

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND  
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

**Date of Publication: March 3, 2025**  
**Texas Department of Housing and Community Affairs (TDHCA)**  
**P.O. Box 13941**  
**Austin, Texas, 78711-3941**  
**512-475-3033**

**These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the TDHCA.**

**REQUEST FOR RELEASE OF FUNDS**

On or after **March 19, 2025**, the TDHCA will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following project:

**Project Title:** *Riverview Manor*

**Purpose:** *Provide affordable housing for seniors*

**Location:** *1600 Junction Highway, Kerrville, TX, 78028 (Kerr County)*

**Project Description:** *The project will include new construction of a 36-unit affordable multifamily development for seniors. The complex will include one (1) three-story building, an associated parking lot, outdoor amenities, and onsite stormwater detention.*

**Project Issues:** *Project is in a 100 year floodplain.*

**Mitigation Measures/Conditions/Permits (if any):** *Floodplain Management - The property will be raised with fill to above the base flood elevation and all insurable structures will have a finished floor elevation of at least the minimum FFRMS flood elevation. Contaminations - Due to high risk for vapor intrusion, a Passive Soil Vapor Mitigation (PSVM) system shall be incorporated into the construction design of any onsite structures. The new buildings will also include radon resistant construction and post construction radon testing. Soil Suitability - Uncontrolled fill material is present onsite, therefore the material should be removed and replaced with suitable fill material.*

**Estimated Project Cost:** *\$9,406,966 (Includes estimated \$4,000,000 HOME funds)*

**FINDING OF NO SIGNIFICANT IMPACT**

The TDHCA 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. Additional project information is contained in the Environmental Review Record (ERR). 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. 11<sup>th</sup> Street, Austin, TX 78701, or by email to: [environmental@tdhca.state.tx.us](mailto:environmental@tdhca.state.tx.us). The ERR can 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 **March 18, 2025**; will be considered by the TDHCA prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

### **RELEASE OF FUNDS**

The TDHCA certifies to HUD that Brenda Hull, Certifying Officer, in her capacity as Manager of Program Services 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 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 via email 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](mailto:CPDRROFFTW@hud.gov). Potential objectors should contact HUD Fort Worth Regional Office via email to verify the actual last day of the objection period.

**Certifying Officer: Brenda Hull, Program Services Manager, TDHCA**