

# 24: Assistance for Displaced Residents

## Asistencia de Vivienda para Residentes Desplazados

### Description:

The TxDOT plan displaces 1,782 housing units, and thus 1,782 households and 3,000 or more residents. Some of these displacements are in housing complexes owned by the Houston Housing Authority, some are privately owned and managed apartments, some are rented single-family houses, some are owner-occupied single-family houses, and some are in transitional and short-term housing complexes. There are likely also residents in hotels who are not counted in this number.

I know you-all are talking to the Houston Housing Authority to get these people moved out, but where are they going to go?

### We Heard:

TxDOT is buying out about 40 homes in Independence Heights for I-45's Right of Way, a significant number because Harris County Flood Control is also buying out 163 homes in the Glenburnie neighborhood of Independence Heights. Many of the homes in this neighborhood are subject to deferred maintenance and so we ask that TxDOT take careful consideration in the case of displaced homeowners in this area. Per TxDOT standards the homes the displaced homeowners relocate to must be decent, safe, and sanitary, and we ask TxDOT to ensure these homeowners are relocated into quality houses.

This freeway expansion will further exacerbate financial resources for our residents. As housing prices continue to climb in communities around the downtown Houston area, like ours, any money offered for families to relocate will not allow these displaced residents to repurchase a home within the Houston city limits let alone Independence Heights. To date, there is no housing replacement plan for Independence Heights residents being discussed.

## TxDOT Proposal

TxDOT is required by law to compensate property owners, and to provide relocation assistance to residents. Compensation is based on the market value of a property. Relocation assistance includes money and counseling, and is provided through firms that TxDOT contracts with.

### PROS

- Residents are compensated as legally required
- Residents get some relocation assistance

