

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

January 21, 2026 (Originally published 1/2/2026)

*City of Houston,
Housing and Community Development Department (HCD)
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Houston, TX 77002
(832) 394-6319*

This notice serves as a public notice clarifying information regarding the Request for Release of Funds (RROF, Form 7015.15) in the original public notice that ran on January 2, 2026 for the Bernicia Place project. The Request for Release of Funds for HOME and Project Based Voucher funds will be submitted directly to HUD rather than Texas General Land Office (GLO), and GLO will separately review and approve the Disaster Recovery funds. Contact information for any comments to HUD during their review period beginning January 22 is provided towards the end of this notice under the section addressing Objections.

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Houston, HCD and Harris County Housing Authority (HCHA).

REQUEST FOR RELEASE OF FUNDS

On or about January 22, 2026, on behalf of the City and Harris County, 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 funding through the U.S. Department of Housing and Urban Development (HUD) along with HUD Project Based Vouchers (PBV). The HOME Investment Partnerships Program (HOME) funds are authorized by Title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12701 et seq.), regulations at 24 CFR part 92. The 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, to undertake the use of PBV funds by prospective tenants once the project is fully complete and operational. Additionally, once HUD approval is secured, HCD will separately request, from the Texas General Land Office (GLO), 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, as amended including through the Harvey Disaster Recovery Reallocation Program (DRRP) as applicable, 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 Bernicia Place.

Project Location: Approximately 4.87 acres near southeast corner of Scottcrest Drive and Old Spanish Trail, Houston, Harris County, Texas 77021

Project description: This project has been designated as a multifamily new construction project, which will entail development of Bernicia Place, a multifamily new apartment development, which will include any and all needed construction and pre-construction site preparation including demolition/clearance.

Bernicia Place is a 120-unit new construction, mixed-use senior rental development to be located at the southeast corner of Scottcrest Drive and Old Spanish Trail in the OST/South Union neighborhood of Houston. The complex will serve active seniors, persons with disabilities, and veterans and include approximately 5,773 square feet of commercial space. Bernicia Place will consist of two 4-story elevator apartments buildings, situated on either side of the Transit Center on a 7.574-acre campus. (The Bernicia Place portion of the site is approximately 4.87 acres.) West Building, on the southeast corner of Scottcrest Drive and Old Spanish Trail, will contain 50 rental units, common amenities serving the entire development, and approximately 5,773 SF of retail space. Lake Building, on the eastern portion of the site, will contain 70 rental units in a "U"-shaped floor plan around a detention pond water feature. Most units will include balconies.

Federal funding will include HUD HOME CPD funds via the City of Houston Housing & Community Development Department (HCD), plus Harvey CDBG-DR17 Disaster Recovery (DRRP) funds from the Texas General Land Office (GLO) and HUD Public Housing (PIH) Project Based Voucher (PBV) funds from HUD. The Disaster Recovery funds and PBV will be provided to the Harris County Housing Authority (HCHA).

The project is proposing to use up to \$4,000,000.00 in HOME funds (breakdown by year \$818,979.20 HOME-2020, HUD Grant No. M-20-MC-48-0206/\$2,500,000.00 HOME-2021, M-21-MC-48-0206/\$681,020.80 HOME-2022/M-22-MC-48-0206); \$10,000,000.00 in CDBG-Disaster Recovery Funds (Harvey DRRP, HUD Grant No. B-17-DM-48-0001), and an estimated \$37,681,920.00 in HUD Project Based Voucher (PBV) Grant funds, HUD Grant No. TX441 (approximately \$1,884,926.00 PBV annually). The total project is estimated to cost \$47,243,892.00 not including PBV funds. With the 20 years of PBV funds, expected cost is \$84,925,812.00.

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). 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 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

hcenvironmental@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

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 Harris County 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*
