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

April 26, 2024

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

Tawana Jones, Director  
Community & Economic Development  
Montgomery County  
451 W. Third St., 10th Floor  
Dayton, Ohio 45422

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 and Montgomery County.

**REQUEST FOR RELEASE OF FUNDS**

On or about, but not before, May 13, 2024, the State of Ohio and Montgomery County will submit requests to the U.S. Department Housing and Urban Development (HUD) for the release of Federal funds under Title I of the Housing and Community Development Act of 1974, as amended and 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: The Flats on Wolf Creek  
Developer: St. Mary Development Corporation  
Location: Dayton, Montgomery County, Ohio

**Project Description**

The Flats on Wolf Creek is a 65-unit workforce building. This project is located near Wolf Creek on Olive Road, near the library, post office, pharmacy and several restaurants and businesses. Trotwood was severely impacted by the Memorial Day tornadoes, losing close to 1000 units of housing. The building will have a mix of one, two and three bedroom units and a community room and on-site fitness room. There will be an elevator providing accessibility to the residents and visitors.

Sources of Funds: State of Ohio Federal CDBG-DR Funds, Montgomery County Federal HOME Investment Partnerships Funds, Private and Public Funds

Federal/Montgomery County HOME Funds:	\$ 500,000
Federal/State of Ohio CDBG-DR Funds	\$ 4,500,000
Total Project Cost Estimate:	\$ 18,694,147

**FINDING OF NO SIGNIFICANT IMPACT**

The State of Ohio and Montgomery County have 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://ohiohoma.org/pps/publicforums.aspx> and at Dayton Metro Library - Trotwood Branch, (855 E Main Street Trotwood, Ohio 45426) Monday, Tuesday, Thursday ~ 9:30 AM- 8:30 PM, Wednesday, Friday, Saturday ~ 9:30 AM ~ 6:00 PM

**PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR via email to the State of Ohio at [OCDBGdevelopment.ohio.gov](mailto:OCDBGdevelopment.ohio.gov) and to Montgomery County at [800816@coohio.com](mailto:800816@coohio.com). All comments received before May 13, 2024, will be considered by the State of Ohio and Montgomery County 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 and Montgomery County certify to HUD that Lydia L. Mihalik, Director of the Ohio Department of Development and Tawana Jones of Montgomery County consent 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 and the Montgomery County to use Program funds.

**OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and the certification of the State of Ohio and Montgomery County 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 or Montgomery County; (b) the State of Ohio and Montgomery County have 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

