

DETERMINATION OF LEVEL OF REVIEW

DED Project Identification # 24OERH10003

Project Name: Whitetail Villas Program Year: 2024

Project Location: South of 22nd St and east of E Street, Schuyler, Colfax 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)


Signature

Development Director-Mesner Development Co.
Title

October 7, 2024
Date

Joseph H. Lauber
DED Responsible Entity Certifying Officer
Deputy Director
Title

Joseph H. Lauber
Signature
10/30/24
Date

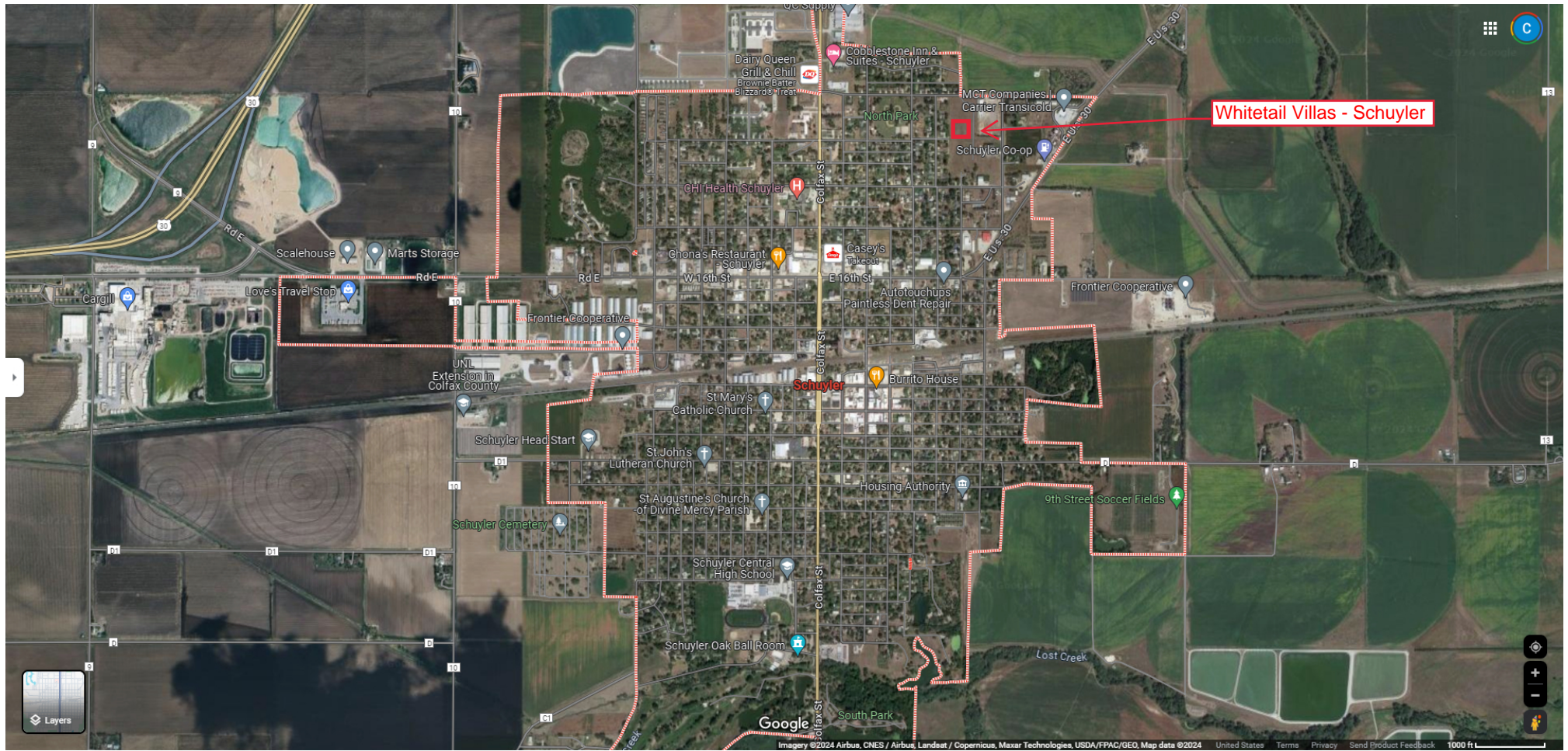
24-OERH-10003 - Project Description – Whitetail Villas - Schuyler

