

## NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

May 26, 2026  
City of Houston,  
Housing and Community Development Department (HCD)  
2100 Travis St., 9<sup>th</sup> floor  
Houston, TX 77002  
(832) 394-6319

On or after June 3, 2026 the City of Houston’s Housing and Community Development Department (HCD) will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant -Disaster Recovery (CDBG-DR) funds for 2024 Derecho and Hurricane Beryl Recovery funds authorized under enabling legislation including title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 *et seq.*) and made available by the Disaster Relief Supplemental Appropriations Act, 2025 (Pub. L. 118–158) (“the 2025 Appropriations Act”), as amended to undertake the following project:

**Tier 1 Broad Review Project/Program Title:** 2024 Derecho and Hurricane Beryl Single Family Home Repair Program (DR24 SF HRP)

**Purpose:** Provide Rehabilitation or Reconstruction services to approximately 150 low-to moderate-income (LMI) households at or below 80% of Area Median Income (AMI), and whose principal residence was directly or indirectly impacted by the 2024 Derecho and/or Hurricane Beryl.

**Location:** The Service Area is City-Wide – Harris County – City of Houston; Montgomery County – City of Houston; Fort Bend County – City of Houston. Since the Service Area is City-Wide, some selected sites may be in the Federal Flood Risk Management Standard (FFRMS) Floodplain. Specific addresses are yet to be selected, but will be assessed on a site-specific basis after the Authority to Use Grant Funds (AUGF) is provided and the sites are identified to undergo work authorized under this Program.

### **Project/Program Description:**

The 2024 Derecho and Hurricane Beryl had significant impacts throughout much of Texas, particularly in the City of Houston. The intense winds from the Derecho windstorm caused widespread destruction and left a significant portion of the city without electricity, resulting in substantial property damage. The Derecho was considered the most damaging wind event to affect Houston in nearly 25 years. Hurricane Beryl made landfall as a Category 1 hurricane, producing life-threatening floods. Both catastrophic weather events resulted in extensive damage to homes, infrastructure, and businesses.

The President of the United States approved Major Disaster Declarations for the State of Texas following severe storm events on April 26, 2024, and July 9, 2024, respectively. The DR24 SF HRP has a budget of approximately \$45,000,000, funded through Community Development Block Grant - Disaster Recovery 2024 (CDBG-DR24) to support long-term recovery efforts

**Program Activities:**

- Rehabilitation: Maximum award up to \$100,000.00 per eligible household.
- Reconstruction: Maximum award up to \$300,000.00 per eligible household.

Homeowners who resided in the City of Houston jurisdiction on May 16-17, 2024, and/or July 7-9, 2024 must own and occupy the property as their principal residence at the time of the storms to be eligible for assistance. The City will administer its DR24 SF HRP per the Guidelines and HUD CDBG-DR regulations and guidance. ..

The expected allotted number of households to serve annually is approximately 150-160 homes (38-45/year). The total estimated maximum is 200 homes (50/year). These numbers are projected over four (4) years to ensure timely closeout. Rehabilitation and reconstruction will be determined based on extent of damages and needs to successfully ensure restoration of the house.

**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 58.35(a)(2), (a)(3)(i), (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** [Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D]

**Flood Insurance** [Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]]

**Coastal Zone Management** [Coastal Zone Management Act, sections 307(c) & (d)]

**Contamination and Toxic Substances** [24 CFR 50.3(i) & 58.5(i)(2)] (HUD Standard)

**Endangered Species** [Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402]

**Floodplain Management** [Executive Order 11988, particularly section 2(a); 24 CFR Part 55]

**Historic Preservation** [National Historic Preservation Act of 1966, particularly sections 106 & 110; 36 CFR Part 800]

**Noise Abatement and 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 & 5]

## **Mitigation Measures/Conditions/Permits (if any):**

### **Airport Hazards** [Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D]

*Affected areas include zip codes: 77017, 77032, 77034, 77059, 77061, 77062, 77073, 77075, 77338, 77396 and 77598. Documentation of the location of the selected sites relative to the airports are hence expected to demonstrate that the airports are over the 2,500-foot threshold for civilian airports and over 15,000 feet for military airports. For homes within the zip codes listed above, individual assessments upon site specific review will determine if the selected site is in one of the above listed zip codes, and if so, measurements will be taken to determine if the home is within 2,500 feet of a civilian airport or 15,000 feet of a military airport (Ellington). If not, documentation showing the home is outside the thresholds will be retained in the file. If it is within the thresholds, any applicable actions will be taken.*

