

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT (FONSI) AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS (NOIRROF)

April 9, 2025

Nebraska Department of Economic Development
245 Fallbrook Blvd, Suite 002
Lincoln, NE 68521
800-426-6505

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Nebraska Department of Economic Development, the grant recipient, and also the Responsible Entity (RE).

REQUEST FOR RELEASE OF FUNDS

On or after April 29, 2025, the Nebraska Department of Economic Development will submit a request to the United States Department of Housing and Urban Development (HUD) for the release of HOME Investment Partnerships-American Rescue Plan (HOME-ARP) program funds under Title II of the (Cranston-Gonzalez) National Affordable Housing Act of 1990 (42 U.S.C. 12701 et seq.), as amended, to undertake a project known as Lighthouse Apartments for the purpose of a proposed new construction of apartments on lots adjoining Hope Harbor's community service center, strategically providing tenants with convenient access to ongoing case management and comprehensive wraparound services (the Project). The Project, to be called Lighthouse Apartments, includes four (4) efficiency Permanent Supportive Housing (PSH) units and nine (9) two-bedroom units dedicated to HOME-ARP qualifying populations with affordable rent limits. Additionally, there will be two (2) two-bedrooms and five (5) three-bedrooms market rate units, totaling 20 units in the development. There will be space allocated to expand Hope Harbor's community assistance program in the future.

The address of the Project will be 601 W 1st Street in Grand Island. Adjacent to Hope Harbor's currently owned structures within the city block. The parcel is estimated to encompass 17,161 square feet. The three-story building will be approximately 23,166 square feet, with each level comprising 7,722 square feet.

Total Project costs are estimated at \$10,000,000 for the development of rental housing. Funding sources for the development of the apartments are approximately \$5,100,000 in HOME-ARP funding from the Nebraska Department of Economic Development (NDED) and an additional \$4,600,000 from a capitol (donor) campaign. Hope Harbor previously utilized approximately \$195,000 from the City of Grand Island Community Development Block Grant (CDBG) funds in 2022 to acquire the land. Hope Harbor will also be receiving \$260,000 for nonprofit operating assistance and \$260,000 for nonprofit capacity building in HOME-ARP funding from NDED.

Minimal disruptions are anticipated to the surrounding area as the land is already owned by Hope Harbor and prepared for utilities. Any potential disruptions would likely involve lane closures on Hwy 30 during periods of heavy equipment use. The lots earmarked for development is currently vacant and primed for construction, ensuring that no residences, farms or businesses will be displaced. Project construction activities will be completed with twenty-four (24) months from the award of the HOME-ARP funds.

FINDING OF NO SIGNIFICANT IMPACT

The Nebraska Department of Economic Development 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 Nebraska Department of Economic Development, 245 Fallbrook Blvd, Suite 002, Lincoln, NE 68521, or Hope Harbor Service Center located at 615 W 1st, Grand Island, NE 68801 and may be examined or copied weekdays 9:00 A.M to 4:00 P.M. at the DED Office and Monday – Friday 8:00 A.M. to 4 P.M. at the Hope Harbor Service Center. The ERR will be made available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to the address above. If the public viewer wishes to have the ERR sent for review via U.S. mail, the RE will establish

a timeframe for accepting comments with the person requesting the ERR. The ERR can be accessed online at the following website: <https://opportunity.nebraska.gov/environmental-review/> and can be accessed www.hopeharborgi.org.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Nebraska Department of Economic Development. All comments received by April 28, 2025, will be considered by the Nebraska Department of Economic Development prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The Nebraska Department of Economic Development certifies to HUD that Joseph Lauber in his capacity as Deputy 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. The HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Nebraska Department of Economic Development to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the Nebraska Department of Economic Development 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 Nebraska Department of Economic Development; (b) the Nebraska Department of Economic Development 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) to HUD's email address at CPD_COVID-19OEE-OMA@hud.gov. Potential objectors should contact HUD via email to verify the actual last day of the objection period.

Joseph Lauber, Deputy Director
State of Nebraska, Department of Economic Development