

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

*March 3, 2022  
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 March 21, 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 Cottages at Chanay Lane.

**Project Location:** 0 Chanay Lane, Houston, Texas 77339 (30.07066N, -95.21387W)

**Project description:** This project entails acquisition of 1.43-acre (62,351 sq. ft) of vacant land and the new construction of seven (7) small rental single-family units under the City’s CDBG-DR 17 recovery grant.

The Village Learning Center proposes to develop and operate seven (7) new rental units on two tracts located at the southeast corner of Chanay Lane and Glade Valley Drive in the Kingwood subdivision of Houston, Texas. The multi-unit house-scale multifamily rental development will serve disabled individuals and families at or below 80 percent of the area median income (AMI) in a high opportunity area close to transit and amenities. Preserving affordability here will be an important tool in ensuring that the residents can continue to live here, even as this neighborhood becomes increasingly expensive. The site is next door to a 15-unit apartment complex, and Kingwood Park High School is located across the street. The site is within walking distance of a park, a community center, and retail stores, and also within two miles of a grocery store, pharmacy, library, and hospital.

The development offers a unique infill opportunity in a vibrant residential neighborhood. The design is purposefully house scale, allowing the development to blend in with the character of the existing homes, rather than stick out. Across the country, cities are looking for ways to infuse this type of missing middle housing into existing neighborhoods in a context-sensitive manner.

The Cottages at Chanay Lane is designed with that approach in mind. The property will offer three-bedroom units. Proposed unit mix and affordability information is shown in the table below. The Cottages at Chanay Lane is designed to serve prospective disabled individuals and families including tenants at 30%, 50%, 60%, and 80% of AMI, using 2017 Disaster Recovery Multifamily funds (Hurricane Harvey relief). This development will provide needed housing to Houston residents who face challenges and barriers to gaining access to safe, quality, sanitary and livable affordable housing.

Funding from the City of Houston will be used to cover land acquisition and development costs for new construction. The Village Learning Center will utilize its own equity and funding from donors to make up the 10 percent match.

Third Party Participants

- Lender - TBD
- General Contractor – Lennar Homes
- Project Manager – Lennar Homes

Amenities

The Cottages at Chanay Lane will include energy efficient appliances in all units and will incorporate green building practices in accordance with the ENERGY STAR Multifamily standards. There will not be any amenities on the site but, within a one-mile radius the following will be available: access to workforce development for individuals, access to special outings for individuals, and access to day habilitation for individuals with disabilities. There is also a Walmart grocery store, various restaurants, Walgreens Pharmacy, barber shop, fitness gym, and a church.

The project owner is seeking CDBG-DR Harvey funding in the amount of \$2,667,962.00 for the acquisition of the property 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:

\$2,667,962.00.....	CDBG DR-17 (City of Houston request)
\$300,000.00.....	Private Loan or Grant
<b>\$2,967,962.00.....</b>	<b>TOTAL</b>

**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 March 18, 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*