

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS (TIERED REVIEW)

February 27, 2026

City of Houston,
Housing and Community Development Department (HCD)
2100 Travis St., 9th floor
Houston, TX 77002
(832) 394-6319
hcdenvironmental@houstontx.gov

On or after March 9, 2026, the City of Houston's Housing and Community Development Department (HCD) will submit a request to the U.S. Department of Housing and Urban Development (HUD) on behalf of the Tejano Center for Community Concerns, for the release of HUD Healthy Homes Production (HHP) program funds under Section 501 and Section 502 of the Housing and Urban Development Act of 1970 (12 U.S.C. 1701z-1 and 1701z2), and funding for this program is provided by the Consolidated Appropriations Act, 2024 (Public Law 118-42, approved March 9, 2024), as amended to undertake the following project:

Tier 1 Broad Review Project/Program Title: Tejano Center Healthy Homes Repair Program.

Purpose: To provide needed repairs on qualifying owner-occupied homes to ensure needed remediation of household environmental hazards.

Location:

Forty-one (41) Census Tracts in the eastern portion of Harris County, Texas, including but not limited to the Houston city limits. Site specific reviews will be performed for specific addresses once they are identified, after the HUD Authority to Use Grant Funds has been issued for the Tejano Center Healthy Homes Repair Program.

Please refer to table below for breakdown of the Census Tracts (per 2019 data). This data has been approved by HUD:

OBJECTID	GEOID	TRACT	NAME	Zip Code	EANAME	STUSAB	County Name	State/ Territory	Identified as disadvantaged?
3881	48201211500	211500	Census Tract 2115	77020 and 77029	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
3943	48201211600	211600	Census Tract 2116	77020	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
3945	48201211900	211900	Census Tract 2119	77020	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
2863	48201212500	212500	Census Tract 2125	77029	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
3788	48201232402	232402	Census Tract 2324.02	77049	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
3787	48201232403	232403	Census Tract 2324.03	77049	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
3076	48201232500	232500	Census Tract 2325	77013	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
4099	48201233101	233101	Census Tract 2331.01	77015	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
3765	48201233102	233102	Census Tract 2331.02	Not found	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
1978	48201233103	233103	Census Tract 2331.03	77015	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
2831	48201233400	233400	Census Tract 2334	77029	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
2075	48201233500	233500	Census Tract 2335	77029	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
3288	48201233600	233600	Census Tract 2336	77029	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
3176	48201233701	233701	Census Tract 2337.01	77547	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
2226	48201233702	233702	Census Tract 2337.02	77547	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
2821	48201233703	233703	Census Tract 2337.03	77015	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
3291	48201252400	252400	Census Tract 2524	77015 and 77530	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
2222	48201252500	252500	Census Tract 2525	77015 and 77530	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
3203	48201252600	252600	Census Tract 2526	77530 and 77049	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
3549	48201310100	310100	Census Tract 3101	77002 and 77003	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
4684	48201310400	310400	Census Tract 3104	77003 and 77011	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
4685	48201310500	310500	Census Tract 3105	77011	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
4707	48201310600	310600	Census Tract 3106	77023	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
4708	48201310700	310700	Census Tract 3107	77023	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
4724	48201310800	310800	Census Tract 3108	77011	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
3024	48201310900	310900	Census Tract 3109	77023	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
3138	48201311000	311000	Census Tract 3110	77011	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
2995	48201311100	311100	Census Tract 3111	77012	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
2996	48201311200	311200	Census Tract 3112	77023	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
3070	48201311300	311300	Census Tract 3113	77012 and 77087	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
2631	48201311400	311400	Census Tract 3114	77012	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
2632	48201311500	311500	Census Tract 3115	77012 and 77087	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
2633	48201311600	311600	Census Tract 3116	77012	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
2634	48201311700	311700	Census Tract 3117	77087	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
4070	48201311800	311800	Census Tract 3118	77023	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
2657	48201313300	313300	Census Tract 3133	77023	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
3221	48201320100	320100	Census Tract 3201	77017	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
2638	48201320601	320601	Census Tract 3206.01	77017	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
2639	48201320602	320602	Census Tract 3206.02	77017	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
4136	48201332900	332900	Census Tract 3329	77087	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES
3899	48201333000	333000	Census Tract 3330	77017 and 77087	Houston-Baytown-Huntsville, TX	TX	Harris County	Texas	YES

