

# 1. FEMA is Seeking Multifamily Properties to House Disaster Survivors

The Federal Emergency Management Agency (FEMA) is seeking information from owners of multifamily properties that can be repaired to local, state and federal standards and be offered as temporary housing to survivors impacted by Tropical Storm Helene. The deadline for replies to this request for information is Nov. 6, 2024.

## 1. **What is the Multifamily Lease and Repair program?**

Multifamily Lease and Repair (MLR) is a form of temporary housing assistance that allows FEMA to repair or make improvements to existing multifamily rental/residential property for the purpose of providing temporary housing to eligible FEMA applicants. The properties in MLR are to be offered as temporary housing to eligible disaster survivors. The properties must be available for a term of no less than 18 months, with the option of lease extension. The properties should be complexes that are able to accommodate a considerable number of people in a single location. Each property must have been previously used as a multifamily housing complex and contain multiple rental units. Hotels, hospitals, nursing homes, etc. are not considered residential properties and are not authorized for MLR. The site must be repairable to local, state, and federal regulations within a four-month period and cannot be located in a floodway. MLR is not intended to repair or improve individual units to rehouse existing tenants.

## 2. **What conditions does the property need to meet?**

1. All property management companies or owners must register to do business with FEMA through the System for Award Management (SAM) at [SAM.gov](https://sam.gov).
2. The property owner must provide all property management services, including building maintenance.
3. The vacant units on the property must be available to be leased exclusively to FEMA for use as temporary housing for eligible survivors for a term expiring no earlier than 18 months from the date of declaration, with the possibility of contract extension.
4. The property must be in an area with access to community and wraparound services such as accessible public transportation, schools, fire and emergency services, grocery stores, etc.

5. Each unit must provide complete and independent living facilities for one or more persons and contain permanent provisions for living, sleeping, cooking and sanitation.
6. The property must contain multiple units.
7. The property must have been previously used as multifamily housing.
8. The property owner must agree to allow FEMA to make reasonable accommodations and/or modification repairs or improvements during the term of the lease without requiring FEMA to remove the improvements at the end of the lease agreement.

### **3. What other terms or conditions are there?**

9. A provision granting FEMA exclusive use of the units and sole discretion to identify and select occupants during the term of the lease agreement.
10. A provision granting FEMA 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.
11. A provision allowing FEMA to make reasonable accommodations and/or modification repairs or improvements during the term of the lease agreement without requiring FEMA to remove the improvements at the end of lease agreement.
12. A provision incorporating 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.
13. A provision agreeing to waive credit screening for eligible applicants.
14. A provision allowing FEMA to reassign a vacated unit when eligible applicants need temporary housing assistance, and a unit becomes available before the end of the period of assistance.
15. Property owners must be current and in good standing with property mortgage payments and ensure mortgage standing verification is provided, as well as proof of ownership.

### **4. What information is requested?**

Interested property owners should provide the following information:

16. Name of complex, location, owner name and phone number or contact information (if not property owner).
17. Status of property's mortgage payments; property owner must be current with property mortgage payments.
18. Total number of housing units within the property.
19. Number of vacant housing units containing a separate bathroom, kitchen, and living space.
20. Number of vacant housing units available for FEMA exclusive use.
21. Number of vacant housing units compliant with Uniform Federal Accessibility Standards (UFAS) and/or features that provide accessibility for individuals with disabilities.
22. Description of repairs and improvements required to make the housing units habitable.
23. Description of repairs currently underway, if applicable.

- 24. Projected length of time required to make the housing units habitable (from execution of the contract).
- 25. Year building was constructed (if known).
- 26. Years the building was used for multifamily housing.
- 27. Rental rates during the last year of operation (state whether utilities were included, and if so, which ones).
- 28. Pet restrictions, such as type, number, or size, and applicable pet deposits; and
- 29. Number of parking spaces (including accessible and van-accessible) available for each housing unit.

**5. Where do I respond to the request for information?**

30. Interested property owner or management companies must provide responses and comments no later than 5 p.m. EST, Nov. 6, 2024, via email to [fema-mlr\\_dr4827nc@fema.dhs.gov](mailto:mlr_dr4827nc@fema.dhs.gov). The email subject line should read: **RFI #70FBR425-MLR-DR4827NC Response: MLR-DR-4827-NC**

31. More information about this opportunity can be found at [SAM.gov](https://SAM.gov).

The RFI does not constitute a Request for Proposal (RFP), Invitation for Bid (IFB), or Request for Quotation (RFQ), and it is not to be construed as a commitment by the Government to enter into a contract, nor will the Government pay for the information submitted in response to this request. Response to this notification will be used to determine which properties meet the MLR criteria and provide the most timely and cost-effective means of providing direct assistance to eligible disaster survivors. FEMA wants to obtain market information or capabilities for planning purposes.

