

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

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Texas Department of Housing and Community Affairs (TDHCA)
221 E. 11th Street
Austin, Texas 78701
512-475-3800

On or after November 3, 2026, the TDHCA will submit a request to the HUD for the release of HOME Investment Partnerships Program funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, to undertake the following project:

Tier 1 Broad Review Project/Program Title: HOME HANC and HRA to include but not limited to Virtual Foundation RSP 2024-0045 Contract #s 1003736, 1003735, 1003730 and 1003734.

Purpose: To provide affordable single-family housing for owner occupied dwelling through the HOME Program HRA set-aside as rehabilitation or reconstruction, and to provide affordable single-family housing through the HOME Program HANC set-aside as acquisition of land and/or structure with possible rehabilitation, reconstruction or new construction.

Location: Individual broad reviews conducted for Camp, Cass, Morris, Smith and Upshur Counties.

Project/Program Description: The HRA program is funded through the HOME Program to provide grants and loans to low-income households for owner-occupied home rehabilitation/reconstruction services. The HANC program is funded through the HOME Program to provide mortgage financing to low-income homebuyers for Acquisition and/or New Construction of site-built housing, or acquisition and/or placement of a new Manufactured Housing Unit (MHU).

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 58.5(a)(3)(i) and 24 CFR Part 58.5(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: Airport Hazards, Flood Insurance, Floodplain Management, Contamination and Toxic Substances, Endangered Species, Explosive and Flammable Hazards, Farmland, Historic, Noise Abatement and Control, Wetlands and Wild and Scenic Rivers.

Mitigation Measures/Conditions/Permits (if any):

1. Airport Hazards - Projects located within accident potential zones and/or runway protection zones will comply with DOD Land Use Compatibility Guidelines and/or a signed notice to prospective buyers will be issued.
2. Flood Insurance - Projects located in a 100-year floodplain will obtain flood insurance.
3. Contamination and Toxic Substances - Projects with site contamination will ensure site cleanup will be in accordance with the EPA and/or TCEQ.
4. Endangered Species - Project sites with inhabiting endangered species will work with the USFW service to find a suitable resolution.
5. Explosive and Flammable Hazards - Sites not within an Acceptable Separation Distance will not be funded.
6. Farmlands Protection - Sites that require agriculture to non-agriculture conversion will be consulting with the USDA.

7. Floodplain Management - Projects located in a FFRMA floodplain may be required to obtain flood insurance and will follow the 8-step decision making process.
8. Historic Preservation - Historic properties and sites of tribal significance will work with the Texas Historical Commission and/or tribe regarding further action.
9. Noise Abatement and Control - Noise attenuation will be applied to properties where noise mitigation is required to make sure interior noise achieved is within the acceptable range.
10. Wetlands Protection - Projects located within a wetland will follow the 8-step decision making process.
11. Wild and Scenic Rivers - Contact to be made with the Federal (or state) agency that has administrative responsibility for management of the river for compliance requirements.

Estimated Project Cost: HOME Award will not exceed a maximum of \$200,000 per reconstructed/new constructed home. This will be a multi-year release for the years 2026, 2027, 2028, 2029 and 2030 for HOME funding within this locality as funding becomes available. HUD funding & total estimated project cost \$5,000,000 per county's broad review.

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 58.35(a)(1), 24 CFR 58.35(a)(3)(i) and 24 CFR 58.35(a)(4)(i). The ERR will be made available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to TDHCA at 221 E. 11th Street, Austin, TX 78701, or by email to: environmental@tdhca.state.tx.us. The ERR can also be accessed online at the following website: <https://www.tdhca.texas.gov/environmental-compliance>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the TDHCA. All comments received by November 2, 2026, will be considered by the TDHCA prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The TDHCA certifies to HUD that Brenda Hull, Certifying Officer, in her capacity as Program Services 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 TDHCA administrator Virtual Foundation to use HUD program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the TDHCA'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 TDHCA; (b) the TDHCA 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 CPDRROFFTW@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Brenda Hull, Program Services Manager, Certifying Officer