### **Flood Insurance** [Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]]

*Per 24 CFR 55, flood insurance will be required for homes (structures) in the 100-year floodplain where required by applicable regulations and recommended for homes in the 500-year floodplain (required per any applicable regulation beyond 24 CFR 55). The policy for insurance remains the same under the 2024 FFRMS HUD Flood Rule. Sites will also be evaluated to confirm if they are affected by any pending or preliminary flood maps or not using FEMA data for that site. Please note that flood insurance is generally not required (but still strongly recommended) for HUD projects consisting of minor repairs totaling less than \$10,000.00.*

### **Coastal Zone Management** [Coastal Zone Management Act, sections 307(c) & (d)]

*This item is not expected to be an issue for rehab work, since there is no impact to the soil. It can be ruled out on a broad level for rehab. For reconstruction, homes will be assessed on a site-specific basis to determine if they are located in the boundaries of the Coastal Zone, and consultations will be sent to the Texas Coastal Management Office for federal consistency determinations for coastal resources as needed, or an in-house determination will be made where feasible to show there is no adverse impact on the Coastal Zone for properties within its boundaries.*

### **Contamination and Toxic Substances** [24 CFR 50.3(i) & 58.5(i)(2)] (HUD Standard)

*Site visits will be conducted individually for each home to be evaluated by appropriate HCD staff in order to ensure on and off-site HUD environmental compliance. The Program will utilize a "Presume and Treat" methodology for pre-1978 housing for Lead. All identified or presumed ACM shall be properly abated or removed prior to demolition activities where required by applicable federal, state, and local requirements. Additionally, an EnviroMapper, NETROnline, or other comparable search will be conducted for all sites to identify any facilities, reporting to the EPA and/or TCEQ, potentially within the HUD-designated search distances relative to the site, so further assessment (including obtaining current facility records, and ASTM-certified Phase Is and IIs as needed (and where sufficient, ASTM environmental transaction screenings) can be performed upon site specific review where risk of contamination cannot be adequately ruled out.*

*HCD intends to rule out the risk of radon through analysis of data for the Houston area (Harris County, Fort Bend County, Montgomery County) (i.e. using CDC and/or Texas Tech data). For any locations/properties that do not have sufficient data to rule out a radon risk or that indicate a risk may be present, the City will ensure that testing is performed as needed to confirm radon levels do not meet or exceed 4 pCi/L in living spaces. Specifically, HCD Single Family will need to confirm if any home to be rehabbed or reconstructed has a basement or not and inform the Environmental Team of said basement, since basements are far more likely to contain high radon levels therefore more likely to require testing and mitigation for radon. For any home with a basement, testing and needed mitigation would be a needed mitigation condition.*

**Endangered Species** [Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402]  
*For projects overall, potential impact on Endangered Species is not foreseen since properties are existing single-family homes to be rehabilitated or reconstructed, in urban neighborhoods in the Houston area, and suitable habitats for endangered species are not expected.*

*Nevertheless, projects in less developed areas with more limited human activity (i.e. outskirts of town, heavily wooded areas with numerous trees on lots) must be screened as needed and helpful to determine if a No Effect Determination can be made for bats including the Tricolored Bat, along with migratory birds, at the site-specific level. If unlikely or unexpected discoveries cannot summarily be ruled out, then appropriate measures to protect the species (i.e. avoid tree alteration or removal, perform outside of nesting or roosting season, or perform a survey to rule out or determine the presence of species) must be undertaken, with appropriate measures to ensure wildlife protection or to notify appropriate authorities (U.S. Fish and Wildlife Services) including their law enforcement division if impact is unavoidable (only in cases of ensuring protection of human life including removal of an imminently hazardous tree that would otherwise cause dangerous and catastrophic damage to the home and risk the lives of its inhabitants. Any potentially adverse impact on the Tricolored Bat or other endangered species must be avoided if at all possible.*

*If unavoidable (removal of a hazard tree with bat presence that is imminent danger to human life) then appropriate contact to U.S. Fish and Wildlife Services (USFWS) will need to be made if any adverse impact on the Tricolored Bat or other endangered species cannot be avoided. Applicable law and requirements governing wildlife require that any person taking, including killing, listed wildlife in defense of human life under this exception must notify USFWS headquarters Office of Law Enforcement, at the address provided at 50 CFR 2.1(b), in writing, within 5 days.*

