

Housing + Emergency Management – Partnerships in Action

Pre-Disaster Housing Planning Initiative

Kirsten Jewell

ACTING HOUSING POLICY DIRECTOR, HOUSING DIVISION

MARCH 17, 2025



Washington State
Department of
Commerce

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We strengthen communities



**HOUSING
HOMELESSNESS**



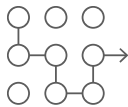
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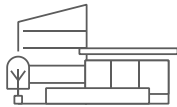
**BUSINESS
ASSISTANCE**



ENERGY



PLANNING



COMMUNITY FACILITIES



**CRIME VICTIMS &
PUBLIC SAFETY**



**COMMUNITY
SERVICES**

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Housing Division

Partnering with local governments, Tribes, housing authorities, and community organizations to develop and preserve affordable housing and reduce and prevent adult and youth homelessness

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Over 70 programs...

HOUSING DIVISION

Kennly Asato & Tedd Kelleher, Interim Assistant

Administration Team

Admin Assistance, Equity, Communications, Organizational Development, Contracts Compliance

Housing Policy & Strategic Initiatives (HPSI)

Kirsten Jewell – Int. Housing Policy Director

- Encampment Resolution Program (Rights of Way)
- Legislative and Housing Policy Coordination and Communication
- Legislative Housing Reports Review, Research, and Coordination
- Contract Management – Proviso, Studies, and Direct Appropriations
- Disaster Response Housing Coordination
- Staffing Advisory Committees
 - Affordable Housing Advisory Board
 - Community Advisory Team
 - State Advisory Council on Homelessness
 - Inter-Agency Council on Homelessness

Data & Performance Unit (DPU)

Emily Parsley – Managing Director

- Homeless Management Information System (HMIS)
- Capital Programs Data-systems Support and Reporting
- Reporting, Data Analysis and Data Visualizations
- Homeless Systems Performance Evaluation
- Homeless Systems Research
- Administrative Research and Shared Data Analysis
- Technical assistance on Performance Improvement and Racial Equity

Multifamily Housing Unit (MHU)

Shawn Slape – Acting Managing Director

- Housing Trust Fund Programs
- Rapid Capital Acquisition Programs
- HOME Rental Development
- National Housing Trust Fund
- Housing Preservation Programs
- Other Capital Programs, Initiatives, Provisos
- Continuing Affordability Program
- Community Advisory Team
- Capacity Building, Outreach and Support Program
- Transient Oriented Development
- Energy Efficiency in Affordable Housing

Homeownership Unit (HOU)

Ann Campbell – Managing Director

- Affordable Homeownership Capital Programs
- Homeownership Disparities
- Community Reinvestment Act Homeownership Programs
- Community Land Trust Capacity Grants
- Manufactured Home Co-ops
- Mobile Home Relocation Program
- Foreclosure Fairness Program
- MRAP, Direct Homeownership Loans
- Homeownership Forum (stakeholders)
- Covenant Homeownership Program (pass-through to Housing Finance Commission)

Homelessness Assistance Unit (HAU)

Kathy Kinard – Managing Director

- Consolidated Homeless Grant
- System Demonstration Grant
- Diversion Program Grant
- WA Youth and Families Fund Grant
- State Operating Budget Provisos
- Landlord Mitigation Program
- State Homeless Strategic Plan
- Annual Report on State of Homelessness
- Lived Experience Advisory Committee
- DSHS Benefits Verification System User Coordination
- Emergency Solutions Grant
- Federal Consolidated Annual Performance Evaluation Report
- HOME Tenant Based Rental Assistance Grant
- HOME America Rescue Plan Grant
- Balance of State Continuum of Care Program
- Point-in-Time Count and Housing Inventory

Office of Homeless Youth (OHY)

Ilana Areiza – Acting Managing Director

- Youth homelessness Policy
- Youth Lived Experts Engagement
- Anchor Community Initiative
- Young Adult Housing Program
- Independent Youth Housing Program
- Young Adult Shelter
- Street Outreach Services
- Youth Shelters (HOPE, Crisis Residential Centers, Transitional Living Program)
- Homeless Student Stability Program
- Youth Homelessness Demonstration
- Centralized Diversion Fund
- Specialized Youth Homelessness Programs
- 6560 Core Team
- OHY Advisory Committee
- Interagency Workgroup on Youth Homelessness
- Dept of Children, Youth, & Families, Health Care Authority Coordination

Office of Apple Health & Homes & Permanent Supportive Housing (AAHAH)

