

DETERMINATION OF LEVEL OF REVIEW

DED Project Identification # 24OERH10002

Project Name: Benjamin Villas Program Year: 2024

Project Location: 3000 Benjamin Avenue, Norfolk, Madison County, Nebraska

Project Description (*Attach descriptive information, as appropriate to the project, including project narrative, maps, photographs, site plans and other information.*):

The subject project has been reviewed pursuant to HUD regulations 24 CFR Part 58, "Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities," and the following determination with respect to the project is made:

- ☐ **Exempt** from NEPA review requirements per 24 CFR 58.34(a)(____)
- ☐ **Categorically Excluded NOT Subject** to §58.5 authorities per 24 CFR 58.35(b)(____)
- ☐ **Categorically Excluded SUBJECT** to §58.5 authorities per 24 CFR 58.35(a)(____)
(A Statutory Checklist for the §58.5 authorities is attached.)
- ☒ An **Environmental Assessment** (EA) is required to be performed. **New Ruling effective July 1, 2024 - 75 page limit and the time limit is one year to complete from Determination of Level of Review.** (An Environmental Assessment performed in accordance with subpart E of 24 CFR Part 58 is attached.)
- ☐ An **Environmental Impact Statement** (EIS) is required to be performed. **New Ruling effective July 1, 2024 - 150 page limit (300 for EISs of extraordinary complexity) and the time limit is two years to complete from Determination of Level of Review.**

The ERR (see §58.38) must contain all the environmental review documents, public notices and written determinations or environmental findings required by Part 58 as evidence of review, decision making and actions pertaining to a particular project. Include additional information including checklists, studies, analyses and documentation as appropriate.

Christopher F. Lenz
ERR Preparer Name (Typed)

Christopher F. Lenz
Signature

Development Director-Mesner Development Co.
Title

October 7, 2024
Date

Joseph Lauber
DED Responsible Entity Certifying Officer
Deputy Director
Title

Joseph H. Lauber
Signature
10/29/24
Date

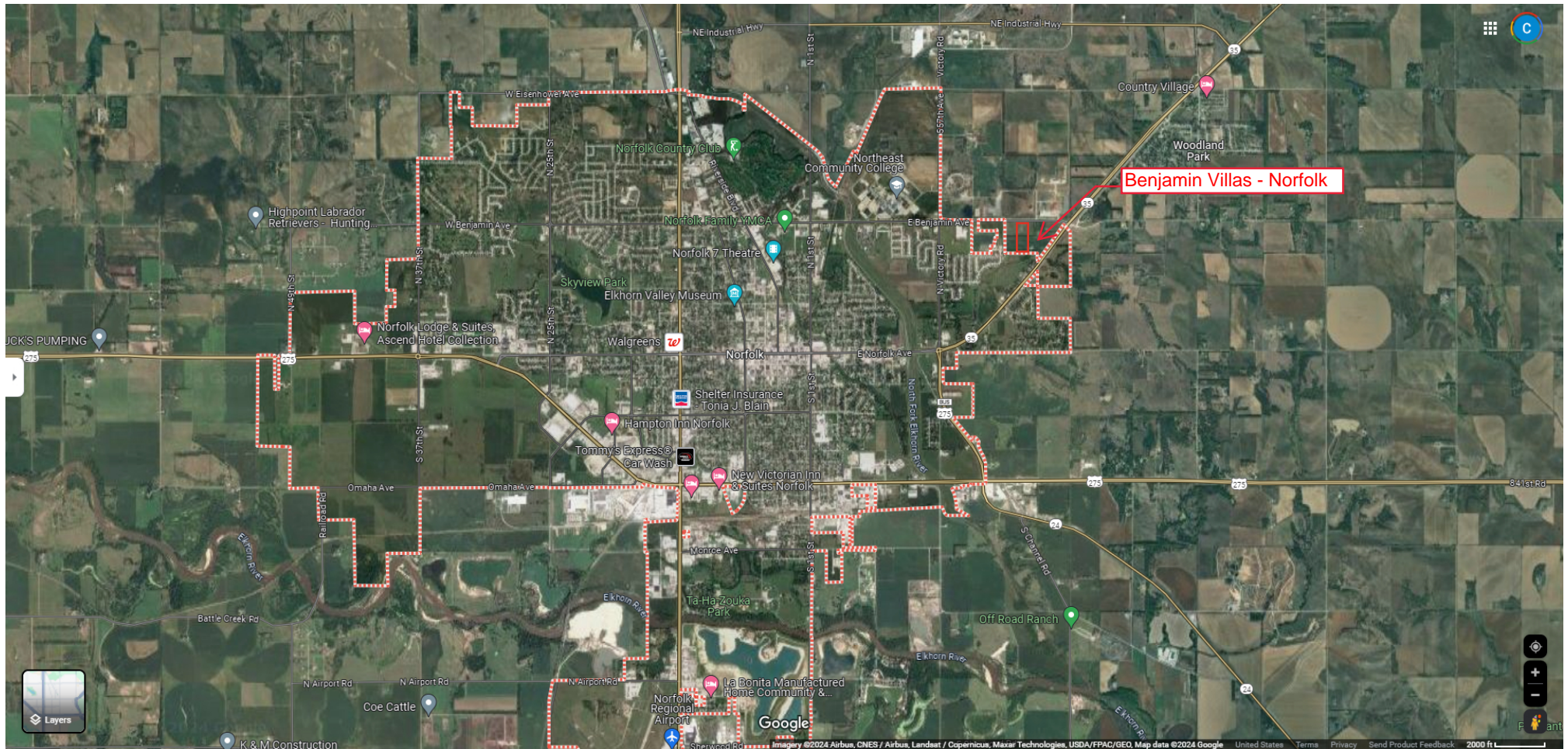
24-OERH-10002 - Project Description – Benjamin Villas - Norfolk

