

DRAFT OUTLINE

Preliminary Guidelines for Post-Disaster Redevelopment Planning for Florida's Local Communities

Possible Components/Format of a PDRP

1. Implementation Plan
 - Responsibilities of different agencies and staff both pre- and post-disaster
 - Decision-making authority and organizational structure
 - Staff and budget allocations needed for ongoing implementation
 - Process for implementing and funding actions
 - Monitoring and reporting process
 - Maintenance and Updates to the PDRP
 - Training Exercises
 - Public participation
2. Relevant Policies from Other Local Plans
 - Comp plan policies related to post-disaster redevelopment
 - County LMS identified hazards, relative assessments, and priorities
 - County CEMP recovery and mitigation annexes
 - Economic development plan goals and if available recovery priorities and projects
 - Temporary Housing plan and identified sites if available
 - Debris Management plan if available
 - MPO long-range transportation plans where appropriate
 - Continuity of Operations Plans (assessment of completeness in terms of long-term recovery needs and general reference to pertinent items only for security purposes)
3. Ordinances and Protocols for Post-Disaster Reconstruction and Redevelopment
 - Temporary building moratorium criteria
 - Streamlined permitting of repairs or demolition procedures
 - Priorities for restoration
 - Criteria and procedures for land acquisitions
 - Criteria for siting temporary uses that considers future land uses and historic and environmental impacts, such as temporary housing sites, temporary business sites, recovery staging areas, and debris management sites
 - Historic review procedures during damage assessments and repair and demolition permitting; procedures for repairing historic structures
 - Criteria for identifying areas in need of redevelopment planning and prolonged moratoria (what triggers further planning prior to rebuilding these areas?), i.e. hazardous areas with majority of structures substantially damaged
4. Institutional Capability Assessment
 - Assessment of existing capacity and long-term disaster recovery staffing scenarios
 - Regional coordination needs and opportunities
 - Recommendations for possible shortages, including possible suspension of non-critical services, mutual aid and intergovernmental agreements, private sector assistance
 - Insurance coverage for public facilities
5. Vulnerability Analysis
 - Conducted either as detailed GIS analyses or by discussion and consensus of appropriate stakeholders depending on needs of the community.
- 5.1 Infrastructure and Public Facilities Vulnerability Analysis
 - Identify public facilities within flood or surge zones
 - Assess highly vulnerable infrastructure that could be mitigated or relocated

DRAFT OUTLINE

5.2 Housing Vulnerability Analysis (would determine level of temporary housing assistance needed and could estimate amount of mitigation or rebuilding assistance that could be provided for low-income home-owners)

- Composition of the Housing Stock, i.e. single-family, multifamily, affordable, rentals, vacation units
- Age and Physical Condition of the Housing Stock
- Housing within surge and flood zones
- Housing Market and Vacancy Rates (to estimate whether trailers or temp units will be needed or if there will be adequate vacancy to absorb the need and whether displaced persons will be able to afford available housing)

5.3 Economic Vulnerability Analysis

- Industries highly vulnerable to disruption losses
- Amount of uninsured, small businesses
- Number and types of businesses within flood and surge zones
- Vacancy rates of office and industrial space
- Workforce
- Business Continuity Planning

5.4 Social Vulnerability Analysis

- Special needs populations that may require long-term assistance during recovery, i.e. low-income, elderly, disabled
- Amount of affordable housing available that is not highly vulnerable
- Amount of low-wage workers in highly vulnerable industries, such as tourism and agriculture
- Job training and other community assistance resources currently available that will need to be continued or expanded, such as counseling or child mentoring programs
- Availability of public transportation to/from designated temporary housing sites and major employment centers

6. Post-Disaster Redevelopment Goals and Objectives

Overarching goals/objectives for post-disaster redevelopment (new and/or from other plans)

7. Redevelopment Scenarios (Either general descriptions or detailed GIS estimating how addressing the identified issues could change redevelopment outcomes for different degrees of disaster)