Melodie Pazolt – Managing Director

- PSH Programs
- PSH Committee (HB 1724)
- PSH Rent Vouchers Program
- HUD Section 811 Program
- Operations & Maintenance Program
- Operation, Maintenance, and PSH Services Program
- Community Behavioral Health Rental Assistance (CBRA)
- Health Care Authority Work Group Coordination

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State Funding - Two parallel funding tracks

OPERATING - \$1.4B

- Homelessness response systems (pass-through to all counties and community organizations)
- Shelters assistance
- Rent assistance/eviction prevention programs
- Landlord mitigation
- PSH Operations, maintenance and supportive services

CAPITAL - \$770M, Portfolio of 56,000 units with \$1.8B investment

- Investments to construct, acquire or preserve multifamily/rental affordable housing, permanent supportive housing, and shelters
- First-time homebuyer assistance
- Highly competitive programs:
 - Coordination with local public funders
 - Awards announced each ~December
- Projects remain affordable for 40+ years (25 for homeownership)

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Statewide Housing Context

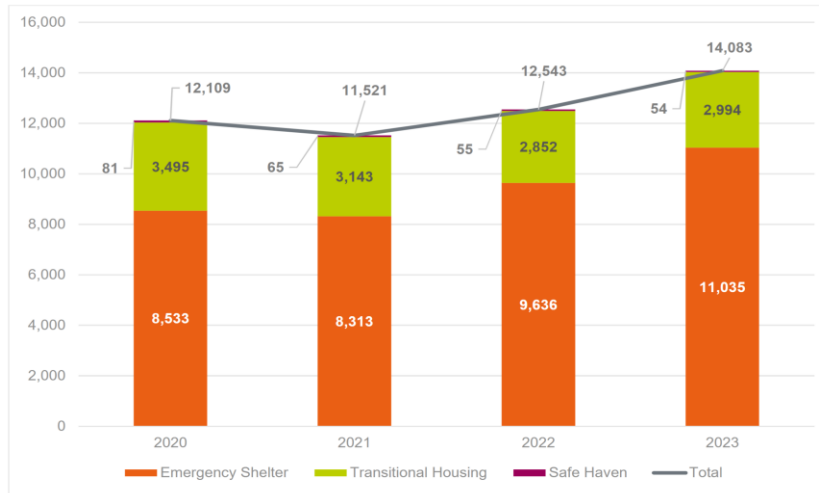
Kirsten Jewell

Interim Housing Policy Director

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People in shelter and other temporary housing options



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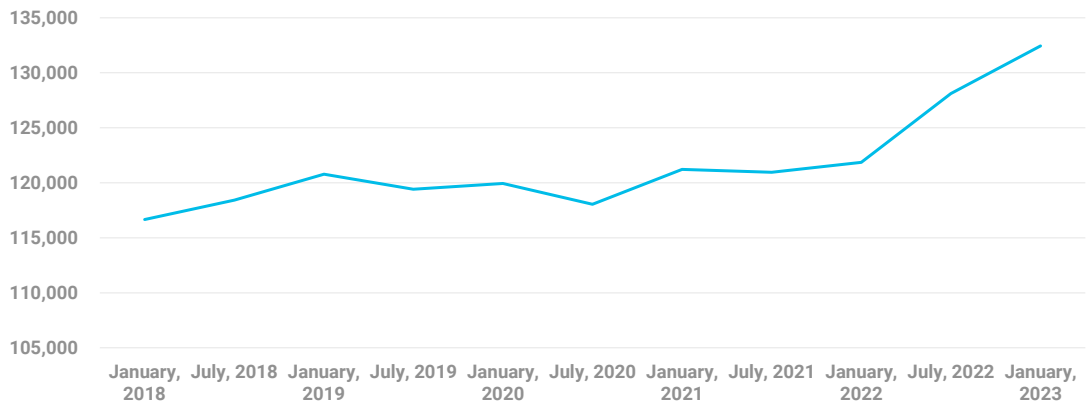
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Homelessness Continues to Trend Up

New and continuing households experiencing homelessness



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HB 1220 - Housing Targets by Income

Future housing needs broken down by area median income (AMI) groups



1.1 Million new homes will be needed in the next 20 years

Source: <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/updating-gma-housing-elements/>

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Not on pace to meet housing unit targets



Building Permits: <https://fred.stlouisfed.org/graph/?g=171qX> 2006-2020 CHAS Data: <https://www.huduser.gov/portal/datasets/cp.html>

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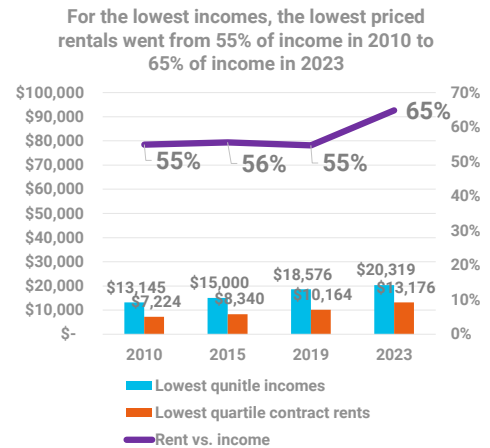
Expensive to address homelessness when rents increase faster than lower incomes.