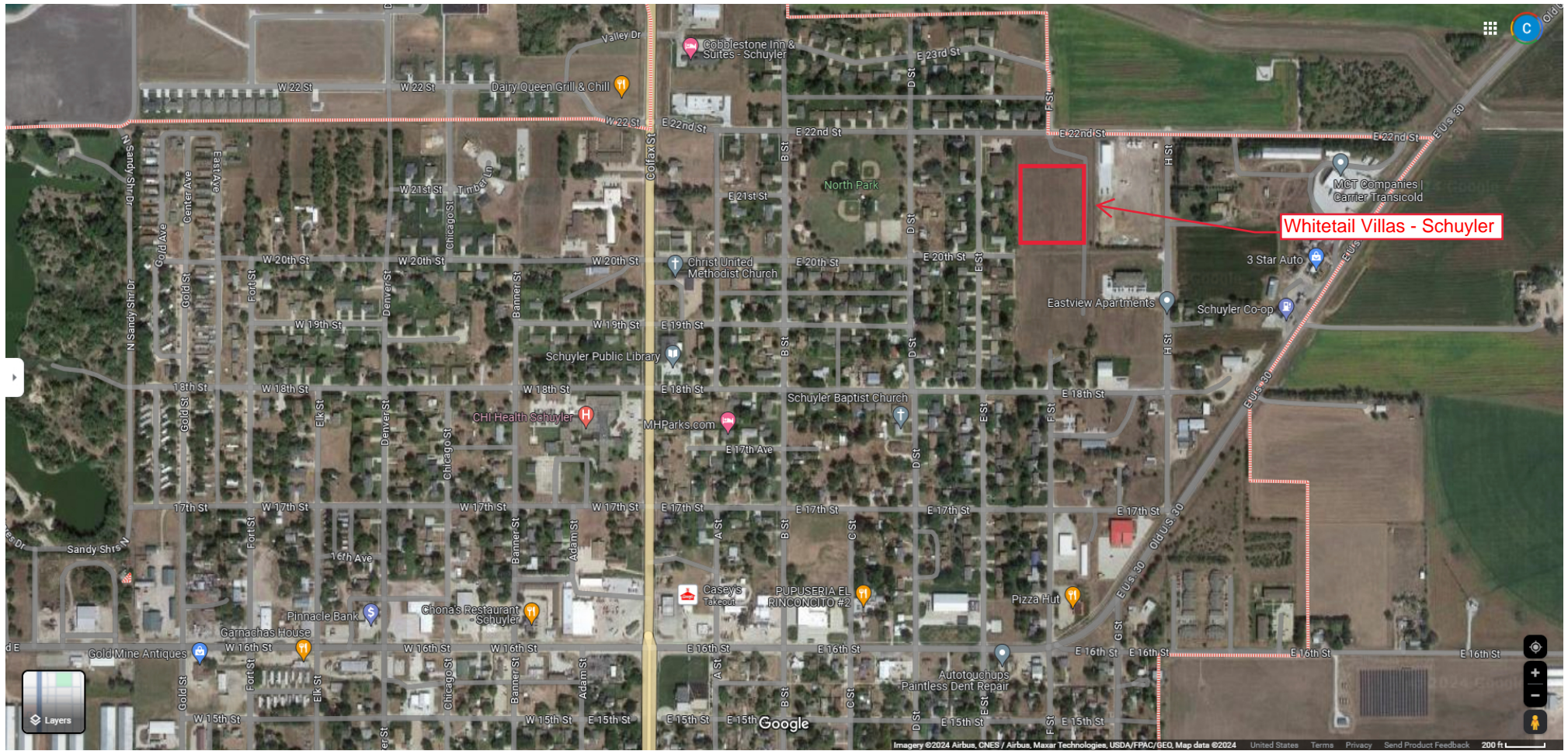
Whitetail Villas is a proposed 20-unit rental housing project to be occupied by the elderly population located in Schuyler, Colfax County, Nebraska. The units will be on the east side of town – south of 22nd Street and east of E Street in Schuyler, Nebraska. (The Project). The project will be built in duplex design and consists of 20 single-story two-bedroom rental units (ten buildings). The floor plans will consist of 998 square feet of living space in each duplex unit. All units in Whitetail 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.

