

Modifications for owners or managers of housing that receives federal financial assistance, such as HUD subsidized housing, public housing authorities, and student housing.

Federally-funded housing has the obligation to ensure that all alterations are [fully accessible](#). To the extent that the building is an older building, and does not have fully accessible units, then the property owner or manager has an obligation to ensure that *five* percent of the units in the facility are fully accessible. The standard for accessibility for housing facilities is under the [Uniform Federal Accessibility Standards](#) (UFAS). The Checklist for accessible properties and accessible units are available on the [HUD website](#).

However, the obligations of a recipient of federal financed entities is not limited to when a natural disaster strikes. The property owner or manager has an obligation to modify the property at the request of a resident at any time, as long as the request is not an undue burden or a fundamental alteration. However, in times of natural disasters, and due to the availability of financial assistance through insurance, a property manager may not claim undue burden for extensive modifications, such as installing a roll in shower, extended ramps, lifts, taking down walls or doors, replacing stoves or refrigerators, or the like.