



DR-4344-California Manufactured Housing Units and Recreation Vehicles

Eligible applicants in approved counties whose primary residence is inaccessible or uninhabitable as a direct result of a presidentially-declared disaster may receive Direct Temporary Housing Assistance from FEMA.

On behalf of FEMA, the State of Texas may provide Direct Temporary Housing Assistance in the form of a recreation vehicle (RV) or manufactured housing unit (MHU) to eligible applicants up to February 25, 2019, unless extended by FEMA. The State, in coordination with the FEMA, re-evaluates occupants' eligibility on a periodic basis, usually monthly, for the entire period of assistance to ensure the occupant continues to meet eligibility requirements.

Unit Types

The State may provide Direct Temporary Housing Assistance in the form of RVs or MHUs.

- RVs (travel trailers and fifth wheels only) may be placed on private, commercial, or group sites for up to six months. The State may procure, install, provide maintenance, and deactivation of RVs at an estimated cost per unit of up to \$55,000.
- MHUs may be placed on private, commercial, or group sites for up to 18 months from the date of disaster declaration. The State may procure, install, provide maintenance, and deactivation of MHUs at an estimated cost per unit of up to \$92,000.

MHU/RV Conditions of Eligibility

FEMA will determine, based on the household's needs, which temporary housing unit will be provided for eligible applicants: RV, MHU, or other form of temporary housing. If no other temporary housing solutions are viable:

- Applicants with a projected housing need of six months or less and a household size of five or fewer will be prioritized for a RV.
- Applicants with access and functional needs will be prioritized for accessible MHUs, unless reasonable modifications can be made to a RV. The State will prioritize accessible MHUs for applicants whose household includes one or more persons with a disability or other access and functional needs that cannot be met by a RV.

To avoid a duplication of benefit, the applicant must agree to pay FEMA a portion of their Additional Living Expenses (ALE) monthly, not to exceed the applicable Fair Market Rent amount, until their ALE is exhausted. ALE is a benefit provided under some homeowners, condominium owners, and renters insurance policies to cover the additional cost of living while the insured is temporarily displaced from their home.

Site Types

The State may place units on private sites, commercial sites, or group sites constructed by the State.

- **Private Sites:** Homeowners' privately-owned site with access to utilities when there is adequate space to accommodate a unit on the lot with their damaged home.
- **Commercial Sites:** Commercial RV or manufactured home parks, or commercial sites, typically include infrastructure needed for unit installation, such as access to water, sewer, and power. The State may lease pads from the owners of commercial sites to place units for eligible occupants.
 - The State may lease a pad at a monthly cost of up to \$600.
 - The State may make improvements to a commercial park at an estimated cost per pad of up to \$7,500.
 - Upon request by the State and approval from FEMA, the State may be authorized to build-out commercial sites.
- **Group Sites:** When an applicant's private lot is not feasible and commercial parks are unavailable or insufficient to meet the housing need, the State may construct a group site in order to provide Direct Temporary Housing Assistance in the form of an MHU. This is the least desirable choice due to cost and time to build.
 - Prior to implementing a group site, the State must request and receive approval from FEMA.
 - The State should look for locations with reasonable access to community and wrap-around services (i.e., schools, accessible public transportation, utilities, grocery stores etc.) when selecting where to build a group site.
 - If approved, the State may construct a group site at a per pad cost of up to \$50,000.

The State is prohibited from placing RVs and MHUs in floodways (V zone), Coastal Barrier Resources System, and Otherwise Protected Areas. The State will only place units in a 100-year floodplain when no other housing alternatives exist, and only in compliance with the applicable environmental laws, regulations, and executive orders.