

FEMA Seeks Participants for Direct Lease Housing Program

Release Date: Nov 4, 2020

FEMA is currently seeking interested, qualified property-management companies to participate in the Direct Lease Program to help the housing needs for Hurricane Laura survivors.

Potential property management companies are mainly being sought in the parishes of Allen, Beauregard, Calcasieu, Cameron, Grant, Jefferson Davis, Rapides, Vernon and in adjacent parishes or other areas that are within reasonable commuting distance of generally no more than 50 miles of these parishes. However, FEMA encourages all interested property management companies across the State of Louisiana to consider submitting for possible participation.

FEMA may lease existing residential property not typically available to the general public, such as corporate apartments, for use as temporary housing for eligible applicants when verified disaster-caused housing needs cannot be met with other direct temporary housing assistance options.

The deadline for companies to apply for this program is Nov. 27.

Direct Lease Property Conditions

FEMA may implement the Direct Lease Program with one or more property-management companies that can provide properties that meet the following conditions:



- Properties must be located within an area included in a major disaster declaration or within a reasonable commuting distance of approved parishes (listed above);
- Each property must comply with Housing Quality Standards established by the U.S. Department of Housing and Urban Development (HUD), and all utilities, appliances, and other furnishings must be functional;
- Each individual unit must provide complete living facilities, including provisions for cooking, eating, and sanitation within the unit;
- The properties must be located within reasonable access to community and wrap-around services, such as accessible public transportation, schools, fire and emergency services and grocery stores;
- The property owner is current with any and all mortgage payments.
- All property management companies must be registered in System for Award Management (SAM) and Dun and Bradstreet (DUNS).

Interested property management companies are advised of the following terms and conditions that will apply to any agreement between FEMA and owners of property selected for Direct Lease. FEMA requires:

- Exclusive use of the units and sole discretion to identify and select occupants during the term of lease agreement;
- The option to extend the lease if FEMA extends the period of assistance beyond 18 months;
- The option of releasing the unit to the owner and ceasing all monthly payments for the unit at any time by providing thirty days' notice;
- Authorization to make, at FEMA's expense, reasonable modifications or improvements to the property to provide a reasonable accommodation for an eligible applicant with a disability or other access and functional needs;
- A provision allowing FEMA to restore the property to its original condition before any reasonable modifications or improvements to the property as requested by the property owner;
- A lease addendum containing FEMA's conditions of eligibility and termination of tenancy and eviction into any lease between the property owner and the occupant;
- Authorization to re-assign a vacated unit when eligible applicants need temporary housing assistance and a unit becomes available before the end of the period of



assistance;

- A waiver for credit and criminal background screening for eligible applicants;
- All building maintenance services to be provided by property owners; and
- Property owners must be current and in good standing with property mortgage payments and have a current rental license.

Requested Information

Interested property management companies, are asked to provide the following information:

- Property name, location, property owner name, and phone number;
- Number of units (a separate bathroom, kitchen, and living space) available for FEMA's exclusive use and the number of bedrooms each unit contains;
- Number of units compliant with Uniform Federal Accessibility Standards and/or features in unit(s) that provide accessibility for individuals with disabilities;
- Confirmation that the property owner is current and up to date with the property's mortgage payments;
- Confirmation that the property is readily available for applicants to move in;
- History of the building's use (dates used as a rental, etc.), if applicable;
- Any applicable pet restrictions, such as what pets are allowed in the units and any restrictions on number of pets or size of pets, and any applicable pet deposits;
- Number of parking spaces (including accessible and van-accessible) available for each unit, if applicable;
- Rental range for property, including any associated fees;
- Utilities included in rent; and
- Number of any units fully furnished.

FEMA will pay for utilities that are included in the monthly rent established by the property owner; however, other expenses charged by the property management company will not be covered by FEMA, such as application fees and pet deposits.

FEMA will prioritize accessible units for applicants whose household includes one or more persons with a disability or other access and functional needs.



Interested parties that meet the qualifications, can visit <https://beta.sam.gov/> to register their property. Responses to the above statements can be emailed to Marvin R. Jennings at marvin.r.jennings@fema.dhs.gov or John Clemons at john.clemons@fema.dhs.gov no later than 5 p.m. EST Nov. 27, 2020. The subject line shall read RFI 70FBR621I00000002 Response: Direct Lease (DL), DR-4559-LA.



FEMA