*Additionally, U.S. Fish and Wildlife Services (USFWS) recommended contact is (281) 286-8282 (Texas Coastal and Central Plains Ecological Field Services Office, Clear Lake/Corpus Christi, covers Houston).*

**Floodplain Management** [Executive Order 11988, particularly section 2(a); 24 CFR Part 55]

*Project sites will be individually assessed to identify if the property/structure is in a FFRMS floodplain or floodway as determined by HUD-approved methodology and standards. Work will not be performed in a floodway.*

*Some of the proposed project(s) are expected to be within the boundaries of the floodplain.*

*Acres of land in the floodplain for the City of Houston:*

*Floodway (FFRMS): 29,315.34*

*100 Year Floodplain (FFRMS): 75,585.02;*

*500 Year Floodplain (FFRMS): 51,233.14*

*The City will use FEMA FIRM maps to determine the FFRMS Floodplain extent (0.2% Annual Chance Floodplain Approach). The 0.2% Chance Approach will be used unless and until the Federal Flood Standard Support Tool (FFSST) is re-commissioned, and Climate Informed Science Approach (CISA) maps become available for the Houston area, whereupon HCD will implement the CISA approach. Until then, HCD Environmental will use HCD GIS data to complement the 0.2% Chance Approach, to get accurate elevation data for sites to be reviewed, whenever this information is not available from FEMA maps.*

*A full 8-step process per 24 CFR Part 55 and Part 58 is on file, and it applies to all of the substantial improvement and reconstruction/replacement projects under the Program. All of its requirements regarding matters including floodproofing/mitigation, elevation, and homeowner notification must be followed as applicable. HCD will provide a FEMA Map for each site, along with needed information, including elevation, based on HCD GIS data whenever it is not available from FEMA map. For minor rehabilitations of homes in the FFRMS floodplain, the projects are excepted from the 8-step process.*

*For each minor rehab project located in the FFRMS floodplain, the City will rely on FEMA and available GIS data as needed, along with project scope information until CISA is available for use.*

*Each applicant, occupant, or homeowner located within the Federal Flood Risk Management Standard (FFRMS) floodplain will be required to sign an Emergency Management Disaster Acknowledgment form acknowledging that they have: A) Read and understood the Emergency Management Disaster Preparedness Statement and HCDD's obligations; B) Received the pamphlet Hurricane and Disaster Preparedness Guide; C) Registered with the Emergency Notification System (ENS); D) Registered (Individual Resident or Facility) with the State of Texas Emergency Assistance Registry (STEAR) online or called 2-1-1, and that Relationship Manager/Intake Counselor has informed the applicant/occupant/homeowner (client) about HCD's obligations and client(s) is/are aware of their associated responsibilities.*

*For any home in the FFRMS Floodplain, per 24 CFR 55.4, homeowners must be made aware of the following items including:*

- Base Flood Elevation and current First Floor Elevation of the home*
- If there is any flood related infrastructure in the vicinity with the potential to impact the subject property*
- Ingress, egress, and evacuation routes, whether these are in the floodplain, and best recommended route out of the floodplain in case of a storm event*
- Emergency notification resources including*

*Useful info on flood hazard warnings: [houstonemergency.org](http://houstonemergency.org); [harriscountyfws.org](http://harriscountyfws.org); [www.hcfc.org/storm-center/tropical-storm-allison](http://www.hcfc.org/storm-center/tropical-storm-allison)*

*Useful information on evacuation: <https://houstonemergency.org/would-you-need-help-in-a-disaster-register-for-assistance-online-or-by-phone/>*

*Homeowners will be provided with an Emergency Management Preparedness form, and that form must include the above-mentioned requirements of 24 CFR 55.4. All applicable HUD requirements along with those of Chapter 19 of the City Code of Ordinances requiring elevation and mitigation of floodplain properties must be implemented, and the more conservative of the two sets of rules must always be applied.*

