

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

October 12, 2021

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 **October 28, 2021**, 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) Small 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 the **Fulton and James Small Rental Project**.

This project involves the new construction of a small rental project 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- to moderate-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 0.40 acres of vacant land and the new construction of four (4) prefabricated modular homes. The acreage will be subdivided into four lots with parking and backyard spaces. The project will utilize two different open floor plans designed to reflect the character of Houston neighborhoods while providing a clean and current façade. The homes are designed to provide energy efficiency and low maintenance, built with high quality materials and fixtures. Each home features three bedrooms, two to two-and-a-half bathrooms and a front porch. Each lot will be fully fenced with 2 designated parking spots. The homes will be built to ENERGY STAR certified standards incorporating a complete thermal enclosure system, heating and cooling system, water management system, and energy-efficient lighting and appliances.

Fulton and James is designed as a small rental project to serve Houstonians whose income is below area averages and medians and who face challenges and barriers to gaining access to decent, quality, affordable housing outside of the floodplain.

Project Location: 2004 Fulton Street, 2008 Fulton Street, and 1105 James Street
Houston, Texas 77009
(29.77913 N, -95.35831W)

Approximately \$1,783,923.00 of CDBG-DR17 funds, Grant No. B-17-MC-48-0001, for Hurricane Harvey Multifamily Disaster Recovery, will be utilized for this project and the total development cost is estimated at \$1,977,014.00.

This project proposes to use the following funding, including:

\$1,783,923.00	CDBG DR-17 (City of Houston Request)
\$ 193,091.00	Conventional Loan
\$1,977,014.00	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 27, 2021** 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*
