

**Notice to the Newspaper:** This ad is to be published in the **LEGAL SECTION** of the newspaper. The Titles at the top of the notice and within must be published as part of the ad. The ad must be published as one continuous ad. The dates in this ad are date sensitive **if you cannot publish this ad on 8/9/2024 do not proceed.** Please contact Jasmin Walton of the Ohio Department of Development at [Jasmin.walton@development.ohio.gov](mailto:Jasmin.walton@development.ohio.gov) Kendra Koehne at (317) 793-5288 or [kendra.koehne@pivotal-hp.com](mailto:kendra.koehne@pivotal-hp.com) ASAP. Billing arrangements can be made with Kendra Koehne with Pivotal Development LLC at 1228 Euclid Avenue, West Chester, Ohio 45069. Thank you.

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

August 9, 2024

Lydia L. Mihalik, Director  
Ohio Department of Development  
77 South High Street  
Columbus, Ohio 43215

To All Interested Agencies, Groups, and Individuals:

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the State of Ohio.

**REQUEST FOR RELEASE OF FUNDS**

On or about, but not before, August 26, 2024, the State of Ohio will submit a request to the U.S. Department Housing and Urban Development (HUD) for the release of Federal funds under Section 288 of Title II of the Cranston Gonzalez National Affordable Housing Act (NAHA), as amended to be used for the following project:

**Project Name: Foster Senior Lofts**  
**Developer: Pivotal Development LLC**  
**Location: Elyria, Lorain County, Ohio**

**Project Description**

**Foster Senior Lofts is a proposed 46-unit senior independent housing development located at 615 Foster Ave. The development will include 24 one-bedroom and 22 two-bedroom apartments for independent living, with energy-efficient features and modern amenities that will create a vibrant community. Some of the highlights of the development include an outdoor pavilion space, community room with computer stations, on-site management, and extensive accessibility features. Foster Senior Lofts will not only provide quality affordable senior housing but also transform an environmentally contaminated site into a community asset. By redeveloping a neglected property into desirable senior living, Foster Senior Lofts will promote sustainable redevelopment and allow Elyria seniors to age in place.**

**Sources of Funds:** State of Ohio Federal HOME Investment Partnerships Funds,  
Private and Public Funds

<b>Federal/State HOME Funds:</b>	<b>\$ 2,025,000</b>
<b>Total Project Cost Estimate:</b>	<b>\$ 14,113,882.00</b>

## **FINDING OF NO SIGNIFICANT IMPACT**

The State of Ohio 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), which is available for review on the Ohio Housing Finance Agency's website at <https://ohiohome.org/ppd/publicforums.aspx>.

## **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR via email to the State of Ohio at [OCD@development.ohio.gov](mailto:OCD@development.ohio.gov). All comments received before August 26, 2024, will be considered by the State of Ohio prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

## **ENVIRONMENTAL CERTIFICATION**

The State of Ohio certifies to HUD that Lydia L. Mihalik, Director of the Ohio Department of Development, 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. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the State of Ohio to use Program funds.

## **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and the State of Ohio'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 State of Ohio; (b) the State of Ohio 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 via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to CPD Director, HUD, Columbus Field Office at [CPDColumbusRROF@hud.gov](mailto:CPDColumbusRROF@hud.gov). Potential objectors should contact the HUD Columbus Field Office via email to verify the actual last day of the objection period.

Lydia L. Mihalik, Director, Ohio Department of Development