Project/Program Description: This project entails a Tiered Review per 24 CFR 58.15, wherein a Broad Review for the project area will rule out selected environmental items on the Statutory Checklist that can be determined not to apply at a broad level in the area. Site specific reviews will be performed on subject properties as they are selected, and they will cover Statutory Checklist items that could not be ruled out at the Broad Level and must be assessed on a site-by-site basis.

This project entails minor rehabilitation at a Categorically Excluded, Subject to 58.5 level (CEST). Due to the limited nature of the overall Program's scope of work, a full Environmental Assessment (EA) per 24 CFR 58.36 (i.e. NEPA) is not required.

Tejano Center for Community Concerns Healthy Homes Repair Program Narrative:

Overview and Objectives:

Tejano Center for Community Concerns will expand and remediate high-priority environmental health and safety hazards for an estimated sixty-six (66) homes in accordance that include the following objectives:

- * Maximize both the number of vulnerable residents protected from housing-related environmental health and safety hazards and the number of housing units where these hazards are controlled.*
- * Identify and remediate housing-related health and safety hazards in privately owned, low-income rental and/or owner-occupied housing, especially in units and/or buildings where families with children, older adults sixty-two (62) years and older, or families with persons with disabilities reside.*
- * Promote cost-effective and efficient healthy home methods and approaches that can be replicated and sustained.*
- * Promote integration of this grant program with housing rehabilitation, property maintenance, weatherization, healthy homes initiatives, local lead-based paint hazard control programs, health and safety programs, and energy efficiency improvement activities and programs.*

Eligible Rehabilitation Activities

** General Scope:*

- * Address deficiencies, health, and safety hazards*
- * Improve energy efficiency and accessibility*
- * Enhance safety standards*

** Specific Eligible Activities:*

- * Roof repair or replacement (singles and decking only)*
- * Repair or replacement of:*
 - * Air conditioning/heating unit components*
 - * Water heater*
 - * Freestanding appliances for safe preparation of food (refrigerator and stove)*
- * Accessibility modifications (exterior ramps or lifts)*
- * Safety and security improvements:*
 - * Replacement of doors, deadbolts, or broken windowpanes*
 - * Installation/repair of window hardware*
 - * Moisture and resulting damage*
 - * Health and safety improvements (smoke alarms, CO detectors)*
 - * Lead hazard assessment, control and abatement*
 - * Asbestos assessment, control, and abatement*

More information on this Program can be found in the attached Tejano Center Healthy Homes Repair Program Narrative and Project Description.

For additional information beyond what is in this Broad Review Part 58 ERR itself, also please refer to the attached Broad Plan on file.

If there is any site-specific review that does not conform to the project description above or to the various compliance items of the Statutory Checklist or other terms of this Broad Review, it must be assessed separately as an independent, stand-alone Part 58 review.

HCD is performing the HUD Part 58 Environmental Review for this project on behalf of the Tejano Center for Community Concerns. Part of the funding for this project will come to Tejano Center for Community Concerns via Harris County Housing Authority (HCHA) rather than through HCD. Harris County will adopt Environmental Reviews performed by the City of Houston as needed and appropriate per 24 CFR 58. The nature of the work to be performed in the City of Houston and unincorporated Harris County is substantially the same, as remediation work is to be based on needs of individual single-family homes, which will not differ whether it is the Houston city limits or in unincorporated Harris County, Texas.

