

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

February 19, 2020

City of Tucson Housing and Community Development Department

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 March 5, 2020 the City of Tucson Housing and Community Development Department (HCDD) 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 Rio Mercado Apartments in Tucson, Pima County, Arizona 85706.

The Rio Mercado Apartment project consists of acquisition of 2 parcels of vacant land located at 5489 S. Park Avenue (Rio Del Sol) and 5761 S. Park Avenue (Rio Madera), Tucson Pima County Arizona 85706 and includes excavation, trenching and grading for the new construction of 107 units of affordable multi-family residential developments at two non-contiguous sites (located approximately 0.26 miles apart). The Rio Del Sol site consists of a 4.5-acre multi-family residential development with 89 units with associated paved parking areas, a playground, splash pad, and splash pad equipment building, and community room. The Rio Madera site consists of a 1.0-acre multi-family residential development with 18 units and associated paved parking areas. The units will be 15 one-bedroom and 92 two-bedroom townhouse style buildings. The project is designed with roof top solar panels, bringing the project to near net zero electrical usage. On-site parking spaces and bicycle parking will be available at the project site. The project will also comply with fair housing and accessibility requirements. The Rio Mercado Apartments project is a 4% tax credit project.

Requesting \$ 3,050,000.00 in HOME, through the City of Tucson Housing and Community Development Department.

FINDING OF NO SIGNIFICANT IMPACT

The City of Tucson Housing and Community Development Department 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 <https://www.tucsonaz.gov/hcd/environmental-review>, and on file at City of Tucson Housing and Community Development Department, 310 S. Commerce Park Loop, Tucson, Pima County Arizona 85745. The documents may be examined weekdays 8:00 a.m. to 4:00 p.m. Copies may be requested at \$.25 per page.

PUBLIC COMMENTS

Any individual, group, or agency may email or submit written 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 . All comments received on or before March 5, 2020 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 <https://www.tucsonaz.gov/hcd/environmental-review> .

ENVIRONMENTAL CERTIFICATION

The City of Tucson Housing and Community Development Department certifies to HUD that Liz Morales 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 March 5, 2020 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; (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: Gerard Windt, Director Office of Community Planning & Development, US Department of Housing & Urban Development, One Sansome Street, Suite 1200, San Francisco, CA 94104-4430.

Liz Morales, Director
City of Tucson Housing and Community Development Department