

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

Date of Publication: August 16, 2015

City of San Antonio
1400 South Flores
San Antonio, Texas 78204
(210) 207-6600

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of San Antonio.

REQUEST FOR RELEASE OF FUNDS

On or about September 1, 2015 the City of San Antonio will submit a request to the United States Department of Housing and Urban Development (HUD) for the release of Home Investment Partnership (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended to undertake a project known as Lenwood Heights Subdivision located at 259 S. Acme Road, San Antonio, TX 78237. This project will convert approximately 26.161 acres of raw, undeveloped land into 167 single-family, residential lots where 167 decent and affordable homes will be built for low income, first-time home buyers. HUD funds will be used to create the infrastructure such as streets, drains, water, sewer, electric, gas, sidewalks & drives necessary to service the homes. Once the infrastructure is complete, the single-family homes will be built and sold to income qualifying first-time home buyers. Based on the proximity to airport and roads to the site, a Noise Assessment was conducted in accordance to HUD noise guidelines. The southwest corner of the property is located within the high noise contour area above the 65 dB DNL noise levels which is considered to be in the "Normally Unacceptable" category. Adequate interior noise mitigation will be achieved through Habitat's standard wall and roof construction materials which have a combined Sound Transmission Class (STC) rating of at least 36 which exceeds HUD requirements of 25dB of interior noise attenuation. With implementation of standard building materials and components, the indoor portions of the project will achieve HUD criteria for "Acceptable" noise exposure. A Special Environmental Clearance in accordance with 24 CFR 51.104(b)(1) requirements has been provided by the Certifying Officer of the City of San Antonio and it is recommended that the project proceed as planned. The total estimated development cost of the project is \$16,000,000. The total estimated Home Investment Partnership (HOME) cost is \$1,600,000.

FINDING OF NO SIGNIFICANT IMPACT

The City of San Antonio 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 City of San Antonio Planning & Community Development Department, Division of Grants Monitoring & Administration, 1400 South Flores, San Antonio, TX 78204, and may be examined or copied weekdays 8:00 A.M. to 4:00 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 San Antonio, Planning & Community Development Department, Division of Grants Monitoring & Administration, 1400 S. Flores Street, San

Antonio, Texas 78204. All comments received by August 28, 2015 will be considered by the City of San Antonio prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The City of San Antonio certifies to HUD that Thomas Morgan, in his capacity as Certifying Officer 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 San Antonio to use Home Investment Partnership (HOME) funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of San Antonio'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 San Antonio; (b) the City of San Antonio 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 HUD Office of Community Planning and Development at 615 East Houston Street, San Antonio, Texas 78205-2001. Potential objectors should contact HUD to verify the actual last day of the objection period.

Thomas Morgan, Certifying Officer