



Brazoria County

2016 Floods

Disaster Recovery

Needs Assessment

Introduction

Brazoria County, Texas, experienced a catastrophic flood event June 2016. Beginning June 4th the Brazos River started flooding over its banks. At the time, this was an historic event with the river cresting at its second highest level ever, only exceeded by the flood of 1913¹. According to the County Emergency Management department approximately two-thirds of the County's population was affected by the flooding in some manner.

HUD requires recipients of CDBG- DR funds to assess both direct and indirect impacts from disasters and conduct an "Unmet Needs" assessment for the three major categories of Housing, Infrastructure, and Economic Revitalization. This document will focus on Unmet Housing Needs.

Parts of Brazoria County sustained a significant damage during the 2016 flood event as a result of heavy flooding. The County's recovery efforts are focusing on mitigating the physical drainage conditions that contributed to regional flooding and related property damage. As a result of these failures to function, the County will prioritize drainage activities in support of housing for infrastructure projects, specifically those that benefit low-and moderate income areas.

Brazoria County's Method of Distribution (MOD) fosters long term community recovery by collectively addressing regional failures to function that affected multiple neighborhoods in both unincorporated and incorporated areas of the County. Improvements will reduce the impact of flooding on housing, personal property, and public infrastructure. This plan provides for an efficient, uniform implementation of housing assistance by the County for the elevation and repair of damaged or flooded homes.

The Department of Housing and Urban Development (HUD) states in its Federal Register notices allocating the CDBG-DR funds that, "Impacts must be described by type at the lowest geographic level practicable (e.g., city/county level or lower if available). In addition, a needs assessment must take into account the costs of incorporating mitigation and resiliency measures to protect against future hazards. [78 FR 14333, March 5, 2013]

Developing an accurate and comprehensive representation of flood damage and remaining housing needs in Brazoria County required detailed identification and documentation. Recording the costs associated with damages is an important step in understanding where the county is in the recovery process and the amount of additional funding needed to continue that process. For this assessment of unmet disaster need, the impact of the 2016 flood was determined through data collection from the various communities within Brazoria County. Much of the data was provided by the FEMA, the GLO, the County's MOD, and the State of Texas Plan for Disaster Recovery.

¹ The Facts, "Brazos River nears historic flood levels", May 30, 2016

Baseline Data

The flooding in 2016 caused tremendous damage to homes and property in Brazoria County. Many residents forced from their homes during the initial flood still find themselves displaced. After the flood waters receded, homes were evaluated and residents were faced with the need to repair and rehabilitate their dwellings, find ways to access their properties, and in some cases make the difficult decision that homes could not be repaired or rebuilt.

More than 1,500 homes sustained flood damages throughout the County. Based on the **FEMA IA data** provided by the General Land Office and used in the County’s MOD, 994 impacted families are Low to Moderate Income (LMI) households. Finding short- term or long- term housing solutions is a challenge for Brazoria County and its communities. Affordable housing for low and very low income families is a huge need for these communities.

The 2016 Floods State of Texas Plan for Disaster Recovery used FEMA IA data to generate an estimate and **overall damage amount** of \$3.8 million in Unmet Housing Needs in Brazoria County related to the 2016 flood events, or approximately twelve percent (12%) of the County's total unmet disaster recovery need of \$32 million. The damages broken out by IA **registrant reported income** were reported as 28.64% extremely low income households, 19.68% very low income households, and 17.12% low-to-moderate income (LMI) households, Of the homes in Brazoria County with Unmet Housing needs, an estimated 6.3% of the households have someone with a disability and 11.5% are over the age of 65².

