

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

January 14, 2022
City of Houston,
Housing and Community Development Department (HCDD)
2100 Travis St., 9th 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

On or about February 1, 2022 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) Small 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 Sidney Palms.

Project Location: 6416 and 6410 Sidney Street, Houston, Harris County, TX 77021. (Latitude: 29.69518, Longitude: -95.35486)

Project description: The HCDD Multifamily Division has commenced review of a proposed investment referred to as Sidney Palms. This property, approximately 0.2296 acres (10,000 sq-ft) of land at located at 6416 and 6410 Sidney Street, Houston.

The applicant has requested a sum of \$633,250.00 utilizing the CDBG-17 recovery grant issued by GLO for Hurricane Harvey recovery. The investment will partially fund any necessary costs to support project activities and new construction of a 4-unit low-income apartment community in District D. The development will support households with income limits at the 30%, 50%, 60% and 80% Average Median Income (AMI).

Sidney Palms Duplexes is new construction infill development project that is purposed to offer safe and affordable housing choices for low- and moderate-income earners in southeast Houston, while aiding to eliminate slum and blight in the surrounding area. CDBG-DR17 funds will be used toward the completion of four single family units targeting households with incomes at or below 80 percent AMI.

Project activities include preparation and excavation, new utilities work and construction of four single family units. Acquisition will not be required since land is already owned by the developer.

Houston Business Development, Inc. (HBDi) is a certified Community Development Financial Institution (CDFI) that has served Houston for nearly thirty years providing small businesses with access to affordable loans, technical assistance and counseling services. Since its inception in 1986, a time when Houston was at the peak of economic recession, HBDi has funded over \$45 million loans and assisted thousands of aspiring entrepreneurs and business owners with access to affordable capital and management assistance not readily available from banks and conventional lenders. As a CDFI, HBDi's mission is to stimulate economic growth, support the expansion of small businesses, combat community deterioration and foster employment opportunities for low-moderate income citizens.

This project proposes to use the following funding, including:

\$633,250.00.....	CDBG DR-17 (City of Houston request)
\$71,000.00.....	Cadence Bank
\$704,250.00.....	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 January 31, 2022 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
