

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

June 19, 2020

Reginald J. Johnson, Director
Community Development Department
City of Durham
516 Rigsbee Avenue
Durham, North Carolina 27701
919-560-4570 Ext. 22223

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

REQUEST FOR RELEASE OF FUNDS

On or about July 9, 2020, the City of Durham will submit a request to the US Department of Housing and Urban Development (HUD) for the release of HOME Investment Partnership funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, and will authorize the Housing Authority of the City of Durham to submit a request to HUD/North Carolina Housing Finance Agency for the release of Project-Based Housing Choice Vouchers under Section 8(o) of the U.S. Housing Act of 1937. The proposed project name is JJ Henderson. The project's purpose is to redevelop/reconstruct an aging residential housing complex and to provide additionally needed mixed income housing in the downtown area. The project will be a two-phased 258-unit multi-family residential community that will renovate the existing 178-unit building and construct a new adjacent, connected four-story building housing 80 additional units. The project will maintain the current number and a mix of studio and 1-bedroom units in the existing building and provide 1- and 2-bedroom floorplans in the new four-story building. The project will also include the demolition of a one-story structure located along the southern façade of the existing building, the construction of additional parking, and site amenities including sidewalks, bike racks, benches, and trees. Rental Assistance Demonstration (RAD) Project-Based Vouchers (PBVs) and traditional Housing Choice Voucher (HCV) units will be utilized for both phases. The estimated HUD funded amount includes \$3,000,000 of HUD HOME, as well as \$100,000 of HUD Capital Fund Program Grant funds in support of post development operations, with an estimated total HUD and non-HUD construction budget of \$41,319,548. In accordance with the City of Durham Comprehensive Plan, the project site falls within the Downtown Tier where the City supports more intensive development and encourages pedestrian activity, while discouraging low intensity and auto-oriented usage.

FINDING OF NO SIGNIFICANT IMPACT

The City of Durham 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) located on the City's website at: <https://durhamnc.gov/445/Community-Development> under the blue heading "J. J. Henderson Environmental Review" or at <https://www.onecpd.info/environmental-review/environmental-review-records>. *Note: due to COVID-19 (Coronavirus), Durham's Stay-At-Home Order remains in effect until further notice and many City facilities remain closed. Please call the Community*

Development Department at (919) 560-4570 for up-to-date information or to obtain project information.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Matthew Walker, Community and Economic Development Manager, City of Durham Community Development Department, 101 City Hall Plaza, Durham, North Carolina 27701, or via email at Matthew.Walker@durhamnc.gov. All comments received by July 7, 2020 will be considered by the City of Durham and the Housing Authority of the City of Durham prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Durham certifies to HUD that Mr. Reginald J. Johnson in his capacity as Director of the Community Development Department for the City of Durham 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 Durham Redevelopment and Housing Authority to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Durham'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 City of Durham; (b) the City of Durham 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 in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Mr. Michael Johnson, Senior Community Planning and Development Representative, US Department of Housing and Urban Development, Greensboro Field Office, by email to Michael.N.Johnson@hud.gov. Objections for the Public Housing funds shall be addressed to Ms. Courtney N. Kyles, Director, Office of Field Operation, Greensboro Office of Public Housing at Courtney.N.Kyles@hud.gov. Due to COVID-19 (Coronavirus), please submit comments electronically. Potential objectors should contact HUD at (336) 547-4000, to verify the actual last day of the objection period.


Mr. Reginald J. Johnson, Director, Community Development Department
City of Durham

Date

6/17/2020