

Public Notice

On Wednesday, February 26, 2020, 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) for the total acquisition of 3200 N. MacGregor Way (Property). On Wednesday, August 26, 2020, HCDD issued a correction to the Public Notice to revise the proposed amount and the program name.

HCDD is now issuing this notice in accordance with federal regulation 24 CFR 42.375(c). This notice is concerning the use of CDBG-DR17 grant funds, 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 Appian Way Apartments. Appian Way Apartments is located at 3200 N. MacGregor Way, Houston, TX 77004 in Council District D. Residential tenants currently occupy the apartments. This property comprises approximately 47,890 sq. ft of land and 37,138 sq. ft of improvements. HCDD, in collaboration with Houston Public Works (HPW), intends to demolish all 52 residential units and convert this site into green space or detention, 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 52 units, a total of 41 – two-bedroom units were identified as lower-income units.

Replacement units will be located at Regency Lofts located at 3232 Dixie Drive, Houston TX 77021, which is approximately 1 mile of Appian Way Apartments. The proposed replacement unit will provide 41 - two-bedroom units. Regency Lofts development will have a mix of one, two, and three-bedroom units. Regency Lofts is a mixed income apartment development for families. The development is being designed in a way that will enhance flood mitigation and provide for the reuse of water to irrigate the site. Construction at Regency Lofts is underway and should be available within two (2) years after the demolition of Appian Way Apartments.

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, February 26, 2020 and ended on Friday, March 27, 2020. For more information on this proposed project, contact Kennisha London at (832) 394-6197 and Kennisha.London@houstontx.gov.

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/>.