

**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

*October 7, 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)394-6056*

**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 (CONVERSION OF FUNDS)**

On or about October 15, 2021 on behalf of the Houston Housing Authority, the City of Houston’s Housing and Community Development Department will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the conversion of federal Capital Funds authorized by Section 9(d) and Section 30 of the U.S. Housing Act of 1937 (42 U.S.C. 1437g(d) and 1437z-2) and described in regulations founds at 24 CFR part 905 and part 968, to undertake a project known as Sweetwater Pointe Apartments, Rental Assistance Demonstration (RAD) Conversion.

**Project Location:** 7909 South Sam Houston Parkway East, Houston TX 77075

**Project description:** The project is Sweetwater Pointe Apartments RAD Conversion.

Sweetwater entails the RAD financial conversion of twenty-six (26) Houston Housing Authority (HHA) Section 9 Annual Contributions Contract (ACC) public housing units located within an existing a 260-unit LIHTC development. Built in 2004, Sweetwater is a mixed-income family housing community located on in the Greater Hobby Area of area of Houston City Council District D.

The property contains 11 three-story low-rise residential buildings, which are wood frame, slab on grade with unpainted brick masonry and painted fiber cement horizontal lap siding. Sweetwater offers the community amenities such as laundry, gate, rec room, business center, and free weights, playground, BBQ/picnic areas, and swimming pool. In-unit amenities include ceramic tile, full-size washer/dryer connections, specialty carpet, ceiling fan, garbage disposal, dishwasher, ceiling fans, and walk-in closets.

The unit mix for the proposed RAD Conversion is as follows:

#	Type
11 units	2-bedroom
15 units	3-bedroom
26	Total

Sweetwater is currently owned by Sweetwater Point Limited Partnership. The Investor Limited Partner (99.98%), the General Partner (0.01%), and Special Investor Limited Partner (0.01%) are all controlled by APV Redevelopment Corporation, the nonprofit development arm of the Houston Housing Authority.

HHA proposes the straight RAD conversion of this property. *There is no transfer of assistance as part of this application. There are no substantial rehabilitation activities anticipated.* The only proposed activity is RAD Conversion to convert the HUD subsidy assistance source for the 26 units from Section 9 Annual Contributions Contract (ACC) to Section 8 Project-Based (PBV) Rental Assistance. As a condition of the RAD Conversion, the HHA will fund the Initial Deposit Reserve Requirement (IDRR) account for the project.

The proposed financing of the project will include existing project public housing capital reserve funds and other existing funds from current operations to capitalize the IDRR. The IDRR amount can be supported based upon the projected revenue from the RAD rents and current property operating expenses.

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
TX#005000008	Capital Funds	\$48,389.00

The property is in 100-year flood, Zone AE-shaded, identified by the latest FEMA map Panel No. 48201C1035L, effective date 6/18/2007. Floodplain management regulations and flood insurance are required.

### **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). The ERR can be accessed online at the following website <https://www.hudexchange.info/programs/environmental-review/environmental-review-records/>. All comments received by the close of business on October 14, 2021 will be considered by the City of Houston prior to authorizing submission of a request for conversion of funds. Commenters should specify which part of this Notice they are addressing.

### **ENVIRONMENTAL CERTIFICATION**

The City of Houston certifies to 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. HUD'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 CONVERSION OF FUNDS**

HUD will accept objections to its conversion 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 conversion of funds by 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 U.S. Department of Housing and Urban Development, 1301 Fannin Street, Suite 2200, Houston, Texas 77002. Potential objectors should contact HUD to verify the actual last day of the objection period.

*Sylvester Turner, Mayor  
City of Houston*

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