



DR-4344-California Multi-Family Lease and Repair (MLR)

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 contract with property owners or enter into a contract with a third party to perform repairs or improvements to multi-family rental units and provide them as temporary housing for eligible applicants. The State may provide Direct Temporary Housing Assistance for DR-4344-CA up to April 18, 2019, unless extended by FEMA. The State, in coordination with 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.

MLR Property Conditions

The State must identify properties that meet the following conditions in order to implement MLR:

- The total cost of the lease agreement, to include repair and monthly maintenance costs, shall not be more than \$21,000 per unit.
- The value of the improvements or repairs must be deducted from the value of the lease agreement and may not exceed the value of the lease.
- The property must have previously been used as multi-family housing. Multi-family housing is defined as a building that contains three or more dwelling units, each unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, cooking, and sanitation.
- The property must be located within reasonable access to community and wrap-around services such as accessible public transportation, schools, fire and emergency services, grocery stores, etc.
- Any repairs or improvements need to take 120 days or less to complete.
- Properties located within a floodway, coastal high-hazard area, or Coastal Barrier Resource Unit are not eligible for this program.

When repairs or improvements are made to provide accessibility features, contractors will be guided by the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and U.S. Department of Housing and Urban Development's Design Details for Accessible Disaster Relief Housing.

When multiple approved MLR properties exist, the State will prioritize properties that make at least one unit accessible and evaluate properties according to the following factors: cost to the federal government; time to complete repairs; landlord's demonstrated ability to manage and/or provide maintenance services; proximity to wrap-around services; and accessibility.

The property owner must agree to:

- Allow the State to make reasonable accommodation and/or modification repairs or improvements during the term of the lease agreement and consider any repairs or improvements permanent.
- Incorporate a lease addendum containing MLR conditions of eligibility and termination of tenancy and eviction into the lease between the property owner and the occupant.

The lease agreement between the State and the property owner must include the option to extend the lease beyond April 18, 2019, if a Direct Temporary Housing Assistance extension is approved.

The State may authorize a one-time payment of security deposits for each unit. Unused portions of each security deposit must be returned upon the State's release of the unit. The State will pay for utilities that are included in the monthly rent established by the property owner; however, background checks, credit checks, application fees, or pet deposits will not be covered. The State may also provide a minimal monthly fee per apartment to the property owner for the operation of the property.

If the State identifies an MLR-eligible applicant with a disability whose housing needs cannot be met by an available unit, the State will make the necessary modifications as a reasonable accommodation and/or modification so the applicant receives a habitable, safe, accessible, and functional housing unit.

MLR Eligibility

Applicants eligible for MLR must:

- Sign and adhere to the terms and conditions outlined by FEMA/California and the lease agreement with the landlord.
- 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.