



NOTICE FOR PUBLIC COMMENT

FROM 2/23/2018
TO 3/13/2018

**PREPARED BY ENVIRONMENTAL SERVICES,
LOS ANGELES HOUSING DEPARTMENT**



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

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

February 23, 2018
Los Angeles Housing and Community Investment Department
1200 W. 7th Street, 8th Floor
Los Angeles, CA 90017
David.Greenwood@lacity.org

This notice satisfies two separate but related procedural requirements for activities to be undertaken by the Los Angeles Housing + Community Investment Department (HCIDLA). In addition, pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15221, HCIDLA may utilize this document to satisfy the requirements of the California Environmental Quality Act (CEQA) compliance for the respective project

REQUEST FOR RELEASE OF FUNDS

On or about March 14, 2018, HCIDLA will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of HOME funds under Title II of the National Affordable Housing Act of 1990; and the release of Section 8 Project Based Voucher (PBV) funds under the Housing Act of 1937; Omnibus Appropriations Act of 2009, Consolidated and Further Continuing Appropriations Act of 2012, and Public Law 112-55, as amended to undertake the following project:

PROJECT: Florence Mills Apartments

PURPOSE: The subject property is located at 3501 S. Central Ave in the City of Los Angeles. The Nature and scope of this project is to construct a new apartment building (Florence Mills Apartments) that will be 74 Units to house and serve a mix of populations. Thirteen (13) of the 74 units shall be dedicated to chronic homeless Veterans with special needs. Six (6) two-bedroom units will be dedicated to homeless families; and fifty-four (54) units will be reserved for low income large families making up to 50% of the Area Median Income (AMI). The 13 units dedicated to homeless veterans and the 6 units dedicated to homeless families are the units for which this application is requesting HOME Funding, and HACLA VASH project based vouchers. Shred amenities in the building include an 863 square foot community room with a kitchen, 4 laundry rooms on each of the 4 floors, two outdoor open spaces including a community garden, play area for children, and passive recreational areas with seating and landscaping. In-unit amenities include a private balcony in each unit, stove, refrigerator, and air conditioning. Accessibility features including accessible kitchens, 10% of units with mobility features and 4% with communication features, and 100% of units adaptable. Two elevators will be provided to service the 74 units and the subterranean parking. Izor and Associates has been hired as the CASp specialist for the project and will review plans to ensure that accessibility requirement of all funding sources are incorporated into the building.

LOCATION: 3501 S. Central Ave, Los Angeles, County of Los Angeles, CA 90011

FUNDING: HOME Funds \$7,896,600; and \$413,736 annually for (15) years, total funding of \$6,206,040 / HACLA Project Based Voucher (PBV).

FINDING OF NO SIGNIFICANT IMPACT

An Environmental Assessment under 24 CFR Part 58 was conducted for the above-mentioned project. HCIDLA has determined that this 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) on file at the Los Angeles Housing and Community Investment Department, 1200 W. 7th Street, 8th Floor, Los Angeles, CA 90017 and may be examined or copied Monday to Thursday, 9 A.M. to 4 P.M., and Friday, 9 A.M to 3 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to HCIDLA. All comments received by March 13, 2018 will be considered by HCIDLA prior to authorizing submission of a request for release of funds. Comments should specify which notice and which project they are addressing.

ENVIRONMENTAL CERTIFICATION

HCIDLA certifies to HUD that Rushmore D. Cervantes in his capacity as General Manager of the Los Angeles Housing and Community Investment Department 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 HCIDLA to use program funds.

OBJECTIONS TO RELEASE FUNDS

HUD will accept objections to the Responsible Entity's (RE) Request for Release of Funds and Environmental Certification for a period of fifteen days following the submission date specified above or the actual receipt of the request (whichever is later) only if they are on the following bases: (a) the certification was not executed by the Certifying Officer of the RE; (b) the RE has omitted a step or failed to make a determination or finding required by HUD regulations at 24 CFR part 58 or by CEQ regulations at 40 CFR 1500-1508, as applicable; (c) the RE has omitted one or more steps in the preparation, completion or publication of the Environmental Assessment or Environmental Impact Study per 24 CFR Subparts E, F or G of Part 58, as applicable; (d) the grant recipient or other participant in the development process has committed funds for or undertaken activities not authorized by 24 CFR Part 58 before release of funds and approval of the environmental certification; (e) another Federal, State or local agency 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 HUD at the U.S. Department of Housing and Urban Development, 300 North Los Angeles Street, Suite #4054, Los Angeles, California 90012. Potential objectors should contact HUD to verify the actual last day of the objection period.

Rushmore D. Cervantes, General Manager
Los Angeles Housing and Community Investment Department
1200 West Seventh Street, 9th Floor, Los Angeles, California 90017