Hurricane Harvey Housing Impacts: 49-County Survey Analysis

Top-line Findings

Prepared for the Texas General Land Office, Community Development and Revitalization Program

July 11, 2018
Overview

• The Texas General Land Office (GLO) asked the Bureau of Business Research (BBR), an organized research unit of the IC² Institute at The University of Texas at Austin, to conduct a general-population (random) survey of housing needs among residents and victims of the 49 Texas counties affected by Hurricane Harvey in August 2017.

• The goal of the survey findings was to help GLO determine the most appropriate type of housing assistance and method of communication with residents as it disburses HUD Community Development Block Grant Disaster Recovery (CDBG-DR) funds to victims in the affected counties.

• The goal was to obtain 100 completed phone and online surveys in each of the 49 counties, with a minimum of 80 completed surveys in each county.
Survey Methodology

• BBR conducted a phone and web survey (in English and Spanish) of residents in the 49-county region about the impact of Hurricane Harvey on their housing (homes and apartments).

• The survey vendor built a random sample frame using a combination of random digit dialing of landline and cell phone numbers, and listed cell phone numbers, in the 49-county region.

• The web-based survey instrument, containing the same questionnaire, was targeted toward residents in the 49-county region with unmet housing needs resulting from Hurricane Harvey damage.

• The research team promoted the web-based survey through a press release from GLO and The University of Texas at Austin and ads on Facebook that invited residents in the region whose homes or apartments had been damaged by the hurricane to take the online survey (www.harveysurvey.com).

• In addition, to increase the survey participation rate among residents with unmet housing needs, the survey vendor asked phone participants to recommend friends and neighbors in their county who have unmet housing needs as a result of the hurricane, who might be approached to complete the survey.
49 Counties and Regions Involved

Overview

- Distribution of phone (random) and web (targeted) survey results by county is presented
  - 5140 interviews in total through June 30th, 4260 by phone and 880 by web
  - Interviewing started on May 10th
Fieldwork Timing

Interviews By Day

% of Interviews Reporting Damage
Damaged During Harvey and Damage Remaining

Overall and By Level of Impact (Sample: Random)

By COG (Random)

Topline
Displaced During Harvey and Still Displaced

Overall and By Level of Impact (Sample: Random)

By COG (Random)

Displaced | Still Displaced
---|---
Total (n=4233) | 20.4% | 3.8% 20.2% | 3.7% 33.4% | 7.9% 14.3% | 1.9%
Total Less Harris (n=4135) | 20.2% | 3.7% 33.4% | 7.9% 14.3% | 1.9%
16 Most Impacted Counties (n=1366) | 33.4% | 7.9% 14.3% | 1.9%
Remaining Counties (n=2867) | 14.3% | 1.9%

CAPCOG (n=339) | 5.0% | 1.5% | 3.6% | 1.1% | 12.9% | 2.3% | 45.2% | 3.6% | 23.3% | 29.6% | 34.4% | 0.0%
BVCOG (n=360) | 1.5% | 3.6% | 1.1% | 12.9% | 2.3% | 45.2% | 3.6% | 23.3% | 29.6% | 34.4% | 0.0%
DETCOG (n=613) | 12.9% | 2.3% | 45.2% | 3.6% | 23.3% | 29.6% | 34.4% | 0.0%
SETRPC (n=241) | 12.4% | 3.6% | 23.3% | 29.6% | 34.4% | 0.0%
H-GAC (n=1204) | 5.0% | 1.5% | 3.6% | 1.1% | 12.9% | 2.3% | 45.2% | 3.6% | 23.3% | 29.6% | 34.4% | 0.0%
GCRPC (n=581) | 1.3% | 0.4% | 29.6% | 34.4% | 0.0%
AACOG (n=239) | 0.0% | 1.3% | 0.4% | 29.6% | 34.4% | 0.0%
CBCOG (n=555) | 0.0% | 1.3% | 0.4% | 29.6% | 34.4% | 0.0%
CTCOG (n=101) | 0.0% | 0.0% | 29.6% | 34.4% | 0.0%
Displaced During Harvey and Still Displaced

% from Random Sample

- % Displaced
- % Still Displaced
Housing Assistance Options Tested

Q17: Please rate each following types of state-run federal program for post-hurricane housing assistance that would benefit you the most, 1 being not very beneficial, and 5 being the very beneficial.

Q18: If you had to choose 1 of the 5 programs to be the most beneficial to you, from the previous list, which one would it be?

