

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

**City of Fort Worth
200 Texas Street
Fort Worth, Texas 76102
(817) 392-7540**

**Date of Publication
December 23, 2020**

On or about **January 8, 2021** the City of Fort Worth will submit a request to the Fort Worth Office of the U.S. Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974, as amended, to undertake the programs outlined below.

Broad Review/Program Title: Housing Rehabilitation Programs.

Purpose: The City of Fort Worth will utilize approximately \$ 3,076,177.00 in HUD Grant funds during the 2020-2021 program year for the following housing rehabilitation programs: Priority Repair, Cowtown Brush-Up, Reach Project Ramp, Lead Safe/Healthy Homes, Preserve-A-Home, Carver Heights East Model Blocks, and Historic Carver Heights Model Blocks Preserve-A-Home projects. The purpose of these programs is to preserve and improve existing housing stock for income eligible residents within the Fort Worth city limits. Available funds will repair single-family homes occupied by income eligible families. See the Program Descriptions below for a detailed list of prior and current year funding.

Location: Unspecified Sites throughout the City of Fort Worth, Texas

Program Descriptions:

- **Priority Repair Program (Priority Repair 1 and Priority Repair 2)** will address issues such as, but not limited to, failed mechanical systems, electrical system failures, gas leaks, water line breaks/leaks, sewer line breaks and backups, inoperable or unsafe heating units, inoperable or unsafe water heaters, HVAC system failures, sagging or rotten bathroom subflooring, and roof repairs/replacement in owner-occupied dwellings throughout Fort Worth. Income eligible homeowners can qualify for a one time per year maximum assistance amount of \$5,000. (CDBG, \$1,100,000 and an additional \$75,000 in anticipated program income totaling \$1,175,000. It is estimated that 230 households will be assisted.)
- **Cowtown Brush-Up Program** is a community outreach volunteer program operated by Trinity Habitat for Humanity that takes place in April and October to provide a fresh coat of paint to eligible owner-occupied Fort Worth homes of families at or below 50% of Area Median Income (AMI). An estimated \$3,500 will be spent per address for necessary scraping and repairs to prepare the homes to be painted. Participants are selected on a first come first-served basis. (CDBG, \$455,000. It is estimated that 100 housing units will be served.)
- **REACH Project Ramp Program** builds ramps, installs grab bars, and/or installs railings at the homes of low-income people with mobility impairments. Each accessibility modification will be built or installed to the specifications in the ADA accessibility guidelines and city requirements. (CDBG, \$100,000. It is estimated that 65 housing units will be served.)
- **Lead Safe Program and Healthy Homes Program** focuses on prevention and reduction of childhood lead poisoning for low-income families with children under six years of age, living in pre-1978 housing. The purpose of the program is to identify and control lead-based paint hazards

in eligible privately owned and rental housing. With the Healthy Homes funding the City will provide repairs that reduce health and safety hazards. These programs are funded through a competitive grant received from the HUD Office of Healthy Homes and Lead Hazard Control, for which the CDBG allocation is provided as matching funds. This program may also address lead hazards in single-family or multifamily rental housing units on a case-by-case basis. (CDBG, \$750,000). It is estimated that a total of 235 housing units will be served over a 3-year period, with an estimated 78 units to be assisted throughout the 2020-2021 program year.)

- **Preserve-A-Home Program** assists low to moderate income-eligible homeowners by providing required repairs to the exteriors of their homes, including siding, paint, trim, roof repairs, and related items. The program will be administered by the non-profit Trinity Habitat for Humanity, and will assist households in the Hillside-Morningside, Ash Crescent, Como, Carver Heights East and Historic Carver Heights neighborhoods, averaging \$10,000 per unit. The program will work in partnership with the City's Lead Safe program to remove any potential hazards from lead-based paint, if such hazards are found. (CDBG, \$400,000) It is estimated that a total of 40 housing units will be served.)

Site specific environmental reviews will be completed for those laws and authorities not addressed in the broad environmental review for each address under the above programs when specific addresses become known, as clients apply for and are approved for the programs throughout the year. The City of Fort Worth has chosen to tier the section of the environmental review pertaining to the Priority Repair, Cowtown Brush- Up, Project Ramp, Preserve A Home, and Lead Safe / Healthy Homes programs. According to 24 CFR Part 58, a responsible entity may tier its environmental reviews and assessments to eliminate repetitive discussions of the same issues at subsequent levels of review.

Site Specific Reviews for each home rehabilitated will cover the following laws and authorities:

- Historic Properties: National Historic Preservation Act of 1966, Section 106; Preservation of Historic & Archaeological Data Act of 1974; Executive Order 11593 on Protection and Enhancement of the Cultural Environment; 36 CFR Part 800
- Floodplain Management: Flood Disaster Protection Act of 1973 as amended; National Flood Insurance Reform Act of 1974; Executive Order 11988, and HUD Regulations at 24 CFR Part 55 on Floodplain Management
- Runway Clear Zones: HUD Regulations at 24 CFR 51.303
- Noise Control and Abatement: Noise Control Act of 1972, HUD Regulations at 24 CFR 51 Subpart B
- Airport Hazards (Runway Clear Zones/Accident Potential Zones): HUD Regulations at 24 CFR Subpart D
- Contamination and Toxic Substances: HUD regulations at 24 CFR 58.5(i)(2)

Mitigation Measures: Any mitigation measures will be identified in the course of the site specific reviews and will be addressed as appropriate to each location.

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements per 24 CFR 58.35(a). An Environmental Review Record (ERR) that documents the environmental determinations for these programs is on file at the City of Fort Worth Neighborhood Services Department, 908 Monroe Street, 3rd floor, and may be examined or copied weekdays 8:00 a.m. to 5:00 p.m.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Victor T. Turner, Director, Neighborhood Services, City of Fort Worth, 200 Texas Street, Fort Worth, Texas 76102 or contact the City at (817) 392-7540. All comments received by 5:00 p.m., January 7, 2021 will be considered by the City of Fort Worth prior to authorizing submission of a request for release of funds to

HUD. Commenters should specify which part of this Notice they are addressing.

RELEASE OF FUNDS

The City of Fort Worth certifies to HUD that Fernando Costa in his capacity as Assistant City Manager 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 Fort Worth to use HUD program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will consider objections to its release of funds and the City of Fort Worth'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 Fort Worth; (b) the City of Fort Worth 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, Shirley Henley, CPD Program Office Director, 307 W. 7th St., Suite 1000, Fort Worth, Texas 76102. Potential objectors should contact HUD to verify the actual last day of the objection period.

Fernando Costa, Assistant City Manager
City of Fort Worth
200 Texas Street
Fort Worth, Texas 76102