

## NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

**March 19, 2020**

City of Houston

Housing and Community Development Department (HCDD)

2100 Travis, 9<sup>th</sup> Floor

Houston, TX 77002

(832) 394-6018

On or about **March 27, 2020**, 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 115-23, 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

**Project Title:** Gale Winds Apartments

**Location:** 5005 Irvington Blvd., Houston, Harris County, TX 77009

**Purpose of Project:** The proposed project, Gale Winds Apartment, involves the acquisition and renovation of an existing 18-unit multifamily property in north Houston's Lindale neighborhood. The acquisition and rehabilitation of this project is part of a large redevelopment strategy of the Northside Village Economic Revitalization Plan and will help to strengthen the greater Northside communities of its affordability, family asset building, comprehensive community revitalization, and economic development.

Originally constructed in 1965, the Gale Winds Apartments consist of a single two-story residential building placed around a central courtyard. The property has historically operated as an affordable complex serving low- to moderate-income residents. Due to the facility's disrepair, renovation will be required if the complex is to continue serving this vulnerable population.

The building will be rehabilitated to include 10 affordable and 8 market units. This mixed income property will provide housing to low-and-moderate income individuals and families. The building will include 1-and 2-bedroom units, with amenities including a laundry room and covered parking spaces for tenants.

The project scope of work will be designed and constructed in accordance with the local practices and codes as required by the City of Houston. The scope will generally consist of rehabilitation of the structures, including electrical repairs to code, asbestos abatement, lead-based paint abatement, noise mitigation, ADA and accessibility modifications, exterior and amenity repairs, unit interior repairs, plumbing, HVAC, and roof replacement.

| <b>Grant Number</b>                        | <b>HUD Program</b>                   | <b>Funding Amount</b> |
|--|--------------------------------------|-----------------------|
| <b>B-17-DM-48-0001</b>                     | <b>CDBG-DR Harvey Funds<br/>2017</b> | <b>\$1,650,000.00</b> |
| LIHTC Syndication proceeds                 | LIHTC (non-HUD)                      | \$ 0.00               |
| In-Kind Equity / Deferred<br>Developer Fee | N/A                                  | \$ 145,000.00         |
| Conventional Loan                          | N/A                                  | \$ 1,184,988.00       |
| Cash Equity                                | N/A                                  | \$ 325,000.00         |
| Total Source of Funds:                     |                                      | \$ 3,304,988.00       |

**Amount of HUD Funded Amount: \$1,650,000.00**

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58.35(a)(5) from National Environmental Policy Act (NEPA) requirements. This project could not convert to exempt most notably due to asbestos and lead-based paint mitigation stemming from age of the building and noise mitigation. Hence, a public notice is required and a Request for Release of Funds (RROF) must be sent to GLO, acting in the role of HUD. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the City of Houston, Housing and Community Development Department, 2100 Travis, 9<sup>th</sup> Floor, and may be examined or copied 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 **March 26, 2020** will be considered by the City of Houston prior to authorizing submission of a request for release of funds.

### **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 Avenue CDC to use Program funds.

### **OBJECTIONS TO RELEASE OF FUNDS**

GLO 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 GLO; 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 **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