



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 6/26/2018

ALL

Item Creation Date:

20HPW03 (2) Manufactured Homes

Agenda Item#: 41.

Summary:

ORDINANCE amending City of Houston, Texas, Ordinance No. 2018-65 by extending the date for placement and removal of manufactured homes and recreational vehicles for victims of flooding related to Hurricane Harvey; containing findings and other provisions relating to the foregoing subject; providing for severability; and declaring an emergency.

Background:

SUBJECT: An ordinance amending City of Houston, Texas, Ordinance No. 2018-65 by extending the date for placement and removal of manufactured homes and recreational vehicles for victims of flooding related to Hurricane Harvey; containing findings and other provisions relating to the foregoing subject; providing for severability; and declaring an emergency.

RECOMMENDATION: Approve an ordinance amendment temporarily waiving certain requirements of the Code of Ordinances to facilitate the temporary placement of manufactured homes and recreational vehicles for victims of flooding related to Hurricane Harvey.

SPECIFIC EXPLANATION: Beginning on August 26, 2017, and continuing over the next several days, Hurricane Harvey brought record rainfall and devastation to the Houston area. Tens of thousands of homes were flooded and rendered uninhabitable. Due to the catastrophic impacts of Hurricane Harvey, the Federal Emergency Management Agency and Texas General Land Office authorized the use of manufactured home units and recreational vehicles to be used as temporary housing for flood survivors while homes are being repaired. The City has also received requests from residents to allow the temporary placement of privately owned manufactured homes or recreational vehicles upon residential property where their homes were rendered uninhabitable by Hurricane Harvey related flooding.

Chapter 29 of the Code of Ordinances, Houston, Texas, generally prohibits the use of manufactured homes and recreational vehicles as residences, except within certain dedicated places such as manufactured home parks and recreational vehicle parks, and for periods of limited duration. In addition, Chapter 29 requires compliance with Chapter 19 of the Code of Ordinances for finalization of placement permits for manufactured homes and recreational vehicles that are in flood hazard areas. The City desires to waive the placement and use requirements of Chapters 19 and 29 of the City Code to facilitate the temporary residential use of manufactured homes and recreational vehicles when they are placed within the boundaries of the same tract or parcel where the flood damaged residence is situated. In instances where it is not feasible to place a manufactured home or recreational vehicle on the same tract or parcel where the flood damaged home is situated, the City desires to temporarily allow placement on City owned or Land Assemblage Redevelopment Authority ("LARA") property. Such waiver shall be for a temporary period of 180 days with only one 180-day extension. All manufactured home units and recreational vehicles must be removed from private, City owned and LARA properties by December 31, 2019.

This action will amend ordinance No. 2018-65 passed by Council on January 31, 2018, to extend the date temporary housing can be placed from June 1, 2018 to December 31, 2018 and extends the date when all temporary housing shall be removed from August 31, 2019 to December 31, 2019.

It is recommended that City Council approve this ordinance amendment to temporarily allow residential use of federal and state provided manufactured homes and recreational vehicles, as well as privately owned manufactured homes and recreational vehicles for victims of Hurricane Harvey while their residential homes are being repaired.

Handwritten signature of Carol Ellinger Haddock in cursive.

Carol Ellinger Haddock, P.E.
Director
Houston Public Works

Prior Council Action:

(O) 2018-0065 - Passed January 31, 2018

Contact Information:

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ATTACHMENTS:

Description

PCA ORD 2018-65
PCA Coversheet

Type

Backup Material
Backup Material