

# Combined FONSI/RROF

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

February 9, 2023

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

### REQUEST FOR RELEASE OF FUNDS

On or about February 27, 2023 Pinal County 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-Gonzales National Affordable Housing Act of 1990 to undertake a project known as Chicanos Por La Causa, Inc. (CPLC) 5 Lots in City of Casa Grande for the purpose of developing affordable rental housing.

CPLC is proposing new construction of a scattered site residential development project offering 176 units in a mix of one, two and three-bedroom apartments for households earning up to 80% Area Median Income (AMI). The low-rise affordable housing project will sit on five city owned parcels within the City of Casa Grande Downtown and Historic District. The City of Casa Grande has rezoned the parcels in the downtown encouraging a mix of higher residential density, commercial, and retail uses; it also concentrates new neighborhood growth in areas where assured water supplies exist, and construction of new infrastructure is fiscally feasible and attractive to families. The sites identified total approximately six acres. CPLC will acquire the lots from the city to create quality, sustainable affordable housing in Casa Grande, which severely lacks housing options for workforce and low-income households.

The subject property parcels are located at: 315 W Main Ave, Casa Grande, AZ 85112; 209 W Main Ave, Casa Grande, AZ 85112; 202 S Top & Bottom St, Casa Grande, AZ 85112; 107 W Main Ave, Casa Grande, AZ 85112; and 401 E 3rd St., Casa Grande, AZ 85112.

The subject property parcels are currently undeveloped desert land designated for residential use. As the subject property parcels are undeveloped, no operations currently take place on-site. According to available historical sources, the subject property parcels have been undeveloped desert land since at least 1936. The immediately surrounding properties to the north, south, east, and west consist of either undeveloped desert, single-family residences, and/or residential streets followed by undeveloped desert and/or single-family residences.

The project will be completed during FY 2022, FY 2023, and FY 2024 using PY 2020, PY 2021, PY 2022, and PY 2023 HOME funds at an estimated total project cost of \$44,935,203. HOME funding will be used to pay for \$950,000 of the total project cost. The \$950,000 of HOME funding will support the development and construction of six affordable rental housing units within the proposed project to be occupied by low income households.

### FINDING OF NO SIGNIFICANT IMPACT

Pinal County has determined 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 Pinal County, 31 North Pinal Street Bldg. A, Florence, Arizona 85132 or on the website at [www.pinal.gov/grants](http://www.pinal.gov/grants) and may be examined or copied weekdays 7:00 A.M to 5:00 P.M.

### PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Grants Specialist at Pinal County Finance Department, P.O. Box 1348, Florence, Arizona, 85132. All comments received by February 24, 2023 will be considered by Pinal County prior to authorizing submission of a request for release of funds.

### ENVIRONMENTAL CERTIFICATION

Pinal County certifies to United States Department of Housing and Urban Development (HUD) that Leo Lew in his capacity as Certifying officer 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 Pinal County to use Program funds.

### OBJECTIONS

HUD will accept objections to its Release of Funds and Pinal County's 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 Pinal County; (b) Pinal County 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 HUD administration office at address of that office. Potential objectors should contact HUD at [RROFSFRO@hud.gov](mailto:RROFSFRO@hud.gov) or [CPD\\_COVID-19OEE-SFO@hud.gov](mailto:CPD_COVID-19OEE-SFO@hud.gov). Potential objectors should contact HUD to verify the actual last day of the objection period.

Leo Lew, County Manager, Certifying Officer