

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

January 6, 2026

*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, HCD and Houston Housing Authority (HHA).

REQUEST FOR RELEASE OF FUNDS

On or about January 22, 2026 the City of Houston's Housing and Community Development Department will submit a request to the U.S. Department of Housing and Urban Development (HUD), for the release of HOME Investment Partnerships Program (HOME) funds authorized by Title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12701 *et seq.*). Regulations are at 24 CFR part 92, to undertake a project known as Trinity East Village Senior. Additionally, and behalf of HHA, HCD will also submit requests for the release of HUD Project Based Voucher (PBV) funds authorized by the U.S. Housing Act of 1937, in particular section 8(o)(13) of said Act (42 U.S.C. 1437f(o)(13)), regulations at 24 CFR Part 983, as well as for Moving to Work (MTW) Program funds, also authorized by the U.S. Housing Act of 1937 including Sections 8 and 9, as codified by Title 42, and expanded by Section 239 of the 2016 Consolidated Appropriations Act, and all applicable subsequent amendments.

Project Location: Approximately 1.722 acres at the southeast corner of Charles Street and McGowen Street in the Third Ward, within the Choice Neighborhood area for Cuney Homes in Houston Texas. Street address listed as 2620 Live Oak St.

Project coordinates: latitude 29.737112, longitude -95.361061

Project description:

Trinity East Senior includes new construction of a 90-unit multifamily building that will provide high-quality housing for seniors. Trinity East Senior will consist of a four-story, elevator-served building that will be designed for individuals 55 years and older. The development will offer one-bedroom units targeting households earning 30% to 80% of the Area Median Income (AMI). The Houston Housing Authority (HHA) will provide 81 Project-Based Vouchers, 60 of which will be set aside for Cuney Homes residents, a public housing complex in the Third Ward area operated by HHA.

The building will feature secured entries with an amenity center, common room/dining area and kitchen, fitness center, activity rooms, business center, and patio. Units will include Energy Star appliances, microwaves, ceiling fans, and washer/dryers. Quality, durability and long-term ownership will be key goals in mind with the selection of finishes and surfaces.

On-site resident services will be provided by Operation Pathways (an affiliate of the NHP Foundation). The services will offer senior residents the tools they need to ensure economic security, prevent illness, improve health, understand their legal rights, and live in a safe environment while also providing education and technology skills to improve overall life satisfaction. Issues addressed through this pathway include theft prevention, staying active while aging, will/trust/estate planning, lifelong learning, and fall prevention. Seniors will be engaged through one-on-one, small group, and large group activities and events that also encourage socialization.

The 1.722-acre subject property, Trinity East Senior, is part of an overall master plan, the Trinity East Village Family Project, which includes approximately four (4) acres. While there is potential future development envisioned for the total 4-acres, it is not part of this project review. All land slated for impacts as a result of the project has been properly aggregated.

The full capital for the budget is estimated at \$33,345,548. The total budget is estimated at \$64,985,948 when \$30,618,000 of Project Based Vouchers (PBV) from HHA and \$1,022,400 of Section 811 Vouchers from TDHCA are included. PBV will be over a period of 20 years, with \$1,530,900 annually in rent (\$1,575 per unit, for 81 units). Other HUD federal funding includes \$4,000,000.00 in HOME funds from the City of Houston (HUD Federal Award Identification Number (FAIN#) M-24-MC-48-0206, and \$500,000 in Federal Moving to Work (MTW) funds from HHA. Since these are HUD-funded HHA projects, the PBV funding's identifying grant number is TX005 for both the PBV and the MTW funding. Please note that this project will also receive \$2,000,000 in annual federal Low Income Housing Tax Credits (LIHTC) from the Texas Department of Housing and Community Affairs (TDHCA), generating \$17,198,280 in equity, as well as four rental assistance vouchers under the Section 811 Project Rental Assistance program (HUD Rental Assistance Number: TX59RDD1901). The Section 811 vouchers will be provided over a period of 20 years, with \$51,120 annually in rent (\$1,065 per unit for 4 units).

Specific proposed breakdown of funding is as follows:

Funding Source	Funding Amount	Funding Type
Low Income Housing Tax Credit Equity	\$17,198,280	Federal tax credits
Permanent Loan (Churchill Stateside)	\$7,948,000	Non-federal
Subordinate Loan (Churchill Stateside)	\$700,000	Non-federal
Seller Note (Trinity East Church)	\$312,500	Non-federal
City of Houston Grant	\$500	Non-federal City (Bond or TIRZ)
City of Houston Forgivable Loan	\$4,000,000	Federal HOME
Houston Housing Authority Loan	\$500,000	Federal Moving to Work funds
Sponsor Loan	\$1,170,189	Non-federal
Deferred Developer Fee	\$1,516,079	Non-federal
TOTAL CAPITAL	\$33,345,548	

<i>HHA Vouchers</i>	\$30,618,000.00 (\$1,530,900.00 annually)	<i>Federal Project-Based Vouchers</i>
<i>TDHCA Section 811 Vouchers</i>	\$1,022,400.00 (\$51,120 annually)	<i>Federal Section 811 Project Rental Assistance Vouchers</i>
TOTAL PROJECT FUNDING:	\$64,985,948.00	Over 20 years

Of the total funding, an estimated \$36,140,400.00 is HUD federal funding (including the full 20 years of PBV and Section 811 funds), and an estimated \$28,845,948.00 is non-HUD federal funding. The federal LIHTC tax credit equity is estimated as \$17,198,280.00.

TDHCA's Section 811 Project Rental Assistance for Persons with Disabilities program (authorized by the Cranston Gonzalez National Affordable Housing Act, as amended by the Frank Melville Supportive Housing Investment Act of 2010) is governed by a Cooperative Agreement with HUD. The Cooperative Agreement, per HUD, serves as the governing rules for the program. Exhibit 5 of the Cooperative Agreement describes the Environmental Requirements and Environmental Assurance for Section 811 program funds, citing § PRA.215 (a): "As HUD does not approve program funding for specific activities or projects of the Grantees, it will not perform environmental reviews on such activities or projects." TDHCA reviews the project for environmental compliance consistent with the Cooperative Agreement and § PRA.215. Since there is no HUD review for TDHCA's 811 PRA program, these funds are not included in the Request for Release of Funds.

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). The ERR will be made available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to P.O. Box 1562, Houston, TX 77251-1562 or 2100 Travis St., 9th Floor, Houston, TX 77002 or by email to hcdevironmental@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 hcdevironmental@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 January 21, 2026, will be considered by the City of Houston prior to authorizing submission of a request for release of funds. Appointments for office visits to view the project description/environmental review in person are recommended to avoid any potential for delays. Commenters should specify which part of this Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

On behalf of the City and HHA, the City of Houston 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 the City of Houston and HHA to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD 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 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, 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 e-mail at cpdrrofhou@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period and may do so by email or calling (713) 718-3199.

*John Whitmire, Mayor
City of Houston*
