

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

July 5, 2021

Housing Authority of the City of New Smyrna Beach
1101 South Dixie Freeway
New Smyrna Beach
Florida 32168

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Housing Authority of the City of New Smyrna Beach, Florida.

REQUEST FOR RELEASE OF FUNDS

On or about July 22, 2021, the Housing Authority of the City of New Smyrna Beach will submit a request to the United States Department of Housing and Urban Development (HUD) for the release of (a portion of the property known as Greenlawn Terrace with an approximate value of \$670,000) to undertake the following project:

Project Title: Westside Phase I d/b/a Greenlawn Manor
Location: 600 Greenlawn St
New Smyrna Beach, FL 32168
Purpose: New Construction of 80 units of affordable Multi-Family housing.

The project is a Low-Income Housing Tax Credit project through a partnership with Westside Phase I SLP, LLC and provides for the construction of 80 apartments. The site is bordered by Orleanderto the west, Brooks Streetto the east, Martin Streetto the north and Greenlawn Terrace to the south.

Sources of funding include the City of New Smyrna grant of \$425,625; Conventional Loan of 3,770,000; Tax Credit Equity of \$15,237,075 and Deferred Developer Fee - \$32,886 totaling \$19,915,858.

FINDING OF NO SIGNIFICANT IMPACT

The activity/activities proposed are Categorized under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements per 24 CFR Part 58.5(a)(3)(i). An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the Housing Authority of the City of New Smyrna Beach 1101 South Dixie Freeway, New Smyrna Beach, Florida 32168 and may be examined or copied weekdays from 8:00am to 4:00pm or on the website at <https://www.newsmyrnahousing.com/>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR Monday through Friday from 8:00am to 4:00pm to the Housing Authority of the City of New Smyrna Beach 1101 South Dixie Freeway, New Smyrna Beach, Florida 32168 Attn: Teresa Pope, Executive Director, by e-mail at tpope@newsmyrnahousing.com or by phone at 386-428-8171 x3. All comments received by July 21, 2021 will be considered by the Housing Authority of the City of New Smyrna Beach prior to authorizing submission of a Request for Release of Funds (RROF). Comments should specify this Notice.

ENVIRONMENTAL CERTIFICATION

The Housing Authority of the City of New Smyrna Beach certifies to HUD that Teresa Pope, in her capacity as Executive Director, 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 the Housing Authority of the City of New Smyrna Beach to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the Housing Authority of the City of New Smyrna Beach'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 the Housing Authority of the City of New Smyrna Beach or its designee; (b) the Housing Authority of the City of New Smyrna Beach 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 the HUD Field Office in Jacksonville, Florida Attn: Larry T. Hayes, Director, PIH Division, 400 West Bay Street, Suite 1015, Jacksonville, Florida 32202, or by email: larry.t.hayes@hud.gov; or by phone at 904-208-6142. Potential objectors should contact the HUD Field Office to verify the actual last day of the objection period.

Teresa Pope
Executive Director
Housing Authority of the City of New Smyrna Beach