The **2016 HUD income limits** for Brazoria County at the time of the event are calculated using Average Median Family Income (AMFI) for a particular household size:

AMFI %	Number of Household Members							
	1	2	3	4	5	6	7	8
30	\$17,400	\$19,850	\$22,350	\$24,800	\$26,800	\$28,800	\$30,800	\$32,750
50	\$28,950	\$33,100	\$37,250	\$41,350	\$44,700	\$48,000	\$51,300	\$54,600
80	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750

The current 2018 HUD income limits for Brazoria County are:

AMFI %	Number of Household Members							
	1	2	3	4	5	6	7	8
30	\$19,140	\$21,870	\$24,600	\$27,330	\$29,520	\$31,710	\$33,900	\$36,090
50	\$31,900	\$36,450	\$41,000	\$45,550	\$49,200	\$52,850	\$56,500	\$60,150
80	\$51,040	\$58,320	\$65,600	\$72,880	\$78,720	\$84,560	\$90,400	\$96,240

The County has not experienced a significant level of requests for **public services** related to 2016 Floods recovery. If a significant need arises during the implementation of the proposed

² <https://www.census.gov/quickfacts/fact/table/brazoriacountytexas/PST045217>

housing program the County will consider amending its method of distribution and requesting an amendment to its grant agreement with GLO to add services.

HUD's FY 2018 LMISD reports **LMI households** comprise 38% of all persons in Brazoria County. The County may use HUD data to help identify specific homeowners that have Unmet Housing Needs for direct outreach, if such use is permitted by GLO.

The State of Texas Action Plan as amended (July 16, 2018) **distributes \$1,699,053** in CDBG-DR Housing funds to Brazoria County. These funds will be allocated to the various income categories in the next section.

Needs Methodology

GLO provided the County with an **analysis of income categories** for households affected by the disaster, with applicable **floor and ceiling goal percentages**:

Income Group	Count Of Applicant Name	Floor	Ceiling
Extremely Low	435	28.64%	43.76%
Very Low	299	19.68%	30.08%
Low	260	17.12%	26.16%
Above 80%	525	34.56%	52.82%
Total	1519		
Total Less Urgent Need	994		

The **housing allocation floor and ceiling amounts** for each income category were then calculated based on the total housing distribution amount, as amended:

Brazoria County Contracted Values		
Activity	\$1,699,053.00	
	Floor	Ceiling
Extremely Low	\$486,562.25	\$743,549.35
Very Low	\$334,441.64	\$511,083.35
Low	\$290,818.82	\$444,420.30

The County will work with local service providers including Meals on Wheels and the United Way to conduct outreach to applicants with **special access or functional needs** including disabled persons and elderly persons to help meet the following funding goals based on the County's overall demographic profile: 10% households with a disabled member, 15% households with an elderly member.

Additional data provided by GLO and used in the County's MOD indicated owner-occupied properties represent around 80 percent of Unmet Housing Needs. The areas of the county with the greatest Unmet Housing Needs include the following:

- Holiday Lakes and vicinity, 124 homes with an estimated \$1,276,223 in Unmet Housing Needs
- Bar X Ranch subdivision, 71 homes with an estimated \$664,169 in Unmet Housing Needs
- Bailey's Prairie, 56 homes with an estimated \$625,079 in Unmet Housing Needs
- Rosharon area, 57 homes with an estimated \$535,387 in Unmet Housing Needs
- Buffalo Camp Farms - Sugar Mill subdivisions, 45 homes with an estimated \$446,533 in Unmet Housing Needs
- Bastrop Bayou area, 25 homes with an estimated \$133,697 in Unmet Housing Needs

Together these areas, which form a continuous impact zone generally along Oyster Creek between the Brazos River on the west and State Highway 288 on the east, represent less than fifteen percent (15%) of the county's land area and less than five percent (5%) of its population, but around 95% of the unmet housing needs. The balance of the county lies to the southwest and northeast of the primary impact zone, the former containing 37 homes with an estimated \$139,953 in Unmet Housing Needs and the latter containing 15 homes with an estimated \$27,797 in Unmet Housing Needs.

The Holiday Lakes/Rosharon area contained the most households with unmet needs in excess of \$20,000 per household. The map on the following page taken from the County's MOD shows areas that have the greatest Unmet housing needs as a result of the 2016 Floods:

Brazoria County, TX

Unmet Housing Needs Total



- Census 2010 Places
- Rivers
- Waterbody
- Streets
- Brazoria County

