

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

November 12, 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 December 2, 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 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 McKee City Living, a proposed 120-unit community in Downtown Houston's Warehouse District, located at 650 McKee, Houston, Texas 77002. The development will be built on approximately 2.1 acres of undeveloped land just north of Buffalo Bayou and east of McKee, and it will consist of one (1) five-story building, with four (4) stories of residential space above the first floor of parking and amenities. The residential space will be served by enclosed temperature controlled corridors and two (2) elevators. There are expected to be approximately 126 units of flat surface, at grade parking and various amenities including fitness area and club room on the first floor/level. All parking is on the first floor, flat surface, without a separate garage, but a portion of these spaces are covered by the residential building above. The proposed new construction development will offer market-rate workforce housing and affordable low-income housing with quick access to downtown from a property that is centrally located within Houston's urban core. As an added benefit, this site is in a census tract with 0% poverty and in an underserved area of Houston. Moreover, the development is intended to serve individuals and families earning 60% and below of the area median income, with approximately twenty percent of the development being allocated toward market-rate residents. The proposed unit distribution is 70 one-bedroom, 34 two-bedroom, and 16 three-bedroom apartment homes.

Project Address: Approximately 2.1 Acres at 600 Block of McKee Street, Houston, Texas 77002 (east side of McKee north of Buffalo Bayou). Site includes land on HCAD #027105000011 and #027097000005

This project will include any needed acquisition.

Approximately \$11,700,000 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 \$29,907,004. Please note that this project is expected to include Housing Tax Credit Syndication Proceeds.

This project proposes to use the following funding, including:

\$11,700,000.00.....	CDBG DR17 (City of Houston Request)
\$4,480,000.00.....	Conventional Loan
\$13,648,635.00	Low Income Housing Tax Credit Equity (LIHTC), PNC
\$78,369.00.....	In-Kind Equity/Deferred Developer Fee
\$29,907,004.00.....	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 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 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. All comments received by the close of business on **November 27, 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.

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 consider 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 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