and clarification on Emergency Response Plan.

It clearly states:

- that every property must have an Emergency Response Plan, which has always been the case;
- the plan should be tested (periodically)

“TAKING ACTION Now”

HUD Handbook 4350.1 Chapter 38 revision further notes:

- local and state emergency management officials should be aware of the plan and if there are any vulnerable populations or households that may need assistance in case of evacuation.
- the Emergency Response Plan must be shared with residents at move-in and lease renewal.

SOURCES

Emergency Response Plans should be living documents and revised as needed.

Keep in mind that the plan may be different for various types of disaster/emergency events, such as a flood, hurricane, tornado, or a pandemic.

SOURCES

Start with local government resources:

- [Resources for Residents & Businesses | Office of Emergency Management \(https://pittsburghpa.gov/publicsafety/ema-about\)](https://pittsburghpa.gov/publicsafety/ema-about)



The screenshot shows the official website of the City of Pittsburgh's Office of Emergency Management. The header includes the city logo, navigation links for residents, visitors, business, city hall, online apps, and city info, along with a search bar and social media links. The main content area is titled "Safety Resources" and features a large graphic for the "Emergency Operations Plan" with the city seal. Below this, there are three blue buttons for "EARTHQUAKES", "TERRORISM", and "FLOODING", each with a downward arrow. To the right, a "DEPARTMENT MENU" lists various services like "Safety Resources", "Ready City", and "Report Suspicious Activity". A "Public Safety Links" section is also visible at the bottom right of the menu.

SOURCES

Look to federal resources:

- [Emergency Response Plan | Ready.gov](#)
- [Emergency Preparedness and Response | Occupational Safety and Health Administration \(osha.gov\)](#)

Search the web

- [Emergency response plan templates - Search \(bing.com\)](#)

SOURCES

The Office of HealthCare created the Disaster Response Emergency Response Guidance.

- <https://www.hudexchange.info/programs/housing-counseling/housing-counseling-disaster-recovery-toolkit/preparing/>

FY 2022 Section 202 Supportive Housing for the Elderly Program FR-6600-N-52 01/25/2023 now includes building to more stringent efficiency standards and/or incorporating climate resilience strategies.

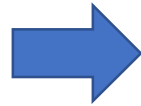
The U.S. Climate Resilience Toolkit (toolkit.climate.gov)

- [Heat Safety Tips and Resources \(weather.gov\)](https://www.weather.gov/haz/heat-safety-tips)
- [Flood Resilience Checklist | US EPA](https://www.epa.gov/climate-resilience/flood-resilience-checklist)

SAFE HOUSING MATTERS



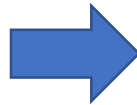
Affordable



Accessible



Habitable



Stable

THANK YOU

For all you do to provide safe, affordable housing.

