

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

October 4, 2024

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.

REQUEST FOR RELEASE OF FUNDS

On or about October 14, 2024 the Nebraska Department of Economic Development (DED) will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of 2019 Community Development Block Grant – Disaster Recovery (CDBG-DR) funds under Public Law 116-20 of the Additional Supplemental Appropriations for Disaster Relief Act 2019, as amended, to undertake a project known as Habitat Fremont HPP Infill for the purpose of construction, utilizing residential in-fill lots, of affordable single-family homes for sale to low-to-moderate income buyers at or below 60% of the Area Median Income (AMI) in the City of Fremont (Dodge County). Currently, the in-fill project has identified a lot at 350 W. Linden Street, Fremont, NE 68025 for the construction of a duplex and will identify the other site(s) which will be analyzed in a separate report. The parcel is 6270 square feet and contains an existing building which is beyond repair and will require demolition. The only changes made to the land will be those necessary for demolition and new construction. The structure will consist of a single-family, two-story, townhome with approximately 727 sq. ft. on the main floor and 675 sq. ft. on the upper floor for one side; and the other side will consist of approximately 700 sq. ft. on the main floor and 660 sq. ft. on the upper floor. Homes will be constructed slab on grade, wood framed and have a one-car attached garage. Construction is set to start in late fall – early winter of 2024 and commence within nine (9) months. Demolition and construction will result in demolition and removal of all materials that are part of the existing structure, excavation of the lot, removal of dirt, then placement of the footings and foundation. Construction equipment will be on the build site throughout the construction process, varying with the stage of construction. Staging areas will be on the jobsite itself, as much as possible due to size. A dumpster will be on the jobsite for removal of waste; all usable remnants will be saved for future use. Homes will be marketed and for sale through Habitat Fremont for qualified and approved LMI homebuyers who will also need to complete homebuyer education by a HUD-approved housing counseling agency.

Funding sources will include the CDBG-DR funds \$600,000 (or \$300,000 for this review's project), Habitat Fremont operating funds, fund raising activities, proceeds from the Habitat Fremont HomeStore, mortgage accounts receivables and additional non-conflicting grants. Total estimated project cost is \$250,000 per unit (or \$500,000 for this review's project). The project will be located at 350 W. Linden Street, Fremont, NE 68025.

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 245 Fallbrook Blvd, Suite 002, Lincoln, NE 68521 and may be examined or copied weekdays 8:00 A.M to 5:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Nebraska Department of Economic Development, 245 Fallbrook Blvd, Suite 002, Lincoln, NE 68521. All comments received by October 14, 2024, 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 H. Lauber in his capacity as Deputy Director-Operations/Chief Legal Officer/Environmental Review 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. Nebraska Department of Economic Development's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Fremont Area Habitat for Humanity 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'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 Nebraska Department of Economic Development's (b) the Nebraska Department of Economic Development's 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 Department of Housing & Urban Development (HUD), Office of Disaster Recovery, 451 Seventh Street, W, Room 7272, Washington, DC 20410. Or email at disaster_recovery@hud.gov Potential objectors should contact HUD to verify the actual last day of the objection period.

Joseph H. Lauber
Deputy Director – Operations/Chief Legal Officer
Environmental Review Certifying Officer
Nebraska Department of Economic Development