

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

July 5, 2018

City of Houston
Housing and Community Development Department (HCDD)
601 Sawyer, 4th Floor
Houston, TX 77007
(832) 394-6183

This Notice shall satisfy the above-cited two separate but related procedural notification requirements.

REQUEST FOR RELEASE OF FUNDS

On or about **Monday, July 23, 2018** City of Houston's Housing and Community Development Department will submit a request to the U.S. Department of Housing and Urban Development for the release of the following funds:

Housing Opportunity for Persons with AIDS (HOPWA) funds authorized by the AIDS Housing Opportunity Act (42 U.S.C. Ch. 131, Pub. L 101-625, Title VIII Sec. 852, Nov. 28, 1990, as amended), to undertake a project known as, to undertake a project known as:

Project Title: Houston SRO/San Jacinto Apartments – Repairs and Roof Replacement

Location: 1111 McIlhenny, Houston, Harris County, Texas 77002

Purpose of project: San Jacinto is a 34-unit Housing Opportunities for Persons with AIDS (HOPWA) facility. It was constructed in 1930. In 1998 Housing Corporation of Greater Houston purchased and rehabbed the building. In 2000 the building was opened for people living with AIDS. Initial 20-year affordability period started in 2000. Community Residences provides housing and supportive services for up to 35 low-income persons affected by HIV/AIDS per year.

The facility is a two-story building with thirty-four (34) single resident occupancy (SRO) units.

The proposed renovation includes the following work:

-Remove asphalt shingles and underlayment on steep-sloped roof areas down to wood plank deck.

-Remove granule-surfaced bituminous roofing on low-sloped roof areas down to wood deck.

-Replace deteriorated and/or damaged decking and framing support members.

-Install new sheet metal drip edge along eaves and rake edges.

-Install self-adhering underlayment on steep-sloped deck.

-Install new asphalt laminated shingles on steep-sloped areas.

-Install new tapered insulation, cover board, and 2-ply modified bitumen membrane on low sloped areas.

- Install new flashing at gravity vents, heat vents, and plumbing vents.
- Install new sheet metal gutters and downspouts.
- Paint new trim, soffit, and fascia as required to match existing.
- Disconnect, elevate, and move existing rooftop units to install new roof. Re-install equipment on premanufactured equipment supports.
- Rehab all units damaged by the roof failure allowing water to penetrate through roof deck into the second-floor units.
- Provide specified warranties.

The project costs include contingency as well as project management.

Please note that the following requirements apply as a condition of receiving federal funds:

- 1) Since the Texas Historical Commission has determined that the property is eligible for listing or already listed in the National Register of Historic Places, it has been determined that “the crown molding and fascia must be matched in size and profile, since this cannot be done with Hardie projects, the replacement will need to be done in new wood or the current fascia and crown molding will need to be repaired and repainted.” These conditions are required to ensure that there is no adverse effect on an historic property.
- 2) Due to prior remediation the probability of lead and asbestos being discovered or disturbed during the course of this remediation is expected to be very low. Nevertheless, if any lead and/or asbestos is unexpectedly discovered and/or disturbed, it will need to be encapsulated and/or removed as required by all applicable federal, state, and local requirements so that there are no Recognized Environmental Conditions (RECs) with a potential to adversely affect the property or its residents. Additionally, any and all remaining mold related to storm and water damage will need to be remediated/removed from the premises by qualified professionals as required by all applicable federal, state, and local requirements.

Failure to meet these requirements would put the project at risk of violating HUD environmental regulations, penalties for which include, but are not limited to, payback of the awarded federal funds.

Grant No. & Amount: TXH16-F003....\$400,000.00; TXH17-F003....\$300,000.00

Total federal funding: \$700,000.00

Total funding: \$700,000.00

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) on file at the above address and is available for public examination or copying weekdays 8 A.M. to 5 P.M.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the City of Houston, Housing and Community Development Department, ATTN: Environmental Review Officer, 601 Sawyer, 4th Floor, Houston, Texas 77007. All comments received by the close of business on **Friday, July 20, 2018** will be considered by the City of Houston prior to authorizing submission of a request for release of funds. Commentors should specify which part of this Notice they are addressing.

RELEASE OF FUNDS

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 RELEASE OF FUNDS

HUD will consider objections to its release of funds and the City of Houston certification received by the close of business on **Tuesday, August 7, 2018** or a period of fifteen days from its 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 or other officer of the City of Houston approved by HUD; (b) the City of Houston, as Responsible Entity, 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 project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release 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) 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