

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

May 15, 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 Thursday, May 31, 2018 City of Houston's Housing and Community Development Department will submit a request to the Department of Housing and Urban Development (HUD) for the release of federal funds for the release of the following funds:

Community Development Block Grant (CDBG) funds authorized by Title I of the Housing and Community Development Act of 1974 (P.L. 93-383, as amended),

to undertake a project known as:

Project Title: New Home Development Program

Project Description: The City of Houston Housing and Community Development Department (HCDD) New Home Development Program (NHDP) will provide newly constructed and affordable single family homes for low and moderate-income homebuyers.

The NHDP will entail acquisition and new construction of single family homes on selected lots throughout the City of Houston, including but not limited to designated Complete Communities.

The goal of the NHDP is to alleviate threats to health, life, and safety hazards resulting from substandard conditions. The program targets households earning no more than 80 % of Area Median Family Income. Meeting these goals is particularly critical in the wake of Hurricane Harvey, where many low to moderate income Houston residents have suffered the loss or deterioration of their residence due to storm damages. While this program is not a Disaster Recovery funded program, and is not limited to persons displaced or otherwise adversely impacted by Harvey, it is anticipated to fill a critical need by providing opportunities for new homeownership for low to moderate income Houstonians.

Location: The Service Area is City-Wide – Harris County – City of Houston; Brazoria County – City of Houston; Fort Bend County – City of Houston. Areas of Houston on which the program will focus include, but are not limited to, the designated Complete Communities, which are as follows: Acres Home, Gulfton, Second Ward, Third Ward, Near Northside.

Please note that while most sites have not yet been identified and a broad review process (described more fully in the Review Process Section) has been set up, there are 19 that have been identified, for which analysis is underway. Approval of these sites for acquisition, and development, will depend on successful completion of a site-specific environmental review, which will fully document and demonstrate compliance with HUD environmental requirements of 24 CFR 58.

HCAD#	Address	Zip Code
#0781250050122	6721 MC WILLIAMS DR	77091
#0781250060178	6809 BETHUNE DR	77091
#0781250060173	6717 BETHUNE DR	77091
#0781250040074	6801 GREENHURST	77091
#0781250050121	6715 MC WILLIAMS DR	77091
#0781250060169	6703 BETHUNE DR	77091
#0854380000361	6805 CATHCART DR	77091
#0162780010001	0 WILBERFORCE ST	77091
#0781250080287	0 EZZARD CHARLES LN	77091
#0854380000343	6802 COVINGTON DR	77091
#0781250060197	6710 BUNCHE DR	77091
#0781250040109	6910 MC WILLIAMS DR	77091
#0781250050156	6826 BETHUNE DR	77091
#0781250040076	0 GREENHURST	77091
#0781250050118	6705 MC WILLIAMS DR	77091
#0781250080274	6707 EZZARD CHARLES LN	77091
#0854360000309	0 COVINGTON DR	77091
#0162720030010	6602 CARVER RD	77091
#0781250050125	6805 MC WILLIAMS DR	77091

All identified sites are in the northwest portion of Houston, Harris County, Texas.

Grant Number: B-16-MC-48-0018, B-17-MC-48-0018

Total Federal Funding:.....

CDBG Program Year 2016 - \$2,591,277.25
CDBG Program Year 2017 - \$4,074,048.75
Total \$6,665,326.00

The CDBG funds were granted a waiver by HUD permitting use for the construction of new homes.

In addition , the amount of non-federal funds being contributed through the City is as follows:

TIRZ 2409 Funding - \$19,184,196.04

Total project funding (federal and non-federal) - \$25,849,522.04

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.

REVIEW PROCESS

In accordance with 24 CFR §58.15, a tiered review process has been structured, whereby some environmental

laws and authorities have been reviewed for the target area and other applicable laws and authorities will be complied with, when individual projects are ripe for review. Once the lots are selected, each lot will undergo an environmental review.

None of the properties selected will adversely impact (or be adversely impacted by) a floodplain, a wetland, an endangered species zone or a historical property. No lot will be adversely affected by hazardous operations or toxic, hazardous or radioactive materials, contamination, chemicals or gases. Noise attenuation will be performed for the dwellings as necessary per 24 CFR Part 51.

As described in the Location section of this FONSI notice, 19 sites have been identified already, and analysis is underway. Approval of these sites for acquisition, and development, will depend on successful completion of a site-specific environmental review, which will fully document and demonstrate compliance with HUD environmental requirements of 24 CFR 58.

The ERR on file documents the environmental determinations for this project, and more fully describes the tiered review process cited above.

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 Wednesday, May 30, 2018 will be considered by the City of Houston prior to authorizing submission of a request for release of funds. Commenters 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 Friday, June 15, 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