1____ Single Family Homeowner Assistance: Provides for rehabilitation and reconstruction of owner-occupied single-family homes damaged by Hurricane Harvey.

2____ Buyouts and Acquisitions: Eligible homeowners may sell their home to a local government to move out of harm’s way.

3____ Homeowner Reimbursement: Allows homeowners to be reimbursed for certain out-of-pocket expenses incurred for repairs to their home including reconstruction, rehabilitation or mitigation up to $50,000.

4____ Homelessness Prevention: Provides assistance such as short-term mortgage, utility payment and tenant-based rental assistance to help prevent homelessness in the region following Hurricane Harvey.

5____ Affordable Rental: Provides funding to developers and apartment building owners for rehabilitation, reconstruction and new construction of affordable multi-family apartments in areas impacted by Hurricane Harvey.
### Housing Assistance Option Preference

TGLO Housing Survey: Q18. If you had to choose 1 of the 5 programs to be the most beneficial to you, from the previous list, which one would it be?

<table>
<thead>
<tr>
<th>Program</th>
<th>Sample: All Responses (n=5005)</th>
<th>Sample – Random or Targeted Home Damaged?</th>
<th>Home Damaged?</th>
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<td></td>
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<td>Random (n=4233)</td>
<td>Targeted (n=772)</td>
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<tr>
<td>Single Family Homeowner Assistance</td>
<td>% 33.4%</td>
<td>33.3%</td>
<td>33.5%</td>
</tr>
<tr>
<td></td>
<td>n 1670</td>
<td>1411</td>
<td>259</td>
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<tr>
<td>Homeowner Reimbursement</td>
<td>% 26.6%</td>
<td>25.8%</td>
<td>31.0%</td>
</tr>
<tr>
<td></td>
<td>n 1332</td>
<td>1093</td>
<td>239</td>
</tr>
<tr>
<td>Buyouts and Acquisitions</td>
<td>% 6.5%</td>
<td>6.1%</td>
<td>8.5%</td>
</tr>
<tr>
<td></td>
<td>n 326</td>
<td>260</td>
<td>66</td>
</tr>
<tr>
<td>Homelessness Prevention</td>
<td>% 7.0%</td>
<td>6.8%</td>
<td>7.9%</td>
</tr>
<tr>
<td></td>
<td>n 349</td>
<td>288</td>
<td>61</td>
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<td>Affordable Rental</td>
<td>% 8.7%</td>
<td>9.0%</td>
<td>7.1%</td>
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<tr>
<td></td>
<td>n 434</td>
<td>379</td>
<td>55</td>
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</table>
Housing Assistance Option Preference

Random Sample With Damage

- **Affordable Rental**
- **Homelessness Prevention**
- **Buyouts and Acquisitions**
- **Homeowner Reimbursement**
- **Single Family Homeowner Assistance**

### Topline

- **Total (n=1333)**
  - Affordable Rental: 32.7%
  - Homelessness Prevention: 19.5%
  - Buyouts and Acquisitions: 46.3%
  - Homeowner Reimbursement: 27.9%
  - Single Family Homeowner Assistance: 37.7%

- **Total Less Harris (n=1301)**
  - Affordable Rental: 33.1%
  - Homelessness Prevention: 40.3%
  - Buyouts and Acquisitions: 27.9%
  - Homeowner Reimbursement: 33.3%
  - Single Family Homeowner Assistance: 32.8%

- **16 Most Impacted Counties (n=593)**
  - Affordable Rental: 32.2%
  - Homelessness Prevention: 31.5%
  - Buyouts and Acquisitions: 34.2%
  - Homeowner Reimbursement: 27.7%
  - Single Family Homeowner Assistance: 31.5%

- **Remaining Counties (n=740)**
  - Affordable Rental: 33.1%
  - Homelessness Prevention: 44.7%
  - Buyouts and Acquisitions: 26.3%
  - Homeowner Reimbursement: 32.9%
  - Single Family Homeowner Assistance: 32.2%

### By Regional Planning Group

- **CAPCOG (n=61)**
  - Affordable Rental: 32.8%
  - Homelessness Prevention: 19.5%
  - Buyouts and Acquisitions: 40.3%
  - Homeowner Reimbursement: 33.3%
  - Single Family Homeowner Assistance: 37.7%

- **BVCOG (n=41)**
  - Affordable Rental: 46.3%
  - Homelessness Prevention: 27.9%
  - Buyouts and Acquisitions: 33.3%
  - Homeowner Reimbursement: 31.5%
  - Single Family Homeowner Assistance: 39.5%

