

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

March 3, 2021

Miami-Dade County
Public Housing and Community Development
701 NW 1st Court, 16th Floor
Miami, FL 33136
(786) 469-2100

This notice shall satisfy the above-cited two separate but related procedural notification requirements for an activity to be undertaken by Public Housing and Community Development (PHCD).

REQUEST FOR RELEASE OF FUNDS

On or about March 22, 2021, PHCD will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of U.S. Department of Housing and Urban Development (HUD) Rental Assistance Demonstration (RAD) program funds approved by Congress under the FY 2012 HUD Appropriations Act to undertake the following project:

Agency	Project Title & Description	Project Funding
Culmer Apartments, Ltd. – a related entity of Atlantic Pacific Communities, LLC	Culmer Place (Culmer Apartments) - Demolition of 226 units of existing public housing and an initial redevelopment of 119 units for public housing residents (RAD) units and an additional 120 units for non-public housing residents to consist of affordable units. The total proposed project involves the new construction of up to 1,402 mixed-income units over several construction phases, resulting in 226 units for public housing residents (RAD units) and 1,176 units for non-public housing residents to consist of affordable, workforce, and market rate units. The parcel is located at 800 NW 5th Avenue, Miami, Florida 33136 (Folio #01-0101-010-2030).	Low-Income Housing Tax Credit Equity \$41,215,888 State Apartment Incentive Loan and Supplemental Extremely Low-Income Set-Aside \$7,600,000 Additional funding sources \$55,673,923 Total Project Cost = \$104,489,812 Estimated Proposed Rental Assistance Demonstration Program (RAD) operational funds

FINDING OF NO SIGNIFICANT IMPACT

PHCD 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) on file at **PHCD, located at 701 NW 1st Court, 14th Floor, Miami, FL 33136, and may be examined or copied weekdays 9:00 A.M. to 4:00 P.M.**

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit **written comments to Public Housing and Community Development, ATTN: Clarence Brown, Division Director, Community Development Division. All comments received by March 19, 2021, will be considered by PHCD prior to authorizing submission of a request for release of funds. Comments should specify which public notice is being addressed.**

RELEASE OF FUNDS

PHCD certifies to U.S. HUD that Daniella Levine Cava, in her capacity as Mayor, 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. U.S. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows Miami-Dade County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

U.S. HUD will consider objections to its release of funds and the Miami-Dade County 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 or other officer of PHCD approved by U.S. HUD; (b) PHCD has omitted a step or failed to make a decision or finding required by U.S. HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or other participants in the project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by U.S. 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) and shall be addressed to **U.S. Department of Housing and Urban Development, Miami Field Office, Brickell Plaza Federal Building, 909 SE First Avenue, Room 500, Miami, Florida 33131-3028, ATTN: Victor Atkins, Director, Office of Public and Indian Housing.** Potential objectors should contact U.S. HUD to verify the actual last day of the objection period.

Daniella Levine Cava, Mayor
Certifying Officer

PHCD does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, gender expression, gender identity, age, pregnancy, familial status, source of income, actual or perceived status as a victim of domestic violence, dating violence or stalking in the access to, admissions to, or employment in housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call (786) 469-2155 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.

