

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

**April 2, 2020**

City of Houston

Housing and Community Development Department (HCDD)

2100 Travis, 9<sup>th</sup> Floor

Houston, TX 77002

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**These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by HCDD.**

### **REQUEST FOR RELEASE OF FUNDS**

On or about **April 20, 2020**, 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 115-23, 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, Avenue on 34<sup>th</sup> St., located at 2136 & 2150 W. 34<sup>th</sup>, and 2119 Lou Ellen, Houston, Harris County, Texas 77018.

**Purpose of Project:** Avenue on 34<sup>th</sup> Street will combine the redevelopment of an existing commercial site with a tract of undeveloped land in the Oak Forest area northwest of downtown Houston. The Oak Forest area has seen a vast array of redevelopment, including but not limited to; single family development, commercial development, and redevelopment opportunities. The 2.1 acre site will be developed into a four-story, 70 unit, mixed-income garden-style apartment building. The site will also provide accommodations such as; on-site parking, swimming pool, and designated playground area.

The project scope will be designed and constructed in accordance with local building codes and practices as required by the City of Houston. The scope of work will consist of the demolition and removal of existing commercial buildings on the east-end of the site, capping/removal/upgrading of existing utilities, grading and excavation of the undeveloped western portion of the site and construction of the new multifamily complex. The existing commercial buildings are currently unoccupied and consist of a restaurant (built in 1945), two residential buildings that have been converted to commercial purposes- two-story (built in 1945) and one-story (built in 1950), and a storage building (built in 1957). No off-site work is planned for this project besides a left turn lane at the median on 34<sup>th</sup> Street (on City right of way land) just to the south of the property, which is required per the July 2019 City of Houston Infrastructure Design Manual as part of the site improvements to allow for car queueing to access the development.

This project will include construction and acquisition. Please see the attached site plans.

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
<b>B-17-DM-48-0001</b>	<b>CDBG-DR Harvey Funds 2017</b>	<b>\$ 7,400,000.00</b>
LIHTC Syndication proceeds	LIHTC (non-HUD)	\$ 3,213,187.00
In-Kind Equity / Deferred Developer Fee	N/A	\$ 371,000.00
Conventional Loan	N/A	\$ 3,864,835.00
Total Source of Funds:		\$ 14,849,022.00

**Amount of HUD Funded Portion: \$7,400,000.00**

### **FINDING OF NO SIGNIFICANT IMPACT**

The City of Houston's Housing and Community Development Department 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 City of Houston, Housing and Community Development Department, 2100 Travis, 9<sup>th</sup> 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 on the ERR to the City of Houston, Housing and Community Development Department, ATTN: Environmental Review Officer, 2100 Travis, 9<sup>th</sup> Floor, Houston, Texas 77002. All comments received by **April 17, 2020** will be considered by the City of Houston prior to authorizing submission of a request for release of funds. Comments should specify which 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 Avenue CDC to use Program funds.

### **OBJECTIONS TO RELEASE OF FUNDS**

GLO will accept objections to its release of fund and the City of Houston's 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 of the City of Houston; (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 development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by GLO; 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, Sec. 58.76) 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