

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

**September 6, 2018**

City of Houston  
Housing and Community Development Department (HCDD)  
601 Sawyer, 4<sup>th</sup> 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, September 24, 2018** the City of Houston's Housing and Community Development Department, on behalf of the Houston Housing Authority, will submit a request to the Texas General Land Office (GLO), who is acting in the role of the U.S. Department of Housing and Urban Development (HUD) for the release of federal Community Development Block Grant Disaster Recovery Round 2.2 (CDBG-DR) funds authorized by Consolidated Security, Disaster Assistance, and Continuing Appropriations Act, (Public Law 110-329), enacted on September 30, 2008, as amended. These particular funds are part of a CDBG grant administered by the Texas General Land Office (GLO) for Hurricane Ike Disaster Relief. GLO will act in the stead of the Department of Housing and Urban Development (HUD) and be overseen by HUD.

The funds will be utilized to undertake the following project:

**Project Title:** Somerset Lofts

**Location:** 8506 Hempstead Road, Harris County, Houston, TX 77008

**Project Coordinates:** Latitude 29.7885 N, Longitude -95.4415 W

**Purpose of project:**

*"The proposed project, Somerset Lofts, involves the new construction of a 120-unit multi-family residential development on approximately 2.63 acres. The developer will be receiving assistance through Housing Tax Credits (HTC) and funds through the City of Houston Affordable Rental Housing Program.*

*The new complex will consist of three (3) attached three-story residential buildings over a one-story parking garage and amenity center. All residential units will be on the three upper floors and served by two elevators. Community amenities will include a community room, fitness center, conference room, business center, swimming pool, and pavilion with picnic tables.*

*The 120-units will consist of forty-eight (48) one-bedroom/one-bath units and sixty (60) two-bedroom/ two-bath units, as well as twelve (12) three-bedroom/ two-bath units. Unit*

amenities will include a living area, kitchen, one to three-bedrooms with closets, and one to two bathrooms, ceiling fans, mini blinds, and roof-mounted HVAC units with individually controlled thermostats, and washer/dryer hookups. Kitchens will include a refrigerator, oven/ranges, dishwasher, microwave, garbage disposal, and range hood with fan.

There will be a total of one hundred eighty-nine (189) parking spaces, which will include eleven (11) non-secured amenity parking spaces, two (2) van accessible and ten (10) accessible parking spaces. The property is expected to be one of the newest complexes in the area with approximate useful life of 55 years.

The subject property currently consists of a vacant lot bound to the north and east by single-family residential developments and industrial development to the south and west. Since the subject property is located in the City of Houston, there are no zoning regulations, however the usage may be governed by deed restriction.

Please note that this project will entail all necessary land acquisition and subsequent preparation at the site to ensure construction can take place.

Historical: During project activities, if buried cultural materials are encountered during construction or disturbance activities, work should cease in the immediate area; work can continue where no cultural materials are present. Please contact the THC's Archology Division at 512-463-6096 to consult on further actions that may be necessary to protect the cultural remains."

Endangered Species: Migratory birds may exist at the subject property, all active nests should be avoided and if found, a qualified biologist with the USFWS should be notified.

Noise: Noise attenuation measures must be considered in the proposed wall materials of the south-facing wall of the residential building due to proximity to Hempstead Road. According to an evaluation of the project architect, the proposed building materials will provide sufficient noise attenuation of at least 32.45 dBA to ensure an interior noise environment of 45 dB.

**GLO Contract No.: 13-181-000-7294/B-08-DI-48-0001 (2013 DIDR2)**

**Total GLO DIDR2 Federal Funding: \$6,000,000.00**

**Please note that this project is also expected to utilize TDHCA tax credits in addition to the DIDR2 funding from GLO.**

### **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, 4<sup>th</sup> Floor, Houston, Texas 77007. All comments received by the close of business on **Friday, September 21, 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 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 Houston Housing Authority to use Program funds.

## **OBJECTIONS TO RELEASE OF FUNDS**

GLO will consider objections to its release of funds and the City of Houston certification received by the close of business on **Tuesday, October 9, 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 GLO; (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 GLO; 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: Texas General Land Office, 3429 Executive Center, Suite 150, Austin, Texas 78731. Potential objectors should contact GLO to verify the actual last day of the objection period.

Sylvester Turner, Mayor  
City of Houston