

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

November 21, 2019
City of Houston
Housing and Community Development Department (HCDD)
2100 Travis St., 9th Floor
Houston, TX 77002
(832) 394-6200

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the the City of Houston Housing and Community Development Department.

REQUEST FOR RELEASE OF FUNDS

On or about Monday, December 9, 2019, City of Houston's Housing and Community Development Department will submit a request to the Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant (CDBG) funds authorized by Title I of the Housing and Community Development Act of 1974 (P.L. 93-383, as amended) to undertake a project known as the Home Repair Program for the purpose of performing single family home rehabilitation and reconstruction activities on not yet identified scattered sites throughout the City of Houston's jurisdictional boundaries.

Project Title: Home Repair Program

Project Description: The City of Houston Housing & Community Development Department (HCDD) single family Home Repair Program (HRP) will carry out the following housing programs: Rehabilitation and Reconstruction.

The goal in the HRP is to address repairs necessary to alleviate threats to health, life, and safety as well as safety hazards resulting from substandard conditions. The program will target single-family homes owned and occupied by households earning no more than 80% of Area Median Family Income.

The program is not limited to low and moderate income elderly (62 or older) and disabled homeowners, but also gives priority to homes of employed applicants with minors, and unemployed applicants providing full-time care to disabled household members.

A homeowner seeking assistance must meet three basic qualifications: 1) they must be the recorded owner and occupy the home as their primary residence; 2) their property taxes must be current or on an approved payment plan in good standing; and 3) they must meet certain income qualifications. If a homeowner qualifies, upon the completion of an application, their home will be inspected to determine the level of repairs their residence is eligible to receive (additional documents may be required).

The HRP will provide two tiers of assistance to homeowners:

1. Tier II - Rehabilitation
 - a. Moderate Repairs – Those costing \$20,000.00 to \$40,000.00
 - b. Substantial Repairs – Those costing \$40,000.00 to \$80,000.00
2. Tier III – Reconstruction – Repairs exceeding \$80,000.00

There will be approximately and/or average of 5 moderate Rehabilitation, 2 Substantial Rehabilitation, and 25 Reconstruction projects.

Location: The Service Area is City-Wide – Harris County – City of Houston; Montgomery County – City of Houston; Fort Bend County – City of Houston. Since the Service Area is City-Wide, some selected sites may be in the 100-year floodplain.

Single-Family Home Repair program activities including rehabilitation and reconstruction are being evaluated through a tiered environmental review. The broad-level review will be a multi-year tiered review, which will be valid for five (5) program years after the issuance of the Authority to Use Grant Funds (AUGF), barring any major changes in the program and/or in environmental conditions.

Grant Number: B-19-MC-48-0018

Total Federal Funding:..... \$4,578,878.00

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) on file at the above address and is available for public examination or copying weekdays 8 A.M. to 5 P.M.

REVIEW PROCESS

In accordance with 24 CFR §58.15, a tiered review process has been structured, whereby some environmental laws and authorities have been reviewed for the target area and other applicable laws and authorities will be complied with, when individual projects are ripe for review. Once the lots are selected, each lot will undergo an environmental review.

None of the properties selected will adversely impact (or be adversely impacted by) a floodplain, a wetland, an endangered species zone or a historical property. No lot will be adversely affected by hazardous operations or toxic, hazardous or radioactive materials, contamination, chemicals or gases. Noise attenuation will be performed for the dwellings as necessary per 24 CFR Part 51. While certain lots to be selected will be in the 100-year floodplain as allowed by applicable CDBG rules, an 8-step process is in place for this project, and the impacts to the floodplain of work on existing homes will not be adverse.

The ERR on file documents the environmental determinations for this project, and more fully describes the tiered review process cited above.

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 St., 9th Floor, Houston, TX 77002. All comments received by the close of business on Friday, December 6, 2019 will be considered by the City of Houston prior to authorizing submission of a request for release of funds. Commenters should specify which part of this Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Houston certifies to Department of Housing and Urban Development (HUD) that Sylvester Turner, 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 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 or other officer of the City of Houston approved by HUD; (b) the City of Houston, as Responsible Entity, 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 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) and shall be addressed to: U.S. Department of Housing and Urban Development, 1301 Fannin Street, Suite 2200, Houston, Texas 77002. Potential objectors should contact HUD to verify the actual last day of the objection period.

Sylvester Turner, Mayor
City of Houston