

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

*September 10, 2024*

*City of Houston,  
Housing and Community Development Department (HCD)  
2100 Travis St., 9th floor  
Houston, TX 77002  
(832) 394-6319*

**These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Houston, Housing and Community Development Department.**

**REQUEST FOR RELEASE OF FUNDS**

On or about September 26, 2024, the City of Houston, Housing and Community Development Department (HCD) will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of HOME Investment Partnerships Program (HOME) funds authorized by Title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12701 et seq.), regulations at 24 CFR part 92, to undertake the new construction multifamily project known as **The Rushmore**.

**Project Location:** 800 Highway 6 South, Houston, Harris County, Texas 77079

**Project Description:** The proposed activity entails acquisition of approximately 3.47 acres of vacant land and the new construction of a 101- unit apartment complex for low- to moderate-income individuals and families. The Rushmore will consist of a single four-story building with amenities including a state-of-the-art fitness center, community room with a kitchen, working space, 24/7 security, and a dedicated management and leasing team. The Rushmore will serve working families, most of whom will qualify for below market rate rents. The community will consist of one-, two-, and three-bedroom units with sixteen (16) units reserved as market rate units.

A final floodplain notice is running concurrently with this public notice to inform the public on the location within the FFRMS floodplain (FEMA 500-year floodplain). Floodplain mitigation is included in the project design and includes elevation of the building 2 feet above the Base Flood Elevation (BFE), storm drainage within the parking aisles, construction of a detention pond, native vegetation, and emergency plans for staff and residents.

Project activities include acquisition of land, preparation and excavation of the land with removal of asphalt, new utilities work, and the new construction of the residential building.

The project is proposing to use up to **\$3,000,000 in HOME Multifamily New Construction, HUD Grant No. M-21-MC-48-0206**, funds. The total project is estimated to cost \$32,919,648.00.

The City of Houston has classified the project as an Environmental Assessment (24 CFR 58.36, subpart E) subject to laws and authorities at 24 CFR 58.5, 24 CFR 58.6, National Environmental Policy Act (NEPA) analysis, and the additional EA Factors discussed by HUD.

**FINDING OF NO SIGNIFICANT IMPACT**

HCD 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, 2100 Travis St., 9th floor Houston, TX 77002, and may be examined or copied weekdays 8 A.M to 5 P.M. The ERR will also be made available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to the above address or by email to [hcdenvironmental@houstontx.gov](mailto: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](mailto:hcdenvironmental@houstontx.gov). The ERR can be accessed online at the following website <https://cpd.hud.gov/cpd-public/environmental-reviews>. All comments received by the close of business on September 25, 2024, will be considered by HCD prior to authorizing submission of a request for release of funds. Comments should specify which notice they are addressing.

## **ENVIRONMENTAL CERTIFICATION**

The City of Houston, HCD, certifies to HUD that John Whitmire 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, HCD, to use Program funds.

## **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and the City of Houston's 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 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 U.S. Department of Housing and Urban Development, Office of Community Planning and Development (CPD), 1331 Lamar Street, Suite 550, Houston, Texas 77010 or e-mail at [cpdrofhou@hud.gov](mailto:cpdrofhou@hud.gov). Potential objectors should contact HUD to verify the actual last day of the objection period and may do so via email or calling (713) 718-3199.

*John Whitmire, Mayor  
City of Houston*