

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

**September 16, 2019**

City of Houston  
Housing and Community Development Department (HCDD)  
2100 Travis, 9<sup>th</sup> Floor  
Houston, TX 77002  
(832) 394-6018

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

**REQUEST FOR RELEASE OF FUNDS**

On or about **October 2, 2019**, on behalf of the EAF Edison 19 LP, 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 Edison Lofts for the purpose of acquiring 5.5 acres located at 7100 W. Fuqua Drive, Houston, Fort Bend County to construct a 126-unit multi-family complex. This is the Western side of a currently vacant retail strip center. This project will include any and all demolition and rehabilitation required to prepare the site and ensure completion of the multifamily apartment complex.

At a later date, EAF plans to redevelop the Eastern portion of this site with a Performing Arts Center. The Edison Center is a unique opportunity to transform the former strip center into an active and resilient place that will compliment and strengthen the neighborhood.

The Edison Lofts development will be comprised of five (5) three-story residential buildings and one (1) non-residential building with a fitness center, on-site daycare facility, business center with computers/internet access, leasing office, community room, playground and a pool with BBQ and picnic areas. The complex will also have a stormwater detention basin, 203 parking spaces and perimeter fencing with controlled-access gates.

Approximately \$8,000,000 of CDBG-DR 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 \$27,000,000. Please note that this project includes 9% Housing Tax Credit Proceeds.

This project proposes to use the following funding, including:

<b>SOURCES</b>	<b>AMOUNT</b>
<i>City of Houston Request</i>	<i>\$8,000,000.00</i>
Amegy- Permanent Lender	\$4,570,000.00

National Equity Fund - 9% Housing Tax Credit Proceeds	\$13,498,650.00
In-Kind Equity/ Deferred Developer Fee	\$177,730.00
<b>TOTAL FUNDING:</b>	<b>\$26,246,380.00</b>

**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) on file at the above address and is available for public examination or copying weekdays 8 A.M. to 5 P.M.

**PUBLIC COMMENTS**

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the City of Houston, Housing and Community Development Department, ATTN: Environmental Review Officer, 2100 Travis, 9<sup>th</sup> Floor, Houston, Texas 77002. All comments received by the close of business on **October 1, 2019** 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.

**RELEASE OF FUNDS**

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 received by the close of business on **October 17, 2019** or a period of fifteen days from its 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 or other officer of the City of Houston approved by certifies to GLO, acting in the role of HUD; (b) the City of Houston, as Responsible Entity, 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 project have committed funds or incurred costs 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) and shall be addressed to: **Texas General Land Office, 3429 Executive Center, Suite 150, Austin, Texas 78731**. Potential objectors should contact GLO to verify the actual last day of the objection period.

Sylvester Turner, Mayor  
City of Houston