

# Frequently Asked Questions About FEMA's Direct Lease Program

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FEMA is actively seeking owners of rental units suitable for families and individuals displaced by the August wildfires on Maui. The units are offered to survivors for long-term leasing for up to 24 months. Below are answers to some frequently asked questions.

## How does FEMA's Direct Lease program work?

- FEMA leases existing, ready-to-occupy residential properties for use as temporary housing for families displaced by the fires. Eligible properties may include single-family homes, multi-family homes, apartments, cooperatives, condominiums and townhouses. Property owners, not the tenants, enter into contract with FEMA's property management company.
- The Direct Lease program is different from the FEMA Rental Assistance program, which pays rent to survivors for units at a maximum of 175% of the U.S. Department of Housing and Urban Development fair market rent.
  - Direct Lease is also different from Non-Congregate Sheltering, a program managed by the American Red Cross which houses survivors temporarily in hotels until they can move into suitable longer-term housing. That sheltering program is set to expire **Feb. 10**.

## What are the requirements of the Direct Lease Program?

- Property management companies/owners must lease the vacant units exclusively to FEMA for use as temporary housing for eligible survivors for 12 months, with the possibility of two additional six-month contract extensions, totaling 24 months.
- Properties must be located within 40 miles of Lahaina.
- Each property must comply with HUD-established Housing Quality Standards, and all utilities, appliances and other furnishings must be functional. Each individual unit must be equipped with bathroom facilities and kitchen amenities, including dishware and utensils.

## What should I expect from FEMA?

- FEMA will provide a security deposit, write the contract, conduct home inspections before move-in and after move-out, and assume responsibility for relocating tenants at the conclusion of the lease.
- FEMA will honor your existing property policies (i.e., pets), and not jeopardize your ability to return to the short-term rental market at the conclusion of the contract.



**FEMA**

## DR-4724-HI FS-035 Frequently Asked Questions for Owners of Short-Term Rental Properties

- As a participant in the program, FEMA will pay all utility costs (including fees to the Homeowners Association) and cover property damage.

### How do property management companies learn more about FEMA's Direct Lease program?

- Property management companies may contact FEMA via email at: [FEMA-DR4724-HI-Contracting@fema.dhs.gov](mailto:FEMA-DR4724-HI-Contracting@fema.dhs.gov) or phone: **510-499-6069**.

### Who do property owners contact to lease their units to FEMA?

- Property owners may choose from one of three management companies listed below to lease their unit to FEMA. Eligible survivors are then matched to the closest suitable unit.

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| <b>Aesthetic Home Investments</b><br>Iesha Carmichael<br><a href="mailto:team@aesthetichomeinvestments.com">team@aesthetichomeinvestments.com</a><br><b>919-352-6773</b> | <b>Lima Charlie Inc.</b><br>David Waldbauer<br><a href="mailto:david@limacharlieinc.com">david@limacharlieinc.com</a><br><b>808-215-6122</b> | <b>Fedcology dba Parliament</b><br>David Greenberg<br><a href="mailto:david@fedcology.com">david@fedcology.com</a><br><b>305-814-3170</b> |
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### Where can I find information on Maui County's tax exemption for long-term rentals?

- County of Maui Real Property Assessment Division: [www.mauipropertytax.com](http://www.mauipropertytax.com)
- Maui Wildfires Long-Term Rental Exemption Applications: [www.mauicounty.gov/1953/RPA-Forms-and-Instructions](http://www.mauicounty.gov/1953/RPA-Forms-and-Instructions)
- Email [rpa.ltr@co.maui.hi.us](mailto:rpa.ltr@co.maui.hi.us) or phone: **808-270-7295**.

For the latest information on the Maui wildfire recovery efforts, visit [mauicounty.gov](http://mauicounty.gov), [mauirecovers.org](http://mauirecovers.org), [fema.gov/disaster/4724](http://fema.gov/disaster/4724) and [Hawaii Wildfires - YouTube](https://www.youtube.com/channel/UC8vYUw1U1U1U1U1U1U1U1U1). Follow FEMA on social media: [@FEMARegion9](https://twitter.com/FEMARegion9) and [facebook.com/fema](https://facebook.com/fema). You may also get disaster assistance information and download applications at [sba.gov/hawaii-wildfires](http://sba.gov/hawaii-wildfires).

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*FEMA's mission is helping people before, during, and after disasters.*

*All FEMA disaster assistance will be provided without discrimination on the grounds of race, color, sex (including sexual harassment), sexual orientation, religion, national origin, age, disability, limited English proficiency and/or economic status. If you believe your civil rights are being violated, call the Civil Rights Resource line at 833-285-7448.*