



## NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

Date of Notice: 4 April 2025

City and County of Denver  
Department of Housing Stability  
201 W. Colfax Avenue, Dept. 615  
Denver, Colorado 80202  
720-913-1707

On or 14 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 Grant (CDBG) and HOME funds under Title I, Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.), as amended 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 South Birch Street Acquisition & Rehabilitation Project for the purpose of the acquisition of two naturally occurring affordable housing buildings at 1625 and 1675 South Birch Street in Denver, Colorado. The buildings have been well maintained, and the immediate rehabilitation budget is only \$500,000, to cover energy efficient lighting upgrades, flooring and entry enhancements in the lobby, and sealing up old fireplaces to help decrease energy costs. Buildings will be 100% deed restricted to 60% AMI. Rents and household incomes will eventually increase to the 60%AMI limit through natural vacancies; no tenants will be displaced for being either over-income or paying rents below the maximum allowable for a 60% AMI unit. Total estimated HUD funding is \$7.5 million (CDBG in the amount of \$2.5 million and HOME in the amount of \$5 million); the total estimated project cost is \$39,269,000.

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA). An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at HOST. 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](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 11 April 2025 will be considered by HOST prior to authorizing submission of a request for release of funds.

### 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 funds 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 [CPD\\_COVID-190EE-DEN@hud.gov](mailto:CPD_COVID-190EE-DEN@hud.gov). Potential objectors should contact [CPD\\_COVID-190EE-DEN@hud.gov](mailto:CPD_COVID-190EE-DEN@hud.gov) to verify the actual last day of the objection period.

Mike Johnston, Mayor, City and County of Denver