

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

December 23, 2024

Lydia L. Mihalik, Director
Ohio Department of Development
77 South High Street
Columbus, Ohio 43215

Kathy A. Owens, Director
City of Columbus Department of Finance and Management
90 W. Broad St.
Columbus, OH 43215

To All Interested Agencies, Groups, and Individuals:

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

REQUEST FOR RELEASE OF FUNDS

On or about, but not before, January 8, 2025, the State of Ohio and the City of Columbus will submit requests to the U.S. Department Housing and Urban Development (HUD) for the release of Federal funds under Section 288 of Title II of the Cranston Gonzalez National Affordable Housing Act (NAHA), as amended, and Section 3205 of the American Rescue Plan Act of 2021, as amended to be used for the following project:

Project Name: Nelson Park Apartments

Developer: Renewal Development Associates, LLC

Location: 1994 Maryland Ave, Columbus, OH 43219 (Franklin County)

Project Description

The project involves the renovation of an existing 177-unit senior and multi-family apartment complex to create 56 senior and 84 multi-family housing units, and the adaptive reuse of three existing apartment buildings to create a new community building, new management offices, and a new maintenance garage.

Sources of Funds:

**State of Ohio Federal HOME-ARP, The City of Columbus
Federal HOME-ARP and HOME, Private and Public Funds**

Federal/State of Ohio HOME-ARP Funds:	\$ 3,000,000
Federal/City of Columbus HOME-ARP Funds:	\$ 1,000,000
Federal/City of Columbus HOME Funds:	\$ 500,000
Total Project Cost Estimate:	\$ 67,657,676

FINDING OF NO SIGNIFICANT IMPACT

The State of Ohio and The City of Columbus have 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. Additional project information is contained in the Environmental Review Record (ERR), which is available for review on the Ohio Housing Finance Agency's website at <https://ohiohome.org/ppd/publicforums.aspx> and the City of Columbus' Department of Finance and Management at the above address and the ERR is available via email by contacting grantsmgmt@columbus.gov.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR via email to the State of Ohio at Compliance@development.ohio.gov and to the City of Columbus Department of Finance and Management at grantsmgmt@columbus.gov. All comments received before January 8, 2025, will be considered by the State of Ohio and The City of Columbus prior to authorizing submission of a request for release of funds. Comments should

specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The State of Ohio and The City of Columbus certify to HUD that Lydia L. Mihalik, Director of the Ohio Department of Development and Kathy A. Owens of The City of Columbus, Department of Finance and Management consent 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 State of Ohio and the City of Columbus to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the certification of the State of Ohio and The City of Columbus 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 State of Ohio or The City of Columbus; (b) the State of Ohio and The City of Columbus have 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 email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to CPD Director, HUD, Columbus Field Office at CPDColumbusRROF@hud.gov. Potential objectors should contact the HUD Columbus Field Office via email to verify the actual last day of the objection period.

Lydia L. Mihalik, Director, Ohio Department of Development
Kathy A. Owens, Director, City of Columbus Department of Finance and Management