

Breckenridge HOME – HRA
2013 Project Description
HOME Investment Partnership Program - \$541,200
Contract Numbers: 1002257
Reservation Number: 2013-0074

The City of Breckenridge has been awarded a 2013 HOME Investment Partnership Program contract to rehabilitate or reconstruct 1 to 6 homes on scattered sites in the city limits and extra-territorial jurisdiction of the City of Breckenridge, Texas, if funds become available. The total project budget will not exceed \$541,200. Homes have not yet been identified. Breckenridge will utilize a tiered review for these projects (see attached tiering plan for review strategy).

Rehabilitation activities will consist of the following: replacement of doors and windows with double pane, low-e windows and solid core doors; roof repair and replacement; drywall replacement; flooring repair and replacement; foundation repair; installation of ramps and grab bars; installation of roll-in shower; insulation installation; HVAC improvements; electrical improvements; and plumbing improvements. The program maximum for this type of project is \$40,000 per house. If the project exceeds this amount, then it will not be rehabilitated and the City will review the property for possible reconstruction as an alternative to serve the need.

Reconstruction will include demolition of the current house and construction of a new home on the same footprint of land. New homes will be between 900 and 1300 square feet and have energy savings components, a 20-year composite roof, hardy-board siding, central air/heat, double pane low-e windows, and solid core exterior doors. Reconstruction costs will not exceed \$85,000 as provided by HOME program guidelines.

This project will be classified as Certification of Categorical Exclusion (subject to 58.5) 24 CFR 58.35(a).

Existing and Future Need:

The City of Breckenridge has an aging single family housing stock and few new housing developments. In order to compete for new business development and support current population, the City must preserve current housing stock through rehabilitation or reconstruction and construct new housing developments. This project begins the process of preservation, replacement, and development. Other individuals and groups will need to propose future development and rehabilitation of these target areas in town as well as development of multifamily complexes to meet current and future housing needs.

Evaluation of the Effects:

Rehabilitation and reconstruction of these homes will provide a safe and secure environment for individuals or families and will aesthetically improve the community.

The maximum amount of funding utilized will be \$541,200.



City of Breckenridge

September 1, 2015

Re: Endangered Species Certification, Breckenridge HOME – HRA 2013 – 0074

Project Description

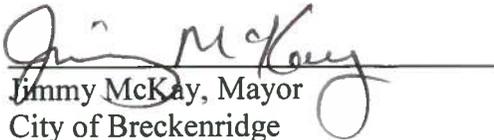
The City of Breckenridge has been awarded a 2013 HOME Investment Partnership Program contract, reservation number 2013 – 0074, to rehabilitate or reconstruct 1 to 6 homes on scattered sites in the city limits and extra-territorial jurisdiction of the City of Breckenridge, Texas, if funds become available. The total project budget will not exceed \$541,200. Homes have not yet been identified. Breckenridge will utilize a tiered review for these projects (see attached tiering plan for review strategy).

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Finding

Based on the proposed action and review of the Endangered Species Lists of the US Fish and Wildlife Service, the List of Rare Species of the Texas Parks and Wildlife Department, and field observations, the City of Breckenridge has determined that the proposed actions will have “No Effect” on any federally or state listed species or result in the destruction of adverse modification of critical habitats of plant and animal life in the proposed area.


Jimmy McKay, Mayor
City of Breckenridge

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

September 2, 2015
City of Breckenridge
105 North Rose Avenue
Breckenridge, Texas 76424
254-559-8287

On or about September 15, 2015 the City of Breckenridge will submit a request to TDHCA for the release of HOME funds under Title II of the Cranston Gonzalez National Affordable Housing Act of 1990, as amended, to undertake a project known as Breckenridge HOME RSP Agreement # 20130074, for the purpose of rehabilitating or reconstructing 1 – 6 single-family houses on scattered sites in the City of Breckenridge. Rehabilitation will not exceed \$40,000 per home and reconstruction will not exceed \$85,000 per home. The project will use a tiered environmental review process, which is available for review at the address below.

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 Breckenridge City Offices, 105 North Rose Avenue, Texas, and may be examined or copied weekdays 8 A.M. to 4:30 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Breckenridge. All comments received by September 14, 2015, will be considered by the City of Breckenridge prior to authorizing submission of a request for release of funds.

RELEASE OF FUNDS

The City of Breckenridge certifies to TDHCA that Jimmy McKay 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. TDHCA's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the City of Breckenridge to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

TDHCA will consider objections to its release of funds and the City of Breckenridge's certification received by September 30, 2015, 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 Breckenridge; (b) the City of Breckenridge 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: TDHCA at 221 E. 11th Street, Austin, Texas 78701. Potential objectors should contact TDHCA to verify the actual last day of the objection period.

Jimmy McKay, Mayor of City of Breckenridge