

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

December 7, 2018

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

On or about **Monday, December 17, 2018**, the City of Houston's Housing and Community Development Department (HCDD) will submit a request to the Texas General Land Office (GLO), who is acting in the role of the U.S. Department of Housing and Urban Development (HUD) for the release of the following funds:

Community Development Block Grant Disaster Recovery Round 2.2 (CDBG-DR) funds authorized by Consolidated Security, Disaster Assistance, and Continuing Appropriations Act, (Public Law 110-329), enacted on September 30, 2008, as amended.

to undertake a project known as:

Project Title: Park Yellowstone (Rehab)

Location: 3322 Yellowstone, Houston, Harris County, Texas 77021

Purpose of Project: Park Yellowstone is an affordable housing community located at 3322 Yellowstone Blvd in Houston located in the OST/Almeda TIRZ district. The Property was built in 1998 under the Section 42 Low Income Housing Tax Credit program. Park Yellowstone consists of 38 ground floor, single story units and 172 two-story townhomes. The apartment floor plans range from 652 to 1,192 square feet. The Property has undergone minimal improvements since its construction 22 years ago. The development team is seeking to preserve 210 units of affordable housing in need of renovation, specifically, the development will consist of (50) one-bedroom units, (97) two-bedroom units, and (63) three-bedroom units. The redevelopment contemplates improvement and modernization of the units, the structures, the site, storm water control, plumbing, mechanical elements and security. In addition, the redevelopment also contemplates the creation of a new, technology-enriched Learning Center and an outdoor exercise area for residents' use. The total development cost of approximately \$30 Million will be used to fund the acquisition and revitalization of a 20+ year old complex to keep pace with planned improvements in the greater Third Ward community.

Acquisition of the complex will take place but it is not to be funded with federal funds of any type.

Any and all areas with mold growth of more than 25 contiguous square feet shall be remediated in accordance with a site-specific Mold Remediation Protocol with TDSHS Texas Mold Assessment and Remediation Rules to ensure proper scope of work and procedures by a TDLR licensed mold remediation contractor. TDSHS notification is required, and the work must be performed by licensed contractors and once the remediation has been completed a Certificate of Mold Damage Remediation will be obtained by the remediation contractor. For areas less than 25

contiguous square feet, the mold growth shall be cleaned and disinfected 2 feet beyond any visible mold growth by an owner or by maintenance staff.

Grant No.: 72121001/13-181-000-7294

Amount of Funding Requested: \$4,600,000.00

\$ 8,504,720.00 of 4% housing tax credit is being contributed as well.

The City of Houston has determined that the activities proposed for this project are categorically excluded under HUD regulations at 24 CFR Part 58.35(a)(3)(ii) from National Environmental Policy Act requirements, for which no environmental impact statement or environmental assessment and finding of no significant impact under NEPA is required. This project could not convert to exempt due to the possibility of undiscovered mold being uncovered in the course of the remediation, hence a public notice is required and a Request for Release of Funds (RROF) must be sent to GLO, acting in the role of HUD. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the City of Houston, Housing and Community Development Department, 601 Sawyer, 4th Floor, and may be examined or copied weekdays 8 A.M. to 5 P.M.

PUBLIC COMMENTS

Any individual, group, or agency 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 **Friday, December 14, 2018** will be considered by the City of Houston prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The City of Houston certifies to GLO, acting in the role of 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. GLO'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

GLO will consider objections to its release of funds and the City of Houston certification received by the close of **Wednesday, January 2, 2019** 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 GLO/HUD; (b) the City of Houston 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 GLO/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 58.76) and shall be addressed to David Camarena or Celine Finney, GLO, 1700 N. Congress Ave, Austin, Texas 78701-1495; or Stacia Johnson, HUD CPD Office, 1301 Fannin St, Suite 2200, Houston, Texas 77002. Potential Objectors should contact GLO/HUD to verify the actual last day of the objection period.

Sylvester Turner, Mayor
City of Houston