

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

May 25, 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 Tuesday, June 12, 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:

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: CHDO Demonstration Single-Family Home Development Program

Project Description: The City of Houston, HCDD is promoting the CHDO Demonstration Single-Family Home Development Program. CHDOs will develop and market affordable sustainable resilient ENERGY STAR certified single-family homes with elevated foundations and resilient added-value features in the Complete Communities.

After the devastating flood damage caused by Hurricane Harvey, the City of Houston has resolved to leverage every opportunity to make the City more resilient to future flooding disasters. An analysis by the Kinder Institute found that roughly 29 percent of Houston's parcels with some sort of housing on them were likely affected by flooding. Lower income survivors of the storm are now in danger of falling deeper into poverty or homelessness. An aggregate of data drawn from the Greater Houston Builders Association, the Houston Housing and Community Development Department, and the National Flood Insurance Program estimate the minimum cost for newly constructed homes complying to new resilient requirements is slightly above \$15,000, while savings from avoided flooding costs are monumental. With greater urgency, the Housing and Community Development Department through the Office of CHDO Administration is facilitating the CHDO Single-Family Home Development Demonstration Program. HUD Federal HOME Program funds (\$3,900,000).

The City of Houston's Certified Community Housing Development Organizations (CHDOs) will develop affordable fortified ENERGY STAR certified single-family homes within the Complete Communities neighborhoods. The homes will be made available with long-term affordability to a qualified target market who are below 80% of the Area Median Income. The designs of the homes will address the following: (1) indoor environmental quality; (2) energy efficiency; (3) fortified roof structures; (4) improved windows and doors; (5) a strong continuous load path connection; and (6) each house is elevated above levels prone to flooding. Each home will receive at least \$15,000 added-value resiliency modifications.

The scope of work covered by this project will include lot acquisition and single-family home construction, as well as any necessary demolition and/or removal of existing structures on a selected property.

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 necessarily limited to, the designated Complete Communities, which are as follows: Acres Home, Gulfton, Second Ward, Third Ward, Near Northside.

Grant Number: M-15-MC-48-0206, M-16-MC-48-0206; M-17-MC-48-0206

Total Federal Funding:.....

HOME Program Year 2015 -	\$1,300,000.00
HOME Program Year 2016 -	\$1,300,000.00
HOME Program Year 2017 -	\$1,300,000.00
Total	\$3,900,000.00

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.

Lots to be acquired for selection cannot and will not undergo any development or other activity that constitutes a choice limiting action per 24 CFR 58.22, regardless of whether HUD or non-HUD funds are used. No HUD funds can or will be used prior to the issuance of the Release of Funds/Authority to Use Grant Funds (AUGF) and all necessary site specific environmental review and clearance as required by 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 Monday, June 11, 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 Wednesday, June 27, 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