

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

October 30, 2019
City of Houston
Housing and Community Development Department (HCDD)
2100 Travis, 9th Floor
Houston, TX 77002
(832) 394-6018

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

REQUEST FOR RELEASE OF FUNDS

On or about November 15, 2019, 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) Multifamily 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 to undertake a project known as 900 Winston for the purpose of developing a multifamily senior apartment complex.

The project will include acquisition of approximately 1.87 acres located at 900, 908, and 910 Winston, for the purpose of new multifamily apartment development. The project will entail demolition of on-site structures, followed by construction of a senior apartment community. The development will have 114 units, and will consist of three buildings built on podium parking with 4 stories of residential units above as well as additional surface parking and two entrances. There will also be subsurface water retention and a furnished community center that will include the following amenities: a fitness center, business center and swimming pool. Green-Building initiatives will be incorporated to provide a cleaner living environment and energy efficiency standards for the tenants.

The management will conduct regularly scheduled programs and events for the physical, educational and emotional well-being of its residents. Samples of the programs offered at similar properties include health screening (flu shots, visual testing, hearing testing), financial counseling, health and nutrition classes, holiday parties and birthday parties.

Approximately \$9,250,000 of CDBG-DR funds, Grant No. B-17-DM-48-0001, for Hurricane Harvey Multifamily Disaster Recovery, will be utilized for this project and the total development cost is estimated at \$26,000,000. Please note that this project includes 9% Housing Tax Credit Proceeds.

This project proposes to use the following funding, including:

\$9,250,000.00	CDBG DR17 (City of Houston Request)
\$2,700,000.00.....	Citibank – Permanent Lender
\$13,948,605.00	9% Housing Tax Credit Proceeds
\$55,560.00.....	In-Kind Equity/Deferred Developer Fee
\$25,954,165.00.....	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) on file at Housing and Community Development Department (HCDD) 2100 Travis, 9th Floor 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, 2100 Travis, 9th Floor, Houston, Texas 77002. All comments received by the close of business on November 14, 2019 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.

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 City of Houston to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

GLO, acting in the role of HUD will consider objections to its release of funds and the City of Houston certification received by the close of business on December 2, 2019 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 certifies to GLO, acting in the role of 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 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) 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