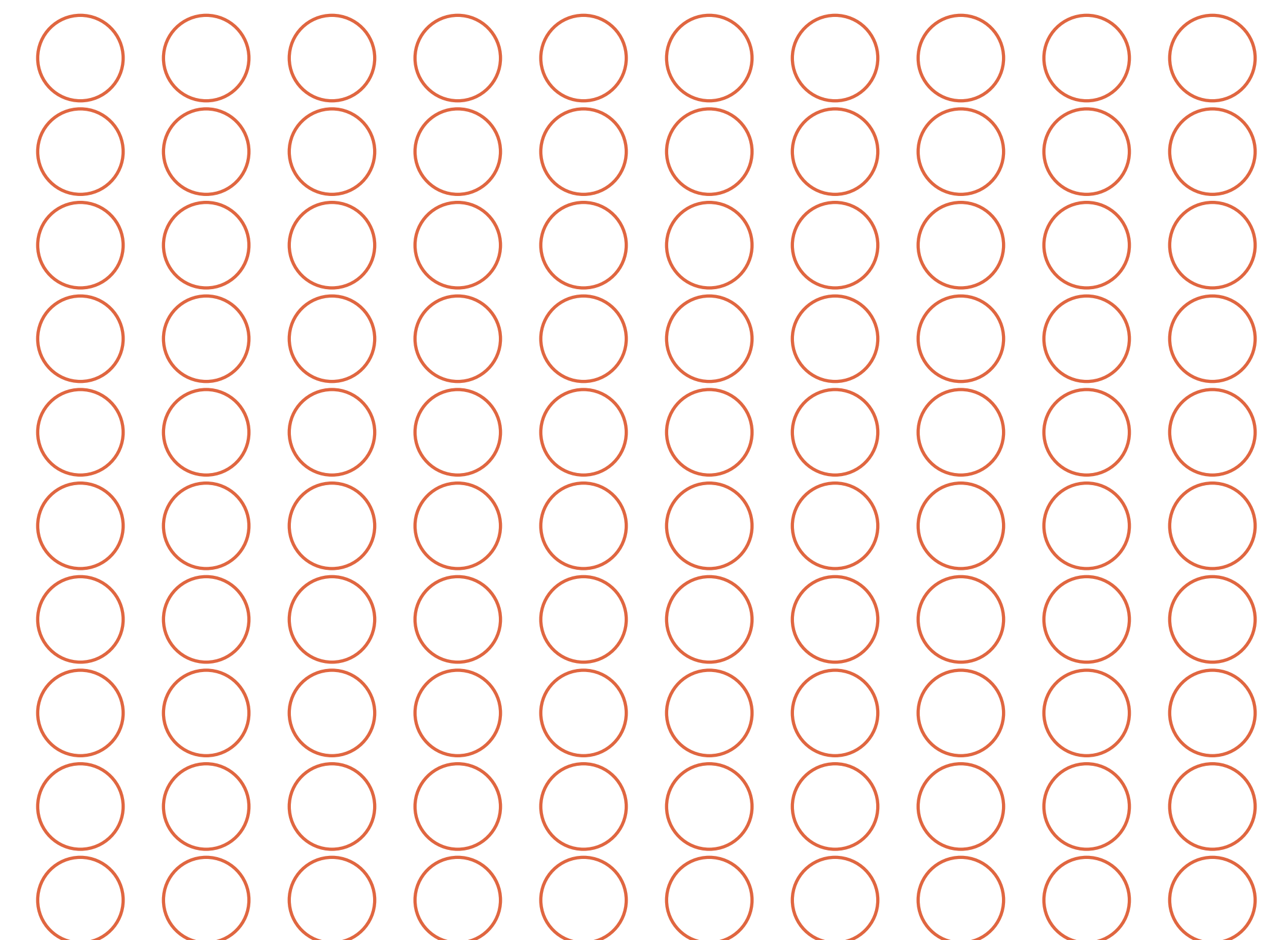
### CONS

- Overall, housing supply in the affected neighborhoods is decreased
- Relocation assistance may be provided by contracted firms that do not know the area well
- Even with compensation, homeowners may not be able to find new houses in the same neighborhoods they can afford
- Even with assistance, renters may not be able to find apartments in the same neighborhoods they can afford

## Give us your input.

Put your #24 sticker on the alternative you prefer.

### TxDOT Proposal



## Alternative 24.1 - Comprehensive Assistance Program

The City of Houston, Harris County, and the Houston Housing Authority could work with TxDOT to implement more comprehensive assistance to people who are displaced by the project. This could include:

- Provide supplemental relocation assistance that would go above and beyond market value to ensure someone could relocate in the same neighborhood if so desired
- To provide early contact and transparent information to potential displaced residents so that they could adequately plan
- Provide renters additional offsets such as, relocation costs, renter assistance, given first/last month rent, deposit

- Counseling and relocation assistance by people who know the neighborhood
- Local steering groups made of community leaders  
Much of this work could be done by local nonprofits and small businesses.

