

## Public Notice

On Wednesday, March 24, 2021, the City of Houston (City), through its Housing and Community Development Department (HCDD), posted a Public Notice in the Houston Chronicle proposing to award Hurricane Harvey Community Development Block Grant – Disaster Recovery 2017 grant funds (CDBG – DR 17) up to \$33,189,500.00 for the total acquisition of 17030 and 17050 Imperial Valley Drive, Houston, TX 77060. (Property).

HCDD is now issuing this notice in accordance with federal regulation 24 CFR 42.375(c). HCDD is requesting public comment concerning the use of Community Development Block Grant – Disaster Recovery 2017 grant funds (CDBG DR-17), directly allocated to the Texas General Land Office (GLO) from The U.S. Department of Housing and Urban Development (HUD), to fund the demolition of the Biscayne Apartments. Biscayne Apartments are in Council District B located at 17030 and 17050 Imperial Valley Drive, Houston, TX 77060. Residential tenants currently occupy the apartments. This property comprises approximately 19.8 acres of land and 417,463 sq. ft of improvements. HCDD, in collaboration with Houston Public Works (HPW), intends to demolish all 560 residential units and convert this site into greenspace, detention and/or creating park amenities, which would help reduce the risk for future flooding.

Under the one-for-one replacement requirement, the grantee must provide replacement dwelling units whenever lower-income dwelling units are demolished or converted to another use. Of the 560 units, a total of 303 were identified as lower-income units. The 303-unit mix consists of 244- one-bedroom units, 59- two-bedroom units, and 72- three-bedroom units.

Replacement units will be located at 12300 North Freeway, Houston TX 77060, which is a proposed new mixed-income multifamily development Summit at Renaissance Park, located approximately 1.6 miles of Biscayne Apartments. The proposed replacement units will be 62- one-bedroom and 116- two-bedroom mixed-income units. Summit at Renaissance Park development will have a mix of one, two, three, and four-bedroom units, ranging from 628/sf to 1,258/sf. The development is being designed in a way that will enhance flood mitigation and provide for the reuse of water to irrigate the site. Summit at Renaissance Park is slated to be underway and should be available within two (2) years after the demolition of Biscayne Apartments.

The remaining units will be replaced at Greens Oak located at 1475 Gears Road, Houston, TX 77067, which is approximately 3 miles of Biscayne Apartments. The proposed replacement unit mix will be 35- one-bedroom units, 91- two-bedroom units, and 49- three-bedroom units. Units will be restricted to residents earning below 60% AMI. Construction at Greens Oak is underway and should be completed within the next three (3) months.

HCDD has put measures in place to ensure that all the replacement units will remain affordable to low income residents for 20 years, which is twice the minimum required by federal regulation (24 CFR 42.375(c)(6)). This notice does not alter the original thirty (30) day public comment period for this proposed item. The public notice had a thirty-day public comment period that began on Wednesday, March 24, 2021 through Friday, April 23, 2021. For more information on this proposed project, contact Kennisha London at (832) 394-6197 and [Kennisha.London@houstontx.gov](mailto:Kennisha.London@houstontx.gov). This item will be submitted to City Council for approval.

For specific questions or concerns about fair housing or landlord/tenant relations, please contact Yolanda Guess-Jeffries at (832) 394-6240. For any information about our Complaints and Appeals Process, please access the following: <https://recovery.houstontx.gov/complaints/> and <https://recovery.houstontx.gov/request-for-appeal/>.