

# FEMA Seeking Residential Properties to Lease for Helene Survivors

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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.

## 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.

## 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.

## What conditions do properties have to meet?

- All property management companies must register to do business with FEMA through the System for Award Management (SAM) at [SAM.gov](https://sam.gov).
- 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.
- Properties must be located within an area included in a major disaster declaration or within a reasonable commuting distance.
- Each property must comply with Housing Quality Standards established by the U.S. Department of Housing and Urban Development, and all utilities,



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appliances and other furnishings must be functional.

- Each individual unit must provide complete living facilities, including provisions for cooking, eating and sanitation within the unit.
- 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.
- The property owner must be current with all payments related to the unit, if applicable.

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

- 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://www.sam.gov).

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

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

- Property name, location, property owner name and phone number.
- Number of units (a separate bathroom, kitchen and living space) available for FEMA's exclusive use and the number of bedrooms each unit contains.
- Status of the property's mortgage payments; property owners must be current with mortgage payments.
- Number of vacant units containing a separate bathroom, kitchen, and living space.
- Number of fully furnished units.
- Number of vacant units available for FEMA-exclusive use;
- Number of vacant units compliant with Uniform Federal Accessibility Standards (UFAS) and/or features in unit(s) that provide accessibility for individuals with disabilities;
- Description of repairs and improvements required to make the units habitable.
- Description of repairs currently underway, if applicable.
- Projected length of time required to make units habitable (from execution of lease agreement).
- Date building was originally constructed (if known).



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- Dates the building was used as a rental.
- Rental rates during the last year of operation (state whether utilities were included and, if so, which ones).
- Applicable pet restrictions, such as type, number, or size, and pet deposits; and
- Number of parking spaces (including accessible and van-accessible) available for each unit, if applicable.
- 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.

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

- 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**
- 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.**

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

