

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

April 1, 2022

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, April 19, 2022, 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: The Lofts at Kettering Town Center
Non-Profit Developer: The Lofts at Kettering Town Center, LLC
Location: Kettering, Montgomery County, Ohio

Project Description

The Lofts at Kettering Town Center (The Lofts) will involve the new construction of 51 units of multi-family housing in one three-story apartment building in Kettering, Montgomery County. The Lofts is a housing credit rental project that will offer 13 units at 30% of the area median gross income (AMGI), eight at 50% of the AMGI, and the remaining 30 units at 60% AMGI.

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

Federal/State HOME Funds: \$ 600,000
Total Project Cost Estimate: \$11,474,046

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. All comments received before April 19, 2022, 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 CPD_COVID-19OEE-COL@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