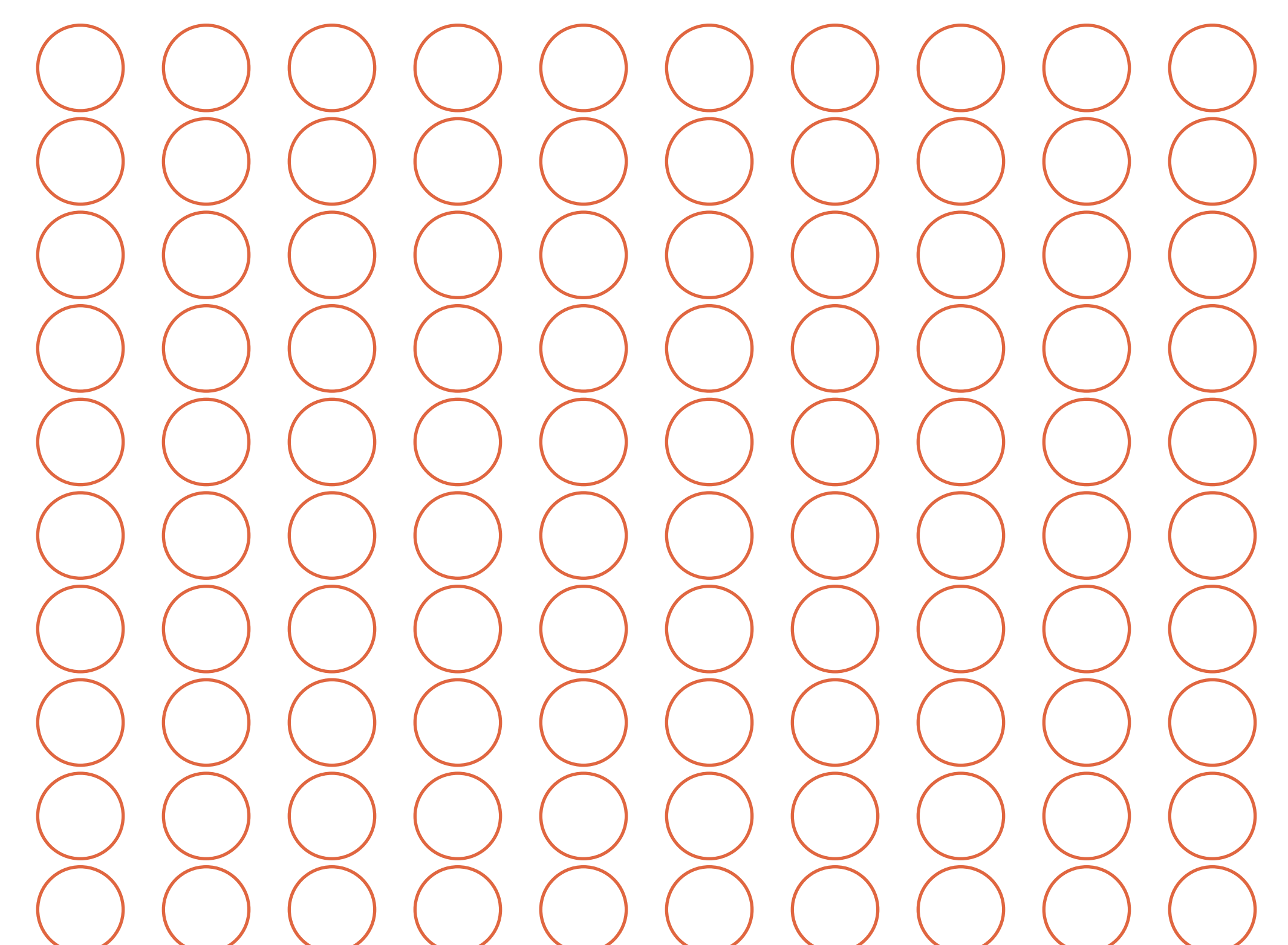
### PROS

- More useful help for displaced residents
- Locally based programs better understand the needs of the neighborhoods

### CONS

- Additional funding required
- Requires multiple agencies to work together in new ways

### Alternative 24.1 - Comprehensive Housing Program



# 25: Affordable Housing

## Viviendas Asequibles

### Description:

Houston is experiencing a housing crisis. The supply of affordable housing is decreasing even as the population grows. Some of the neighborhoods along the project are particularly affected as demand for housing inside the loop goes up, driving up property values and often displacing existing residents. Tearing down units makes this problem worse, and can affect everyone in the neighborhood, not just those who are directly displaced.

### Also Addresses:

Clayton Homes Residents should be given every opportunity to remain at their current residence. They must be given the opportunity for housing equal or more affordable than their current residence, at a safe and secure location before asked to vacate their properties. They must have elected representation for the decisions to relocate throughout the relocation process. I expect TxDOT to work with City of Houston, and The Houston Housing Authority to ensure that the rights of residents at Clayton Homes are not violated.

The DEIS should consider and mitigate the proposed highway project's full displacement impact, including the challenges residents face in locating a quality affordable housing unit that will accept a Section 8 voucher.

Is there anything in writing that analyzes displacement or makes allowances for comparable affordable housing in the same general area for these populations?

## TxDOT Proposal

TxDOT is working with the Houston Housing Authority to build new housing to replace public housing that would be demolished by the project

### PROS

- Public housing residents get new units

### CONS

- Overall, housing supply in the affected neighborhoods is decreased
- Even with compensation, homeowners may not be able to find new houses in the same neighborhoods they can afford
- Even with assistance, renters may not be able to find apartments in the same neighborhoods they can afford.

### Give us your input.

Put your #25 sticker on the alternative you prefer.

#### TxDOT Proposal

Grid of 100 circles for voting on the TxDOT Proposal.

## Alternative 25.1 - Comprehensive Housing Program

Rather than simply addressing the people who are directly displaced by the highway project, the City of Houston, Harris County, and the Houston Housing Authority could work with TxDOT to implement a comprehensive housing program in the neighborhoods affected. This could include:

- Replacement of public housing
- Construction of new for-sale affordable housing, with appropriate covenants, on vacant lots in neighborhoods, that is built before houses are demolished for the highway
- Construction of new affordable rental units
- Construction of new single-room occupancy projects

- Financial assistance to displaced homeowners that allows them to afford this new housing
- Local steering groups made of community leaders
- Much of this work could be done by local nonprofits and small businesses

### PROS

- More affordable housing is created
- Owners and renters have the opportunity to stay in the neighborhood
- Locally based programs better understand the needs of the neighborhoods

### CONS

- Additional funding required
- Requires multiple agencies to work together in new ways

#### Alternative 25.1 - Comprehensive Housing Program

Grid of 100 circles for voting on Alternative 25.1 - Comprehensive Housing Program.