
Regional Long-Term Disaster Recovery Planning



Association of Bay Area
Governments
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Purpose

- Understand the relative level of recovery planning that has already taken place in the region
 - Outline additional actions that can be taken today to speed recovery of jurisdictions and the region
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What is Long-Term Recovery?

- Process of restoring a community to a stable and functional state, given the inevitable changes that result from a major disaster.
 - Process begins immediately after a disaster and can continue for years.
 - Recovery of regional economy is key to overall community recovery.
 - Recovery requires coordination across ALL government departments (not just OES).
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Disaster Planning Cycle

**Respond to
Disaster (OES)**

**Recover from
Disaster**

DISASTER !

**Prepare
for Disaster**

**Mitigate for
Next Disaster**



What Happens?

M7.3 Earthquake - Hayward Fault

	Future Hayward Earthquake	Loma Prieta Earthquake (12 counties)
Uninhabitable housing units	155,000	16,768
People displaced	360,000	~39,000
Roads closed	1,700	142

Sources: ABAG *Preventing the Nightmare*, 2003 update.

ABAG *Shaken Awake*, 1996.

ABAG *Riding Out Future Quakes*, 2003 update.

Regional Long-Term Disaster Recovery Goals

- Decrease recovery time to 3-5 years
 - Minimize displacement of residents and businesses
 - Speed economic recovery
 - Improve community resiliency and sustainability
 - Minimize community disruption
 - Serve vulnerable populations
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ABAG's Long-Term Disaster Recovery Efforts

- Recovery Survey
 - Regional Planning Committee Workshops
 - Model Recovery Plans for Oakland and San Jose
 - Proposed Regional Recovery Planning Authority
 - 114 local governments have participated in ABAG's update of the regional Local Hazard Mitigation Plan (that includes long-term recovery strategies)
 - Provide technical assistance to local governments
 - ABAG's recovery website
quake.abag.ca.gov/recovery
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Long-Term Disaster Recovery Survey

- Assess existing long-term disaster recovery plans and gaps in the region
 - Conducted in summer 2008
 - 90 cities and counties responded
 - Wide variety of responses – both within jurisdictions and by type of activity
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1. Plan for Financing Recovery - BIG Payoffs for SMALL Efforts

- Repair and Reconstruction Ordinance
 - Designate a department to oversee FEMA reimbursement process
 - Ensure that the purchasing and contract portion of the Municipal Code remains flexible following a disaster
 - Document pre-existing conditions of government facilities
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Repair and Reconstruction Ordinance

- Maximize the money you can receive from FEMA to repair damaged local government buildings.
 - FEMA will only pay to restore building to condition it was in before the earthquake
 - Unless ordinance that meet these requirements:
 - CANNOT be a disaster-time ordinance.
 - Applies to both public & private buildings
 - Must be actually used pre-event (showing enforcement of this type of provisions)
 - Sample ordinance quake.abag.ca.gov/recovery “making the money flow more effectively”
 - Only **18%** have adopted a repair and reconstruction ordinance
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Post-Disaster Financial Provisions

- Ensure that the purchasing and contract portion of the Municipal Code allows for emergency purchases
 - Simple way to allow the city manager to quickly address urgent issues through access to funds and launch the recovery process quickly
 - **49%** can make emergency purchases over \$100k
 - Designate a department to oversee FEMA reimbursement process
 - **91%** of jurisdictions have done this
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Document Pre-Existing Conditions

- Required for FEMA reimbursement
 - Keep clear records of condition for ALL your facilities
 - Develop a process for regularly updating this information every 5 years
 - Tips
 - Compile existing documentation and inventories into a single database
 - Prioritize facilities that are most vulnerable
 - Store the data out of the region
 - Start the process by doing a camcorder walk-through of high priority facilities
 - Only **36%** of jurisdictions have done this
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2. Prepare for Continuous Government Operations

- Evaluate the structural integrity of critical government facilities and plan for retrofit
 - More than police, fire, and city hall
 - Includes public health, social services, community centers, financial and IT buildings
 - Establish a special fund for emergency repairs.
 - FEMA public assistance requires upfront payment and then reimbursement (with documentation)
 - **56%** have done this
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Continuity of Government Services

- Prioritize reconstruction and repair of city-owned facilities
- Establish back up procedures to pay employees and vendors if normal finance operations are disrupted (**60%** have done)
- Have reliable backups of electronic files (a common practice – **73%** do this)



- Plan for relocation of city-owned facilities and employees (**44%** have done this)

