



# FEMA

## INDIVIDUAL ASSISTANCE DIVISION

### Frequently Asked Questions

#### ***MULTIFAMILY LEASE AND REPAIR PROGRAM (MLRP)***

##### **1. What is the Multifamily Lease and Repair Program (MLRP)?**

Section 408 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act authorizes FEMA, through the MLRP, to make basic habitability repairs or make improvements to existing multifamily housing units (e.g., apartments) in disaster-declared areas to provide direct temporary housing assistance to eligible FEMA applicants displaced by a disaster.

##### **2. What qualifies as a multifamily property?**

A single building must contain five or more rental units to qualify as multifamily. Buildings operated together as a rental complex may have fewer rental units in each building, but the rental complex must contain five or more rental units.

##### **3. What criteria determine if a property may be eligible for MLRP?**

To be considered eligible for MLRP, a property must;

- Previously have been used as multifamily housing;
- Be located in an area included in a major disaster or emergency declaration;
- Be located within reasonable access to community and wrap-around services such as schools, fire and emergency services, grocery stores, etc.;
- Not be located in a Special Flood Hazard Area or a potential flooding area as identified on the Advisory Flood Hazard Information (AFHI);
- Have units available to be repaired and leased to FEMA for use as temporary housing for eligible applicants for a term of no less than 18 months; and
- Have a property owner able to provide all property management services, including building maintenance, except where the property is leased or contracted from another government entity, in which case FEMA may directly provide such services; and
- Be able to be repaired within two months of the contracting date.



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#### 4. What information does FEMA need to begin evaluating a property for MLRP?

Interested landlords should call FEMA at 225-382-1464 or email [fema-ia-dhops@fema.dhs.gov](mailto:fema-ia-dhops@fema.dhs.gov). Please be prepared to provide the following information:

- Complex name, location, property owner name, and phone number;
- Number of units vacant (each unit must contain a separate bathroom, kitchen, and living space);
- Number of units compliant with the Americans with Disabilities Act;
- Description of repairs and improvements required to make the units habitable;
- Projected length of time required to make units habitable;
- History of the building's use, including dates the building was used for multifamily housing and rental rates during the last year of operation;
- Any applicable pet restrictions or fees; and
- Number of parking spaces available for each unit.

#### 5. How will selected properties be repaired?

FEMA may have the property repaired using a third party contractor or the property owner may choose to complete the repairs using their own contractors once repairs and costs have been agreed upon.

#### 6. What type of repairs are eligible?

FEMA will only fund repairs and improvements needed to make a property safe, habitable, and functional for temporary housing. Only builder grade materials and finishes may be used and all repairs and improvements performed must be compliant with U.S. Department of Housing and Urban Development's housing habitability standards, local building codes, standards, permitting, inspection requirements, and all applicable environmental and historic preservation laws and regulations.



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#### **7. How will the value of the lease agreement with FEMA be determined?**

The value of the lease agreement will be based on the number of units and the length of time they are made available for FEMA's use for up to 18 months. The value of the improvement or repairs will be deducted from the value of the lease agreement and may not exceed the total value of the lease agreement. The U.S. Department of Housing and Urban Development's fair market rent rates will be used to calculate the value of the available units.

#### **8. Why must applicants sign leases with the Landlord?**

The lease establishes a landlord-tenant relationship between the Landlord and the FEMA applicant. The Landlord is responsible for the maintenance of the rental units and may use local or state eviction processes if the FEMA applicants violate their lease. Landlords must coordinate with FEMA prior to eviction.

#### **9. Can the Landlord reject a FEMA applicant?**

Participating Landlords may apply the same background checks to FEMA applicants as all other tenants. Landlords may not subject FEMA applicants to different or additional criteria from their other tenants.

#### **10. How long will applicants reside in the rental units as part of the MLRP?**

MLRP is designed to provide temporary housing for up to 18 months from the date of the disaster declaration. Applicants are required to maintain contact with FEMA and go through a recertification process to determine their continued eligibility. Applicants deemed ineligible for continued assistance may be given the option to sign a standard lease with the Landlord or vacate the rental unit before the end of the 18-month period of assistance.