

# COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND INTENT TO REQUEST RELEASE OF FUNDS FOR TIERED PROJECTS AND PROGRAM

April 5, 2024  
City of Houston  
Housing and Community Development Department (HCD)  
2100 Travis St., 9<sup>th</sup> Floor  
Houston, TX 77002  
(832) 394-6319

**This Notice shall satisfy the above-cited two separate but related procedural notification requirements.**

## **REQUEST FOR RELEASE OF FUNDS**

On or about April 23, 2024, City of Houston's Housing and Community Development Department will submit a request to the Department of Housing and Urban Development (HUD) for the release of federal funds for the release of the following funds:

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 are at 24 CFR part 92, to undertake a project known as:

**Project Title:** CHDO Single-Family Home Development Program

### **Project Description:**

The City of Houston Housing & Community Development Department (HCDD) will utilize HOME funds for Community Housing Development Organizations (CHDOs) to perform single-family new construction activities in order to meet the housing needs of low to moderate income Houston residents, with the program targeting households earning no more than 80% of Area Median Family Income (AMFI).

The scope of work covered by this project will include lot acquisition and single-family home construction, as well as any necessary demolition and/or removal of existing structures on a selected property. An estimated ten (10) homes are expected to be built annually, with an estimated maximum of fifteen (15) for a total of 50 to 75 homes over the five-year review period.

Per HCDD CHDO Program Guidelines, the primary purposes of the CHDO Single-Family Home Development Program ("Program") are:

- to develop and market quality, sustainable, ENERGY STAR-rated, affordable single-family housing,
- to effectively leverage available resources to provide more affordable housing choices through community developers,
- to provide homebuyer assistance through CHDOs, and
- to provide homeownership opportunities to families earning less than 80% of AMI.

To this end, the Program is seeking home designs that address resiliency, energy efficiency, and

new ways to promote long-term sustainability and mitigation. HCDD will loan funds to CHDOs, which will use the funds to develop and market affordable, sustainable, and resilient ENERGY STAR-certified single-family homes to qualified homebuyers. Some property developments are anticipated to include Elder Cottage Housing Opportunity (ECHO) units. When the homes are sold, the loan from the City will be repaid or otherwise satisfied.

These single-family homes will range from one to four bedrooms and be of appropriate square footage relative to the lot selected. The designs of each home will include:

1. ENERGY STAR-certified appliances;
2. fortified roof structures;
3. improved windows and doors;
4. strong continuous load path connections; and
5. sustainable landscape design principles.

**Project Locations:**

The proposed project(s) will be located in the Houston city limits, and the primary target areas will include, but not be limited to the following Houston Super Neighborhoods: Acres Homes, Alief, Fifth Ward, Gulfton, Kashmere Gardens, Near Northside, OST - South Union, Second Ward, Settegast, Sunnyside, and Third Ward.

**Funding Information:**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
M-22-MC-48-0206	HOME	\$1,250,000.00
M-23-MC-48-0206	HOME	\$1,250,000.00

**Estimated Total HUD Funded Amount:** Estimated funding for which environmental approval is sought by HUD is \$2,500,000.00 from HOME Grant Years 2022 and 2023. HUD Federal HOME Program funds will be provided (estimated \$2,500,000.00 annually; \$12,500,000.00 total over five (5) years). Future HOME funding is expected to be made available to the program for at least five years, from 2024 through 2028.

**Estimated Total Project Cost:** (HUD and non-HUD funds) [24 CFR 58.32(d)]: Up to \$16,235,314.60 total over 5 years/average annual inflation-adjusted total of \$3,247,062.92. Estimated cost to construct one (1) CHDO home is \$311,352.00 as of Fiscal Year 2024, or \$3,113,520.00 for 10 homes in 2024 dollars.

**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](mailto:hcdenvironmental@houstontx.gov).

## **REVIEW PROCESS**

In accordance with 24 CFR §58.15, a tiered review process has been structured, whereby some environmental laws and authorities have been reviewed for the target area and other applicable laws and authorities will be complied with, when individual projects are ripe for review. Once the lots are selected, each lot will undergo a site-specific environmental review.

None of the properties selected will adversely impact (or be adversely impacted by) a floodplain, a wetland, an endangered species zone or a historical property. No lot will be adversely affected by hazardous operations or toxic, hazardous or radioactive materials, contamination, chemicals or gases. Noise attenuation will be performed for the dwellings as necessary per 24 CFR Part 51.

The ERR on file documents the environmental determinations for this project, and more fully describes the tiered review process cited above.

## **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 April 22, 2024 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 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 to use Program funds.

## **OBJECTIONS TO RELEASE OF FUNDS**

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 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 [cpdrrofhou@hud.gov](mailto:cpdrrofhou@hud.gov). Potential objectors should contact HUD to verify the actual last day of the objection period and may do so by email or calling (713) 718-3199.

John Whitmire, Mayor  
City of Houston