

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

December 22, 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 January 7, 2026, 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, and the City of Tucson Housing & Community Development Department will also authorize the City of Tucson Public Housing Authority to submit a request to the HUD, Office of Public and Indian Housing for the release of Project-Based Vouchers, under the Housing Choice Voucher (HCV) Program as authorized by the Quality Housing and Work Responsibility Act of 1998, the Fiscal Year 2001 Appropriations Act, the Housing and Economic Recovery Act of 2008, and the Housing Opportunity Through Modernization Act of 2016 (HOTMA), under the U.S. Housing Act of 1937, as amended, to undertake a project known as the Amazon Flats Project.

The City of Tucson (City), El Pueblo Housing Development--the City of Tucson's nonprofit development arm, and Gorman & Company, Inc. (project developer) propose utilizing 39 HUD project-based vouchers (PBVs) and \$500,000 in HOME funds at Amazon Flats, an apartment building to be constructed that will offer 59 income-restricted apartments, a community room, leasing office and supportive service meeting room, and outdoor amenities including a natural, landscaped play area, basketball court, and surface parking. Amazon Flats will include one four-story building that will be served by an elevator. All of the apartments will have one-bedroom. The project encompasses approximately 1.64-acres (APN 107060670) and is located at 1135 West Miracle Mile Road, Tucson, Pima County, Arizona 85705. Currently, the Amazon Flats site shares the same parcel as the former Amazon Motel site, which is now a multi-family apartment complex. The proposed Amazon Flats development footprint is on the western half of the parcel, comprising approximately 44,966 square feet (1.03-acres). Prior to construction of Amazon Flats, the parcel will be subdivided in two. The project is expected to be funded primarily by Low-Income Housing Tax Credits awarded by the Arizona Department of Housing and \$500,000 in HOME funds through the City of Tucson Housing and Community Development Department. There will be two HOME units. An estimated \$6,645,600 of funding will be provided for the PBVs over 20 years,

entitlement number AZ004, through the City of Tucson Public Housing Authority. Amazon Flats is part of the HUD Choice Neighborhood Implementation Housing Plan. The affordability requirements will remain in effect for at least 50 years. The anticipated construction start is February 2026 and Amazon Flats is expected to finish in September 2027. The proposed site is located along and south of West Miracle Mile between North Flowing Wells Road and North Fairview Avenue. It is approximately 0.5 miles northeast of Interstate 10 in the Flowing Wells Neighborhood Association. The property description is S320' N375.34' E229' W429' SE4 NW4 2.04 AC SEC 35-13-13.

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.

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. All comments received by January 6, 2026, 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 Housing & 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 & 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 via e-mail in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD Office of Public Housing, Phoenix Field Office via e-mail to William.M.Rhodes@hud.gov and HUD San Francisco Regional Office at One Sansome Street, Suite 1200, San Francisco, CA 94104 or via e-mail to rrofsfro@hud.gov. Potential objectors should contact HUD 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.