



REHOUSING FAMILIES

Immediately following a disaster, the public housing agency (PHA) will likely need to conduct an assessment to identify which families have been displaced and need immediate shelter. The availability of rehousing options varies due to many factors, including disaster type and severity, community resources, family preference, and more. The availability of options may also vary based on the original subsidy or housing assistance the family was receiving.



PHA Policies

The rehousing process can often be expedited if the PHA has policies, such as disaster preferences and transfer policies, formally adopted by a PHA prior to a disaster. PHAs can review their [Admissions and Continued Occupancy Policy \(ACOP\)](#) and [HCV Administrative Plan](#) to consider which policies their organization wishes to implement.

One successful best practice is to develop a tracking system to record the status and location of each displaced public housing and housing choice voucher (HCV) household. This will allow for quick access to essential information when addressing both immediate and long-term housing needs of impacted families.

Disaster Preference

A [disaster preference](#) can be adopted by a PHA to help rehouse families that are involuntarily displaced due to government action or natural disaster. This will elevate a displaced family's position on the waitlist; however, it may not move them to the top of the list. Preferences must be formally described in a PHA's [ACOP](#) and [HCV Administrative Plan](#). Any system of local preferences must be consistent with the PHA's Annual Plan and the Consolidated Plan under which the local PHA jurisdiction is covered.

HCV Portability

A major disaster can drastically disrupt the supply of, and demand for, a community's housing stock. As a result, HCV participants may find it extremely difficult to locate a unit where they can use a voucher within their PHA's jurisdiction. Therefore, HCV households may find it advantageous to transfer their voucher to another PHA with a larger housing supply via **portability** in order to secure housing until the local housing stock is restored. Proper communication between the family, initial PHA, and receiving PHA is key to expedite the portability process.

Tenant Protection Vouchers

Public housing units that contain an imminent health/safety issue and are considered obsolete due to damages from a disaster may qualify a PHA to apply for emergency **tenant protection vouchers (TPVs)** to rehouse displaced families. To begin the process, the PHA should work with their local HUD field office and the Special Application Center to determine eligibility and submit a [HUD-52515 TPV Application](#). PHAs with only public housing cannot receive TPVs since they do not have a voucher program but can partner with a neighboring HCV agency to administer the TPVs.



PH: Temporary Housing

- vacant, habitable PHA units
- community/congregate shelters (run by local officials, nonprofits, etc.)
 - find open shelters, [American Red Cross](#)
 - find a center near you, [Salvation Army](#)
- PHA community spaces for immediate short-term needs
- hotels covered under PHA insurance policy
- hotels covered by [Capital Fund and/or Capital Fund Emergency/Natural Disaster Fund](#) for non-Presidentially declared disasters
- [FEMA Transitional Sheltering Assistance](#)
- friends or family



PH: Permanent Housing

- resident's original unit after repairs are made
- a different available public housing unit
- rehousing by another PHA
 - must apply to all applicable waitlist(s)
 - [disaster preference](#) may prioritize placement
- issuance of a [TPV](#) under [Section 18 - Demolition Disposition](#)
 - if the PHA administers an HCV program
 - If not, partner with another PHA that does
- issuance of a tenant-based voucher
 - should be detailed in [HCV Administrative Plan](#)
 - PHAs may establish a [disaster preference](#)
- state emergency management office housing resources for displaced residents
- [HUD Resource Locator](#) to identify housing options by location



HCV: Temporary Housing

- community/congregate shelters (run by local officials, nonprofits, etc.)
 - find open shelters | [American Red Cross](#)
 - find a center near you | [Salvation Army](#)
- PHA community spaces for immediate short-term needs
- hotels covered by the [Capital Fund and/or Capital Fund Emergency/Natural Disaster Fund](#) only for non-Presidentially declared disasters
- [FEMA Transitional Sheltering Assistance](#)
- friends or family



HCV: Permanent Housing

- tenant's unit after repairs are made and the unit has passed a [housing quality standards inspection](#)
- issuance of a voucher with the same voucher payment standard for the tenant to move
- issuance of a voucher with [exceptional payment standard](#) up to 150% of fair market rent to move to higher cost unit
- transfer to another PHA's jurisdiction under [portability](#)
- transfer to the PHA's public housing program
 - should be detailed in the [ACOP](#)
 - PHAs may establish a [disaster preference](#)
- [HUD Resource Locator](#) to identify housing options by location

Utilizing a voucher can be difficult anytime, especially when facing additional complexities post-disaster. Partnerships with service providers and advocacy organizations can often assist HCV tenants to identify available rental properties within the community and expedite the rehousing. Furthermore, the PHA can grant extensions to the displaced tenant's search time due to the challenges imposed by the impacted housing market.