

**COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND INTENT TO
REQUEST RELEASE OF FUNDS**

September 10, 2018

City of Houston
Housing and Community Development Department (HCDD)
601 Sawyer, 4th Floor
Houston, TX 77007
(832) 394-6183

This Notice shall satisfy the above-cited two separate but related procedural notification requirements.

REQUEST FOR RELEASE OF FUNDS

On or about **Wednesday, September 26, 2018** the City of Houston's Housing and Community Development Department will submit a request to the U.S. Department of Housing and Urban Development for the release of the following funds:

HOME Investment Partnerships Program funds authorized by Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA), in accordance with Section 288 (42 U.S.C. 4852), to undertake a project known as:

Project Title: Campanile at Commerce

Location: 2800 & 2929 Commerce, Houston, Harris County, Texas (NE Corner of Commerce & Delano)

Purpose of project: The proposed Campanile on Commerce is a 120-unit multifamily development for seniors ages 55 and older. Located on 2929 Commerce St. in the Houston's historic Second Ward, Campanile on Commerce offers luxury style apartment homes where residents will benefit from proximity to shopping, restaurants, and public transportation. The total development cost of \$22 million will fund a project equip with landscaped green areas, close range parking and an extensive sidewalk system. The development will consist of (72) 1 bedrooms and (48) 2 bedrooms. Residents will also benefit from attributive onsite services such as shuttle transportation, nutrition classes, and credit counseling.

The project will include any required acquisition costs as well.

Federal funds are conditioned on the following measures:

Noise: Noise levels were measured at an estimated 69.8713 decibels (dB). This is in the Normally Unacceptable range of sound under 24 CFR 51, so language will need to be added to the contract requiring that interior noise levels are under 45 dB, as determined by an architect or acoustical engineer. Failure to meet these requirements subjects the project to potential HUD liability, including but not limited to payback of the federal funds.

The noise measurements performed by the architect/acoustical engineer shall include the use of HUD's Sound Transmission Classification Assessment Tool (STraCAT) web-based tool to determine noise levels and appropriate measures for mitigation. More information on the

STraCAT tool can be found at: <https://www.hudexchange.info/stracat/> (link to tool); https://www.hud.gov/sites/documents/ENV_USERGUIDE_STRACAT.PDF (user guide).

Historical: While no historic resources were discovered, the following measures must be undertaken in the unforeseen event that any such resources are discovered.

Above-Ground Resources

- No historic properties are present or affected by the project as proposed. However, if historic properties are discovered or unanticipated effects on historic properties are found, work should cease in the immediate area; work can continue where no historic properties are present. Please contact the THC's History Programs Division at 512-463-5853 to consult on further actions that may be necessary to protect historic properties.

Archeology Comments

- No historic properties present or affected. However, if buried cultural materials are encountered during construction or disturbance activities, work should cease in the immediate area; work can continue where no cultural materials are present. Please contact the THC's Archeology Division at 512-463-6096 to consult on further actions that may be necessary to protect the cultural remains.

Please note that if any of the above resources or cultural materials are tribal, the appropriate American Indian/Native American tribe must be consulted as well.

Grant No. & Amount: M-16-MC-48-0206.....\$2,156,357.67
M-17-MC-48-0206.....\$5,352.33

This project will also utilize other funding, including \$1,338,790.00 Multifamily TIRZ funds. Total budget is anticipated to be \$21,776,911.00. TDHCA Tax Credits are expected to be utilized.\

FINDING OF NO SIGNIFICANT IMPACT

The City of Houston has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the above address and is available for public examination or copying weekdays 8 A.M. to 5 P.M.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the City of Houston, Housing and Community Development Department, ATTN: Environmental Review Officer, 601 Sawyer, 4th Floor, Houston, Texas 77007. All comments received by the close of business on **Tuesday, September 25, 2018** will be considered by the City of Houston prior to authorizing submission of a request for release of funds. Commentors should specify which part of this Notice they are addressing.

RELEASE OF FUNDS

The City of Houston certifies to HUD that Sylvester Turner, in his capacity as Mayor, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the

environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the City of Houston to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will consider objections to its release of funds and the City of Houston certification received by the close of business on **Thursday, October 11, 2018** or a period of fifteen days from its receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer or other officer of the City of Houston approved by HUD; (b) the City of Houston, as Responsible Entity, has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to: U.S. Department of Housing and Urban Development, 1301 Fannin Street, Suite 2200, Houston, Texas 77002. Potential objectors should contact HUD to verify the actual last day of the objection period.

Sylvester Turner, Mayor
City of Houston