

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

April 26, 2021
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 May 12, 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 Caroline Lofts.

Project Location: 2403 Caroline Street, Houston, Harris County, TX 77004 (29.743975°, -95.370938°)

Project description: The proposed project, Caroline Lofts, includes land acquisition, demolition of an existing office building and new construction of an affordable 119-unit multi-family apartment complex located in Houston’s Midtown neighborhood. The complex will be partially funded through the City of Houston’s Harvey Multifamily Program with CDBG-DR funds and 4% housing tax credits.

The development will include one (1) six-story elevator-served building on approximately 1.2 acres. The ground floor will serve as a parking garage, amenity center, and retail space, and the remaining five stories will be comprised of residential apartments. Stormwater runoff from the subject property will travel via sheet flow into inlets and convey into onsite underground detention. The detention will outfall to an existing storm sewer on McGowen Street.

Site improvements include demolition of an existing vacant Salvation Army office building and construction of the new multi-family complex, installation of utilities, pavement, underground detention, and parking. The subject property is located in a densely populated urban environment surrounded by single-family homes, multi-family complexes, and commercial properties.

The newly designed complex will include 65 one-bedroom (716 SF) and 54 two-bedroom (1,029 SF) units with an efficient layout including full kitchen and separate bath. All units will include a

balcony. The complex will include 69 parking spaces, or 0.58 spaces per unit. The complex will offer a mix of units for residents making 30%-80% of the Area Median Income (AMI), plus market rate units.

The proposed development will include a community room, business center with computers and internet access, fitness room, community laundry room, and swimming pool. Free social services such as credit counseling, homebuyer education, financial planning, and notary services will be available onsite for residents. The complex is conveniently located near several METRO bus stops, a light rail line, and variety of employment opportunities and amenities. The development will be fully surrounded by perimeter fencing and limited access gates.

Additionally, utility availability has been confirmed for drinking water, storm sewer, sanitary sewer, electricity, natural gas, and telecommunications.

The City of Houston has classified the project as an Environmental Assessment (24 CFR 58.36, subpart E) subject to laws and authorities at 24 CFR 58.5, 24 CFR 58.6, National Environmental Policy Act (NEPA) analysis, and the additional EA Factors discussed by HUD.

This project proposes to use the following funding, including:

\$17,836,036.00.....	CDBG DR-17 (City of Houston request)
\$7,798,220.00.....	4% LIHTC Syndication Proceeds
\$2,407,604.00.....	Deferred Developer Fee
\$10,300,000.00.....	Tax Exempt Bond
\$38,341,860.00.....	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 May 11, 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
