

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

April 7, 2022

City of Houston

Housing and Community Development Department (HCDD)

2100 Travis St., 9th floor

Houston, TX 77002

(832) 394-6183/ (832) 394-6397

These notices shall satisfy the above-cited two separate but related procedural notification requirements for activities to be undertaken by the *City of Houston, HCDD*.

REQUEST FOR RELEASE OF FUNDS

On or about **April 25, 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) 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 multifamily project known as **OST Lofts**.

This project is a new construction multifamily development under the City's CDBG-DR 17 recovery grant. This project is a Hurricane Harvey Disaster Recovery project, and its aim is to meet general housing needs for low-income people in the Houston area, which have spiked in the wake of the recent flooding events of the past several years, including but not limited to Harvey.

The project is expected to entail the acquisition of approximately 5.44 acres of formerly developed and now vacant land and the construction of a new 130-unit housing development for families. Design plans include four (4) attached elevator-served four-story residential buildings, installation of utilities, parking, two detention ponds, and an onsite stand-alone prekindergarten building. The residential buildings will be elevated with a podium foundation to allow for garage parking underneath. Site amenities will include a fitness center, game room, business center with computers and internet access, community room, playgrounds, resort style swimming pool with pavilion, and barbeque/picnic area. Site plans include 208 parking spaces for the complex and daycare.

The project is partially located in the 100-year floodplain. The project scope will be designed and constructed in accordance with local building codes and practices as required by the City of Houston, including Chapter 19 floodplain ordinance. The scope of work will consist of demolition of pre-existing concrete slabs, grading of the site and construction of the new multifamily complex. No offsite work is planned for this project.

OST Lofts is designed to serve low- to moderate-income households who are at the 30%, 50%, 60%, and 80% of area median income (AMI). The project will provide housing to Houston residents, with and without children, whose income is significantly below area averages and medians, and who face challenges and barriers to gaining access to decent quality affordable housing. OST Lofts will be proximate to several amenities including employment centers, colleges and universities, public transportation, green spaces/parks, and shopping centers.

Project Location: 5520 Old Spanish Trail
Houston, Harris County, Texas 77023
(29.710363, -95.327219)

Approximately \$18,000,000.00 of CDBG-DR17 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 \$38,326,937.00. Please note that this project is expected to include Housing Tax Credit Syndication Proceeds.

This project proposes to use the following funding, including:

\$18,000,000.00.....	CDBG DR-17 (City of Houston Request)
\$13,648,635.00.....	9% Housing Tax Credit Proceeds
\$ 5,780,000.00.....	TBD Permanent Lender
\$ 898,302.00.....	In-Kind Equity/ Deferred Developer Fee
\$38,326,937.00.....	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). 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.

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. All comments received by the close of business on **April 22, 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 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 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*
