

**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS
FOR TIERED REHABILITATION PROJECTS**

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City of Grand Prairie
Housing & Neighborhood Services
205 W. Church St.
Grand Prairie, TX 75050
(972) 237-8176

On or after October 4th, 2018 the City of Grand Prairie will submit a request to the Department of Housing & Urban Development (HUD) Fort Worth Regional Office for the release of CDBG funds under Community Development Block Grant Title 1 of the Cranston-Gonzalez National Affordable Housing Act of 1990 as amended, to undertake the following project:

Tier 1 Broad Review Project/Program Title: Homeowner Occupied Rehabilitation Program 2018-2022

Purpose: Provide rehabilitation assistance to eligible single family low to moderate income households.

Location: Throughout the City of Grand Prairie.

Project/Program Description: Rehabilitation of single family owner occupied homes for low-mod income citizens living within the city limits of Grand Prairie. Available funds serve households with income levels below 80% of the area median income, adjusted for household size. Funds are provided as a grant, 0% loan, or 3% loan. Houses are assessed and repairs are prioritized based on need. Major items like HVAC, plumbing, electrical, roof, windows, insulation, siding and safety concerns are addressed first. Cosmetic items are considered low priority. Footprint of building will not be increased and land use will not be changed.

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) (3) (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: Airport Hazards, Flood Insurance, Contamination and Toxic Substances, Floodplain Management, Historic Preservation and Noise Abatement and Control.

Mitigation Measures/Conditions/Permits (if any):

Airport hazards- If the distance from the project is within 2500' of the end of the runway of the Grand Prairie Municipal Airport then a map provided by the airport will be referenced to determine if the project is located with the airport RPZ/CZ. If the project is not located within the airport RPZ/CZ then the project may continue without further review. If the project is located within the airport RPZ/CZ then notice will be sent to the homeowner informing them of the potential hazard.

Flood Insurance- If the project is located in a Special Flood Hazard Area, the project may be cancelled. If the project moves forward the City will ensure that flood insurance is maintained on the property for the life of lien, which is 7 years.

Contamination and Toxic Substances- If hazards are found, the City will evaluate the potential impact to the health and safety of the occupants and use mitigation to prevent the hazard from affecting the occupants or remediate the contaminated property.

Floodplain Management- If a project is located within and Special Flood Hazard Area, funding will be restricted to less than the substantial improvement limit.

Historical Preservation- If historic properties are affected, all conditions set by the SHPO will be implemented into the project or the project will be cancelled.

Noise Abatement and Control- Any project within threshold distances will be assumed to have a noise issue. Noise attenuation will be incorporated into the project as opportunities present themselves.

Estimated Project Cost: Up to \$25,000 per project with a total CDBG project budget of \$399,428 for PY18. For PY2019-2022, budget is estimated at \$300,000/year.

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) (3) (i). An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the City of Grand Prairie Housing and Neighborhood Services Department, 205 West Church Street, Grand Prairie, Texas, 75050 and may be examined or copied at <https://www.hudexchange.info/programs/environmental-review/environmental-review-records/>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Grand Prairie Housing and Neighborhood Services Department. All comments received by October 1st, 2018 will be considered by the City of Grand Prairie prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The City of Grand Prairie certifies that William Hills, Certifying Officer, in his capacity as Official Director of Housing and Neighborhood Services 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. Department of Housing and Urban Development's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Grand Prairie to use HUD program funds.

OBJECTIONS TO RELEASE OF FUNDS

The Department of Housing and Urban Development Fort Worth Regional Office will accept objections to its release of funds and the City of Grand Prairie'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 Grand Prairie; (b) the City of Grand Prairie 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 Department of Housing and Urban Development (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 Department of Housing and Urban Development (HUD) Fort Worth Regional Office at 801 Cherry Street, Unit #45, Suite 2500, Fort Worth, Texas 76102. Potential objectors should contact Department of Housing and Urban Development (HUD) Fort Worth Regional Office to verify the actual last day of the objection period.

William Hills,
Director of Housing and Neighborhood Services- Certifying Officer
City of Grand Prairie