

**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 3/7/2025 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) or Liam Robinson at (216) 496-7928 or [Liam@salusdev.com](mailto:Liam@salusdev.com) ASAP. Billing arrangements can be made with Liam Robinson with Salus Development at 65 Erieview Plaza, Suite 620 Cleveland, OH 44114. Thank you.

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

March 7, 2025

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, March 24, 2025, the State of Ohio will submit a request to the U.S. Department Housing and Urban Development (HUD) for the release of Federal funds Section 542 of the Housing and Community Development Act of 1992, as amended to be used for the following project:

**Project Name: Karam Senior**  
**Developer: Detroit Shoreway CDO**  
**Location: Cleveland, Cuyahoga County, Ohio**

#### **Project Description**

**Karam Senior Living will serve seniors age 55+ making at or below 60% of AML. The new energy efficient building will provide 51 units and spaces for connection & wrap-around programming through the new Walz branch of the library, developed concurrently.**

**Sources of Funds:** **FHA Risk Share Loan, Private and Public Funds**

<b>OHFA FHA Risk Share Loan:</b>	<b>\$ 1,900,000</b>
<b>Total Project Cost Estimate:</b>	<b>\$ 21,000,000</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 [Compliance@development.ohio.gov](mailto:Compliance@development.ohio.gov). All comments received before March 24, 2025, 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 Christopher Nielson, HUD, Detroit Field Office at [Christopher.m.nielson@hud.gov](mailto:Christopher.m.nielson@hud.gov). Potential objectors should contact the HUD Detroit Field Office via email to verify the actual last day of the objection period.

Lydia L. Mihalik, Director, Ohio Department of Development