



CITY OF HOUSTON

Housing & Community Development Department

Sylvester Turner

Mayor

Tom McCasland
Director
2100 Travis, 9th Floor
Houston, Texas 77002

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October 9, 2020

TO ALL INTERESTED PARTIES:

As required by federal regulation 24 CFR Part 58, attached is a copy of a public notice entitled Finding of No Significant Impact/Notice of Intent to Request Release of Funds (FONSI-NOIRROF) for your review, which is running in the Houston Chronicle today, Friday, October 9, 2020.

The notice addresses the Regency Lofts project, a proposed a 120-unit multifamily complex in the south Houston area.

The Housing & Community Development Department (HCDD) is seeking Community Development Block Grant Disaster Recovery 17 (CDBG DR17) funding for this project through the Texas General Land Office (GLO).

This Notice shall satisfy two separate but related procedural notification requirements for activities to be undertake by HCDD: 1) the activities proposed for this project must meet National Environmental Policy Act (NEPA) requirements as required by HUD regulations found at 24 CFR Part 58, and 2) HCDD will be formally requesting the release of CDBG DR17 funds for this project from GLO.

The project has been reviewed environmentally by HCDD. Please find attached to this letter the FONSI/NOIRROF public notice for this project.

Please forward any comments not already forwarded to:

Tom McCasland, Director
ATTN: Pirooz Farhoomand
Department of Housing and Community Development
2100 Travis, 9th Floor
Houston, Texas 77002
Or by e-mail to tom.mccasland@houstontx.gov, cc Pirooz.Farhoomand@houstontx.gov and hcdenvironmental@houstontx.gov.

If any additional information is needed, please contact Julia Thorp at 832.394.6018 or Matt Jenkins at 832.394.6183, or e-mail hcdenvironmental@houstontx.gov

Sincerely,

Pirooz Farhoomand

Pirooz Farhoomand,
Division Manager
Real Estate Compliance Division

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

*October 9, 2020
City of Houston,
Housing and Community Development Department (HCDD)
2100 Travis St., 9th floor
Houston, TX 77002
(832) 394-6018/(832)394-6183*

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

REQUEST FOR RELEASE OF FUNDS

On or about October 27, 2020 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 Regency Lofts.

Project Location: 3232 Dixie Dr., Houston, Texas 77021 (29.704985, -95.374042)

Project description: The proposed project, Regency Lofts, includes the new construction of a 120-unit mixed-income multifamily development and a high-quality pre-kindergarten school. The complex will consist of a single four-story elevator-served residential building and a separate one-story preschool. The subject property consists of approximately 3.19 acres of developed urban land with an existing commercial warehouse / office building. Predevelopment activities will include acquisition of the land and demolition of the onsite structure and all paving.

The newly designed complex will include 47 one-bedroom, 61 two-bedroom and 12 three-bedroom units, all of which will be reserved for low-income residents. All units will feature a full kitchen and bathroom with private entrances from an interior hallway. The project will include 197 parking spaces across surface parking and a first-level parking garage under the residential building, which is sufficient to meet anticipated demand. Complex amenities will include a clubhouse, community room, fitness center, a resort style swimming pool, business center, game room and a grill house.

The pre-kindergarten school will be a stand-alone structure, with its own secured entrance, parking, and amenities. It will be one of several amenities available at no cost to the residents of Regency Lofts and will be open to the neighborhood. It will be operated by WALIPP (William

A. Lawson Institute for Peace and Prosperity), a third-party educational provider, and a nonprofit partner in the ownership and development of Regency Lofts. WALIPP currently operates the Lawson Academy, a very successful all-boys charter middle school (grades 6, 7 & 8). The Lawson Academy/WALIPP is located in the Third Ward area of Houston, Texas.

In addition, the new development will include new updated underground utilities to connect to existing water, sanitary sewer, and storm sewer lines within the right-of-way of Dixie Drive and Bowling Green Street. Storm water runoff will be collected in an onsite underground detention system with an outfall to the existing storm sewer. No offsite work or staging will be required during the construction phase.

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.

Approximately \$12,500,000 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 \$31,947,903.00. Please note that this project is expected to include Housing Tax Credit Syndication Proceeds.

This project proposes to use the following funding, including:

\$12,500,000.00.....	CDBG DR-17 (City of Houston request)
\$13,948,605.00.....	9% Housing Tax Credit LIHTC (Low Income Housing Tax Credit)
\$19,298.00.....	Deferred Developer Fee
\$5,480,000.00.....	Conventional Loan (Amegy Bank)
\$31,947,903.00.....	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 October

26, 2020 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 accept 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*
