

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

August 17, 2023

City of Glendale
Community Services Department
Revitalization Division
5959 W Brown Street
Glendale, Arizona 85302
623.930.3670

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Glendale.

This is the second public notice related to this project. The Maricopa County Human Services Department published the first public notice on May 5, 2023 in the Arizona Business Gazette and the Arizona Capitol Times, and included a Finding of No Significant Impact and Notice of Intent to Request Release of Funds to the US Department of Housing and Urban Development (HUD) for \$500,000 in Home Investment Partnership (HOME) funds related to the project. Maricopa County and HUD did not receive any comments from the public through this first publication, and HUD issued an Authority to Use Grant Funds to Maricopa County on June 16, 2023 authorizing commitment and expenditure of HOME funds for the project.

This second notice serves to notify the public that the City of Glendale concurs with Maricopa County's Finding of No Significant Impact and that the City of Glendale intends to submit a Request for Release of Funds to HUD for authorization to commit approximately \$17,700,945 in Housing Choice Voucher Project-Based Voucher funds to the project, as well as notify the public of an abbreviated 7-day public comment period as allowed by HUD.

REQUEST FOR RELEASE OF FUNDS

On or about August 25, 2023 the City of Glendale will submit a request to the U.S. Department of Housing and Urban Development (HUD) for Project-Based Voucher funds under the Housing Choice Voucher (Section 8) Program under 42 U.S.C. 1437f and 3535(d), as amended, to undertake the activities below:

Project Name: Glendale Senior Apartments

Location: Approximately Northeast corner of 50th Ave. and West Glenn Dr. in the City of Glendale, AZ 85301

Project Description: The project known as Glendale Senior Apartments will construct a maximum of 144 new multi-family housing units in a single 4 story building on the 3 vacant lots located at the Northeast corner of 50th Ave. and West Glenn Dr. in the City of Glendale, AZ 85301 (Parcels 147-13-041A, 147-13-035A, and 147-13-036B). The proposed building design is a 4-story, double loaded

corridor apartment complex with 2 elevators, a community garden, a gathering space, a pet exercise space, two laundry rooms and a community room. Apartments will be a mix of 1- and 2-bedroom units with approximately 115 one-bedroom units and 29 two-bedroom units. The 144 units in the project will serve low-income seniors earning at or below 60% of area median income (AMI).

Approximately 3 units will be considered HOME-assisted units serving Seniors earning at or below 60% AMI, 40 units serving seniors earning 30% to 50% AMI will be provided rental assistance through City of Glendale Section 8 Project-Based Vouchers (PBV) through a 20-year Housing Assistance Payment (HAP) agreement and the remaining units will serve Seniors earning at or below 60% AMI. The new development will be funded through a variety of sources including Maricopa County HOME Consortium HOME funds from the City of Glendale for land acquisition, City of Glendale Project-Based section 8 Vouchers, the sale of Low-Income Housing Tax Credits (LIHTC), Maricopa County American Rescue plan Act of 2021 State and Local Fiscal Recovery funds and many other sources cited below. The HOME funds will be in the amount of \$500,000 from FY 2022-2023, Grant No. M-22-DC-04-0227 for the acquisition of the property (eligible activity under 24 CFR 92.252). Approximately \$17,700,945 in Project-Based Voucher funds will be provided throughout the 20-year HAP Agreement term.

Funding:

HUD Federal Funds: \$500,000 in FY 2022-2023 Maricopa County HOME funds through City of Glendale, Grant No. M-22-DC-04-0227; \$17,700,945 in City of Glendale Section 8 Project-Based Vouchers estimated for 40 units for 20-year term of the PBV HAP Agreement (PBV are considered operating cost and not included in over-all project cost).

Estimated Non-HUD funds: Cash from Operations \$374,065; 45L Credit \$349,650; Solar Credit \$574,677; Low Income Housing Tax Credits \$26,989,622; AZ Home Matters Fund \$500,000; Imputed Interest (equity) \$472,318; Investment Earnings from Reinvesting the Bonds \$1,882,583; ADOH Gap \$3,000,000; Maricopa County ARPA SLFRF \$9,500,000; Deferred Developer Fee \$2,406,504.

Estimated Total Project Cost (HUD-funds & non-HUD funds) [24 CFR 58.32(d)]: \$60,979,419 but not to exceed \$65,000,000 from all sources.

The exact funding for this specific project can be determined after specification is finalized and final work completed.

FINDING OF NO SIGNIFICANT IMPACT

The City of Glendale concurs with Maricopa County's previous determination 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. Additional project information is contained in the Environmental Review Record (ERR) available:

- online: https://www.glendaleaz.com/live/city_services/citizen_assistance_programs
- via email: revitalization@glendaleaz.com
- On file at the City of Glendale Revitalization Division located at 5959 W Brown Street, Glendale, Arizona 85302, and may be examined or copied weekdays 8 A.M to 5 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Glendale, Revitalization Division at 5959 W Brown Street, Glendale, Arizona 85302 or by email at revitalization@glendaleaz.com. All comments received by Thursday, August 24, 2023 will be considered by the City of Glendale prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Glendale certifies to HUD that Matthew Hess, Certifying Officer, in his capacity as Revitalization Administrator, 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 Glendale to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Glendale'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 Glendale; (b) the City of Glendale 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 Teresa Torres at the HUD Phoenix Field Office: teresa.r.torres@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Matthew Hess, Revitalization Administrator, Certifying Officer
City of Glendale Community Services Department, City of Glendale

