

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT, NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS, and FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 500-YEAR FLOODPLAIN

Date of Publication: May 28, 2026
City of Phoenix Housing Department
251 West Washington Street, 4th Floor
Phoenix, AZ 85003
602-262-6291

These notices shall satisfy three separate but related procedural requirements for activities to be undertaken by the City of Phoenix Housing Department.

REQUEST FOR RELEASE OF FUNDS

On or about June 16, 2026 the City of Phoenix Housing Department will submit a request to the U.S. 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 (P.L. 101-625) as amended, to undertake a project known as 41st & Thomas.

TRG Arizona Development, LLC proposes to construct 41st & Thomas (the Project), a multi-family affordable housing development for low-income seniors (55 years of age and older), located at 2608 North 41st Avenue in Phoenix, Maricopa County, Arizona (APNs 108-12-001S, 108-12-007, and 108-12-003). The Project activities will include the demolition of existing improvements (paved parking lot, sidewalks, landscape storage, and a park with a fenced dog park and shade canopy bench area) and new construction. The new senior housing development involves 110 units in one 3-story elevator-serviced residential buildings on approximately 3.22-acres. The building will be comprised of 100 one-bedroom and 10 two-bedroom units that will serve individuals who are 55 years of age and older and restricted to households earning 30% to 60% area median income (AMI) or less. 10 units are designated as HOME units to serve 40% AMI. The property owner will be responsible for the cost of providing water, sewer, trash, and common area utilities. The garden-style building will include a community center and multipurpose room, a fitness room, a recreation area/court, a dog park with covered seating, an on-site manager's/leasing office, central laundry, a swimming pool, a pickle ball court, gazebo, security gate access, walking paths, including a direct connection walk path to the senior center, and surface parking. The site is currently zoned as R-4 Multi-Family Residential. Unit amenities will include blinds, central air conditioning, closets, ceiling fans, and appliances (dishwasher, garbage disposal, range/oven, and refrigerator). The site will offer services to the tenants such as on-site social services with Central Valley Coalition for Affordable Housing (CVCAH) and connected programming with the Adam Diaz Senior Center, the center adjacent to the Project. The design and construction of the new housing development will be in accordance with Phoenix building, zoning, and development codes as approved by the City Planning and Development Department (PDD). The planned activities are proposed in accordance with the City of Phoenix General Plan and the City's 2025-2029 Consolidated Plan.

The total estimated project cost is \$42,000,000, with \$2,000,000 from HOME Funds using HUD grant M25-MC-04-0228 grant year 2025, a \$500,000 grant from the Housing is Healthcare Fund, State and Federal Low-Income Housing Tax Credits (LIHTC), \$1,000,000 from Phoenix Community Development & Investments Corporation (PCDIC), \$500,000 from Local Initiatives Support Corporation (LISC), and a private mortgage and deferred developer fees, for the Project located at 2608 North 41st Avenue in Phoenix, Maricopa County, Arizona (APNs 108-12-001S, 108-12-007, and 108-12-003). The major crossroads are 41st Avenue and Thomas Road. The design and construction of the new housing development will be in accordance with Phoenix building, zoning, and development codes as approved by the City Planning and Development Department. Environmental mitigations will include vapor barrier and post construction testing.

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 by U.S. mail to City of Phoenix Housing Department, 251 West Washington Street, 4th Floor, Phoenix Arizona 85003 or by email to shannon.montilla@phoenix.gov. The ERR can be accessed online at the following website <https://cpd.hud.gov/cpd-public/environmental-reviews>.

FINDING OF NO SIGNIFICANT IMPACT

The City of Phoenix Housing Department and the Arizona Department of Housing 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 City of Phoenix Housing Department 251 West Washington Street, 4th Floor Phoenix, AZ 85003 and may be examined or copied weekdays 8:00 A.M to 5:00 P.M. Monday through Friday.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Phoenix Housing Department. All comments received by 5:00 P.M., Mountain Standard Time, June 15, 2026 will be considered by the City of Phoenix prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Phoenix Housing Department certifies to HUD that Titus Mathew in his capacity as Director of the Housing 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 the City of Phoenix Housing Department to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Phoenix's Housing Department 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 the City of Phoenix Housing Department; (b) the City of Phoenix Housing Department 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 HUD San Francisco Office of Community Planning and Development (CPD), One Sansome Street, Suite 1200, San Francisco, CA 94104 or via email at RROFSFRO@hud.gov. Potential objectors should contact HUD at RROFSFRO@hud.gov to verify the actual last day of the objection period.

Titus Mathew,
Director
Housing Department City of Phoenix

For a copy of this publication in an alternate format call the Housing Department ADA Liaison, 251 W. Washington St., Phoenix, AZ 85003. To request a reasonable accommodation or free language translation services, please call 602-262-6794. For TTY or other such accommodations, please use 7-1-1 Friendly.

Para recibir esta información en formatos alternos impresos o de audio, póngase en contacto con: Enlace ADA del Departamento de Housing, 251 W. Washington St., Phoenix, AZ 85003. Para solicitar alojamiento razonable o servicios gratuitos de traducción de idiomas, llame al 602-262-6794. Para la línea TTY u otros servicios similares, debe tener compatibilidad con 7-1-1.

FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 500-YEAR FLOODPLAIN

This is to give notice that the City of Phoenix Housing Department has conducted an evaluation as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the HUD Community Planning and Development HOME program under HUD grant M-25-MC-04-0228. The proposed project, 41st & Thomas is located at 2608 North 41st Avenue in Phoenix, Maricopa County, Arizona, and comprises of approximately 3.22-acre vacant lot, APNs 108-12-001S, 108-12-007, and 108-12-003.

This new construction housing development will include 110 units in two 3-story elevator-serviced buildings. The building will be comprised of 100 one-bedroom and 10 two-bedroom units that will serve individuals who are 55 years of age and older and restricted to households earning 30 to 60% area median income (AMI) or less. 10 units are designated as HOME units to serve 40% AMI.

City of Phoenix has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial

values: 1) There are no alternatives. Maricopa County is primarily within a 500-year floodplain. The Project is located within the boundaries of City of Phoenix in Maricopa County. 2) No alternative sites were considered for this project. Other potential parcels within the City of Phoenix were reviewed for senior affordable housing development. These alternative parcels offered comparable acreage and could accommodate multifamily housing. However, they lacked proximity to high-frequency transit, resulting in higher transportation costs for seniors and increased traffic impacts. Other sites also required costly land acquisition at market rates, undermining financial feasibility. Several outlying sites would have increased sprawl, placing seniors further from services and amenities. Therefore, it was determined that the proposed project site was the only viable option. 3) Under the No Action Alternative, construction of the 110-unit affordable housing project for low-income seniors at the proposed project site would not occur. The project site would remain vacant for the foreseeable future. The City would continue to lack sufficient supportive housing units for low-income seniors. The No Action Alternative was rejected because this Alternative would not address the project's Purpose and Need to provide additional affordable housing to low-income seniors. 4) The project area is approximately 12ft higher in elevation than the FFRMS floodplain, and therefore elevation of structures is not required. 5) There are no wetlands within the Project area.

City of Phoenix Housing Department has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by City of Phoenix Housing Department at the following address on or before June 15, 2026: City of Phoenix Housing Department, 251 W. Washington Street, 4th Floor, Phoenix, AZ 85003 and 602-262-6794, Attention: Titus Mathew, Housing Director. A full description of the project may also be reviewed from 8:00 am to 5:00 pm at the address above. Comments may also be submitted via email at Shannon.montilla@phoenix.gov.