

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

February 25, 2020

City of Houston
Housing and Community Development Department (HCDD)
2100 Travis, 9th Floor
Houston, TX 77002
(832) 394-6183

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

REQUEST FOR RELEASE OF FUNDS

On or about **Thursday, March 12, 2020** City of Houston's Housing and Community Development Department will submit a request to the U.S. Department of Housing and Urban Development for the release of the following funds:

Community Development Block Grant (CDBG) funds authorized by Title I of the Housing and Community Development Act of 1974 (P.L. 93-383, as amended), to undertake a project known as:

Project Title: Edison Performing Arts Center (EPAC)

Location: 7100 W. Fuqua, Houston, Fort Bend County, Texas 77489

Purpose of project: The proposed project, The Edison Performing Arts Center, is a multifaceted facility designed to aid the development of the arts in Southwest Houston. The planned development consists of the redevelopment of an existing 7.0-acre tract currently occupied by a portion of the Willowridge Shopping Center, a vacant retail center constructed in the early 1980s. The Performing Arts Center will utilize approximately 81,000-square-feet of the building space to redevelop the eastern portion of this shopping center, while the western portion will be redeveloped as an affordable housing complex known as Edison Lofts.

The Housing and Community Development Department (HCDD) recommends Council approval of a contract between the City of Houston and Edison Arts Foundation (EAF). The project owner is requesting \$5,000,000.00 in Federal Community Development Block Grant (CDBG) funds for the acquisition of land and partial demolition to meet the national objective committed at closing. The redevelopment is proposed to serve as an Afterschool program, performing arts center, and a retail space which 30% of the funding will be provided by Private Equity.

HCDD will propose to advance up to \$2,000,000.00 on a reimbursement basis during the pre-development period. The remaining \$3,000,000.00 of the grant would be applied to the hard costs for the Public Facility.

The City of Houston has classified Edison Performing Arts Center 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. **Please note that all of the activities described above must take place only after the Authority to Use Grant Funds (AUGF) is issued by HUD.**

Grant No. & Amount: **B-14-MC-48-0018.....\$1,139,531.55**
 B-16-MC-48-0018.....\$75,000.00
 B-17-MC-48-0018.....\$195,000.00
 B-18-MC-48-0018.....\$112,563.81
 B-19-MC-48-0018.....\$3,477,904.64

Total \$5,000,000.00 of federal funding.

Sources	Amount
CoH HCDD {CDBG-entitlement}	\$5,000,000.00
Capital Campaign	\$7,069,823.00
EAF Equity	\$225,000.00
Private Loan	\$1,966,408.00
TOTAL	\$14,261,231.00

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, 9th Floor, Houston, Texas 77002. All comments received by the close of business on **Wednesday, March 11, 2020** 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 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. 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 consider objections to its release of funds and the City of Houston certification received by the close of business on **Friday, March 27, 2020** 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 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 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: U.S. Department of Housing and Urban Development, 1301 Fannin Street, Suite 2200, Houston, Texas 77002. Potential objectors should contact HUD to verify the actual last day of the objection period.

Sylvester Turner, Mayor
City of Houston