



CITY OF HOUSTON

Housing & Community Development Department

Sylvester Turner

Mayor

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

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June 16, 2021

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, Wednesday, June 16, 2021.

The notice addresses the Tabor Street Homes project, a proposed 7-unit affordable rental development targeted for individuals and families at or below 80 percent of the area median income in the Greater Heights/Brook Smith area.

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:

Tom McCasland, Director
ATTN: Pirooz Farhoodmand
Department of Housing and Community Development
2100 Travis, 9th Floor
Houston, Texas 77002
Or by e-mail to tom.mccasland@houstontx.gov, cc Pirooz.Farhoodmand@houstontx.gov and hcdenvironmental@houstontx.gov.

If any additional information is needed, please contact Julia Thorp at 832.394.6018 or Matt Jenkins at 832.394.6183, or e-mail hcdenvironmental@houstontx.gov

Sincerely,

Pirooz Farhoodmand

Pirooz Farhoodmand,

Division Manager

Real Estate Compliance Division

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

*June 16, 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 July 2, 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 Tabor Street Homes.

Project Location: 1404 Tabor Street, Houston, Texas 77009 (29.8041730, -95.3770320)

Project description: SBP, Inc. (SBP) proposes to develop and operate seven new rental units on an infill site in the Greater Heights/Brooke Smith area at 1404 Tabor Street. The house-scale multifamily rental development, Tabor Street Homes, will serve individuals and families at or below 80 percent of the area median income (AMI) in a high opportunity area close to transit and amenities. The property will offer a mix of one- and two-bedroom units. The affordability period will be 40 years.

The project owner is seeking CDBG-DR Harvey funding in the amount of \$1,931,037.00 for the acquisition of an undeveloped 0.23-acre parcel in north Houston and construction of the small rental 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:

\$1,931,037.00.....	CDBG DR-17 (City of Houston request)
\$214,560.00.....	Cash Equity
\$2,145,597.00.....	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 July 1, 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*