

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS FOR TIERED PROJECTS
AND PROGRAMS**

June 22, 2021

City of Ladonia
100 Center Plaza
Ladonia, TX 75449
903-367-7011

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Ladonia.

REQUEST FOR RELEASE OF FUNDS

On or after July 13, 2021, the City of Ladonia will submit a request to the Texas Department of Housing and Community Affairs (TDHCA) for the release of HOME Investment Partnerships Program Reservation System funds under Title II of the Cranston Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following project:

Tier 1 Broad Review: The TDHCA HOME Investments Partnerships Program funds under all versions of the program including reservation # 2020-0033.

Purpose: Demolition and reconstruction of 1-10 homes.

Location: The proposed project will take place within the city limits of the City of Ladonia. The specific addresses will be assessed in the site-specific Tier II reviews once locations are identified.

Project/Program Description: The City will utilize HOME funds for reconstruction of up to 10 homes as funds become available. Funding will be through a multi-year release from 2020 through 2023. The project is to take place within the city limits of the City of Ladonia. The maximum amount for reconstruction will be \$135,000 or 150,000 depending on eligibility. 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: The project will be classified under Environmental Assessment (24 CFR Part 58, Section 58.36)

Tier 2 Site Specific Review: The site- specific reviews will cover the following laws and authorities not addressed in the Tier 1 broad review: Contamination and Toxic Substances 24 CFR part 50.3(i) & 58.5(i)(2); Explosive and Flammable Operations – 24 CFR 51C; Floodplain Management – Executive Order 11988, particularly section 2(a); 24 CFR Part 55; Historic Preservation – 36 CFR Part 800; Noise Abatement & Control – Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B; Wetlands Protection – Executive Order 11990 particularly sections 2 and 5; Land Development: Conformance with Plans/Compatible Land Use and Zoning/Scale and Urban Design, Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff, and Hazards and Nuisances including Site Safety and Noise; Community Facilities and Services: Educational and Cultural Facilities, and Commercial Facilities;

Natural Features: Unique Natural Features, Water Resources, Vegetation, Wildlife, and Other Factors; Field Inspection and all other requirements.

Mitigation Measures/Conditions/Permits (if any): Possible mitigation for these factors for items listed in the Tier 2 Site Specific Review are as follows:

Historic Preservation – (a) Continuing consultation with the SHPO/THPO and possibly Advisory Council on Historic Preservation. (b) Determine as to whether avoidance or modifications to project can resolve adverse effects. (c) After the consultation, and mitigation steps are completed if adverse effects of the project cannot be resolved the project will be canceled.

Floodplain Management – (a) The City will work with the homeowner and attempt to locate an alternate site that is not in a flood plain and arrange a lot swap between the City and the Homeowner: (b) If an alternate location cannot be located, the project will be canceled at this time.

Wetlands – (a) The City will work with the homeowner and attempt to locate an alternate site that is not in a wetland and arrange a lot swap between the City and the Homeowner; (b) If an alternate location cannot be located, the project will be canceled at this time.

Noise Abatement & Control – (a) Improved building components such as better windows, and doors, strengthened sheathing, insulation sealed gaps: (b) Redesigned components such as more durable or substantial materials, increased air gap, resilient channels, staggered wall studs etc. (c) Work with RE/HUD to determine if other mitigation steps are to be taken. After this consideration, if the city confirms the noise assessment cannot meet the acceptable decimal factor, the project may be canceled at this time.

Explosive & Flammable Operations -: (a) modify the building design to compensate for the unacceptable separation distance (b) if possible choose another site; c) consult with a licensed engineer to include blast barriers to modify project. If mitigation proposals do not resolve the negative adverse effects and ASD cannot be resolved, the project will be canceled.

Toxic Chemicals & Radioactive Materials – (a) Removing contamination through site remediation; (b) installing passive and/or active vent systems; (c) design of ventilation systems to mitigate indoor air concentrations (HVAC structures on contaminated property), and/or (d) implementation and monitoring appropriate engineered remedies to prevent or mitigate vapor intrusion. After assessment, if the mitigation steps cannot meet the requirements the project may be canceled at this time.

Estimated total project cost per activity:

HOME program funds - \$135,000 – 150,000

City of Ladonia – 0% of direct activity costs

Maximum Total: \$150,000 per activity

FINDING OF NO SIGNIFICANT IMPACT

The City of Ladonia has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the City of Ladonia City Hall, 100 Center Plaza, Ladonia, Texas and at Resource Management & Consulting Co., 3729 Lamar Avenue, Paris, Texas. The ERR will be made available to the public for review either electronically from charles@grant-consultant.com or by U.S. mail from the address above.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Ladonia, City Hall. All comments received by July 12, 2021, will be considered by the City of Ladonia prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The City of Ladonia certifies to the Texas Department of Housing and Community Affairs that Jan Cooper, Certifying Officer, in her capacity as Mayor 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. The Texas Department of Housing and Community Affairs' approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Ladonia to use HUD program funds.

OBJECTIONS TO RELEASE OF FUNDS

The TDHCA will accept objections to its release of funds and the City of Ladonia'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 Ladonia; (b) the City of Ladonia has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 50 or 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 50 or 58 before approval of a release of funds by the Texas Department of Housing and Community Affairs; 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 the Texas Department of Housing and Community Affairs administration office at 221 East 11th Street, Austin, Texas 78701 or environmental@tdhca.state.tx.us. Potential objectors should contact the Texas Department of Housing and Community Affairs to verify the actual last day of the objection period.

Jan Cooper, Mayor, Certifying Officer