

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

May 15, 2020
City of Houston
Housing and Community Development Department (HCDD)
2100 Travis St., 9th 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 June 2, 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 Elgin Place Apartments

Project Location: 3345 Elgin St., Houston, Harris County, TX 77004. (North of Elgin Street, south of Beulah Street and west of Sampson Street.)

Project description: The proposed project, Senior Housing-Elgin Place Apartments, consists of multifamily new construction of a 74-unit independent living senior community development across 1.6018 acres of land that is currently occupied by various structures, including single family homes.

The project owner is seeking CDBG-DR Harvey funding in the amount of \$12,512,826.00 for the acquisition of the property (\$1,090,700.00), demolition of the existing single-family structures and construction of the new multifamily community.

Since this will be replacing some single-family homes, The Uniform Relocation Act (URA) must be followed in ensuring that current occupants of the property are fully accommodated as far as displacement is concerned and that they have adequate housing while temporarily relocated.

This project is located in the Historic Third Ward Complete Community, this senior community will provide a mix of efficiency and one-bedroom units. The development will target seniors with income levels at 80 percent of the Area Median Income and below, with all 74-units being restricted. The City of Houston affordability period will be 40 years and will commence when the construction period is completed. The project includes the permanent closure of Tierwester St., between Beulah St. and Elgin St., to ensure a safe and contiguous site.

Budget Sources:

| Sources: | |
|---|------------------------|
| Housing Tax Credit Syndication Proceeds (TBD) | \$7,972,340.00 |
| City of Houston Request (CDBG-DR Harvey) | \$12,512,826.00 |
| Permanent Loan (TBD) | \$3,104,577.00 |
| In-Kind Equity/ Deferred Developer Fee | \$1,500,000.00 |
| Total Source of Funds: | \$25,089,743.00 |

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). 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.

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. All comments received by the close of business on June 1, 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 capacity 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. 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

GLO, acting in the capacity of HUD will accept 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 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*