Tier 2 site specific reviews will be completed for those laws and authorities not addressed in the tier 1 broad review for each address under this program when addresses become known.

Level of Environmental Review Citation: 24 CFR Part 58.35(a)(2), (a)(3)(i), (a)(4)(i)

Tier 2 Site Specific Review: The site specific reviews will cover the following laws and authorities not addressed in the Tier 1 broad review:

Flood Insurance [Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a];

Floodplain Management [Executive Order 11988, particularly section 2(a); 24 CFR Part 55]

Contamination and Toxic Substances [24 CFR 50.3(i) & 58.5(i)(2)]

Historic Preservation [National Historic Preservation Act of 1966, particularly sections 106 & 110; 36 CFR Part 800]

Wetlands Protection [Executive Order 11990, particularly sections 2 & 5]

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Mitigation Measures/Conditions/Permits (if any):

Flood Insurance:

Homes will be evaluated to confirm if they are located in the Federal Flood Risk Management Standard (FFRMS) Floodplain to confirm if insurance is required or recommended (typically required for 100-year floodplain and recommended for 500-year floodplain). Sites will also be evaluated to confirm if they are affected by any pending or preliminary flood maps or not using FEMA data for that site.

Please note that flood insurance is generally not required (but still strongly recommended) for HUD projects consisting of minor repairs totaling less than \$10,000.00.

Also please be advised that per 24 CFR 58.6(a)(1)(ii), flood insurance protection is to be obtained as a condition of the approval of federal assistance to the property owner.

Floodplain Management:

Properties will be reviewed to confirm if they are located in the Federal Flood Risk Management Standard (FFRMS) Floodplain. FEMA Flood Map data will be used to make these determinations.

Regarding existing homes in the FFRMS floodplain, this project meets the test of 24 CFR 55.13(b) and (f) for single family minor repairs on one-to-four unit single-family residences and special projects to provide weatherization and other improvements to homes. Due to the minor, non-substantial nature of these repairs, this review does not require a 5-step or 8-step evaluation process per 24 CFR 55. This project will generally not have a significant impact on the floodplain since the homes are already existing and the work entails minor repairs only for (non-floodplain) household hazard remediation purposes. This does not preclude protective measures to ensure that new equipment and appliances (HVACs and other items located close to the ground) are elevated above the base flood elevation. Also, this does not preclude homeowner notification requirements as discussed below.

Homeowners will need to be informed if they are in the Federal Flood Risk Management Standard (FFRMS) floodplain with all appropriate information per the requirements of 24 CFR 55.4.

24 CFR 55.4: ". For actions in the FFRMS floodplain (as defined in s. 55.7), HUD (or HUD's designee) or the responsible entity must ensure that any party participating in the transaction is notified that the property is in the FFRMS floodplain and whether flood insurance is required or available in this location. Notification shall also include a description of the approximate elevation of the FFRMS floodplain, proximity to flood-related infrastructure impacting the site including dams and levees, the location of ingress and egress or evacuation routes relative to the FFRMS floodplain, disclosure of information on flood insurance claims filed on the property to the extent available from FEMA, and other relevant information such as available emergency notification resources."

The City of Houston Emergency Operations System and the Harris County Flood Control District (Flood Warning System) have implemented services for early flood hazard warning systems, and the City Emergency Operations System has established an emergency evacuation and relocation plan for residents living within the floodplain, and elsewhere in its jurisdiction, for which City residents can register.

