

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

**November 20, 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 December 6, 2019, 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 Briarwest Apartments, which will be constructed in the metropolitan area of District G. The property will reside in the heart of Houston on Westheimer Road between Dairy Ashford and Eldridge. The site is approximately 5.39 acres and the structure (one building) will have four (4) stories with 120 units targeted for working families, seniors & veterans with incomes ranging from \$15K to +\$60K. The property will be constructed to meet the Energy Star- Multifamily Green building standards. High-frequency Metro bus stop located near its front corner. Several amenities including club room for community gathering, swimming pool, fitness, gated-entry, on-site storage units, craft room and a business & learning center with a library. Clubhouse and office facilities will be incorporated into the single Briarwest building.

All the onsite stormwater drainage will be directed to and collected in the onsite detention pond, which will be deepened to offset the amount of fill required to raise the building out of the floodplain. The new development will include approximately 181 parking spaces, where an expected 13 are non-secured amenity spaces.

Project Address: Approximately 5.39 acres at 12976 Westheimer Road, Houston, Texas 77077. Site is on the north side of Westheimer west of Briarwest Blvd.

This project will include acquisition followed by new construction of the multifamily complex.

Approximately \$2,500,000 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 \$21,120,000. Please note that this project is expected to include Housing Tax Credit Syndication Proceeds.

This project proposes to use the following funding, including:

\$2,500,000.00.....	CDBG DR17 (City of Houston Request)
\$4,700,000.00.....	Conventional Loan
\$13,798,620.00 .....	9% Housing Tax Credit Proceeds
\$121,380.00.....	In-Kind Equity/Deferred Developer Fee
<b>\$21,120,000.00.....</b>	<b>TOTAL</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 may submit written comments on the ERR 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 **December 5, 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.

**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 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, 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