

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

Date of Publication: September 11, 2023

City of Grand Prairie

210 W. Main St.

Grand Prairie, Texas 75050

972-237-8166

On or after September 20, 2023, the City of Grand Prairie will submit a request to the Department of Housing and Urban Development (HUD) for the release of CDBG funds under Community Development Block Grant Title 1 of the Community Development Act of 1974 as amended, to undertake the following projects:

Broad Review Project/Program Title: Rehabilitation and Emergency Repair.

Purpose: Provide rehabilitation and emergency repair assistance to eligible single-family low to moderate income households. Available funds serve households with income levels below 80% of the area median income, adjusted for household size.

Location: Throughout the City of Grand Prairie with specific addresses being assessed in site specific reviews.

Project/Program Description:

This is a 5-year tiered environmental review to cover the program years 2023-2027. The Rehabilitation program will provide an estimated funding of \$500,000 per year. Funds are provided as a grant, 0% loan, 1% loan, or 3% loan. Budget is 300,000 per rehabilitation. The City of Grand Prairie anticipates completing 20 rehabs per year. Houses are assessed and repairs are prioritized based on need. Major items like HVAC, plumbing, electrical, windows, roof, windows, insulation, siding, and safety concerns are addressed first. Cosmetic items are considered low priority. The footprint of building will not be increased, and land use will not be changed. The total 5-year CDBG budget for rehabilitation is \$2,500,000.

The Emergency Repair Program will provide up to \$5,000 in emergency repair assistance for emergency items that occur without warning. Emergency repair items include but are not limited to plumbing leaks, HVAC repair, roof damage, gas leaks, electrical repair, and replacement of water heaters. These projects will be completely coordinated by the City of Grand Prairie Housing and Neighborhood Services Department. The City of Grand Prairie estimates assisting 15 homeowners per year for a total emergency repair CDBG budget of \$375,000 for the full five years.

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 the program when addresses become known.

Level of Environmental Review Citation: 24 CFR Part 58.35 (a) (3) (i).

Site Specific Review: The site-specific reviews will cover the following laws and authorities not addressed in the broad review: historic preservation, floodplain management, flood insurance, contamination and toxics, and noise.

Total Estimated Project Cost: 5-Year CDBG project budget of \$2,875,000.

The 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 these projects is on file at the City of Grand Prairie Housing and Neighborhood Services Department, 210 West Main Street, Grand Prairie, Texas, 75050 and may be examined or copied Monday through Thursday between 7:30 A.M. and 6:00 P.M.

or at <https://cpd.hud.gov/cpd-public/environmental-reviews>

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 September 13, 2023, 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 to HUD that Esther Coleman in her capacity as Director of Housing and Neighborhood Services consents to accept the jurisdiction of the Federal Courts if any 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 Grand Prairie to use HUD program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD 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 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 HUD Fort Worth Regional Office at 307 W. 7th St., Suite 1000, Fort Worth, Texas 76102. Attn: Shirley Henley CPD Director, or via email at CPDRROFTW@hud.gov Potential objectors should contact HUD to verify the actual last day of the objection period.

Esther Coleman Certifying Officer
Director of Housing and Neighborhood Services
City of Grand Prairie