



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

Date of Notice: 1 May 2026

City and County of Denver
Department of Housing Stability
201 W. Colfax Avenue, Dept. 1101
Denver, Colorado 80202
720-913-1707

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

REQUEST FOR RELEASE OF FUNDS

On or about 19 May 2026 the City and County of Denver, Department of Housing Stability (HOST) will submit a request to the US Department of Housing & Urban Development (HUD) for the release of Project Based Voucher (PBV) funds under Section 8(o)(13) of the U.S. Housing Act of 1937 (42 U.S.C. 1437f(o)(13)); and Housing Opportunity Through Modernization Act of 2016 (Public Law 114-201), as amended, to undertake a project known as Green Valley Vistas Apartments for the purpose of new construction of a multi-family affordable housing development located on a 3.585-acre vacant lot at 5000 Tower Road between Tower Road and Argonne Street and north of 50th Avenue, in the Green Valley Ranch neighborhood of Denver, Colorado. The Project involves the development of 156 income-restricted residential units housed within two wood-frame buildings, featuring a four-story structure on the west side of the lot and a three-story structure on the east. These residential blocks incorporate interior corridors and attached community amenity spaces, with the eastern building specifically connected to a 5,700-square-foot Early Childhood Education (ECE) Center. Supporting infrastructure for the site includes dedicated parking, internal drives, and professional landscaping alongside comprehensive site improvements. The Project would house a maximum of 453 residents. The Project will serve households earning between 30% and 80% of Area Median Income (AMI), with a community average AMI of approximately 54%. Estimated Federal funding for this project is \$4,597,752; the estimated total project cost is \$63,100,000.

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, Environmental Officer, at 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 18 May 2026 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 THE 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 via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD Region VIII, Office of Public Housing, at DenverOPH@hud.gov. Potential objectors should contact DenverOPH@hud.gov to verify the actual last day of the objection period.

Mike Johnston, Mayor, City and County of Denver, Certifying Officer