

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

April 18, 2022

City of Salem, Urban Development Department
350 Commercial Street NE
Salem, Oregon 97301
503-588-6178

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Community Development Partners (CDP) Oregon LLC.

REQUEST FOR RELEASE OF FUNDS

On or about May 5, 2022, the City of Salem will authorize Community Development Partners (CDP) Oregon LLC to submit a request to the United States Department of Housing and Urban Development for the release of HOME funds under Title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12701 *et seq.*). Regulations are at 24 CFR part 92 to undertake a project known as the Gateway Salem Development project, for the purpose of acquiring 14 acres to construct 184 rental apartment homes on vacant land located at 5205 Battle Creek Road SE. Phase II of the project will include additional units. The number of units for the second phase is to be determined. The total cost of the project will be about \$57,139,697. HOME funds totaling \$650,000 (PY 2022) will be used for the project. Additionally, the project will receive 56 Project Based vouchers. The PBVs will be issued by the Housing Authority of the City of Salem (SHA). The project received LIFT funds from Oregon Housing and Community Services (OHCS) to construct the affordable housing units.

FINDING OF NO SIGNIFICANT IMPACT

The City of Salem 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) on file at the City of Salem's Urban Development Department at 350 Commercial Street NE, Salem, Oregon. Due to COVID 19 safety protocols, to review the documents by appointment contact Shelly Ehenger, Federal Programs Manager, via email at sehenger@cityofsalem.net. Documents may be examined or copied weekdays 8:00 A.M. to 5:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the City of Salem's Urban Development Department. All comments received by May 5, 2022 will be considered by the City of Salem prior to authorizing submission of a request for release of funds. Comments should specify which Notice is being addressed.

RELEASE OF FUNDS

The City of Salem certifies to HUD that Kristin Retherford in her capacity as Interim City Manager 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 Community Development Partners (CDP) Oregon LLC to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Salem'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 City of Salem; (b) the City of Salem 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 has committed funds or incurred costs 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) and shall be addressed to the HUD Oregon State CPD Field Office, Edith Green-Wendell Wyatt Federal Office Building, 1220 SW 3rd Avenue, Suite 400, Portland, OR 97204-2825. Potential objectors should contact HUD to verify the actual last day of the objection period.

Kristin Retherford, Interim City Manager
City of Salem