- **DETCOG (n=154)**
  - Affordable Rental: 27.9%
  - Homelessness Prevention: 46.3%
  - Buyouts and Acquisitions: 33.3%
  - Homeowner Reimbursement: 31.5%
  - Single Family Homeowner Assistance: 39.5%

- **SETRPC (n=111)**
  - Affordable Rental: 34.2%
  - Homelessness Prevention: 31.5%
  - Buyouts and Acquisitions: 33.3%
  - Homeowner Reimbursement: 27.7%
  - Single Family Homeowner Assistance: 39.5%

- **H-GAC (n=330)**
  - Affordable Rental: 31.5%
  - Homelessness Prevention: 32.9%
  - Buyouts and Acquisitions: 31.5%
  - Homeowner Reimbursement: 27.7%
  - Single Family Homeowner Assistance: 31.5%

- **GRCPC (n=292)**
  - Affordable Rental: 32.9%
  - Homelessness Prevention: 44.7%
  - Buyouts and Acquisitions: 26.3%
  - Homeowner Reimbursement: 32.9%
  - Single Family Homeowner Assistance: 32.9%

- **AACOG (n=38)**
  - Affordable Rental: 32.2%
  - Homelessness Prevention: 32.2%
  - Buyouts and Acquisitions: 32.2%
  - Homeowner Reimbursement: 32.2%
  - Single Family Homeowner Assistance: 32.2%

- **CBCOG (n=304)**
  - Affordable Rental: 50.0%
  - Homelessness Prevention: 50.0%
  - Buyouts and Acquisitions: 50.0%
  - Homeowner Reimbursement: 50.0%
  - Single Family Homeowner Assistance: 50.0%

- **CTCOG (n=2)**
  - Affordable Rental: 50.0%
  - Homelessness Prevention: 50.0%
  - Buyouts and Acquisitions: 50.0%
  - Homeowner Reimbursement: 50.0%
  - Single Family Homeowner Assistance: 50.0%
Housing Assistance Option Preference by County

Sample: Damage=Yes

- Single Family Homeowner Assistance
- Homeowner Reimbursement
- Buyouts and Acquisitions
- Homelessness Prevention
- Affordable Rental
Monthly Total Gross (Before Taxes) Household Income

Random Sample With Damage

<table>
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<tr>
<th>Region</th>
<th>Before HH (Mean)</th>
<th>April (Mean)</th>
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<tbody>
<tr>
<td>CAPCOG (n=40)</td>
<td>7,700</td>
<td>7,500</td>
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<tr>
<td>BVCOG (n=25)</td>
<td>6,700</td>
<td>6,700</td>
</tr>
<tr>
<td>DETCOG (n=121)</td>
<td>5,500</td>
<td>4,900</td>
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<tr>
<td>SETRPC (n=77)</td>
<td>6,300</td>
<td>6,300</td>
</tr>
<tr>
<td>H-GAC (n=235)</td>
<td>6,400</td>
<td>5,900</td>
</tr>
<tr>
<td>GCRPC (n=200)</td>
<td>6,300</td>
<td>6,300</td>
</tr>
<tr>
<td>AACOG (n=25)</td>
<td>7,800</td>
<td>7,900</td>
</tr>
<tr>
<td>CBCOG (n=210)</td>
<td>6,600</td>
<td>6,200</td>
</tr>
<tr>
<td>CTCOG (n=1)</td>
<td>6,000</td>
<td>6,000</td>
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</table>

The University of Texas at Austin
Bureau of Business Research
Office of the Vice President for Research
Monthly Total Gross (Before Taxes) Household Income

All Responses

Before HH (Mean)  April (Mean)
### Demographics (Sample: Random With Damage)

#### Own or Rent

<table>
<thead>
<tr>
<th></th>
<th>CAPCOG</th>
<th>BVCOG</th>
<th>DETCOG</th>
<th>SETRPC</th>
<th>H-GAC</th>
<th>GCRPC</th>
<th>AACOG</th>
<th>CBCOG</th>
<th>CTCOG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeowner</td>
<td>86.9%</td>
<td>90.2%</td>
<td>92.2%</td>
<td>76.6%</td>
<td>84.8%</td>
<td>87.3%</td>
<td>78.9%</td>
<td>83.9%</td>
<td>100.0%</td>
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<tr>
<td>Renter</td>
<td>9.8%</td>
<td>9.8%</td>
<td>6.5%</td>
<td>20.7%</td>
<td>14.2%</td>
<td>11.0%</td>
<td>21.1%</td>
<td>14.1%</td>
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#### Race/Ethnicity

