

Public Notice

On Friday, August 14, 2020, the City of Houston (City), through its Housing and Community Development Department (HCDD), posted a Public Notice in the Houston Chronicle proposing to enter in an Option Agreement and award Community Development Block Grant-Disaster Recovery 2016 grant funds (CDBG DR-16) and Community Development Block Grant-Disaster Recovery 2017 grant funds (CDBG DR-17) for the Purchase and Sale of Real Property between Monticello Square, LLC (Seller) and the City (Buyer) for the acquisition of the property located at 5312 Clarewood Drive, Houston, TX 77081. On Monday, January 25, 2021, HCDD issued a correction to the Public Notice to revise the proposed CDBG DR-16 and CDBG DR-17 amounts.

HCDD is now issuing this notice in accordance with federal regulation 24 CFR 42.375(c). This notice is concerning the use of Community Development Block Grant-Disaster Recovery 2016 grant funds (CDBG DR-16) and 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 the Monticello Square Apartments. Monticello Square Apartments is located at 5312 Clarewood Drive, Houston, TX 77081 in Council District J. Residential tenants currently occupy the apartments. This property comprises approximately 4.4107 acres of land, and 122,352 sq. ft of improvements. HCDD, in collaboration with Houston Public Works (HPW), intends to demolish all 132 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 132 units, a total of 73 were identified as lower-income units. The 73-unit mix consists of 30-one-bedroom units, and 43-two-bedroom units.

The replacement unit will be located at 5510 S. Rice Ave., Houston, TX 77081 (South Rice Apartments), approximately 1.2 miles from Monticello Square Apartments. The proposed replacement units will provide 53-one-bedroom, 22-two-bedroom, and 11-three-bedroom units that will be restricted to households, including families earning below the Area Median Income. Located in the Gulfton Complete Community, this development will provide a mix of one, two, three-bedroom units. Construction at South Rice Apartments is underway and should be available within three (3) years after the demolition of Monticello Square Apartments.

The remaining units will be replaced at 6301 Savoy Drive, Houston, TX 77036 (New Hope Housing Savoy), approximately 2.6 miles of Monticello Square Apartments. The proposed replacement unit mix will provide the additional 11-two-bedroom units. New Hope Housing Savoy anticipates beginning construction in the next six (6) 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 thirty-day comment period began on Friday, August 14, 2020 and ended on Sunday, September 13, 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/>.