

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

*July 26, 2021*

*City of Houston,*

*Housing and Community Development Department (HCDD)*

*2100 Travis St., 9<sup>th</sup> floor*

*Houston, TX 77002*

*(832) 394-6183/(832)394-5027*

**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 August 11, 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 Old Spanish Trail Apartments.

**Project Location:** 3500 & 3510 Old Spanish Trail & 6607 Burkett Street, Houston, TX 77021 (29.70150N, -95.36871W)

**Project description:**

The proposed project, Old Spanish Trail Apartments, will include the acquisition of a previously developed 0.56 acre parcel in south Houston. The existing commercial buildings and paved areas will be demolished, and construction of the new small rental, 7-unit, multifamily project will be developed. The project site is presently underutilized with non-residential uses and there will be no residential displacement. The previous commercial uses consisted of auto-repair related activities, prior to being left vacant and inoperable.

Old Spanish Trail Apartments proposes two, one-bedroom and five, two-bedroom units and is designed to serve low to moderate income working families, with and without children, seniors, and veterans, including tenants at 30%, 50%, 60%, and 80% of area median income (AMI). The development is in close proximity to grocery stores, public transit, public parks, houses of worship, schools, and the renowned Texas Medical Center offering employment and medical services. Old Spanish Trial Apartments also offers an on-site Resident Service Coordinator who will organize social events, provide home-maintenance training to residents, and provide scholarships to economically disadvantaged students.

The project will be a joint venture between the City of Houston, and SBP, Inc. The CDBG DR17 funds that are being committed by the City of Houston will be used primarily for the construction costs and acquisition expenses.

The project owner is seeking CDBG-DR Harvey funding in the amount of \$1,989,897.00 for the acquisition of the property, demolition of the existing buildings and canopy and paved areas, followed by the 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:

<b>Sources &amp; Uses</b>			
<b>Sources</b>	<b>Amount</b>	<b>Uses</b>	<b>Amount</b>
<b>City of Houston Request</b>	\$1,989,897.00	Hard Cost	\$1,309,800.00
Cash Equity	\$221,100.00	Soft Cost	\$321,197.00
		Acquisition Cost	\$470,000.00
		Developer Fee	\$100,000.00
		Reserves	\$10,000.00
<b>Total Source of Funds:</b>	\$2,210,997.00	<b>Total Project Cost:</b>	\$2,210,997.00

### **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 August 10, 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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