



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

Richard W. Stolleis, P.E.
County Engineer

December 13, 2017

To: Honorable Members of Commissioners Court

Reference: Variance on permit requirements for FEMA Temporary Housing Units

As Floodplain Coordinator, I recommend that the Commissioners Court grant a variance to Fort Bend County's Regulations for Floodplain Management on elevation and permit requirements for placement of FEMA Temporary Housing Units in Special Flood Hazard Areas (SFHA), for residents damaged during Hurricane Harvey.

FEMA with the Texas General Land Office (GLO) is providing eligible disaster survivors temporary direct housing assistance with either manufactured housing units (MHU) or recreational vehicles (RV). FEMA and the GLO are requesting that Communities allow the temporary units to be placed without requiring full compliance with the Regulation of Floodplains. Since the MHUs and RVs are temporary, the units may be placed in a SFHA below the Base Flood Elevation (BFE) and an elevation certificate will not be required.

The County will issue a permit for a temporary basis to document their location and to ensure compliance with the floodplain regulations if the housing units remain on a permanent basis. There are no fees associated with the permit as the County has waived permit fees for flood damaged properties. The permit will be valid for a period of 24 months and will state that if the unit is purchased, it must be removed from the site or obtain a new permit in accordance with the County's regulations.

The County's participation in the National Flood Insurance Program (NFIP) is not jeopardized by issuing temporary permits for disaster housing units below the BFE within a SFHA. FEMA has stated allowing this will not be held against the Community during any audits. The purpose of the FEMA and GLO temporary housing unit program is to provide reasonable temporary accommodations for displaced homeowners. If you have any questions, please contact Charles Dean at 281-633-7510.

Cordially,

Richard W. Stolleis, P.E.
County Engineer

From: [Dean, Charles](#)
To: fema-4332temphousing@fema.dhs.gov
Cc: [Egan, Caroline](#); [Staigle, Rick](#); [Eglinton, Sean](#); [Permits](#)
Subject: FW: RESPONSE REQUESTED - EXPEDITE HOUSING MISSION IN YOUR JURISDICTION - Fort Bend County, Texas
Date: Tuesday, November 28, 2017 10:43:00 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[Guidance for Communities - Temp Housing Units final111517.pdf](#)
[DH Placed in SFHA OA Final111517.pdf](#)
Importance: High

The response to questions for allowing the use of temporary housing units in Fort Bend County, Texas, are noted below in red.

Charles O. Dean, P.E., CFM

Assistant County Engineer – Development
Fort Bend County
charles.dean@fortbendcountytexas.gov
281-633-7510

From: State of Texas SOC2 [<mailto:SOC2@dps.texas.gov>]
Sent: Wednesday, November 15, 2017 10:32 PM
Subject: RESPONSE REQUESTED - EXPEDITE HOUSING MISSION IN YOUR JURISDICTION

Dear Emergency Management Colleagues,

Disaster survivors within your community are eligible for temporary direct housing assistance from FEMA and the State of Texas' General Land Office (GLO). In order to assist with streamlining the implementation of this housing mission, we are requesting a response to the attached questionnaire. **Your response is required to accelerate the delivery of housing to your residents.**

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

- Will your jurisdiction allow mobile homes and/or recreational vehicles (RVs) in your jurisdiction? **Fort Bend County (FBC) does not have any restrictions about mobile homes or RVs on individual properties. There are restrictions and requirements for the establishment of Manufactured Home Rental Communities. Fort Bend County does not have the authority to waive deed restrictions within existing subdivisions that may restrict the placement of mobile homes or RVs.**
- Are there permit requirements that FEMA will have to satisfy in order to place these units? **FBC will require a development permit for each MHU or RV to document their location and to ensure compliance with**

the floodplain regulations if the housing units remain on a permanent basis. There would not be a fee associated with this permit as the County has waived the permit fees for flood damaged properties.

- Would your community allow placement in the Special Flood Hazard Area (SFHA – please see attachments for more information)? **Fort Bend County (FBC) will allow placement of MHUs or RVs in the SFHA, except in the floodway, on a temporary basis for a period not to exceed 18 months. After 18 months, the housing units will be considered permanent and must comply with County’s floodplain regulations or request an extension if waiting on some form of grant funding.**
- Would your community allow occupancy of manufactured housing units (MHUs) and/or RVs without an elevation certificate (EC)? (Requiring an EC will substantially slow down the housing process.) **Any MHU or RV placed on a temporary basis will not require an EC, but an EC will be required for the MHUs and RVs remaining on a permanent basis.**
- Would your community allow placement of any MHUs or RVs below base flood elevation (BFE)? **FBC will allow temporary housing units below the BFE with units properly anchored.**
- Would your community allow blanket permitting for qualified recipients of MHUs or RVs identified by FEMA or GLO? (this would expedite housing assistance in your community) **FBC will not allow blanket permitting. Each temporary housing unit will require a separate development permit at no fee.**

Please email responses to: fema-4332temphousing@fema.dhs.gov as soon as possible.

Please keep in mind that communities can provide temporary permits for structures within a special flood hazard area, including below the base flood elevation. These temporary permits are considered to be within the minimum FEMA floodplain regulations and will not violate floodplain regulations or count against a community’s CRS rating. Communities can also help to expedite the provision of housing assistance by providing blanket temporary permits to all FEMA emergency housing units. FEMA and the state stand ready to support local requirements with the understanding that streamlining local permitting and placement requirements as much as possible will help to provide housing to survivors more quickly.

This questionnaire specifically relates to the temporary placement of manufactured housing units (MHUs) and recreation vehicle/travel trailer (RV/TT) within the special flood hazard area (SFHA) in your community. The

purpose of this email correspondence is to provide information related to the coordinated effort of the state of Texas and FEMA as it relates to the ongoing housing needs of disaster survivors from Hurricane Harvey.

If you have any questions related to this information, please email Juanita.thompson@fema.dhs.gov.

Thanks for all that you do!

W. Nim Kidd, MPA, CEM, TEM
Chief
Texas Division of Emergency Management
Division Director
Texas Department of Public Safety

Twitter: [@chiefkidd](https://twitter.com/chiefkidd)

512-424-2436
512-424-2208 - SOC 24/7

Susan Pierce, Executive Assistant
susan.pierce@dps.texas.gov
512-424-2436



[Report This Message as Spam to Microsoft](#)

[Report This Message as Phishing to Microsoft](#)

Attach the message to the E-Mail