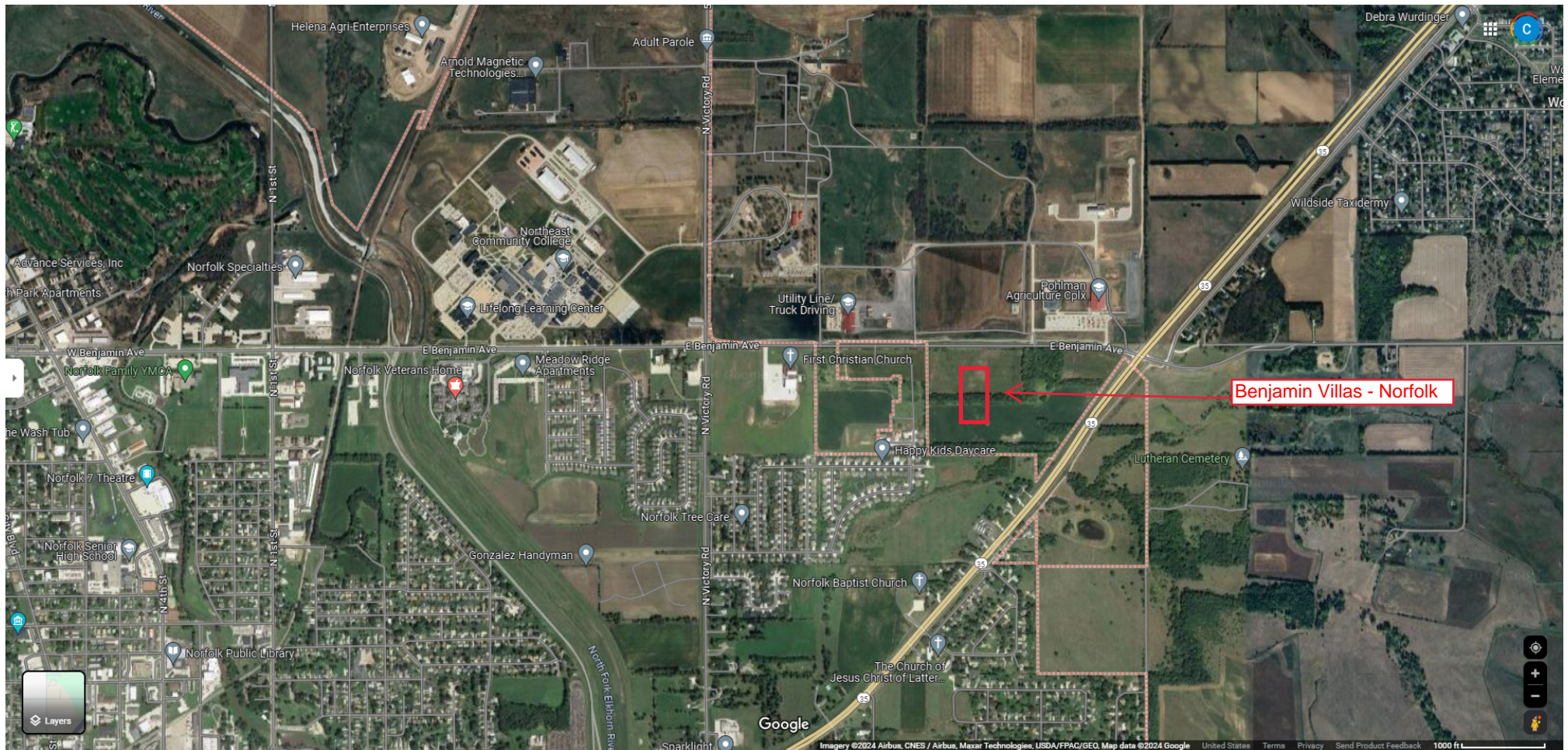
Benjamin Villas is a proposed new construction 28-unit rental housing project to be occupied by the general population. The units will be on the northeast side of town at approximately 3000 East Benjamin Avenue in Norfolk, Madison County, Nebraska (The Project). The project will be built in duplex design and consists of 28 single story, three and four bedroom rental units (fourteen buildings). The 3 Bedroom units will have 1,218 square feet of living space and the 4 Bedroom Units will have 1,501 square feet. All units in Benjamin Villas will include 3kW of Solar. The units also have an attached garage, garage door opener, storm shelter, washer, dryer, range, refrigerator, dishwasher, garbage disposal and microwave. Lawn care, snow removal, and trash will be provided and paid for by the project. Project will adhere to the (Federal Internal Revenue Code) Section 42 Low Income Housing Tax Credit (LIHTC) Program. Four of the units will be HOME Investment Partnerships Program (“HOME”) floating HIGH HOME units occupied by tenants at or below 60% AMI (area median income). There will be no displacement of residents, business, or farms. The Project is estimated to be completed within two years.

