

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

October 16, 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 **November 3, 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) on behalf of grant recipient Houston Habitat for Humanity for the release of Self-Help Homeownership Opportunity Program (SHOP) funds, Grant Number 36932-SHOP 2023, under the Housing Opportunity Program Extension Act of 1996, Section 11, to undertake the following project:

Project Name: Cullen Acres

Project Location: *Approximately 6.8 acres of undeveloped land at 12602 Cullen Boulevard, Houston, Harris County, Texas 77047 (Lat. 29.626564, Long. -95.356901)*

Project Description: *Cullen Acres will consist of approximately thirty-seven (37) townhomes (28 affordable and 9 market rate homes). The homes will be single-story, and feature three-bedroom floor plans ranging from 1,110 to 1,400 square feet and include a private garage and driveway. Site development improvements include paving, an onsite detention pond, new utility infrastructure, and two public roadways: Charity Oaks Drive and Pewter Pond Court. The project will have site access from Cullen Boulevard which is an existing roadway along the eastern property boundary. This project will include land acquisition, any required land management, and development activities.*

The project is proposing to use up to **\$132,000.00 for 6 Units in SHOP 2023, HUD Grant Number: S-H2-30-00-0002**, funds. The total project is estimated to cost \$10,187,851.97.

Funding breakdown:

Source	Amount
SHOP 2023 (Federal)	\$132,000.00
Lot Sales	\$405,000.00
Developer Participation Contracts (DPC) - Houston Public Works	\$515,000.00
Corporate Sponsorship	\$45,000.00
Private Cash/Equity	\$9,090,858.87
Total	\$10,187,851.97.

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 **October 31, 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.

This notice is published on the HCD website at <https://houstontx.gov/housing/public-notices.html> as of October 16, 2025.

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 Houston Habitat for Humanity to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund 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 via email 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 email at cpdrrofhou@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*