

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

March 7, 2025

*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 March 25, 2025, 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 **New Faith Senior Village**.

Project Location: 14715 Monrad Dr, Houston, TX 77053 (The property is located on the east side of Monrad Dr., south of the southeast corner of W. Fuqua St. and Monrad Dr.). Project Coordinates: Latitude 29.610709, Longitude -95.441205

Project Description: The proposed project, New Faith Senior Village, consists of acquisition of vacant land and new construction of a 120-unit affordable multifamily development for seniors on approximately 5.882 acres. The complex will comprise four (4) attached three-story elevator-served buildings which will include an amenity center and residential units. The amenity center will be located on the first floor and include the leasing offices, a dining / game room, business center, craft room, activity room, fitness center, and mailroom. The project is intended to serve seniors, whereas 98 units will be restricted for incomes between 30-60% of the area median income and the remaining 22 units will be at market rate. The development was awarded 2024 9% housing tax credits from the Texas Department of Housing and Community Affairs (TDHCA). Outdoor site amenities will include a swimming pool, grill house, cabana, community gardens, and landscaped courtyard. The complex will have limited access with controlled access gates with approximately 127 total parking spaces. Site development improvements include an onsite detention pond, new utility infrastructure, and two access driveways from Monrad Drive which is an existing roadway along the western property boundary. All land slated for impacts as a result of the project has been properly aggregated.

The project is proposing to use up to **\$4,000,000 in HOME Multifamily New Construction, HUD Grant No. M-22-MC48-0206**, funds. The total project is estimated to cost \$26,273,863.00.

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.

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. 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 March 24, 2025, 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. 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*