



FEMA

Fact Sheet

Texas Hurricane Harvey DR-4332

Frequently Asked Questions Disaster Housing Placed in the Special Flood Hazard Area

Can a community issue a permit for placement of a temporary housing unit that results in elevation lower than the effective Base Flood Elevation (BFE)?

Answer: Yes. A community may issue a permit for temporary housing unit where the “highest elevation level practicable” has been determined to be below the effective BFE.

Who determines the highest elevation practicable for placement of temporary housing units below the BFE?

Answer: FEMA will ensure that the highest elevation practicable is determined for the placement of temporary housing units in the SFHA. FEMA will not ask local communities for copies of these determinations

Is a community’s participation in NFIP jeopardized by issuing a temporary permit for disaster housing units below the BFE?

Answer: No. A community’s standard ordinances allow for the temporary permitting of structures in the SFHA, below the BFE.

Will a community need to amend ordinances to issue a temporary permit for housing units below the BFE?

Answer: FEMA will not require the community to amend its floodplain management ordinance. Often, a temporary permit process may be a part of standard land use regulations.

Will a community need to grant a variance to meet the permit requirements of the local ordinance?

Answer: No. A community will not need to grant a variance in order to issue a permit for temporary housing units that are placed on property for the purpose of assisting homeowners with the reconstruction of the permanent dwelling.

If a community participates in the Community Rating System (CRS) program, will issuing a temporary permit have any CRS implications?

Answer: No. Issuing a temporary permit for housing units to be placed below the BFE will not affect the community’s CRS rating. In addition, the ability of a community to join the CRS will not be affected. The community will still be maintaining all permitting requirement of the NFIP.

Will FEMA sell the temporary housing units that are placed below BFE to the resident at the end of the temporary placement period for the FEMA’s Disaster Housing Program?

Answer: No. The FEMA Disaster Housing Program requires before a temporary housing unit is sold to a resident, the unit must meet the local floodplain management ordinance requirements for permanent development located in the SFHA. Therefore, a temporary housing unit will not be sold if the unit has not been properly elevated and provided a permanent permit that meet compliance of with the local SFHA ordinance.