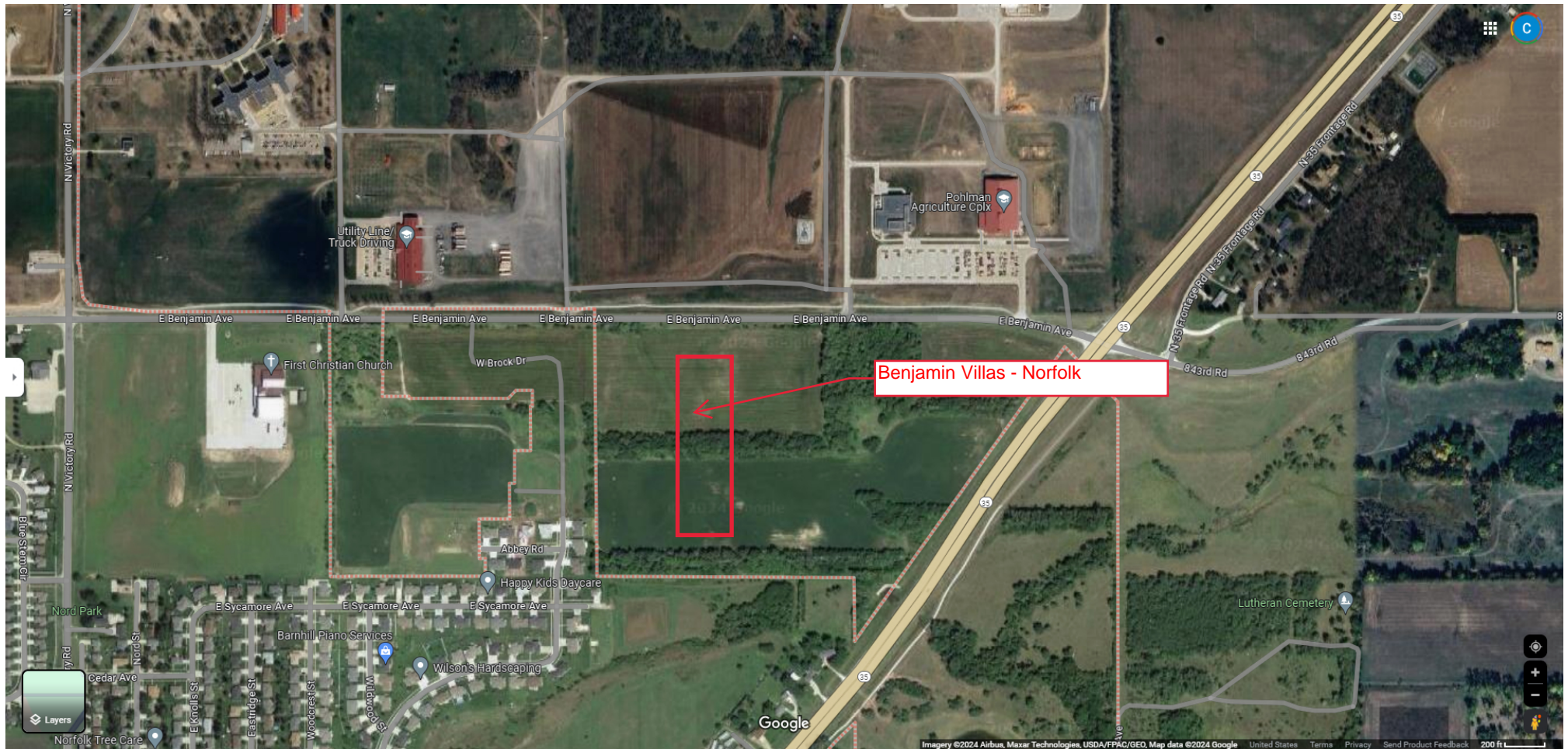
The total project cost is \$7,315,643. Of this amount, \$4,108,807 will be funded with Federal Low-Income Housing Tax Credit equity, \$1,811,835 will be funded with State Affordable Housing Tax Credit equity, \$85,000 will be from Owner Equity, \$650,000 will be in the form of a HOME Funds deferred loan, \$660,000 will be in the form of a conventional first mortgage.

The Norfolk Housing Development Corporation is the LIHTC and HOME Funds Applicant. Mesner Development Co. is Developer of the project. The Norfolk Housing Development Corporation will also be the Managing Member of Benjamin Villas, LLC, the ownership entity of the project. The Norfolk Housing Agency will be the Property Management Agent. The investing member of the LLC will be Midwest Housing Equity Group. The Norfolk Housing Development Corporation will receive the non-profit Right of First Refusal on the project.

All of the units are handicapped adaptable and will meet visitability standards. Two units will meet all Uniform Federal Accessibility Standards (UFAS) requirements for accessibility. One unit will meet the visual/hearing impaired requirements.







Benjamin Villas - Norfolk

Benjamin Villas - Norfolk - Site Plan








Environmental Review - DLR Determination - HOME Program Project - Benjamin Villas

Final Audit Report

2024-10-29

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