



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). 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. The term “THU” includes Transportable Temporary Housing Units (TTHUs).

FEMA may provide Direct Temporary Housing Assistance to eligible applicants by providing THUs through Multi-Family Lease and Repair (MLR), and Direct Lease, or placing Transportable Temporary Housing Units (TTHUs), such as Manufactured Housing Units (MHUs) or Recreational Vehicles (RVs):

Multi-Family Lease and Repair (MLR): MLR allows FEMA to enter into lease agreements with owners of multi-family rental property located in disaster areas and make repairs or improvements to provide temporary housing to applicants. 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 existing residential properties, not typically available to the general public (i.e., corporate apartments, vacation rentals, and second homes) for use as temporary housing.

Transportable Temporary Housing Units (TTHUs): TTHUs are a readily fabricated dwelling (i.e., RVs or a MHUs), purchased or leased by FEMA and provided to eligible applicants for use as temporary housing for a limited period of time. TTHUs 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.

- **Manufactured Housing Units (MHUs):** Manufactured homes or other readily fabricated dwellings constructed in accordance with HUD regulations, purchased or leased by FEMA, and provided to eligible applicants for use as temporary housing for a limited time. FEMA MHUs are equipped with residential fire sprinklers, which can help save lives and prevent injuries.
 - FEMA provides furnished MHUs, ranging from one-to-three bedroom units, based on the applicant’s pre-disaster household composition.
 - FEMA may provide MHUs built to Uniform Federal Accessibility Standards for

eligible applicants with a disability by providing ramps, platform steps, or other reasonable accommodations to meet applicants' accessibility needs.

- **Recreational Vehicles (RVs)**: Vehicles designed as temporary living quarters for recreational, camping, travel, or seasonal use purchased or leased by FEMA and provided to eligible applicants for use as temporary housing for a limited time.
 - FEMA provides RVs certified to comply with Recreational Vehicle Industry Association Standards and meet California Air Resources Board (CARB) standards or are certified compliant with the Toxic Substances Control Act Title VI requirements for formaldehyde emissions for composite wood products found in RVs.
 - RVs may not be suitable temporary housing solutions for applicants with disabilities and others with access and functional needs.

All occupants of a THU must agree to comply with FEMA's rules, terms, and conditions for occupying the THUs before they move in by signing a Temporary Housing Agreement or Revocable License. MLR and Direct Lease occupants must also sign an occupant lease agreement with the property owner or landlord. 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.

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

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