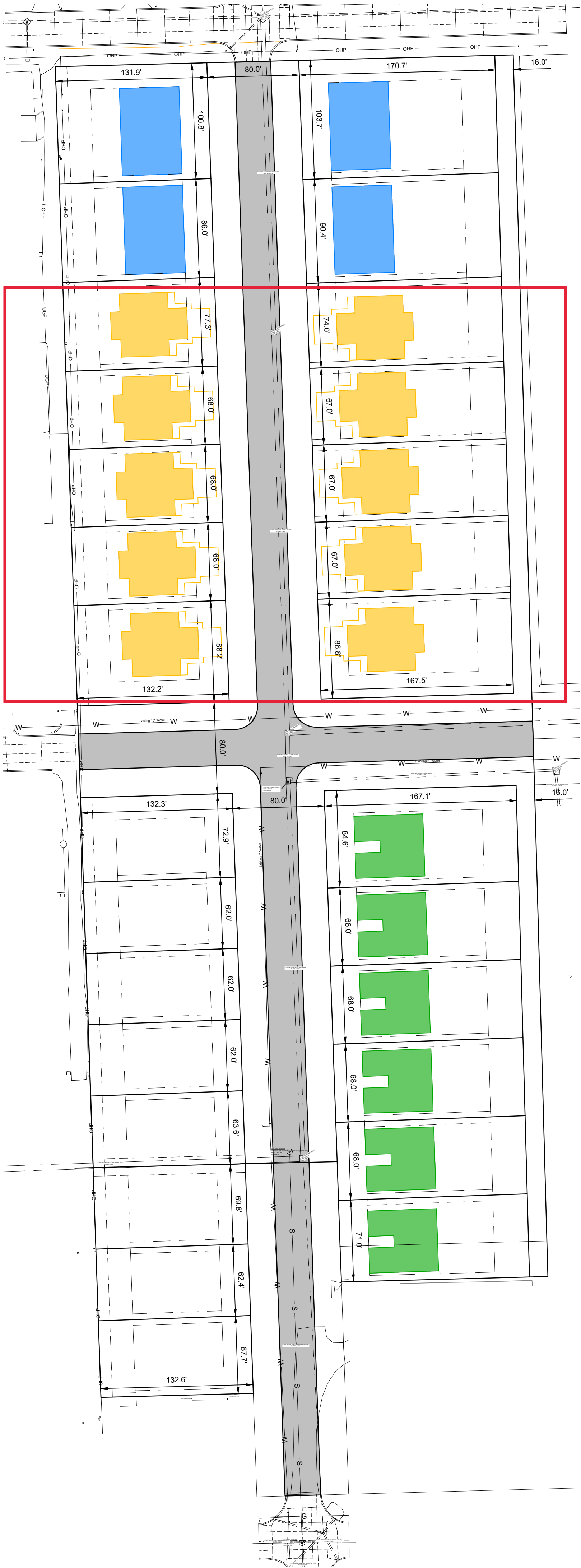
The total project cost is \$5,350,944. Of this amount, \$650,000 will be funded with HOME funds, \$2,943,130 will be funded with Federal Low-Income Housing Tax Credit equity, \$1,297,814 will be funded with State Affordable Housing Tax Credit equity, \$65,000 will be in the form of Owner Equity, and \$395,000 will be in the form of a conventional first mortgage.

Mesner Development Co. of Central City, Nebraska is the Developer of the project. Schuyler Community Development Inc. will be the Managing Member of Whitetail Villas, LLC, the ownership entity of the project. Schuyler Community Development Inc. will also be the Management Agent as well as have the Right of First Refusal to purchase the property at the end of the 15-year tax credit compliance period. The investing member of the LLC will be Midwest Housing Equity Group.

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







Whitetail Villas Site Plan






ERR Determination

Final Audit Report

2024-10-30

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