

## NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

7/27/2010

City of Ingleside  
P.O. Drawer 400  
2671 San Angelo  
Ingleside, TX 78362-0400  
(361) 776-2517

On or about **8/9/2010** the City of Ingleside will submit a request to the Texas Department of Housing and Community Affairs (TDHCA) for the release of HOME Investment Partnerships Program funds under Title II of the National Affordable Housing Act of 1990, as amended, to undertake a project known as HOME Program Contract #1001188 for the purpose of rehabilitation / reconstruction.

<b>Type of Activity: Owner Occupied</b>	<b>Geographical Area: City of Ingleside, San Patricio County</b>
<b>HOME Contract# 1001188</b>	<b>Beginning Contract Date: 6/4/2010</b>
<b>Total HOME Award: \$416,000</b>	<b>Ending Contract Date: 6/1/2012</b>
<b>Project Costs: \$400,000</b>	<b>Number of Proposed Units: 5</b>
<b>Administrative costs: \$16,000</b>	

**Maps of the affected area can be found in the Environmental Review Record located at the Ingleside City Hall, 2671 San Angelo, Ingleside, TX 78362-0400**

### **Tiering Plan:**

Once specific addresses are known, a city and a floodplain map will be generated to assess if the property triggers any site-specific environmental issues:

1. If the home is a historic property, it will not be reconstructed; if economically feasible, the property will be rehabilitated.
2. If the home is located in a 100-year floodplain, flood insurance will be purchased for one year after reconstruction.
3. If the home triggers noise levels above 65dB, appropriate construction materials will be used to mitigate the noise.
4. If the home is located in a hazardous waste area, appropriate documentation will show the clean-up measures taken by the Environmental Protection Agency. Reconstruction will not occur prior to evidence of clean-up.

The City of Ingleside, has been awarded a HOME Grant for \$416,000 for a city-wide owner occupied assistance program. The grant is needed because of the large number of families that are living in substandard conditions; the grant will assist a minimum of 5 low income persons and families with an AMFI of 60% and below. The administrator is limited to serving homeowners whose primary residence is located in the City of Ingleside, San Patricio County, Texas, in a jurisdiction that is not a participating jurisdiction, as defined in 24 C.F.R. Sec. 92.105 and in Uniform State Service Region Number 10 unless otherwise approved by Department. No more than \$73 per square foot shall be allocated for project costs for each proposed project site. The reconstructed homes shall be between 888 to 1000 sq. feet and shall have two to three bedrooms and one bathroom. The home shall have an asphalt composite roof, low E aluminum windows, insulated metal doors. The home shall be ADA accessible and meet model energy efficiency codes.

The City of Ingleside has determined that these applicants are not able to incur rehabilitation costs for their homes. The need for rehabilitation / reconstruction has increased over the last few years. The rehabilitation / reconstruction of these homes will provide a safe and sanitary environment for the families and will aesthetically affect the community. The alternative would be to not assist low-income homeowners with rehabilitation / reconstruction of homes leaving the homeowners in sub-standard living conditions.

It has been determined that the Request for Release of Funds will not constitute an action that significantly affects the quality of the human environment and accordingly, the City of Ingleside has determined a finding of no significant impact. The reason for this decision is based upon the fact that all environmental concerns could either be minimized or mitigated. When addresses are identified, site specific reviews will be made available to the public and will be kept on

record with the rest of the Environmental Review Record at the Ingleside City Hall. Site specific reviews will also be sent to TDHCA and will be subject to TDHCA and the City of Ingleside's approval.

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the Ingleside City Hall, 2671 San Angelo, Ingleside, TX 78362-0400 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 the Ingleside City Hall, 2671 San Angelo, Ingleside, TX 78362-0400. All comments received by 8/6/2010 will be considered by the City of Ingleside prior to authorizing submission of a request for release of funds.

#### RELEASE OF FUNDS

The City of Ingleside certifies to TDHCA that Jim Gray, City Manager in his capacity as 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. TDHCA'S approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the City of Ingleside to use Program funds.

#### OBJECTIONS TO RELEASE OF FUNDS

TDHCA will consider objections to its release of funds and the City of Ingleside certification received by 8/25/2010 or for a period of fifteen days following 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 Ingleside; (b) the City of Ingleside 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 project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by TDHCA; 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) and shall be addressed to the Texas Department of Housing and Community Affairs at 221 East 11<sup>th</sup> St. Austin, Texas 78701. Potential objectors should contact TDHCA to verify the actual last day of the objection period.

Jim Gray, City Manager 8:54am 07/27/2010

A handwritten signature in black ink that reads "Jim Gray". The signature is written in a cursive style with a long, sweeping underline.