

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

December 11, 2019

City of Houston
Housing and Community Development Department (HCDD)
2100 Travis, 9th Floor
Houston, TX 77002
(832) 394-6018

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

REQUEST FOR RELEASE OF FUNDS

On or about December 27, 2019, the City of Houston's Housing and Community Development Department will submit a request to the Texas General Land Office (GLO), for the release of Community Development Block Grant Disaster Recovery (CDBG-DR) Multifamily Rental Program funds authorized by the Supplemental Appropriations for Disaster Relief Requirements of 2017, Public Law 115-56 and, Additional Supplemental Appropriations for Disaster Relief Requirements Act of 2018, Public Law 115-123 through activities authorized under Title I of the Housing and Community Development Act of 1974 as amended related to disaster relief, long-term recovery, restoration of infrastructure and housing, economic revitalization and mitigation to undertake a project known as The Gala at MacGregor, which will be an affordable 55 years of age and up senior development, 85-unit podium style construction. The property is located within the loop and will comply with Energy Star Standards. It is situated on approximately 1.196 acres. The development will be located in TIRZ #7 (OST/Almeda) within Houston inner loop adjacent to the medical district.

Additionally, the census tract of the proposed development has a low poverty rate of 9%. The schools that the development would be zoned to have all met standard, with both the Elementary school (Poe Elementary) and high school (Lamar High School) receiving a B rating from the Children at Risk standard. Although the development is located in an AE flood zone, the design of the structure will be a single four-story building over a two-story parking structure. The location of the development offers many local amenities such as the Hermann Park Conservancy, Hermann Park Golf Course, and Houston Zoo within less than 1-mile walking distance. The City of Houston is also working with Council District D and HEB to establish a new HEB that will be within a 0.5-mile walking distance from the property. Gala at MacGregor will be a mixed income development that provides 88% of their units to residents at 60% AMI and below with 10 units at market rate. The proposed unit distribution is 35 one-bedroom and 50 two-bedroom units.

Amenities

- 0.1 miles from nearest bus stop
- Public Park Hermann Park Conservancy (0.5mi)
- Grocery: HEB (0.3 mi)
- Health Center: Texas Medical Center (1.0 mi)
- Public Library: Freed Montrose Public Library (I .5 mi)

- Houston Zoo (0.7 mi)
- Hermann Park Golf Course (0.3 mi)

Supportive Services and On-Site Activities

- Coordinated movie nights
- Game nights
- And other resident driven activities

This project will include acquisition followed by new construction of the multifamily complex.

Project Address: Approximately 1.196 acre of land located at 102-120 Carson Ct. (HCAD #0611270360003, #0611270360005, #0611270360006, #0611270360007), Houston, Harris County, Texas 77004

Approximately \$9,750,000 of CDBG-DR funds, Grant No. B-17-DM-48-0001, for Hurricane Harvey Multifamily Disaster Recovery, will be utilized for this project and the total development cost is estimated at \$28,428,613. Please note that this project is expected to include Low Income Housing Tax Credits.

This project proposes to use the following funding, including:

\$9,750,000.00	CDBG DR17 (City of Houston Request)
\$4,714,000.00.....	Conventional Loan
\$13,152,645.00.....	Low Income Housing Tax Credit (LIHTC) Equity
\$811,968.00.....	In-Kind Equity/Deferred Developer Fee
\$28,428,613.00.....	TOTAL

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 may submit written comments on the ERR to the City of Houston, Housing and Community Development Department, ATTN: Environmental Review Officer, 2100 Travis, 9th Floor, Houston, Texas 77002. All comments received by the close of business on **December 26, 2019** 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.

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, acting in the role of HUD will consider objections to its release of funds and the City of Houston certification for a period of fifteen days following the anticipated submission date or its actual 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 certifies to GLO, acting in the role of 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 GLO, acting in the role of 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: **Texas General Land Office, P.O. Box 12873, Austin, Texas 78711-2873**. Potential objectors should contact GLO to verify the actual last day of the objection period.

Sylvester Turner, Mayor
City of Houston