In 2010 55% of a lower income was needed to pay for a lower cost rental. 65% needed in 2023.

In 2010 89% of a federal disability check was needed to pay for a lower cost rental. 120% needed in 2023.

Enabling expanded supply of smaller, low-cost units is critical to addressing this primary driver of homelessness

Community must allow siting of shelters and Permanent Supportive housing to meet HB 1220 housing targets



Sources: Census ACS 1-year estimates Table B25057, S2503, B19081; SSI Federal Payment Amounts

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Disaster Profile

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Washington State Disaster Profile

Washington's Disasters Over Time

■ Since 1956 – 2024 Federal Declarations

- 67 Major Disasters
- 9 Emergency Declarations
- 130 Federal Fire Suppression/Management Declarations

Washington ranks as the fourth most disaster-prone state in the U.S.A
Caveat: In the last ten years, we're number two

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Washington State Disaster Profile

Seasonal Hazards



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Washington State Disaster Profile Geologic Hazards



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Washington State Disaster Profile Other Hazards



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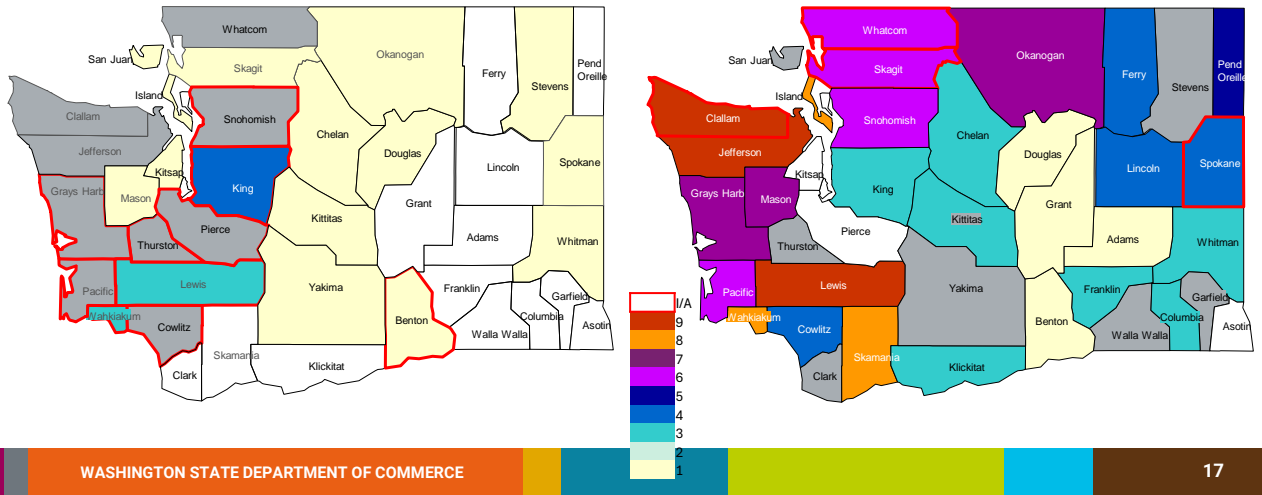
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Washington State Disaster Profile

10-Year MD Declaration Frequency

1981-1990 -- 8 MD Declarations 2015-2024 -- 17 MD Declarations



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Commerce & EMD Partnership

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Washington State – Housing Division, Department of Commerce

Partnership with Washington Emergency Management Department

- **Designated Coordinating Agency**
- **Commerce – dedicated Housing Division staff as liaison**
 - **ESF-6 –Participation/Coordination**
 - **Housing Recovery Support Function (RSF) – Participation/Coordination**
 - **Washington Restoration Framework – Updates and edits**
 - **Training and Exercises – Participate with EMD**
 - **Partnering check-ins/status updates**

Pre-Disaster Housing Initiative (PDHI)

Pre-Disaster Housing Initiative (PDHI) Overview

Invitation to participate in Cohort of 4 states over 6 months period.

