

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

Date of Notice:

December 18, 2024

City of Charlottesville
c/o The Thomas Jefferson Planning District Commission
401 E. Water St
Charlottesville, VA 22902
434-422-4080

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the *Fluvanna Louisa Housing Foundation* on behalf of the *Thomas Jefferson HOME Consortium*.

REQUEST FOR RELEASE OF FUNDS

On or about Thursday, January 2, 2025, the City of Charlottesville will authorize the Thomas Jefferson Planning District Commission to submit a request to HUD for the release of HOME funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990 as amended, to undertake a project known as 24F R Mountain Hill Road for the purpose of developing up to 17 rental units for low-income residents, using estimated funding of \$726,833, at 2365 Mountain Hill Road, Palmyra, VA 22963. These funds are expected to be entirely obtained through HUD and will cover the full cost of the project.

FINDING OF NO SIGNIFICANT IMPACT

The City of Charlottesville 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. Additional project information is contained in the Environmental Review Record (ERR) on file at the Thomas Jefferson Planning District Commission at 401 E Water Street, Charlottesville VA 22902, where the ERR can be examined and may be examined or copied weekdays 9:00 A.M to 4:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the *Thomas Jefferson Planning District Commission*. All comments received by *Thursday, January 2, 2025*, will be considered by the *City of Charlottesville and the Thomas Jefferson Planning District Commission* prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Charlottesville certifies to HUD that Sam Sanders in his capacity as City Manager 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 Fluvanna Louisa Housing Foundation to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Charlottesville'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 Charlottesville; (b) the City of Charlottesville 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, Attention: Mr. Ronnie J. Legette, Sr., Director, Community Planning and Development Division or by email at CPDRROFRIC@hud.gov. Potential objectors should contact HUD at (800) 842-2610, Extension 4881, to verify the actual last day of the objection period.

Samuel Sanders,
City Manager, City of Charlottesville

Note: The fifteen or eighteen-day public comment periods are the minimum time periods required by regulation prior to submission of a Request for Release of Funds and Certification (form HUD-7015.15) to HUD/State. The Responsible Entity may choose to allow a longer comment period. 24 CFR Part 58 requires, at Section 58.46, "Time delays for exceptional circumstances," a 30-day comment period for controversial or unique projects or those similar to projects normally requiring preparation of an Environmental Impact Statement. The fifteen-day objection period is a statutory requirement. The objection period follows the submission date specified in the Notice or the actual date of receipt by HUD/State, whichever is later.

Following completion of the comment period recipients may FAX the form HUD-7015.15 to HUD/State together with a copy of the public notice and a cover letter stating whether comments were received and, if so, how the recipient responded to the comment. The Request for Release of Funds and Certification should not be submitted before the recipient has responded. If the request is sent by FAX, the original signed form should be mailed to HUD/State. The date of receipt by FAX will be counted as the submission date. However, HUD will not issue the 7015.16 "Authority to Use Grant Funds" until after the original signed form is received.