- Ability to relocate highly vulnerable public facilities
- Identification of concentrations of non-conforming structures in vulnerable areas
- Historic resources inventory
- Cost estimates for acquiring highly vulnerable properties
- Areas that are not vulnerable and encouraged for redevelopment identified
- Analysis of viability of transfer of development rights program for hazardous areas
- Identification of areas in need of environmental restoration for hazard risk reduction
- Areas for conservation acquisition that also would serve hazard mitigation purposes

8. Recovery/Redevelopment Issues

- Identification and Description of prioritized issues specific to the community, which may become barriers to recovery and/or may present opportunities to rebuild in a more sustainable fashion (examples are included in the next section)

9. Preparatory actions/initiatives for post-disaster redevelopment

- Actions/initiatives for each identified issue to be done prior to a disaster to ease recovery
- Estimated cost, responsible parties, timeline

10. Post-Disaster Redevelopment Actions/Initiatives

- Actions/initiatives for each identified issue to be done after a disaster to ease recovery
- Estimated cost, responsible parties, timeline

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11. Communications Plan for post-disaster, long-term recovery
 - Information collection and dissemination
 - Public participation in redevelopment decisions
 - Regional and State coordination
12. Financing Long-term Recovery
 - Available local reserves and loan considerations
 - Federal and state assistance programs and timelines
 - Possible private sector contributions and management of donations
 - Intergovernmental and mutual aid agreements
 - Types of recovery service contracts established predisaster
 - Use of NGOs to provide planning and other recovery support

2. Possible issues to be addressed in a PDRP (would be different for every community but the guidelines could list common issues to consider as a starting point for the planning process; ideally the analyses done as part of the planning process would identify issues that the local government needs to work on)

- 2.1 Local Capacity
 - Ability to make speedy decisions
 - Effective leadership
 - Communication and information dissemination
 - Public and stakeholder participation
 - Equity in assistance programs and public outreach
 - Streamlined procedures, such as permit processing
 - Financing and staff capacity
 - Ability to provide critical government services (avoiding small jurisdiction insolvency)
- 2.2 Public Infrastructure and Facility Repair and Mitigation
 - Including mitigation without sacrificing speed for critical systems
 - Opportunities for relocation or reclassification/downgrading use
- 2.3 Housing
 - Provision of temporary housing and assistance
 - Encouragement of mitigation techniques during rebuilding and repair
 - Increased availability of affordable units
 - Homeowner's insurance availability and affordability
 - Job/ Housing ratio improvement
- 2.4 Economic Recovery
 - Promotion of business continuity planning
 - Provision of temporary office space for small business needs
 - Availability of loans soon enough to prevent business closures
 - Networks for assistance and sharing of resources
 - Contacting businesses after a disaster
 - Use of local businesses and workers in recovery operations
 - Diversification of local economy
 - Job training and job location assistance
 - Permitting temporary on-site housing for employees
 - Redevelopment incentives for business
 - Continuity of NGO's that provide disaster assistance
- 2.5 Land use
 - Phased temporary building moratorium
 - Changes to decrease vulnerability such as decreased density or designation of conservation uses in highly vulnerable areas
 - Takings and private property rights
 - Use of community redevelopment associations for land assembly
 - Funding for acquisition programs
 - Use of transfer of development rights
 - Allowing temporary recovery uses consistent with future land uses

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2.6 Environmental Restoration and Improvement

- Conservation acquisition
- Beach and dune restoration
- Wetland, floodplain, and mangrove function reestablishment
- Stormwater quality improvements
- Coastal Debris Removal

2.7 Cultural Preservation and Quality of Life Improvements

- Historic preservation
- Cultural and social events reinstated during recovery
- Higher education and community education opportunities restored or improved
- Community associations preserved and new ones created
- Recreational opportunities restored or improved
- Improvements in livability (pedestrian friendly, aesthetics, crime prevention, healthy buildings, etc)

2.8 Social, Health, and Equity Concerns

- Providing for special needs populations beyond the response phase
- Insuring adequate health and community assistance programs are in place
- Making sure no segment of the population gets overlooked
- Mass immigration/migration
- Gentrification