

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

*April 12, 2021  
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 28, 2021 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 3300 Caroline.

**Project Location:** 3300 Caroline St, Houston, Harris County, TX 77004 (29.739301°, -95.375648°)

**Project description:** The proposed project, 3300 Caroline Street Apartments, includes land acquisition, demolition of several structures and new construction of an affordable 149-unit multifamily complex in Houston's Midtown neighborhood. The single room occupancy (SRO) complex will be funded through 4% tax credits, private equity, and Harvey CDBG-DR funds through both the City of Houston and Harris County. The City of Houston will function as the project's Responsible Entity, maintaining an administrative record for the project for future auditing and monitoring purposes. Development plans include a single four-story elevator-served building and consists exclusively efficiency units, 336-405 square feet in size. All units in the complex will be reserved for individuals earning at or below 60% of the Area Median Gross Income (AMGI or AMI). The complex will include 30 units for residents earning 30% AMI, 60 units for 50% AMI, and 59 units for 60% AMI.

Complex amenities will include a fitness center, business center with computers and internet access, theater room, laundry room, community room, and a room dedicated to providing social services. Parking will be limited to 18 open parking spaces, which is appropriate for an SRO development, assuming many residents are unable to afford a private vehicle. The complex is conveniently located near several METRO bus stops, a light rail line, and a variety of employment opportunities and amenities. The complex will be surrounded by security fencing

and limited access gates.

Demolition activities include two single family buildings originally constructed in 1925, a small chapel constructed in 1983, and all concrete and utility infrastructure associated with past developments. All on-site structures have been vacant as of May 2020 due to circumstances unrelated to the planned development, including differing goals between the nuns of the Missionary Sisters of the Eucharist and Magnificat. All debris created during the demolition and construction process must be disposed of in accordance with applicable local, state, and federal regulations. The project will also include installation of utilities, pavement, and underground stormwater detention. The subject property is located in a densely populated urban environment surrounded by single-family homes, multi-family complexes, and commercial properties.

This project proposes to use the following funding, including:

\$15,000,000.00.....	CDBG DR-17 (City of Houston request)
\$8,538,278.00.....	CDBG DR-17 (Harris County request)
\$13,500,000.00.....	LIHTC Syndication Proceeds
\$2,410,000.00.....	Deferred Developer Fee
\$1,443,285.00.....	Seller Office Contribution
<b>\$40,891,563.00.....</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 27, 2021 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 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*

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