3. Protecting and Replacing Housing

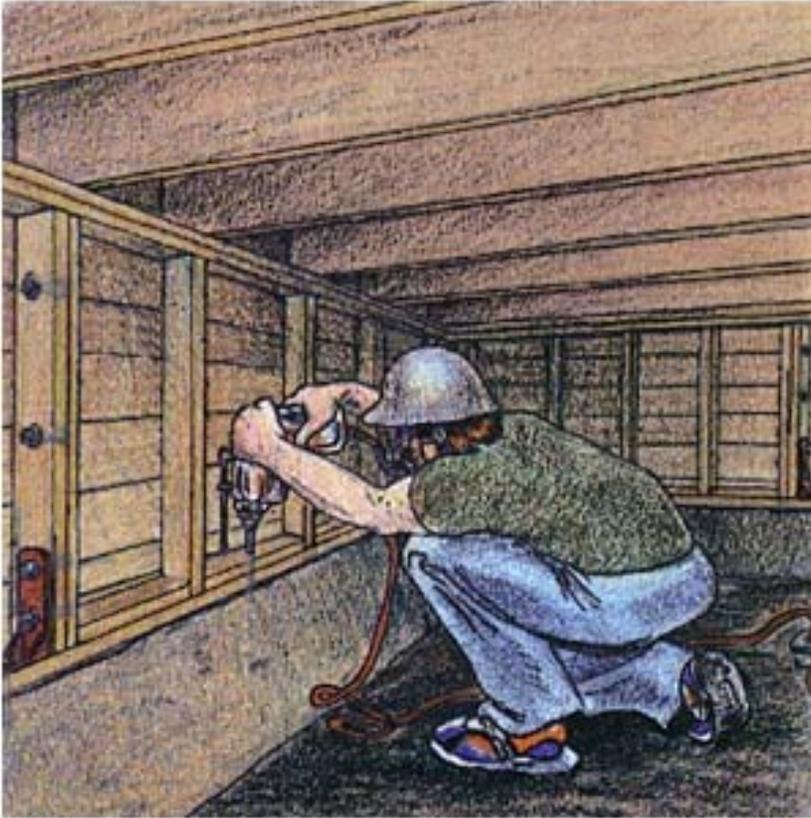
- Plan for transitions from shelters to long-term housing solutions for 160,000 displaced families
 - Establish retrofit standards for single-family homes (Plan Set A)
 - Survey soft-story buildings and mandate retrofit or provide retrofit incentives
 - Provide incentives to strengthen single-family homes
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Consistent Retrofit Standards for Single-Family Homes (Plan Set A)

- Ensure retrofits are done properly and consistently
- For homes with “cripple” walls (wood outside walls of crawl spaces or basements) less than 4 ft tall
- Download plan set and sample ordinance at quake.abag.ca.gov
“making your home safer”



Financial Incentives for Retrofitting



- Only **14%** of jurisdictions are doing this
- Housing is backbone of our region.
- Only **12%** of homeowners are insured for earthquake losses – and deductibles are high
 - Only about **5%** of losses will be covered by insurance
- Offer low interest loans, non-financial incentives
- See quake.abag.ca.gov “housing losses”

Soft-Story Housing

- Multi-family buildings with open parking or commercial on the first floor
- Over half of housing losses in the Bay Area will be in soft story buildings
- quake.abag.ca.gov “housing losses”
 - Incentive ideas
 - Retrofit standards
 - Summary of local actions



- Several cities have inventories. Some have passed ordinances requiring owners to act.
 - San Francisco
 - Oakland
 - Berkeley
 - Alameda
 - Santa Clara Co.
 - Sebastopol
 - Fremont
 - San Leandro

4. Maintain Downtowns and Jobs – The Time is Right!

- Include small and large business owners, banks, and business leaders from the beginning
- Mandate the retrofit of ALL unreinforced masonry buildings in key downtown areas
 - Ensures safety of occupants and pedestrians
 - Preserves the character of older downtowns



40% have completed retrofits of all unreinforced masonry buildings

5. Interact with Other Service Providers - Small Amount of Time!

- Public health – not only hospitals, but medical offices, pharmacies, etc.
 - Education – public and private schools, community colleges and universities
 - Utilities – PG&E, water, wastewater, and telecommunications
 - Transportation – transit agencies, Caltrans, and airports
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6. THINK Long-Term Recovery!

- Consider risks and hazards in new development plans
 - Think about how current development plans would shape rebuilding areas of widespread damage after a major disaster
 - Reflect on how hard it is to build affordable housing NOW and how much harder it will be to replace that housing
 - Debate alternative land use strategies and foster community consensus on objectives for rebuilding before the disaster
 - Consider how rebuilding after a disaster can further community objectives of sustainability and livability and improve the community
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Key Long-Term Disaster Recovery Points

1. Plan for Financing Recovery
 2. Prepare for Government Functioning
 3. Target Housing
 4. Maintain Downtowns and Jobs
 5. Interact with Other Service Providers
 6. THINK Long-Term Recovery!
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1987 Whittier Narrows Earthquake

- Business Improvement District financed new sidewalks, trees, façade renovations before disaster
- **80 businesses** in Uptown destroyed or severely damaged
- City adopted a new redevelopment area for Uptown
- Buildings replaced with higher rents that most small businesses could not afford



- Took **13 years** for all space in Uptown to be reoccupied

Some positive things have also come out of previous disasters



Photos (clockwise from left):

1. San Francisco Embarcadero
2. Oakland City Hall
3. Santa Cruz Pacific Garden Mall
4. Oakland Cypress Freeway relocation

Actions Benefiting from Regional Coordination

- Tackle the many issues that do not follow jurisdictional boundaries
 - Housing
 - Businesses
 - Water and sewer systems
 - Power and communications
 - Transportation
 - Deal with complex & interdependent systems
 - Address competing multi-jurisdictional priorities
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Make long-term recovery a high priority in your jurisdiction!

For a complete list of recommended recovery strategies, visit

quake.abag.ca.gov/recovery
