

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

May 8, 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.

REQUEST FOR RELEASE OF FUNDS

On or about May 26, 2025 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 Project Houseworks HPP 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 Omaha (Douglas County). Currently, Project Houseworks has identified two in-fill lots for construction located at 5037 South 36th Avenue and 1326 Z Street, both in Omaha, Nebraska and will identify the other sites which will be analyzed in a separate report. The parcel located at 5037 South 36th Avenue is 4,400 square feet and the parcel at 1326 Z Street is 6,005 square feet. Both parcels are zoned for residential construction and require no demolition. Each home will consist of approximately 1500 square foot, single-family home with up to four bedrooms and two baths. Homes will be constructed with basement foundations, wood framed, and possible garages based on site layout. Construction is set to start in spring 2025 and commence within six months. Project impacts may include temporary road closures, noise, and dust. Businesses, residents, and emergency services will be notified of all road closures and will be routed to alleyways or other roads during construction. Project activities will take place during normal business hours. Construction equipment will be on the build site throughout the construction process, varying with the stage of construction. Staging areas will be on the job site 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. No residents, businesses, or farms will be displaced as a result of the project activities.

Homes will be marketed and for sale through Project Houseworks for qualified and approved LMI homebuyers who are at or below 80% AMI. Homebuyers will need to complete homebuyer education by a HUD-approved housing counseling agency.

Funding sources will include the CDBG-DR funds \$750,000 (or \$300,000 for this review's projects), Project Houseworks operating funds, and other private philanthropic funding opportunities. Total estimated project cost is \$325,000 per unit (or \$650,000 for this review's project). The projects will be located at 5037 South 36th Avenue and 1326 Z Street, both in Omaha, Nebraska.

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 May 26, 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 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