

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

May 7, 2020
Jefferson County
3500 Illinois Street, Golden, CO 80401
303-271-8373

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Jefferson County Community Development.

REQUEST FOR THE RELEASE OF FUNDS

On or about May 26, 2020 Jefferson County Community Development will submit a request to the U.S. Department of Housing and Urban Development on behalf of Metro West Housing Solutions for the release of Home Investment Partnership Program (HOME) funds under Title I of the Housing and Community Development Act of 1974, as amended, to undertake a project known as Lamar Station II.

ESTIMATED FUNDING: \$500,000 in HOME funding from Jefferson County and \$18,110,697 in total project costs

PROJECT LOCATION: 6190 West 13th Avenue, Lakewood, CO 80214

NATURE AND SCOPE OF THE PROJECT: Metro West Housing Solutions will utilize Home Investment Partnership Program (HOME) funds from Jefferson County to construct 65 rental housing units on the site located at 6190 West 13th Avenue in Lakewood. The unit mix will include including 3 studio units, 27 one-bedroom units, 28 two-bedroom units and 7 three-bedroom units. The development will share leasing and resident services offices, a community room – including a business center, computer lab, and library – as well as a fitness room, and maintenance workspace with the existing Lamar Station Crossing development. Outdoor gathering areas include a picnic and barbecue area. Additionally, the development will feature controlled-access entry, surveillance cameras, and a service coordinator. 100% of the units will serve households earning between 20% and 80% of the area median income in Jefferson County.

FINDING OF NO SIGNIFICANT IMPACT

Jefferson County Community Development has determined the project will have no significant impact on the human environment. An Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA), therefore, is not required. Additional project information is contained in the Environmental Assessment (EA) and may be reviewed by contacting Emily Sander via telephone at 303-248-6318 or via email at esander@jeffco.us.

PUBLIC COMMENTS

Any individual, group, agency, or department disagreeing with this determination or wishing to comment on the project may submit written comments to Jefferson County Community Development. Any comments received by May 25, 2020 will be considered by Jefferson County Community Development prior to authorizing the submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

Jefferson County Community Development certifies to the U.S. Department of Housing and Urban Development that Kat Douglas in her capacity as Director of Community 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. The U.S. Department of Housing and Urban Development's approval of this certification satisfies its responsibilities under NEPA and related laws and authorities and allows Metro West Housing Solutions to use Program funds.

OBJECTIONS TO THE RELEASE OF FUNDS

The U.S. Department of Housing and Urban Development will accept objections to its release of funds and the Jefferson County Community Development 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 made on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Jefferson County Community Development; (b) Jefferson County Community Development omitted a step or failed to make a decision or finding required by U.S. Department of Housing and Urban Development regulations at 24 CFR Part 58; (c) Metro West Housing Solutions committed funds or incurred costs not authorized by 24 CFR Part 58 before the approval of a release of funds by the U.S. Department of Housing and Urban Development; or (d) another Federal agency, acting pursuant to 40 CFR part 1504, 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 of 24 CFR Part 58 and shall be addressed to the U.S. Department of Housing and Urban Development, Region VIII Office, 8ADE, 1670 Broadway Street, Colorado 80202-4801. Potential objectors should contact the U.S. Department of Housing and Urban Development to verify the actual last day of the objection period.

Kat Douglas, Director of Community Development, Jefferson County, Colorado