



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

20 March 2025

City and County of Denver  
Department of Housing Stability  
201 W. Colfax Avenue, Dept. 615  
Denver, Colorado 80202

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City and County of Denver, Department of Housing Stability.

### REQUEST FOR RELEASE OF FUNDS

On or about 4 April 2025, the Department of Housing Stability (HOST) will submit a request to the US Department of Housing and Urban Development (HUD) for the release of Community Development Block Grants (CDBG) funds under Title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.), as amended, to undertake a project known as 4965 Washington Redevelopment Project for the purpose of developing a 170-unit affordable housing development located at 4965 Washington Street in the heart of the Globeville neighborhood of Denver, Colorado. The project is intended to address critical housing needs while fostering community revitalization and environmental justice. This ambitious development is led by a collaborative team consisting of Evergreen Real Estate Group, Rocky Mountain Communities (RMC), and the Globeville, Elyria-Swansea Coalition, Inc. (GESC). Each partner brings unique expertise: Evergreen is an experienced LIHTC developer, owner, and manager with a proven track record of impactful projects, including library-housing mixed-use developments; RMC, a nonprofit with over 30 years of experience, specializes in affordable housing management and development; and GESC, a trusted community advocate, ensures deep local engagement and alignment with neighborhood needs. ERR PREPARER'S NOTE: The \$5,997,770.19 in CDBG money attached to this project was originally used by the City and County of Denver (the City) to purchase one of the parcels being utilized in this project. Since these development plans were not factored into the CEST conducted at that time (2019), a re-evaluation of the original review was conducted per 24 CFR 58.47(a)(1) and an EA then conducted per 24 CFR 58.47(b)(2) due to the change in scope from acquisition to new construction. No new HUD funds are being attached to this project. Total HUD funding for this project is \$5,997,770.19, with a total estimated project cost of \$123,131,808.

### FINDING OF NO SIGNIFICANT IMPACT

HOST 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). Due to staff working remotely, the ERR will be made available to the public for review electronically via email. Please submit your request to Brian Ray James, HOST Environmental Officer, at [brian.james@denvergov.org](mailto:brian.james@denvergov.org) or leave a message at 720-913-1707.

### PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to HOST. All comments received by 3 April 2025, will be considered by HOST prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

### ENVIRONMENTAL CERTIFICATION



HOST certifies to HUD that Mayor Mike Johnston in his capacity as Certifying Officer 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 HOST to use Program funds.

#### OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and HOST'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 HOST; (b) HOST 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 Noemi Ghirghi, CPD Region VIII Director, at CPDRROFDEN@hud.gov. Potential objectors should contact CPDRROFDEN@hud.gov to verify the actual last day of the objection period.

Mike Johnston, Mayor, City and County of Denver