For the latest information about North Carolina’s recovery, visit [fema.gov/disaster/4827](https://fema.gov/disaster/4827). Follow FEMA on X at [x.com/femaregion4](https://x.com/femaregion4) or on Facebook at [facebook.com/fema](https://facebook.com/fema).

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## 2. FEMA Seeking Residential Properties to Lease for Helene Survivors

FEMA is currently seeking interested, qualified owners or property management companies to help meet the temporary housing needs for disaster survivors by leasing their properties directly to FEMA.

**1. What is Direct Lease?**

Direct Lease is a form of Direct Temporary Housing Assistance that allows FEMA to lease existing, ready-to-occupy residential properties for survivors whose temporary housing needs cannot be met with other forms of assistance. FEMA will pay the property management company/vendor the cost of rent, while the survivor is responsible for utility costs and other expenses not covered in the lease.

## **2. Does location matter?**

Potential property management companies are mainly being sought in western North Carolina within a 30- to up to 60-minute drive of the affected areas or a distance that does not place an undue hardship on the survivor. However, FEMA encourages all interested property management companies to consider participating.

## **3. What conditions do properties have to meet?**

32. All property management companies must register to do business with FEMA through the System for Award Management (SAM) at [SAM.gov](https://sam.gov).

33. Companies must lease the vacant units exclusively to FEMA for use as temporary housing for eligible survivors for a term expiring no earlier than 18 months, with the possibility of contract extension.

34. Properties must be located within an area included in a major disaster declaration or within a reasonable commuting distance.

35. Each property must comply with Housing Quality Standards established by the U.S. Department of Housing and Urban Development, and all utilities, appliances and other furnishings must be functional.

36. Each individual unit must provide complete living facilities, including provisions for cooking, eating and sanitation within the unit.

37. 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.

38. The property owner must be current with all payments related to the unit, if applicable.

## **4. What other terms or conditions are there?**

39. There are several other terms and conditions that will apply to any agreement between FEMA and property management company/vendor selected for Direct Lease. For a complete list of terms and conditions, property requirements and property identification criteria visit: [SAM.gov](https://sam.gov).

## **5. Requested Information: What information is requested?**

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

40. Property name, location, property owner name and phone number.

41. Number of units (a separate bathroom, kitchen and living space) available for FEMA's exclusive use and the number of bedrooms each unit contains.

42. Status of the property's mortgage payments; property owners must be current with mortgage payments.
43. Number of vacant units containing a separate bathroom, kitchen, and living space.
44. Number of fully furnished units.
45. Number of vacant units available for FEMA-exclusive use;
46. Number of vacant units compliant with Uniform Federal Accessibility Standards (UFAS) and/or features in unit(s) that provide accessibility for individuals with disabilities;
47. Description of repairs and improvements required to make the units habitable.
48. Description of repairs currently underway, if applicable.
49. Projected length of time required to make units habitable (from execution of lease agreement).
50. Date building was originally constructed (if known).
51. Dates the building was used as a rental.
52. Rental rates during the last year of operation (state whether utilities were included and, if so, which ones).
53. Applicable pet restrictions, such as type, number, or size, and pet deposits; and
54. Number of parking spaces (including accessible and van-accessible) available for each unit, if applicable.
55. Property owner must provide all building maintenance services, except where the property is leased or contracted from another government entity that already includes maintenance service.

## 6. **Where do I respond to the request for information?**

56. Interested property owner or management companies must provide responses and comments on or before 5 p.m. EST, November 6, 2024, via email to [fema-direct\\_lease\\_dr4827nc@fema.dhs.gov](mailto:fema-direct_lease_dr4827nc@fema.dhs.gov). The email subject line should read: **RFI# 70FBR425-DL-DR4827NC**

57. More information about this opportunity can be found at [SAM.gov](https://www.sam.gov).

**This request for information is not a request for quotes.** Responses to this notification will be used to determine which properties meet direct lease criteria and provide the timeliest, most cost-effective means of providing direct assistance to eligible disaster survivors. FEMA wants to obtain market information or capabilities for planning purposes.

**Responses to this notice for information are not offers and cannot be accepted by the Government to form a binding contract.**

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