**Historic Preservation** [National Historic Preservation Act of 1966, particularly sections 106 & 110; 36 CFR Part 800]

*Since all projects will have the potential for becoming reconstruction projects, all will be submitted to the Texas Historical Commission (THC) regardless of whether construction occurred 45 years or more prior to the environmental review date. This is in accordance with Section 106 of the National Historic Preservation Act of 1966. Documents submitted to the Texas Historical Commission (THC) will include, as needed and appropriate, color photos showing an adequate view of the property that allows THC to make an informed judgment) and map with project location. Section 106 of the National Historic Preservation Act of 1966 (NHPA) requires Federal agencies to take into account the effects of their undertakings on historic properties, and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on the project's impact on historic properties. In such cases, City staff will adhere to the following guidelines: 1. The City of Houston will determine whether the project could affect historic properties. Historic properties are properties that are included in the National Register of Historic Places or that meet the criteria for the National Register. If so, the City of Houston must consult with the State Historic Preservation Officer with the Texas Historical Commission. The City of Houston also consults with the Houston Historic Landmark Commission. If the City of Houston makes a determination that the program could affect historic properties, it will consult with the State Historic Preservation Officer with the Texas Historical Commission and the Houston Historic Landmark Commission. The City of Houston will submit to the Texas Historical Commission for a formal determination of eligibility for the National Register of Historic Places. The request will include a letter for each property address, with address referenced. Original color photographs showing front, side, and back (when possible) facades of property. Site map identifying the project location in relation to historic districts in Houston. Indication if the property is or is not in a Historical District (Local or National Register) will be included in the letter. If the property is located in the historic district the letter will identify the property is located in the historic district. If the Texas Historical Commission agrees with the determination that a historic property is present, it will proceed to assess possible adverse effects, which includes consultation with the Texas Historical Commission and results in a Memorandum of Agreement. The MOA outlines agreed-upon measures that the City of Houston will take to avoid, minimize, or mitigate the adverse effects. 2. If the City of Houston finds that no historic properties are present or affected, it provides documentation to the Texas Historical Commission and, barring any objection in 30 days, proceeds with its undertaking. The City of Houston has no further Section 106 obligations. Blanket consultation letters were sent to the six (6) Native American/American Indian/Indigenous*

*Tribes with interests in Harris, Fort Bend and Montgomery Counties as indicated by the HUD Tribal Directory Assessment Tool (TDAT). No responses indicating interest in the properties or projects were received during the 30-day comment period, so there is no indicated interests in these projects on the part of Tribes.*

**Noise Abatement and Control** [Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B]

*The HUD Day/Night Noise Level Calculator will be employed for properties whenever they are within 1,000 feet of a major thoroughfare, 3,000 feet of a rail line, and/or fifteen (15) miles of an airport. Major thoroughfares will be determined via City of Houston Geographic Information Systems (GIS) traffic maps or an equivalent. Railroads to be confirmed via Federal Railroad Administration (FRA) or equivalent maps and reports showing freight rail lines. Where appropriate, Houston METRO or equivalent maps and reports showing light rail lines or their equivalent. Airports will be determined from City of Houston GIS or equivalent maps showing noise contour lines in decibels (dB) for airports along with distance measurements.*

*Per 24 CFR 51.101(a)(5), for major or substantial rehabilitation projects in the Normally Unacceptable and Unacceptable noise zones, HCD actively shall seek to have project sponsors incorporate noise attenuation features, given the extent and nature of the rehabilitation being undertaken and the level or exterior noise exposure. Per CDBG Program Policy, reconstruction (rebuilding structure on same site in substantially same manner) is rehabilitation. For disaster recovery, noise mitigation is not required for activities that have only the effect of restoring facilities substantially as they existed pre-disaster, with no additional improvements.*

*If noise levels are ACCEPTABLE (65 decibels (dB) or less): Noise mitigation will not be required during construction.*

*If NORMALLY UNACCEPTABLE (over 65 dB up to 75 dB): Noise mitigation will be required during construction as necessary. Mitigation measures to ensure interior noise levels under 45 dB as confirmed by an architect or acoustical engineer will be required, with exterior noise levels for noise sensitive areas (i.e. areas where people congregate/relax like back yards, front porches, etc.) reduced to under 65 dB, if feasible. Where mandated, these measures will be a condition of receiving federal funds, and the project will be subject to HUD liability if these conditions are not met, penalties including but not limited to the payback of federal funds may be issued. The noise measurements performed by the architect/acoustical engineer shall include the use of HUD's Sound Transmission Classification Assessment Tool (STraCAT) web-based tool to determine noise levels and appropriate measures for mitigation. More information on the STraCAT tool can be found at:*

*<https://www.hudexchange.info/stracat/> (link to tool); and <https://files.hudexchange.info/resources/documents/Sound-Transmission-Classification-Assessment-Tool.pdf> (user guide).*