<table>
<thead>
<tr>
<th></th>
<th>CAPCOG</th>
<th>BVCOG</th>
<th>DETCOG</th>
<th>SETRPC</th>
<th>H-GAC</th>
<th>GCRPC</th>
<th>AACOG</th>
<th>CBCOG</th>
<th>CTCOG</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>55.7%</td>
<td>58.5%</td>
<td>73.4%</td>
<td>72.1%</td>
<td>60.0%</td>
<td>65.1%</td>
<td>63.2%</td>
<td>64.1%</td>
<td>100.0%</td>
</tr>
<tr>
<td>Black</td>
<td>9.8%</td>
<td>26.8%</td>
<td>16.9%</td>
<td>20.7%</td>
<td>16.7%</td>
<td>7.5%</td>
<td>2.6%</td>
<td>3.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>14.8%</td>
<td>7.3%</td>
<td>2.6%</td>
<td>2.7%</td>
<td>12.7%</td>
<td>19.9%</td>
<td>26.3%</td>
<td>26.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Asian</td>
<td>1.6%</td>
<td>2.4%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.6%</td>
<td>1.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Mixed</td>
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<td>2.4%</td>
<td>2.6%</td>
<td>1.8%</td>
<td>3.9%</td>
<td>1.7%</td>
<td>0.0%</td>
<td>2.3%</td>
<td>0.0%</td>
</tr>
<tr>
<td>Other</td>
<td>3.3%</td>
<td>2.4%</td>
<td>1.9%</td>
<td>0.9%</td>
<td>3.3%</td>
<td>3.1%</td>
<td>5.3%</td>
<td>2.3%</td>
<td>0.0%</td>
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#### Household has Disability Accommodations

<table>
<thead>
<tr>
<th></th>
<th>CAPCOG</th>
<th>BVCOG</th>
<th>DETCOG</th>
<th>SETRPC</th>
<th>H-GAC</th>
<th>GCRPC</th>
<th>AACOG</th>
<th>CBCOG</th>
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<tbody>
<tr>
<td>Yes</td>
<td>23.0%</td>
<td>17.1%</td>
<td>30.5%</td>
<td>22.5%</td>
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<td>28.8%</td>
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<td>20.7%</td>
<td>0.0%</td>
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<tr>
<td>No</td>
<td>70.5%</td>
<td>82.9%</td>
<td>67.5%</td>
<td>76.6%</td>
<td>76.7%</td>
<td>70.9%</td>
<td>65.8%</td>
<td>78.0%</td>
<td>100.0%</td>
</tr>
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Demographics (Sample: All Responses)

## Own or Rent

<table>
<thead>
<tr>
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<th>CAPCOG</th>
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<th>DETCOG</th>
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<th>GCRPC</th>
<th>AACOG</th>
<th>CBCOG</th>
<th>CTCOG</th>
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<tbody>
<tr>
<td>Homeowner</td>
<td>89.9%</td>
<td>85.2%</td>
<td>92.4%</td>
<td>83.3%</td>
<td>84.1%</td>
<td>84.2%</td>
<td>89.5%</td>
<td>84.7%</td>
<td>87.1%</td>
</tr>
<tr>
<td>Renter</td>
<td>8.1%</td>
<td>13.4%</td>
<td>6.5%</td>
<td>14.6%</td>
<td>14.7%</td>
<td>14.5%</td>
<td>10.1%</td>
<td>13.6%</td>
<td>11.9%</td>
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## Race/Ethnicity

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<th>BVCOG</th>
<th>DETCOG</th>
<th>SETRPC</th>
<th>H-GAC</th>
<th>GCRPC</th>
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<td>Hispanic</td>
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<td>2.8%</td>
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<tr>
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<td>2.4%</td>
<td>4.0%</td>
<td>2.4%</td>
<td>2.3%</td>
<td>8.9%</td>
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## Household has Disability Accommodations

<table>
<thead>
<tr>
<th></th>
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<td>25.7%</td>
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<td>79.1%</td>
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<td>73.6%</td>
<td>81.5%</td>
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Next Steps and Questions

• Weighted data
  • County population
  • County number of households
  • Race/Ethnicity

• Other cuts
  • Above and below poverty threshold
  • Received damage and are below poverty threshold
  • Own versus rent

• Allocation model
  • Maximize allocation subject to TBD constraints

• Expanded report versus immediate needs
  • Press Release