

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

July 15, 2022

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

Aisha Tzillah, Community Development  
City of Cincinnati  
Two Centennial Plaza  
805 Central Avenue, Suite 700  
Cincinnati, OH 45202

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 1, 2022, the State of Ohio and the City of Cincinnati will submit a request to the U.S. Department Housing and Urban Development (HUD) for the release of Federal funds under Section 542 of the Housing and Community Development Act of 1992, as amended to be used for the following project:

**Project Name: Peebles Apartments**  
**For-Profit Developer: The Model Group**  
**Location: Cincinnati, Hamilton County, Ohio**

**Project Description**

**Risk Share Funds will be used for the new construction of Peebles Apartments consisting of 42 units of multi-family housing in one building in Cincinnati, Hamilton County, Ohio. This housing credit rental project will offer 7 units at 30% of the area median gross income (AMGI), and 35 at 60% of the AMGI.**

<b>Sources of Funds:</b>	<b>FHA Risk Share Loan, HOME, Private and Public Funds</b>
<b>OHFA FHA Risk Share Loan:</b>	<b>\$ 1,260,000</b>
<b>Federal/Cincinnati HOME Funds:</b>	<b>\$ 800,000</b>

**Total Project Cost Estimate: \$10,660,838**

**FINDING OF NO SIGNIFICANT IMPACT**

The State of Ohio and the City of Cincinnati 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://ohiohome.org/ppd/publicforums.aspx> and at City of Cincinnati, Office of Community Development, (805 Central Avenue, Suite 700, Cincinnati, Ohio 45202) by making an appointment at 513-352-1968.

**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) and to the City of Cincinnati at [Derek.Mccain@cincinnati-oh.gov](mailto:Derek.Mccain@cincinnati-oh.gov). All comments received before August 1, 2022, will be considered by the State of Ohio and the City of Cincinnati 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 the City of Cincinnati certify to HUD that Lydia L. Mihalik, Director of the Ohio Department of Development and Aisha Tzillah of the City of Cincinnati 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 City of Cincinnati 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 the City of Cincinnati 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 the City of Cincinnati; (b) the State of Ohio and the City of Cincinnati 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 Daniel Burke, HUD Multifamily Regional Center Director at [RSPart58Comments@hud.gov](mailto:RSPart58Comments@hud.gov). Potential objectors should contact the HUD Office of Multifamily Housing Detroit Satellite Office at (313) 234-7511 to verify the actual last day of the objection period.

Lydia L. Mihalik, Director, Ohio Department of Development  
Aisha Tzillah, City of Cincinnati