



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

Date of Notice: 30 April 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 18 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 542(c) Risk Share Program funds, Project Based Voucher (PBV) funds, Community Development Block Grant (CDBG) funds, and HOME funds under Section 542 of the Housing and Community Development Act of 1992 (12 U.S.C. 1715z-22); 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); Title I, Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.); and Title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12721 et seq., as amended, to undertake a project known as Mercy Housing Decatur Place Rehabilitation for the purpose of funding renovations to a 4-story multifamily residential building located at 1155 Decatur Street in Denver, Colorado. The renovation will include the following items: Updates to amenity spaces serving the residential uses that are provided primarily on the first floor, with some additional amenities spread through the building. There is also the addition of a Resource Center and Early Education Center, planned for existing space as part of the project for Florence Crittenton, located on the first floor at the North side of the property. For pricing purposes, the elements indicated for the Resource Center and Early Education Center should not be included. There are also several outdoor areas around the building, all to be updated as inhabitable playgrounds and terraces. The existing parking lot is to be resurfaced and adjusted to accommodate 3 additions. The Decatur Place project will electrify existing natural gas systems using high efficiency cold climate heat pumps, heat pump electric water heating, and solar PV (photovoltaics) onsite. The total estimated HUD funding includes Risk Share Program funds from the Colorado Housing and Finance Authority (CHFA) in the amount of \$ 18,000,000; Program Based Vouchers from the Denver Housing Authority (DHA) in the amount of \$2,519,520; CDBG funds from HOST in the amount of \$1,250,000; and HOME funds from HOST in the amount of \$1,250,000; bringing total estimated HUD funding to \$23,019,520. This project has also received a \$2,000,000 EPA Climate Pollution Reduction Grant from the Colorado Energy Office (CEO), bringing the total estimated Federal funding for this project to \$25,019,520. The total estimated project cost is \$57,166,609.

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 15 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.

For DHA Project Based Voucher Funds - 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.

For CHFA Risk Share Funds - 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 Production, West Region, Technical Branch Chief, at MFW-Public-Notices@hud.gov. Potential objectors should contact the U.S. Department of Housing and Urban Development to verify the actual last day of the objection period.

For HOST CDBG & HOME Funds - 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 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, Certifying Officer for HOST & DHA
Kristi Budish, Certifying Officer, CHFA