*Noise mitigation will be required as necessary during construction (or strongly encouraged during rehabilitation and reconstruction on substantially the same footprint) to reduce the internal noise*

*level to 45 decibels. The noise mitigation will include, but is not limited to, STC rated material to comply with desired 45 decibel assembly. The contractor will furnish the certified documentation of sound attenuation rating for the record of this property. This amount of attenuation can be achieved presuming the use of insulating windows with STC-30 ratings, solid core doors with perimeter weather-stripping, attic insulation equivalent to R-13 or more and brick facade.*

*UNACCEPTABLE (over 75 dB): All mitigation measures above apply. For rehabilitation and reconstruction on substantially the same footprint, in addition to the measures above per 24 CFR 51.101, HCD shall strongly encourage conversion of noise-exposed sites to land uses compatible with the high noise levels to the extent possible. For any reconstruction on a different footprint, a noise waiver certifying no outdoor noise sensitive activities and that noise is the only environmental issue requiring mitigation must be signed.*

*Construction activities must conform to city building code, energy conservation measures, and acceptable building practices.*

**Wetlands Protection** [Executive Order 11990, particularly sections 2 & 5]

*While wetlands are generally not expected on existing single-family home sites as a rule, this item will be screened nevertheless to ensure that in the unlikely event a wetland is on or in close proximity to the home, proper precautions to protect the wetland will be taken.*

**Estimated Project Cost:** The program proposes to use up to an estimated \$45,000,000.00 in CDBG 2024 Derecho and Hurricane Beryl Disaster Recovery funds (HUD Federal Award Identification Number B-25-MU-48-0001). Total Program expenditures are estimated to cost \$45,000,000, the amount of the federal Disaster Recovery funding to be provided.

The City of Houston has determined that 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 Part 58.35(a)(2), (a)(3)(i), (a)(4)(i)

An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at Housing and Community Development Department, City of Houston, P.O. Box 1562, Houston, TX 77251-1562 or 2100 Travis St., 9th Floor, Houston, TX 77002 and may be examined or copied weekdays 8 A.M to 5 P.M. and/or if the review was completed in HEROS at

<https://cpd.hud.gov/cpd-public/environmental-reviews>. Appointments for office visits to view the project description/environmental review in person are recommended to avoid any potential for delays.

### **REVIEW PROCESS**

In accordance with 24 CFR §58.15, a tiered review process has been structured for this five (5) year broad review, whereby some environmental laws and authorities have been reviewed for the target area and other applicable laws and authorities will be complied with, when individual projects are ripe for review. Once the lots are selected, each lot will undergo a site-specific environmental review.

The broad review performed for this project confirms that none of the properties selected will adversely impact (or be adversely impacted by) a floodplain, a wetland, an endangered species zone or a historical property. No lot will be adversely affected by hazardous operations or toxic, hazardous or radioactive materials, contamination, chemicals or gases. Noise attenuation will be performed for the dwellings as necessary per 24 CFR Part 51.

The ERR on file documents the environmental determinations for this project, and more fully describes the tiered review process cited above.

The Final Flood Notice for this Program is being published concurrently with this NOIRROF notice on the HCD website (<https://www.houstontx.gov/housing/public-notice.html>), with a comment period of seven (7) days (from May 26 to June 2, 2026) as per HUD environmental regulations.

### **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to the City of Houston, Housing and Community Development Department, ATTN: Environmental Review Officer, 2100 Travis, 9th Floor, Houston, Texas 77002 or by email to [hcdenvironmental@houstontx.gov](mailto:hcdenvironmental@houstontx.gov). All comments received by June 2, 2026 will be considered by the City of Houston prior to authorizing submission of a request for release of funds.

### **ENVIRONMENTAL CERTIFICATION**

The City of Houston certifies to HUD that John Whitmire, in his 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. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Houston to use HUD program funds.

### **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of fund and the City of Houston'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 Houston; (b) the City of Houston 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/State; 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 Office of Community Planning and Development (CPD), at 1331 Lamar Street, Suite 550, Houston, Texas 77010 or e-mail at

[cpdrrofhou@hud.gov](mailto:cpdrrofhou@hud.gov). Potential objectors should contact HUD to verify the actual last day of the objection period and may do so by email or calling (713) 718-3199.

John Whitmire, Mayor  
City of Houston

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