



CITY OF HOUSTON

Housing & Community Development Department

Sylvester Turner

Mayor

Tom McCasland
Director
2100 Travis, 9th Floor
Houston, Texas 77002

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December 8, 2020

TO ALL INTERESTED PARTIES:

As required by federal regulation 24 CFR Part 58, attached is a copy of a public notice entitled Finding of No Significant Impact/Notice of Intent to Request Release of Funds (FONSI-NOIRROF) for your review, which is running in the Houston Chronicle today, Tuesday, December 8, 2020.

The notice addresses the Southlawn at Milby project, which entails the proposed new construction of a 110-unit multifamily apartment complex for families located in the east Houston area. This development will bring quality affordable housing inventory to a thriving neighborhood in a location that is not adversely impacted by excess flood risks or other environmental hazards.

The Housing & Community Development Department (HCDD) is seeking Community Development Block Grant Disaster Recovery 17 (CDBG DR17) funding for this project through the Texas General Land Office (GLO).

This Notice shall satisfy two separate but related procedural notification requirements for activities to be undertaken by HCDD: 1) the activities proposed for this project must meet National Environmental Policy Act (NEPA) requirements as required by HUD regulations found at 24 CFR Part 58, and 2) HCDD will be formally requesting the release of CDBG DR17 funds for this project from GLO.

The project has been reviewed environmentally by HCDD. Please find attached to this letter the FONSI/NOIRROF public notice for this project.

Please forward any comments not already forwarded to the address listed below or by email at hcdenvironmental@houstontx.gov.

Tom McCasland, Director
ATTN: Pirooz Farhoomand
Department of Housing and Community Development
2100 Travis, 9th Floor
Houston, Texas 77002

For additional information, please contact Julia Thorp at 832.394.6018 or Matt Jenkins at 832.394.6183 or by email at hcdenvironmental@houstontx.gov.

Sincerely,

Pirooz Farhoomand

Pirooz Farhoomand
Division Manager
Real Estate Compliance Division

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

December 8, 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 the above-cited two separate but related procedural notification requirements for activities to be undertaken by the *City of Houston, HCDD*.

REQUEST FOR RELEASE OF FUNDS

On or about December 28, 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 Southlawn at Milby.

This project is a new construction multifamily development under the City's CDBG-DR 17 recovery grant. This project is a Hurricane Harvey Disaster Recovery project, and its aim is to meet general housing needs for low-income people in the Houston area, which have spiked in the wake of the recent flooding events of the past several years, including but not limited to Harvey.

The project is expected to entail the acquisition of approximately 3.29 acres of developed light industrial land, demolition of existing structures, and the construction of a new podium-style 110-unit housing development for families. Design plans include 40 one-bedroom units, 17 two-bedroom units and 53 three-bedroom units configured within a podium-style building. Amenities include a business center and a community center for resident activities and business services. 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 nine existing warehouse and light industrial buildings scattered throughout the approximately 3.29-acre site, grading of the site, and construction of the new multifamily complex. No offsite work is planned for this project.

Southlawn at Milby is designed to serve individuals and families that are at the 30%, 50%, 60%, and 80% of area median income (AMI). The project will provide housing to Houston residents, with and without children, whose income is significantly below area averages and medians, and who face challenges and barriers to gaining access to decent quality affordable housing. Southlawn

at Milby will be proximate to several amenities including employment centers, public transportation, green spaces/parks, and shopping centers.

Project Location: 1810, 1900, 1926 Milby Street, 1901 Miller Street
Houston, Harris County, Texas 77003
(29.737145, -95.344494)

Approximately \$7,500,000 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 \$38,923,618.00. Please note that this project is expected to include Housing Tax Credit Syndication Proceeds.

This project proposes to use the following funding, including:

\$ 7,500,000.00.....	CDBG DR-17 (City of Houston Request)
\$13,425,418.00.....	Permanent Lender (Amegy Bank)
\$17,998,200.00.....	9% / 4% Housing Tax Credit Proceeds (Raymond James)
\$38,923,618.00.....	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). 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 **December 23, 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 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 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
