

**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 St., 9<sup>th</sup> floor*

*Houston, TX 77002*

*(832) 394-6018 / (832) 394-6183*

**These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the *City of Houston, 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 115-123 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 West Little York Apartments. This project design is expected to consist of four (4) three-story, garden-style built structures upon a concrete post-tension slab, with a mix of brick/stone/stucco and Hardi-siding. All mechanicals, and appliances will be electric, and the property will be constructed to meet the "Energy Star-Multifamily" green building standard. The unit's interiors will include granite counters, stainless kitchen appliances, built-in desks, wood-look flooring, crown molding, 9-foot ceilings, washer & dryers, garden tubs, walk-in closets, mini blinds (2-inch faux wood), among other features.

Besides the four multi-family structures, the complex will feature several amenities including a clubroom for community gatherings, swimming pool, fitness facility, media/game room, gated-entry, on-site storage units, barbeque grills & picnic area, craft room and a business learning center with a library and parking around the perimeter.

All the onsite storm water drainage will be directed to and collected in the onsite detention pond, which will be deepened to offset the amount of fill required to raise the building out of the floodplain.

Project Location: 7925 W. Little York Rd, Houston TX 77040 (29.864904 N, -95.512056 W)

This proposal includes acquisition of 6.67 acres (290,545 sf) of land followed by the new construction of 4.8009 acres (209,088 sf) for residential development of West Little York Apartments, a 150-unit multifamily complex. Additionally, 1.6163 acres (70,131 sf) will be utilize for detention pond purposes and 0.1999 acres (8,276 sf) will remain unchanged.

Approximately \$2,350,000 of CDBG-DR17 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 \$22,830,000. Please note that this project is expected to include Housing Tax Credit Syndication Proceeds.

This project proposes to use the following funding, including:

\$2,350,000.00.....	CDBG DR-17 (City of Houston request)
\$13,798,620.00.....	9% Housing Tax Credit Proceeds Equality Partners TBD
\$31,380.00.....	In-Kind Equality/Deferred Developer Fee
\$6,650,000.00.....	Conventional Loan
<b>\$22,830,000.00.....</b>	<b>TOTAL</b>

### 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). The ERR will be made available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to P.O. Box 1562, Houston, TX 77251-1562 or 2100 Travis St., 9th Floor, Houston, TX 77002 or by email to [hcdenvironmental@houstontx.gov](mailto:hcdenvironmental@houstontx.gov).

### 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 or by email to [hcdenvironmental@houstontx.gov](mailto:hcdenvironmental@houstontx.gov). All comments received by the close of business on **April 17, 2020** 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 accept objections to its release of fund 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 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, 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, 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*

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