

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

**Date of Publication
January 16, 2022**

**City of Fort Worth
200 Texas Street
Fort Worth, Texas 76102
(817) 392-7540**

This Notice shall satisfy the above-cited two separate but related procedural notification requirements for planned activities by the City of Fort Worth.

REQUEST FOR RELEASE OF FUNDS

On or about February 16, 2022 the City of Fort Worth (City) 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 under title II, Sec. 288, of the Cranston Gonzales National Affordable Housing Act to undertake a project known as Cavile Place Redevelopment and Disposition. Separate requests will be submitted to the Office of Community Planning and Development (HOME grant funds) and the Office of Public Housing (Choice Neighborhoods Initiative and Project Based Vouchers) for release of funds. The purpose of this project is to provide financial assistance to support the disposition of the approximately 22.3 acres of vacant land that is the former site of the Cavile Place public housing development and development of approximately 565 new mixed-income rental housing units, built in three phases. The site is in the Stop Six neighborhood and is bordered by Rosedale Street on the north, Liberty Street on the east, Calumet Street on the south, and Amanda and Langston Street on the west.

Disposition of Vacant Land at the former Cavile Place

Cavile Place was built in the 1950s and owned by Fort Worth Housing Solutions (FWHS). In April 2019, FWHS obtained HUD approval for demolition of Cavile Place. In 2021, the public housing buildings were remediated and demolished. The former site is approximately 22.3 acres and consists of two tracts. Tract one is approximately 20.8 acres and is bordered by Avenue G on the north, Liberty Street on the east, Calumet Street on the south, and Amanda Street on the west. Tract two is approximately 1.5 acres and is bordered by Rosedale Street on the north, Avenue G on the south, and Etta Street on the west. The land will be leased to the ownership entities of the various phases of development with long-term ground leases.

The disposition is to transfer the Cavile site at below Fair Market Value to the Cavile Public Facilities Corporation (CPFC), and instrumentality of Fort Worth Housing Solutions. CPFC will in turn ground lease portions of the land to a new Limited Partnership entity at below Fair Market Value for a period of 99 years at the construction loan closing for each phase. Each phase will have its own Limited Partnership entity.

Housing Development – CNI Phases II-IV

The three phases of housing are planned for the central site in the neighborhood which consists of the majority of the former Cavile Place community and surrounding parcels owned by FWHS. The three phases of approximately 565 rental units of new mixed income and mixed use multifamily on roughly 24 acres.

Phase II (Hughes House) is the development nearest to East Rosedale Street and Amanda and is planned as a 9% Low Income Housing Tax Credit (LIHTC) phase. The new community will consist of eleven (11) buildings, including two (2) elevator-accessed mixed-use buildings with approximately 12,000 SF of ground floor retail/commercial space along Rosedale and Amanda Avenue. The commercial area will be divided between community space and space for partners, social service providers, and retail space. Hughes

House will include garden apartments and townhouses further south along Amanda, making the transition to the parts of the neighborhood with a more residential character. The property will feature amenities to serve all residents, including property management office, furnished fitness space, clubhouse, kids' activity room, two children's playscapes, gazebo, fully enclosed dog park, and swimming pool with a splash pad.

Phase III proposes 187-unit mixed-income family development to include 1-, 2-, 3-, and 4-bedroom apartments in elevator buildings, walk-up/gardens and townhouses. 38 homes (20%) will be market rate, reflecting the increasing desirability in the community of market rate garden and townhouse apartment options as well as the anticipated shift in market perceptions; 82 units (44%) will be LIHTC; 54 (29%) will be replacement units, and 13 (7%) will be Permanent Supportive Housing (PSH) units. Construction of Phase III is anticipated to begin the second quarter of 2023 and take 20 months to substantial completion.

Phase IV is planned as a 9% LIHTC phase and the final housing phase. Phase IV makes the connection between the new housing and the Neighborhood Hub, building out the bulk of the original Cavile site with townhouse and walkup/garden apartments. The proposed 168-unit mixed-income family development will be composed of 1-, 2-, 3-, and 4-bedroom apartments. 58 units (35%) will be market rate units, 50 units (30%) will be LIHTC, 49 (29%) will serve as replacement units to returning families, and 11 (6%) will be reserved as PSH units. Construction of Phase IV is anticipated to begin the second quarter of 2023 and take 18 months to substantial completion.

Phases III and IV may be combined into one single phase for financing purposes.

The total housing development costs for Phases II-IV is \$126.5 million. The estimated financing structure of the project includes the following:

Estimated Total HUD Funded Amount: \$3,333,334.00 in City-HOME funds

Estimated Total HUD Choice Neighborhoods Initiative (CNI): \$12,112,762.00

Estimated Total Project Based Vouchers (PBVs): \$1,917,037.00 (202 units)

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$126,500,000.00

FINDING OF NO SIGNIFICANT IMPACT

The City of Fort Worth 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 the City of Fort Worth Neighborhood Services Department, 908 Monroe Street, 3rd floor, and is available for review or may be copied 8:00 a.m. to 5:00 p.m. Monday through Friday. This ERR can also be reviewed in the HUD Environmental Review Online System (HEROS) at the following website: <https://www.onecpd.info/environmental-review/environmental-review-records>

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Sharon Burkley, Senior Planner, Neighborhood Services, City of Fort Worth, 200 Texas Street, Fort Worth, Texas 76102, via email at Sharon.Burkley@fortworthtexas.gov or contact the City at (817) 392-7540. The City of Fort Worth will consider all comments received by 5:00 p.m., February 15, 2022 prior to authorizing submission of a request for release of funds to HUD. Commenters should specify which part of this Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Fort Worth certifies to HUD that Fernando Costa in his capacity as Assistant City Manager 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 Fort Worth to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will consider objections to its release of funds and the City of Fort Worth's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request for release of funds (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer or other officer of the City of Fort Worth; (b) the City of Fort Worth 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 project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of 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 stand point of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76). Objections can be mailed to U.S. Department of Housing and Urban Development Fort Worth Regional Office, Shirley Henley, CPD Program Office Director, Office of Community Planning and Development, 307 W. 7th St., Suite 1000, Fort Worth, Texas 76102, or objections can be emailed to CPD_COVID-19OEE-FTW@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.



Fernando Costa (Jan 14, 2022 11:53 CST)

Fernando Costa, Assistant City Manager
City of Fort Worth
200 Texas Street, Fort Worth, Texas 76102