



**PUBLIC NOTICE
STATE OF NORTH DAKOTA
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

Date of Publication: May 21, 2025

North Dakota Housing Finance Agency
PO Box 1535
Bismarck, ND 58502-1535
(800) 292-8621

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by North Dakota Housing Finance Agency (NDHFA).

Request For Release of Funds

On or about June 6, 2025, NDHFA will submit a request to the United States Department of Housing and Urban Development (HUD) for the release of HOME Investment Partnership (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12721 et seq.), as amended, to undertake a project known as Jewel City 2 for the purpose of partially funding the rehabilitation of an existing building, which involves renovating 7 units of affordable housing. The completed project will include 7 one-bedroom units. The work will include replacing the siding and damaged sheathing, replacing the roofing, gutters, downspouts, fascia and soffits, replacing doors and windows, removing window air conditioning units and replacing them with more cost efficient mini-split units, replacing flooring, appliances, cabinetry and kitchen and bathroom fixtures, painting all units and common areas, replacing all interior and exterior lighting, updating emergency lighting, updating electrical and mechanical systems, correcting the drainage issues, repairing parking lots and sidewalks, and installing a security camera and secured access system. The building will keep all existing exterior walls with extensive interior and exterior remodeling. The project is located at 304 2nd Ave SE, Rolla, ND, 58367. The total estimated project cost is \$2,712,463.76. Sources of funding include: HUD HOME Funds-NDHFA: \$1,387,734.76. Other sources of funding include: Housing Incentive Fund-NDHFA: \$975,000.00; Rural Development Mortgage: \$235,269.00; Deferred Developer Fee: \$79,460; and AHDI Owner Equity: \$35,000.00.

Finding of No Significant Impact

NDHFA 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). The ERR will be made available to the public for review either electronically or by U.S. mail. Please submit your request to NDHFA by email at hfainfo@nd.gov. The ERR can also be viewed electronically at <https://cpd.hud.gov/cpd-public/environmental-reviews>.

Public Comments

Any individual, group, or agency may submit written comments on the ERR to the NDHFA via email at hfainfo@nd.gov. All comments received by June 5, 2025, will be considered by NDHFA prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

Environmental Certification

NDHFA certifies to HUD that Jennifer Henderson in her capacity as Community Housing and Grants Management Director 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 NDHFA to use Program funds.

Objections To Release of Funds

HUD will accept objections to its release of funds and the NDHFA 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 NDHFA; (b) the NDHFA 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 via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Noemi Ghirghi, CPD Region VIII Director, at CPDRROFDEN@hud.gov. Potential objectors should contact CPDRROFDEN@hud.gov to verify the actual last day of the objection period.

Jennifer Henderson, Certifying Officer
Community Housing and Grants Management Division
North Dakota Housing Finance Agency
PO Box 1535
Bismarck, ND 58502-1535