

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

November 12, 2025

City of Tucson Housing & Community Development Department  
310 North Commerce Park Loop, Tucson, Arizona 85745  
520-791-4171

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

**REQUEST FOR RELEASE OF FUNDS**

On or about December 1, 2025, the City of Tucson Housing & Community Development Department 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 Act of 1990, as amended, to undertake a project known as the Shasta Apartments Affordable Rental Development Project for the purpose of the development of an affordable housing complex on an approximately 2.37-acre site in Tucson, Arizona. The project consists of new construction of one three-story building. The affordable rental development will consist of 100 studio units and will serve low-income adults 62 years of age and older. Rent will target households earning between 40% and 60% of the Area Median Income (AMI) with thirty-three (33) units at 40% of AMI, thirty-four (34) units at 50% of AMI, and thirty-three (33) units at 60% of AMI. Shasta Apartments will provide an additional five percent (5%) accessible units above the minimum required. Project amenities include on-site parking, a community center, a fitness room with equipment, a walking path and outdoor seating area, a community garden, and structured recreational or educational programs. The total estimated project cost is \$26,227,352. Funding includes \$500,000 in HOME Investment Partnerships Program (HOME) funds, grant number M-24-DC-04-0229, through the City of Tucson Housing & Community Development Department, tax credit equity from the Arizona Department of Housing's Low Income Housing Tax Credits (LIHTC), and Pima County Gap Funds. The project will have two (2) HOME units. The project site is located on the southeast corner of West Prince Road and North Fairview Avenue at 855 West Prince Road, Tucson, Pima County, Arizona 85705 and Pima County Assessor's Parcel Number (APN) 106-08-002G. The property description is: NWLY PTN NW4 NW4 SE4 3.83 AC SEC 26-13-13

**FINDING OF NO SIGNIFICANT IMPACT**

The City of Tucson Housing & Community Development Department has determined 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) on file at the City of Tucson Housing & Community Development Department, 310 North Commerce Park Loop, Tucson, Arizona 85745 and may be examined or copied weekdays 8 AM to 4 PM, or the ERR can be accessed online at the following website:

[www.tucsonaz.gov/Departments/Housing-and-Community-Development/Documents/Environmental-Review](http://www.tucsonaz.gov/Departments/Housing-and-Community-Development/Documents/Environmental-Review).

### **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to the City of Tucson Housing & Community Development Department, PO Box 27210, Tucson, Arizona 85726 or by e-mail to [emilie.fisher@tucsonaz.gov](mailto:emilie.fisher@tucsonaz.gov). All comments received by November 28, 2025 will be considered by the City of Tucson Housing & Community Development Department prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

### **ENVIRONMENTAL CERTIFICATION**

The City of Tucson Housing & Community Development Department certifies to HUD that Ann Chanecka in her capacity as Director of the City of Tucson, Housing & 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 to use Program funds.

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

HUD will accept objections to its release of funds and the City of Tucson Housing & Community Development Department'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 Tucson Housing & Community Development Department; (b) the City of Tucson Housing & Community Development Department 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 HUD San Francisco Regional Office at One Sansome Street, Suite 1200, San Francisco, CA 94104 or via e-mail to [rrofsfro@hud.gov](mailto:rrofsfro@hud.gov). Potential objectors should contact the HUD San Francisco Regional Office to verify the actual last day of the objection period.

Ann Chanecka, Director, City of Tucson, Housing & Community Development Department

If you require oral interpretation in a language other than English, please call (520) 791-4171. Si necesita interpretación oral en un idioma que no sea inglés, por favor llame al (520) 791-4171.