The purpose of the joint FEMA and HUD initiative is to achieve the following:

- Facilitate collaboration on housing operations between a state's Emergency Management (EM) agency and its Housing agencies, during both steady state and following a disaster.
- Develop or mature a pre-disaster housing strategy or plan that will:
 - Identify the potential post-disaster housing stock that may be available;
 - Document strategies for housing options following a disaster; and
 - Create implementable strategies to provide resilient, affordable housing to survivors as soon as possible.

Pre-Disaster Housing Initiative (PDHI) Process

Washington State PDHI Project Work Plan

Mission: Utilize existing resources to refine and improve the state's Housing RSF, using lessons learned from real world disasters, state housing RSF exercises, other states' experience.

- **Objective 1:** Refine and improve the Washington Housing RSF to make it more accessible and beneficial to state and local partners.
- **Objective 2:** Create roadmap and action steps for strengthening state and local partnerships (state agencies, Gov office, local EMDs, local housing partners).

Lessons Learned

- Emergency Managers & Housing Experts don't often mix outside of occasional urgent disaster response
- We share a love of acronyms, but speak different languages
- Most disaster housing plans don't include input from housing experts (state or local level)
- Housing experts work all day every day responding to housing crises and there are already established systems of care in most communities to help people with urgent housing needs
- Housing organizations are largely not connected with emergency management departments
- Resources held by housers & EMers are mysterious to each other
- Most communities are already facing a housing shortage
- MASTT and Statewide Disaster Housing Coordinating Committee could fill some gaps

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Post-disaster Housing Need Profiles

Households who can self-resolve

- Homeowners
- Have insurance
- Income continues through disaster
- Have means to pay for temporary housing
- Robust support network – places to stay, resources (often out of area)

Households who need temporary or limited housing assistance

- Homeowners
- Have insurance
- Income continues through disaster
- May need temporary assistance with housing
- Some available support network – places to stay, resources

Households who need long-term housing assistance

- Older homes or renters
- Under- or un-insured
- Lower or limited income without means to pay for temporary housing
- Income disrupted by disaster
- Support network limited or also affected by disaster

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- Support network also affected by disaster

Same population already at risk of housing instability pre-disaster; may be eligible for existing housing programs

Disaster Housing Coordinating Committee

Washington State Disaster Housing Groups Matrix

	ESF-6	MAST Team	Housing RSF	Disaster Housing Coordinating Committee
Activation	EMD determines when to activate	ESF-6 determines when to activate	EMD & Commerce determines when to activate	Standing Committee: meet quarterly or as needed
Coordinating/Facilitating Entity	EMD	EMD and DSHS	EMD and Commerce	EMD and Commerce
Purpose	Responds to a specific disaster	Responds to a specific disaster	Responds to a specific disaster	Pre-disaster housing planning and coordination
Focus Areas	<ul style="list-style-type: none"> • Mass care • Sheltering • Emergency assistance • Temporary housing • Human services 	<ul style="list-style-type: none"> • Outreach/meeting with survivors • Case work/housing navigation (not case management) • Moving survivors from shelter into more stable housing (transitional or permanent) 	<ul style="list-style-type: none"> • Housing recovery specifically • Transitional to permanent housing • Long-term rental assistance • Home repairs/rebuilding 	<ul style="list-style-type: none"> • Briefed on ESF-6 and Housing RSF • Make sure all entities know their roles and responsibilities • Training/education of member agencies; including exercises • Pre-disaster housing planning and capacity building (also working with local SLTTs) • Assists with updates to the Housing RSFs and other planning docs • Brings in speakers, new ideas, research on best-practices • Coordinates between participating entities; builds cross-entity relationships • Advises on policies, legislation, best practices

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Disaster Housing Coordinating Committee

- **Purpose:** build on the PDHI work by creating a forum to bring together housing experts and emergency managers to improve preparation for housing needs during disaster recovery
- **Launched in 2025**

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Disaster Housing Coordinating Committee

Focus areas:

- **Pre-Disaster Planning**
 - Updates to Housing RSF
 - Develop MASTT procedures
- **Training/education**
 - Tabletop exercises
 - Guest speakers on promising practices
- **Disaster Housing Response process improvements**
 - AAR reviews, analysis, and recommendations

Disaster Housing Coordinating Committee

Focus areas:

- **Improve local housing/EMD relationships**
 - Guidance on planning for housing recovery
- **Coordinate housing resources**
 - Update disaster housing resource guide
 - Local versions?
- **Policy & legislation recommendations**

Disaster Housing Coordinating Committee

Desired outcomes:

- **Build relationships & mutual trust**
- **Expand knowledge & learn to speak each other's language**
- **Align resources to maximize impact**
- **Improve disaster housing response**

Thank you!



www.commerce.wa.gov



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