

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

*April 7, 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 April 23, 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 Connect South.

Project Location: 6440 Hillcroft Street, Houston, Texas 77081 (29.71104, -95.49408)

Project description: The proposed project, Connect South, will include acquisition of 21 parcels, demolition of an existing office building and asphalt-paved parking area, and construction of the new multifamily complex. Connect South will be a 77-unit affordable rental development targeted for families. This 4-story podium-style property will provide a mix of one-bedroom, two-bedroom, three-bedroom units serving low- to moderate- income households at 30%, 50%, 60%, and 80% of Area Median Income. Connect South will be the first phase (1.504 acres) of a master planned mixed-income development (3.2 acres) situated in the Gulfton complete community. The development is ideally located with walkable proximity to high quality healthcare providers, a public library, cultural and big box grocery stores, community centers, houses of worship, public transit and quality public and charter schools. Connect South will contain residential units above enclosed parking and approximately 7,000 square feet of retail space.

The project will be a joint venture between the City of Houston, Brinshore Development LLC, and My Connect Community. Planning emphasis was placed on a sustainable design, and meeting the unique needs of this multi-cultural, multi-generational community. The CDBG DR17 funds that are being committed by the City of Houston will be used primarily for the construction costs and acquisition expenses. Connect South will be a mixed income development, with more than eighty percent of the units being allocated to residents earning 60%

AMI and below. The proposed unit distribution is 27 one-bedroom, 38 two-bedroom, and 12 three-bedroom units.

The project site is presently underutilized with non-residential uses and there will be no residential displacement. The commercial space is currently occupied by a non-profit organization, with approximately 100 employees, that sublets to an additional seven smaller organizations and businesses, all of which have one or two employees. The scope of construction will require the permanent displacement of all existing occupants. All permanent displacement assistance must be provided at levels described in and in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA).

The project owner is seeking CDBG-DR Harvey funding in the amount of \$9,000,000.00 for the acquisition of the property, demolition of the existing office building and asphalt paved parking area, and construction of the new multifamily community.

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:

\$9,000,000.00.....	CDBG DR-17 (City of Houston request)
\$13,948,605.00.....	9% Housing Tax Credit LIHTC (Low Income Housing Tax Credit)
\$715,519.00.....	In-Kind Equity/ Deferred Developer Fee
\$4,011,000.00.....	Permanent Lender
\$27,675,124.00.....	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 April 22,

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*
