



FEMA

RECOVERY POLICY (INTERIM) 9452.1

I. TITLE: Temporary Housing Units for Eligible Disaster Victims with a Disability

II. DATE: October 13, 2006

III. PURPOSE:

Establish guidance for identifying eligible disaster victims with a disability; determining the type of temporary housing unit appropriate for their disability and household size; and delivery, installation, and inventory of accessible units.

IV. DESCRIPTION:

Under Federal law, no otherwise eligible disaster victim with a disability shall, on the basis of such disability, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity conducted by FEMA. To meet the accessibility needs of eligible disaster victims with a disability, in regard to the provision of temporary housing under the authority of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, FEMA will comply with Section 504 of the Rehabilitation Act of 1973, the Architectural Barriers Act of 1968 (ABA), as amended, and FEMA's implementing regulations. For the purposes of this policy, FEMA has adopted and subscribes to the Uniform Federal Accessibility Standards (UFAS) established under the ABA.

V. SCOPE AND AUDIENCE:

This interim policy is to be implemented in all disasters declared on or after the publication date (paragraph II) until superseded by the final policy. All personnel are directed to follow this policy.

VI. AUTHORITY:

Section 408 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5174); Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794); and Architectural Barriers Act of 1968, as amended (42 U.S.C. 4151).



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VII. DEFINITIONS:

A. **Accessible:** A site, building, facility, or portion thereof that complies with UFAS and can be approached, entered, and used by individuals with a disability.

B. **Accessible Element:** Any component of a living environment that is required to be accessible by UFAS (e.g., telephone, oven controls, closets).

C. **Accessible Route:** A continuous unobstructed path connecting all accessible elements and spaces in a building or facility. Interior accessible routes include corridors, floors, ramps, elevators, lifts, and clear floor space at fixtures. Exterior accessible routes include parking access aisles, curb ramps, walks, ramps, lifts, and external transportation.

D. **Alteration/Altered:** As applied to a building or structure, a change or rearrangement in the structural parts or elements, or in the means of egress or movement from one location or position to another. It does not include normal maintenance, repair, reroofing, interior decoration, or changes to mechanical and electrical systems.

E. **Applicant:** An individual who has applied for federal disaster assistance.

F. **Common Use Area:** Interior and exterior rooms, spaces, or elements made available for the use of residents or groups of people.

G. **Fully Mission Capable:** A housing unit ready for immediate use or deployment.

H. **Eligible Disaster Victim with a Disability:** A person who is eligible for federal disaster assistance and who has a physical or mental impairment that substantially limits one or more major life activities.

I. **Medical Practitioner:** An individual duly licensed by a State Medical Board to diagnose illnesses and prescribe and administer treatment.

J. **Member of Household:** Persons (adults and children) who lived in the pre-disaster residence; including any persons (such as infants, spouse, or part-time residents) who were not present at the time of the disaster, but who, pre-disaster, listed the residence as their primary residence.



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K. **Physical Disability:** A physical impairment, including impaired sensory, manual or speaking abilities, resulting in a functional limitation in access to, and use of a building, facility, or element.

L. **Pre-Placement Interview:** An interview with the applicant, using scripted screening questions, to determine the need for, size, accessibility features, and possible location for the placement of a temporary housing unit.

M. **Temporary Housing Unit:** A manufactured home, recreational vehicle, or other readily fabricated dwelling.

1. **Manufactured Home** (i.e., mobile home): A structure, transportable in one or more sections, built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

2. **Recreational Vehicle** (i.e. travel trailer or park model): A vehicle built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light duty truck, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

N. **Standard Unit:** A temporary housing unit designed for use by a non-disabled individual or household, and that does not comply with the accessibility criteria of UFAS.

O. **Uniform Federal Accessibility Standards (UFAS):** Standards for the design, construction and alteration of federal and federally funded buildings to make them readily accessible to individuals with disabilities, in accordance with the Architectural Barriers Act.

VIII. POLICY:

A. FEMA will use screening questions during the Pre-Placement Interview (PPI) to identify an individual(s) with a disability (an outline of the questions is provided as Attachment 1).

1. FEMA will identify, through the PPI process, an applicant (or a member of the applicant's household) with a qualified physical disability.



