



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

Date of Notice: 15 September 2025

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

REQUEST FOR RELEASE OF FUNDS

On or about 1 October 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 HOME funds under Title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12721 et seq.), as amended, and Neighborhood Stabilization Program 2 funds under Title III of the Housing and Economic Recovery Act of 2008, as amended, to undertake a project known as Northeast Denver Housing Center (NDHC) 1600 Pearl Street Apartments located at 1616, 1630, and 1642 Pearl Street, Denver, Colorado, for the purpose of rehabilitation of an existing 20-unit residential building which will include improvements to apartment unit finishes and energy efficiency features identified through a Capital Needs Assessment (CNA) completed for the building, as well as the construction of a new 10-story, 138-unit apartment building, bringing the total project to 158 units. Of the 158 units, 91 will serve 30% to 60% AMI populations, with 40 of these 91 units reserved for 30% AMI populations. The remaining 67 units will serve workforce/middle-income populations (80% to 120% AMI) with 15 of the 67 units reserved for market rate populations (120% AMI). Total HUD funding for this project is \$4,522,862 (HOME funds in the amount of \$2,320,960 and NSP2 funds \$ 2,201,902), with a total estimated project cost of \$57,982,224.

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 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 30 September 2025 will be considered by the 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 the 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) the 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 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