

TRANSITIONING TEMPORARY HOUSING TO PERMANENT NEIGHBORHOODS

What is a FEMA Transitional Neighborhood?

Current FEMA policies provide hundreds of millions of dollars to produce emergency temporary housing facilities for persons displaced by major disasters. In most cases, the current temporary housing model does not contribute structurally or financially to the development of more permanent, long-term housing solutions.

In 2005, the Joint Housing Solutions Center (JHSC) presented a strategy for transitioning the emergency, temporary housing provided by FEMA, into permanent new neighborhoods that are built and supported by public-private partnerships. These “Transitional Neighborhoods” are designed to grow beyond immediate temporary housing needs to become an integrated part of the community as permanent, sustainable mixed use, mixed income neighborhoods.

Transitional Neighborhoods Have Three Key Components:

1. Reusable Infrastructure –Emergency housing infrastructure is designed and installed so that it can be reused in the development of future permanent housing on the same site.
2. Smart Growth Design Principles – *FEMA Transitional Neighborhoods* begin as mobile home or travel trailer group sites where mobile homes or trailers are laid out in a manner that can accommodate a future permanent residential structure. The group site is designed to transition within 18-24 months to permanent housing, integrating mixed-use and mixed-income facilities. *Transitional Neighborhoods* are designed to be pedestrian friendly, and to be located near shopping, recreation, transportation, employment, and schools. Local architecture and natural resource protection are considered in building design and layout. Community public areas stimulate social interaction and civic participation, creating “a sense of place” where individuals of diverse backgrounds and income levels can come together in an atmosphere of acceptance. *Transitional Neighborhoods* provide the opportunity for displaced persons to transition from temporary to permanent housing within a single neighborhood.
3. Support Services -- Space is allocated for support services needed by displaced persons, and built into the neighborhood mixed-use design to accommodate a broad range of services and amenities. As the development transitions from temporary to permanent housing, allocated space continues to support ongoing services, activities and business.

Community Acceptance

The well-designed, well-planned *FEMA Transitional Neighborhood* is a desirable asset to an area, providing both financial incentives and valuable infrastructure improvements for future housing needs. These incentives and amenities are intended to garner community acceptance of the project, expediting the provision of temporary housing to displaced persons while laying the foundation for longer term housing solutions.

The attached drawings provide a visual example of a prototype Transitional Housing Neighborhood.

For more information, please contact:

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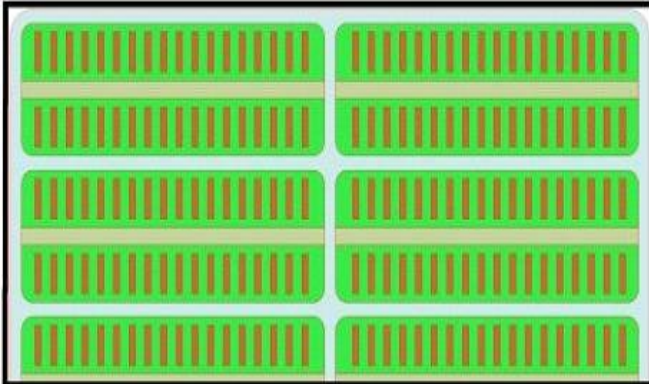
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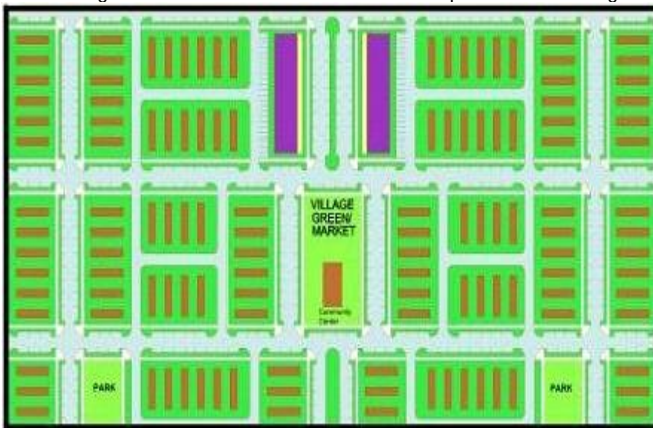
A Joint Housing Solution Center strategy to transition temporary housing, as provided by FEMA, into permanent neighborhoods, built -and supported by- public-private partnerships.

PHASE I - FEMA Temporary Mobile Home Sites

(A.) Typical FEMA mobile home/ travel trailer site plan has no potential for becoming a non-mobile home permanent housing site.

