

## **NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS FOR TIERED PROJECTS AND PROGRAM**

February 20, 2025  
City of Houston  
Housing and Community Development Department (HCD)  
2100 Travis St., 9<sup>th</sup> Floor  
Houston, TX 77002  
(832) 394-6319

**This Notice shall satisfy the above-cited two separate but related procedural notification requirements.**

### **REQUEST FOR RELEASE OF FUNDS**

On or about February 28, 2025, 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 federal funds for the release of the following funds:

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, to undertake a project known as:

**Project Title:** Single Family Home Repair Program

**Project Description:**

The HCD's 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 for low to moderate income Houston homeowners. Applicants to the Program may be considered eligible if they meet certain eligibility requirements. HCD will verify the following: 1. Ownership of the Property; 2. Property taxes are current, deferred, or on an approved payment plan that's in good standing; 3. Property must be the homeowner's current principal residence at the time of application and throughout the process; and 4. Total annual household income is at or below 80% of Area Median Income. The HRP will provide three tiers of assistance to homeowners: 1) Tier I – Emergency & Minor Repairs (under \$50,000.00); 2) Tier II – Moderate & Substantial Rehabilitation (\$50,000.01 to \$80,000.00); 3) Tier III – Substantial Gut Rehabilitation (\$80,000.01 to \$200,000.00); Tier III – Reconstruction – (\$80,000.01 to \$250,000.00) base cost cannot exceed \$300,000.00 when additional \$50,000.00 maximum site-specific costs are included). The expected allotted number of households to serve annually is 10 for rehabilitation and 15 reconstruction projects, which totals to 25 projects each year. Based on historical data, we are allocating a 20% increase if additional families can be served. The total estimate maximum of 10 rehab projects and 20 reconstruction projects, which totals to 30 projects each year.

**Project Locations:**

The Service Area is City-Wide - Harris County - City of Houston; Montgomery County - City of Houston; Fort Bend County - City of Houston. Program will serve areas incorporated by the City of Houston. (City limits encompass approx. 639 total square miles in Harris, Fort Bend, and Montgomery Counties).

**Funding Information:**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
B-18-MC-48-0018	CDBG	\$1,000,000.00
B-20-MC-48-0018	CDBG	\$1,000,000.00
B-21-MC-48-0018	CDBG	\$1,000,000.00
B-22-MC-48-0018	CDBG	\$1,000,000.00
B-23-MC-48-0018	CDBG	\$1,000,000.00
B-24-MC-48-0018	CDBG	\$2,000,000.00
B-25-MC-48-0018	CDBG	\$1,000,000.00 (Projected)
B-26-MC-48-0018	CDBG	\$1,000,000.00 (Projected)
B-27-MC-48-0018	CDBG	\$1,000,000.00 (Projected)
B-28-MC-48-0018	CDBG	\$1,000,000.00 (Projected)
B-29-MC-48-0018	CDBG	\$1,000,000.00 (Projected)

**Estimated Total HUD Funded Amount:** Up to \$7,000,000.00 using available grant numbers. As more grant numbers become available to the Program over time, the number of years from which the Program will spend will grow but not necessarily the amount of funding itself. Review is a five (5) year Broad Review extending through 2029.

**Estimated Total Project Cost:** (HUD and non-HUD funds) [24 CFR 58.32(d)]: Up to \$35,000,000.00.

**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.

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. Any property served within a floodplain area will adhere to the latest HUD Part 58 and 55 requirements and all applicable federal, state and local laws. 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.

The Final Flood Notice for this Program and its Broad Review has been published in the Houston Chronicle for February 20, 2025 as well, to run concurrently with this notice. Comment period is through February 27, 2025 (7 days).

### **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@houstontx.gov](mailto:hcdenvironmental@houstontx.gov). The ERR can be accessed online at the following website <https://cpd.hud.gov/cpd-public/environmental-reviews>. All comments received by the close of business on February 27, 2025 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 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 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 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; 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 U.S. Department of Housing and Urban Development, Office of Community Planning and Development (CPD), 1331 Lamar Street, Suite 550, Houston, Texas 77010 or e-mail at [cpdrrofhou@hud.gov](mailto:cpdrrofhou@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.

John Whitmire, Mayor  
City of Houston