

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

7/20/15

City of Tucson Housing and Community Development Department  
310 N. Commerce Park Loop Tucson AZ 85745

**These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Tucson Housing and Community Development Department.**

**REQUEST FOR RELEASE OF FUNDS**

On or about August 19, 2015 the City of Tucson Housing and Community Development Department (Responsible Entity) will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of funds under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, to undertake the project known as the Downtown Motor Lodge Apartments, 383 S. Stone Avenue, Tucson, Pima County, Arizona 85701. Requested funding from the HOME program through the City of Tucson Housing and Community Development Department is \$600,000.00. The total estimated project cost from all sources is \$10,604,000.00, with additional funding provided by ADOH Housing Trust Fund, AZ Low Income Housing Tax Credit equity, and the Federal Home Loan Bank.

The vacant and deteriorating Downtown Motor Lodge is proposed for partial demolition, new construction and rehabilitation into the Downtown Motor Apartments. The project will consist of 35 one-bedroom and 9 two-bedroom units of affordable housing with associated amenities and common areas. Twenty-five of the units are being set aside specifically for veterans. Seven units will be handicap accessible. The project will retain and rehabilitate portions of the 2 buildings fronting on Stone Avenue for use as offices and community space and restore the existing historic sign. Historic preservation work will meet the Secretary of the Interior's Standards for Archaeology and Historic Preservation. The buildings will be built to energy efficient standards and include Energy Star appliances. The project is within ¼ mile of major public transportation routes and public services in conformance with goals of the City of Tucson Consolidated Plan.

The City has determined that the undertaking will adversely affect the historic property at 383 South Stone Avenue, which is a contributing element to the Armory Park Historic District and is listed in the National Register of Historic Places. The RE has obtained the concurrence of the Arizona State Historic Preservation Officer (SHPO) pursuant to Section 106 of the National Historic Preservation Act 36 CFR Part 800 to resolve the adverse effects with the stipulations of a Memorandum of Agreement (MOA) by the City of Tucson, SHPO, the Developer and the Advisory Council on Historic Preservation (ACHP) in consultation with concurring parties. A copy of the executed MOA and the documentation of the Section 106 process, including public participation is available in the Environmental Review Record (ERR).

**FINDING OF NO SIGNIFICANT IMPACT**

The City of Tucson Housing and Community Development Department (RE) 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.

The Environmental Review Record (ERR) that documents the environmental determinations for this project is available at <http://www.tucsonaz.gov/hcd/whats-new> and on file at City of Tucson Housing and Community Development Department, 310 S. Commerce Park Loop, Tucson, Pima County Arizona 85745 and may be examined weekdays 7:00 a.m. to 3:00p.m. Copies may be requested at \$.25 per page.

### **PUBLIC COMMENTS**

Any individual, group, or agency may submit written or email comments on the ERR to Glenn Fournie, City of Tucson Housing and Community Development Department, 310 N. Commerce Park Loop Tucson AZ 85745 [Glenn.Fournie@tucsonaz.gov](mailto:Glenn.Fournie@tucsonaz.gov) . All comments received by August 19, 2015 will be considered by the City of Tucson Housing and Community Development Department prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing. Comments and responses will be posted on our website at <http://www.tucsonaz.gov/hcd/whats-new> .

### **ENVIRONMENTAL CERTIFICATION**

The City of Tucson Housing and Community Development Department certifies to HUD that Sally Stang in her capacity as Director of the City of Tucson Housing and Community Development Department 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 Tucson Housing and Community Development Department to use Program funds.

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

HUD will accept objections to its release of funds and the City of Tucson Housing and Community Development Department certification for a period of fifteen days following the anticipated submission date of August 19, 2015 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 Tucson Housing and Community Development Department; (b) the RE 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 in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to: Maria Cremer, Director Office of Community Planning & Development, US Department of Housing & Urban Development, One Sansome Street, Suite 1200, San Francisco, CA 94104-4430. Potential objectors should contact HUD (Zach Carter, 415-489-6621) to verify the actual last day of the objection period.

Sally Stang, Director  
City of Tucson Housing and Community Development Department