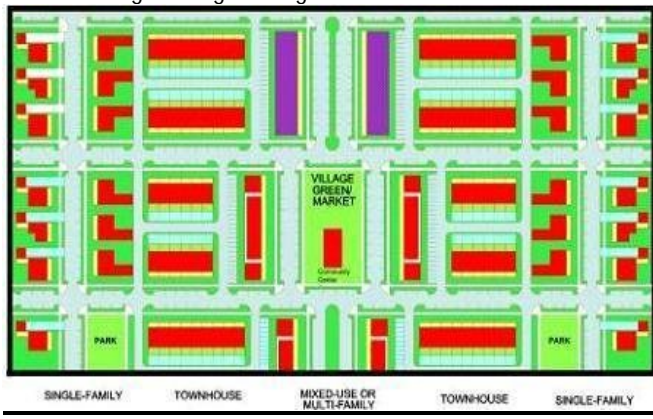


(B) New "Transitional Neighborhood" mobile home/trailer site plan is designed for future conversion to mixed-use permanent housing.



PHASE II- Transitional Neighborhood through Public-Private Partnerships

(C) Temporary site transitions to permanent mixed-use housing utilizing existing on-site infrastructure.



Concept

Transitional Neighborhoods start as mobile home/travel trailer group sites but are designed to transition into permanent, traditional style housing within 18-24 months. Transitional Neighborhoods serve persons displaced by major disasters, and assist the host community in converting temporary mobile home sites into sustainable mixed-use, mixed income neighborhoods.

Smart Growth Design Principals

Reusable Infrastructure

Temporary housing infrastructure is designed to be reused for permanent housing on the same site.

Support Services

Space for support services required by displaced persons is incorporated into the design to accommodate a broad range of services and amenities.

Interconnected Street Network

- Pedestrian friendly, tree-lined streets
- Small blocks,
- Off-street parking behind buildings or on alleys

Mixed-use, Mixed Income Housing

- Convenience commercial/ public services
- Single family, townhouse, multifamily & special needs housing
- Similar housing types face each other across streets

Eyes on the Street

- Front Porches, Stoops, Balconies, Arcades

Location

- Near urbanized areas, Community Services
- Proximity to:
 - Schools, Recreation, Services
 - Employment ; Shopping, Police, Fire

Organized Open Space

- Storm-water retention/drainage as open space
- Public gathering areas
- Protection of resources
- Preservation of significant environmental assets

Small Neighborhoods

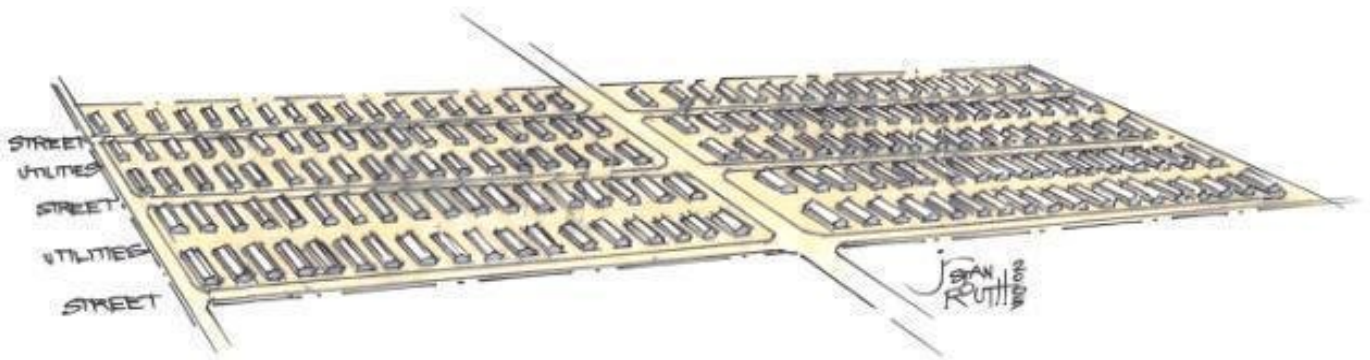
- Large tracts divided into separate neighborhoods with clear center and defined edges
- Between 50 and 200 housing sites per neighborhood, optimal.

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PHASE I - (A) Aerial View of Typical FEMA mobile home/ travel trailer site
No potential for transitioning into a non-mobile home permanent housing site



PHASE I - (B) Aerial View of new 'Transitional Neighborhood' mobile home/ trailer site plan
Designed for future conversion of mixed-use permanent housing



PHASE II - Transitional Neighborhood Built through Public-Private Partnerships

(C) Aerial View of Transitional Neighborhood that has transitioned to mixed-use permanent housing