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2. Applicants (or a member of the applicant's household) with a qualified physical disability must be otherwise eligible for Temporary Housing assistance to receive an accessible temporary housing unit, or a standard unit with modifications (hereinafter referred to as "unit").

3. FEMA will, at a minimum, collect (via the PPI process) and maintain the following information in the FEMA/REG-2, Disaster Assistance Recovery Files: 1) the name and FEMA number of each applicant seeking an accessible unit, (2) the date of the contact, (3) the type of disability, if any, identified by the applicant, and (4) a description of any accessibility needs identified by the applicant. This information will be used exclusively for determining if the applicant (or member of the applicant's household) has a qualified physical disability and, if so, the type of unit and alterations required.

B. An applicant (or a member of the applicant's household) meeting the criteria of subparagraph A1, and who is otherwise eligible for temporary housing assistance, will be informed that they qualify for a housing unit to accommodate the disability. Applicants will be provided either:

1. An ACCESSIBLE UNIT, or
2. A STANDARD UNIT with modification(s) (e.g., installation of sturdy steps, devices to accommodate sensory impairments) necessary to allow the applicant to easily approach, enter, and use the unit.

C. The schedule for unit delivery and installation will be prioritized based on the severity of the applicant's current household accommodations.

D. Applicants must accept the first temporary housing unit determined suitable to meet their housing need. Any request for an alternate unit will require the applicant to submit a letter from a medical practitioner, justifying the request for a different unit, or necessary additional modifications.

E. To assure FEMA has the capacity to provide accessible units in a timely manner, FEMA will seek to maintain a minimum inventory of 2500 fully mission-capable accessible units (subject to disaster operation drawdowns). FEMA's inventory will contain a range of accessible units, including one and two bedrooms units, with accessible bathtubs/showers.

F. Temporary housing group sites constructed or altered by or on behalf of FEMA will include accessible routes and accessible elements for common use areas.



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G. At least 15% of individual lots within any temporary housing unit group site constructed or managed by or on behalf of FEMA must be designed to accommodate accessible units for eligible disaster victims with a disability.

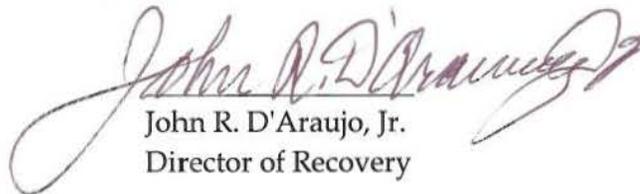
H. FEMA will provide all materials, labor, equipment (and assist with permitting and local inspections) required for installation of accessible units. FEMA will require that supporting personnel and resources have the capability to install accessible units and provide modifications to standard units on a priority basis, and provide maintenance for features of the unit, including any modifications.

I. Within a Presidentially declared disaster area, the Individual Assistance Branch Chief will be responsible for monitoring the implementation and execution of this interim policy.

IX. **ORIGINATING OFFICE:** Recovery Division (Individual Assistance Branch).

X. **SUPERSESSION:** None.

XI. **REVIEW DATE:** One year from the date of publication.


John R. D'Araujo, Jr.
Director of Recovery



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ATTACHMENT 1

ACCESSIBILITY QUESTIONS

During the Pre-Placement Interview, the interviewer will ask various questions that will allow FEMA to determine if a member of the household has housing accessibility needs. The accessibility questions will collect the following information:

1. The name, age, and relationship to the applicant (if member of household) of the person(s) in the household who has the disability.
2. The type of disability, including a description of the disability.
3. Whether a mobility aid or other medical device (such as a wheelchair, cane, walker, or portable oxygen tank) is used, to include the type (e.g., manual, electric, or a scooter), and/or the dimensions of the aid/device.
4. The type of accessibility need. (This is not an all inclusive list)
 - Ramp with handrails to entrance
 - Sturdy steps with handrails on steps
 - Doorways wide enough for a wheelchair
 - Raised toilet seat
 - Grab bars around toilet
 - Accessible showers
 - Accessible bathtub
 - Grab bars in bathtub or shower
 - Bathtub bench or shower chair
 - Hand held shower controls
 - Cut-out area under bathroom sink
 - Switches and controls accessible from seated position
 - Accessible kitchen (e.g., space under sink, lower stoves, counters, cabinets, etc.)
 - Visual alarms and notification devices