

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT
NOTICE OF INTENT TO REQUEST**

August 24, 2021

**RELEASE OF FUNDS
(FONSI/RROF)**

City of Killeen, Texas
101 N College Street
Killeen, TX 76541
254-501-7845

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Housing Authority of the City of Killeen, TX (TX-079).

REQUEST FOR RELEASE OF FUNDS

On or about September 9, 2021 the City of Killeen will “authorize the Housing Authority of the City of Killeen (TX-079)” to submit a request to the Office of Public and Indian Housing (PIH) for the release of Capital Funds and Operating funds under Title I of the United States Housing Act of 1937, 42 U.S.C.A. § 1437 et. seq., as amended, to undertake a project known as HIGH VIEW for the purpose of rehabilitation of 70 existing public housing units and one (1) community building under the Rental Assistance Demonstration (RAD) conversion program, located at 731 Wolf Street (725-4-1 & High View 3rd, Block 008, Lot 2-7, 6.87 acres) and 410 W. Bryce Ave (Lot 4-7, .59 Acres), Bell County, Killeen, TX 76541 in the High View (TEX-79-2) Historic District as listed in the National Register of Historic Places (High View Historic District) utilizing HUD and non-HUD funds in the amount of \$16,972,720 comprised of the following sources: \$10,627,039 from 9% Housing Tax Credits/Equity, \$2,502,500 Historic Tax Credit Proceeds, \$1,300,000 Commercial Loan, \$700,000 Federal Home Loan Bank grant, and \$1,843,181 Killeen Housing Authority Capital Fund and Operating Program funds from fiscal years 2019, 2020, 2021.

FINDING OF NO SIGNIFICANT IMPACT

The City of Killeen, as the Responsible Entity, has determined 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 the City of Killeen Community Development Office, 802 N. 2nd Street, Bldg. E, Killeen, Texas 76541 and may be examined or copied weekdays 8 A.M to 5 P.M., Monday through Friday, or available any time on the City’s web page at <https://www.killeentexas.gov/plan>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the HIGH VIEW Historic District Environmental Review Record (ERR) to the City of Killeen Community Development Administrator at chayward@killeentexas.gov or by mail at the above address. All comments received by 5:00 pm, September 8, 2021 will be considered by the City of Killeen prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Killeen certifies to the Department of Housing and Urban Development (HUD) that Kent Cagle in his capacity as City Manager of the City of Killeen 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 approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Housing Authority of the City of Killeen to use the fiscal year 2019, 2020, and 2021 Capital Fund and Operations Program funds for the HIGH VIEW Historic District RAD conversion project.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Killeen’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 Killeen; (b) the City of Killeen 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-PIH Division, 615 E. Houston Street, #347, San Antonio, TX 78205. Potential objectors should contact HUD to verify the actual last day of the objection period.

**Kent Cagle,
City Manager/Certifying Officer**



**U.S. Department of Housing and Urban
Development**
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: RAD-Conversion-High-View,-Killeen,-Texas-

HEROS Number: 900000010184194

State / Local Identifier: TX079000001B HIGH VIEW

Project Location: 731 Wolf St, Killeen, TX 76541

Additional Location Information:

The location is known locally as High View Manor (public housing) and is located at 731 Wolf Street (725-4-1 & High View 3rd, Block 008, Lot 2-7, 6.87 acres) and 410 W. Bryce Ave (Lot 4-7, .59 Acres), Killeen TX 76541. There are residential multifamily and single family buildings on the site with 27 residential buildings and 1 community building. This is the location of the Killeen Housing Authority Public Housing Units as established in 1965.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Killeen Housing Authority (Authority) has applied and received the HUD Rental Assistance Demonstration conversion of 70 public housing units to project based voucher units for the site location known as High View which is now listed on the State and National Register as High View Historic District (TX-079-2). The Authority along with Developer- Housing Solutions Alliance, LLC has applied and received Historic Tax Credits, 9% Housing Tax Credits along with these funds the Authority will use Public Housing Operations and Capital Fund Program funds, a Federal Home Loan Bank grant to renovate the entire location including 70 residential rental units now listed as contributing to the historic district. The Authority must now comply with requirements associated with historical architecture as governed by the U.S. Department of Interior. All buildings are one-story block on slab foundations with either brick veneer or natural permastone veneer. Buildings have gabled roofs and recessed front porches. The primary differences among the buildings are entrance configurations and the number of bedrooms. The unit's acreage has an irregular shape and is located in a residential area along Wolf Street, accessible by Hallmark Avenue, located 5 blocks south of Veteran's Memorial Boulevard, the east-west arterial road in Killeen. The surrounding parcels are primarily residential, with buildings dating to the mid-to-late twentieth century (1950's to 1976). The 1-story residential buildings and community building were constructed by the Killeen Housing Authority and are alike in design, form, and materials, with brick and permastone exteriors and gabled roofs. All buildings will retain their spatial arrangement on the site, their form, interior plan and simple architectural features, all of which are significant elements of public housing design in the late 1930s through the early 1960s. The site is an intact example of a post-war housing development and retains many of the features that characterize public housing units of the mid-twentieth century. Rehabilitation actions will include: lead based paint and asbestos abatement as applicable; testing for lead in drinking water (LIDW) with onsite plumbing to be

replaced during unit and site rehabilitation; electrical wiring replacement, permanently attached fixtures will be removed and replaced with new materials; roofing, sheet rock walls, and flooring will be included in the Housing units. Additionally, appliances will be replaced along with 'on-demand' hot water heaters. Heating Ventilation Air Conditioning and Electrical must be upgraded to meet fire and building code safety. Exterior elements will include 4 and 6 foot wide entrance gates with an increase in the width of the sidewalk to 4 feet to meet accessibility requirements. The State Historic Preservation Office (SHPO) has provided approval of rehabilitation actions that will take place on all structures, and exterior. ADA compliance will also be achieved with the rehabilitation actions. Total rehabilitation on residential units will consist of approximately 47,950 square feet and an additional 1,644 square feet for the Community Building

Level of Environment Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

Funding Information

Grant Number	HUD Program	Program Name
RADConvKHA	Rental Assistance Demonstration (RAD)	
TX01P079501	Public Housing	Public Housing Operating Fund
TX01P079501-20	Public Housing	Public Housing Capital Fund (including CFFP and other grants)

Estimated Total HUD Funded Amount: \$1,843,181.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$16,972,720.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete

Determination:

<input type="checkbox"/>	This categorically excluded activity/project converts to EXEMPT per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project; OR
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<input checked="" type="checkbox"/>	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, publish NOI/RROF and obtain "Authority to Use Grant Funds" (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
<input type="checkbox"/>	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: Cinda Hayward Date: 8/13/2021

Name / Title/ Organization: Cinda Hayward / / KILLEEN

Responsible Entity Agency Official Signature: [Signature] Date: 8/20/2021

Name/ Title: CITY MANAGER

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).