Useful info on flood hazard warnings:

houstonemergency.org

harriscountyfws.org

www.hcfcfcd.org/storm-center/tropical-storm-allison

Useful information on evacuation:

<https://houstonemergency.org/would-you-need-help-in-a-disaster-register-for-assistance-online-or-by-phone/>

Contamination and Toxic Substances

Specific sites will be evaluated for contamination at and around the subject property once sites are identified. Expected tools to be used are NETROnline maps and reports, which will screen the

properties for potential environmental concerns on or near the property, as determined via EPA and TCEQ data. The type of remediation to be performed for each specific home will also be noted if applicable, and documentation of any remediation will be required. While few if any sites are expected to have environmental concerns aside from those to be remediated under the Healthy Homes Program (i.e. lead, asbestos, etc.), any that do will undergo further evaluation, including any necessary ASTM Phase I and II Environmental Site Assessments (ESAs). Homeowners will be advised of any potential contamination hazards on or affecting their property. If contamination needing remediation is found on the property, Tejano Center for Community Concerns will assess the costs to see if they exceed available funding. If funds allow, a qualified environmental specialist will be hired, as contamination from industrial or off-site sources is not covered by the HUD Healthy Homes Program or the Tejano Center's activities under this Program.

Radon can generally be ruled out on homes without basements since radon levels in Harris County are generally extremely low for aboveground buildings (safety threshold of four (4) picocuries per liter (p/CI) while Harris County level is approximately 1 p/Ci). Any buildings with basements would be an exception since radon levels in Harris County basements have been measured well above the threshold. There are very few homes with basements in Harris County, Texas, but any homes with basements should be tested for radon and, if levels are over four (4 p/Ci), measures to reduce radon levels should be taken if feasible as this may go beyond a standard scope of work. Tejano Center will ensure that project work includes radon testing and potential mitigation (i.e. ventilation) as needed for any home with a basement.

Historic Preservation

The City of Houston will consult with the Texas Historical Commission (THC) for each home identified, as necessary and required, to confirm if THC considers any home to be of historical significance, and if they require or recommend any specific measures before the home is remediated in order to protect its historical value and integrity. Please note that while the THC requires review on buildings forty-five (45) years of age or older and generally exempts them if they are not in areas of historic significance (i.e. historic district), homes are generally expected to undergo THC consultations if there is a significant chance of ground disturbance/archaeological impact even if they are under 45 years of age.

Wetlands Protection

While impacts to wetlands would generally not be expected for a project of this nature, National Wetland Inventory (NWI) maps or equivalent documentation will be prepared to note the presence or absence of wetlands on each property, and in the unlikely presence of wetlands, to ensure avoidance of any impact to the wetland.

Estimated Project Cost: The project is proposing to use up to \$2,000,000.00 in HUD HHP funds, HUD Grant NoTXHHP0196-24, funds. The total project is estimated to cost \$2,500,000.00.

The City of Houston has determined that the activity/activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA)

requirements per 24 CFR Part 58.35(a)(2), (a)(3)(i), (a)(4). An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at Housing and Community Development Department, City of Houston, P.O. Box 1562, Houston, TX 77251-1562 or 2100 Travis St., 9th Floor, Houston, TX 77002 and may be examined or copied weekdays 8 A.M to 5 P.M. and/or at <https://cpd.hud.gov/cpd-public/environmental-reviews>. Appointments for office visits to view the project description/environmental review in person are recommended to avoid any potential for delays.

REVIEW PROCESS

In accordance with 24 CFR §58.15, a tiered review process has been structured for this five (5) year broad review, 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 a site-specific environmental review.

The broad review performed for this project confirms that 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.

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, 9th Floor, Houston, Texas 77002 or by email to hcdenvironmental@houston.tx.gov. All comments received by **March 6, 2026** will be considered by the City of Houston prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

On behalf of the Tejano Center for Community Concerns, 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 Tejano Center for Community Concerns to use HUD program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Houston’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 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/State; 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 Office of Community Planning and Development (CPD), at 1331 Lamar Street, Suite 550, Houston, Texas 77010 or e-mail at cpdrrofhou@hud.gov and U.S. Department of Housing and Urban Development (HUD) Office of Lead Hazard Control and Healthy Homes, 451 7th St. SW Washington, DC 20410, email to David.E.Robbins@hud.gov and OLHCHHPECOS@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 and/or (800) 347-3735.

John Whitmire, Mayor
City of Houston

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