



## Temporary Housing Units (THUs)

Through the Housing Assistance provision of the Individuals and Households Program (IHP), FEMA may provide Direct Temporary Housing Assistance to eligible applicants whose primary residence is uninhabitable as a direct result of a presidentially-declared emergency or major disaster. If FEMA determines that eligible applicants cannot utilize financial Rental Assistance due to a lack of available housing resources in the area, FEMA at the request of local, state, territorial, or tribal governments; may authorize the use of Temporary Housing Units (THUs).

Direct Temporary Housing Assistance includes providing Temporary Housing Units (THUs) through Multi-Family Lease and Repair (MLR), Direct Lease or placing transportable THUs, such as Manufactured Housing Units (MHUs) or Recreational Vehicles (RVs), on private, commercial, or group sites. A THU is defined as a house, apartment cooperative, condominium, manufactured home, or other dwelling FEMA acquires by purchase or lease and makes available to eligible applicants for a limited period of time.

FEMA may offer THUs to eligible applicants through the following methods:

Multi-Family Lease and Repair: MLR is a form of Direct Temporary Housing Assistance that allows FEMA to enter contracts with multifamily property owners to lease and repair or make improvements to existing multi-family housing units (e.g., apartments). FEMA may utilize these types of units as temporary housing for eligible applicants who are unable to use Rental Assistance due to a lack of available resources. MLR is not intended to repair or improve individual units to re-house existing tenants.

Direct Lease: FEMA may contract with property owners to lease non-multi-family properties (i.e., single family or properties with fewer than three units in one site, such as a duplex) to use as temporary housing.

Manufactured Housing Units (MHUs): MHUs are manufactured homes or other readily fabricated dwellings (e.g., a pre-fabricated dwelling) owned by FEMA and provided to eligible applicants for use as temporary housing for a limited time.

- Furnished MHUs, ranging from one-to-three bedroom units, are provided based on the applicant's pre-disaster household composition.
- FEMA may provide MHUs built to Uniform Federal Accessibility Standards for eligible disaster survivors with access and functional needs and provide ramps, platform steps or other reasonable accommodation to accommodate survivors' accessibility needs.
- MHUs may be placed on a private site, such as the eligible applicant's private property, a pre-existing commercial park, or on a group site approved by local officials and constructed and maintained by FEMA.

All occupants of a THU must agree to comply with FEMA's rules, terms, and conditions for occupying the THU before moving-in by signing a Temporary Housing Agreement or Revocable License. To remain in the THU, occupants must:

- Demonstrate a continued housing assistance need.
- Actively participate in the FEMA recertification process.
- Show progress towards achieving their permanent housing plan.
- Adhere to FEMA's rules, terms and conditions and the rules, laws, and regulations of the site and jurisdiction where the THU is located.

FEMA may provide Direct Temporary Housing Assistance for up to 18 months from the date of the declaration when adequate, alternate housing is unavailable and the occupants cannot fulfill their permanent housing plan through no fault of their own. The period of assistance may be longer when FEMA determines due to extraordinary circumstances an extension would be in the public interest. FEMA re-evaluates occupants' eligibility on a periodic basis, usually monthly, and Direct Temporary Housing Assistance eligibility is subject to the occupant continuing to meet eligibility requirements.

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*FEMA's Mission: "Helping people before, during, and after disasters."*

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