

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: April 1, 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 April 17, 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 Salamanca Square. UMOM Housing 11 LLC, a Community Housing Development Organization (the developer), proposes to construct the Salamanca Square project (the Project), an affordable housing project located at 3832 West Grand Avenue, Phoenix, Maricopa County, Arizona (Assessor Parcel Number [APN] APN 107-09-007A, portion of APN 107-08-004B, and a portion of APN 107-09-008). The Project site includes three parcels, with a combined area of approximately 6.8 gross acres. The Project site is currently owned by the Alhambra School District, who intend to sell the property to the City. Upon acquisition, the City will transfer ownership of the site to the Industrial Development Authority (IDA).

The Project site currently consists of vacant land, one historic building, and improvements. Following the transfer, the developer will enter a long-term lease with the IDA to demolish the existing building and improvements on the parcels. The Project will include the demolition of the existing building and all improvements, and the construction of 192 new one-, two-, three- and four-bedroom apartment homes within two elevator-served 4-story buildings (maximum eight of 50 feet). The Project will create 192 affordable multifamily housing units serving families earning at or between 50% and 60% of area median income (AMI). 11 units are designated as HOME units to serve 50% AMI residents. Of these 11 HOME units, 6 units will be reserved for victims of Domestic Violence (DV) The development will feature 10 units designed for mobility disabilities and 4 units designed for hearing or visual disabilities. The design complies with National Green Building Standards for energy efficiency and noise attenuation and will achieve LEED Certification. The site will feature energy-efficient appliances, windows, lighting, as well as water-efficient toilets, faucets, and showers. Additionally, it will include solar panels, battery storage, and electric vehicle charging ports. The site will also include a single-story community center and on-site amenities, such as barbeque grills, gathering areas, dog park, and children's play areas. The site will offer 288 vehicle parking spaces, 44 bicycle parking spaces and two loading spaces. The primary entrance to the site will be located on North 39th Avenue.

The Project will provide supportive services such as a resident services coordinator on-site for a minimum of 20 hours a week, referral coordination services, advocacy, safety planning, and referrals to criminal justice services. The Project will help address the affordable housing need identified in the Housing Phoenix Plan. The planned activities are proposed in accordance with the City 2025 General Plan (PlanPHX) and 2025-2029 Consolidated Plan goals

The total estimated project cost is \$59,611,166, with \$2,000,000 from HOME Funds (\$1,000,000 - HUD grant M24-MC-04-0228 grant year 2024, and \$1,000,000 – HUD grant M25-MC-04-0228 grant year 2025), Low-Income Housing Tax Credit (LIHTC), State Housing Trust Fund (SHTF), bonds, and private funds, for the Project located at 3832 West Grand Avenue, Phoenix, Maricopa County, Arizona (Assessor Parcel Number [APN] APN 107-09-007A, portion of APN 107-08-004B, and a portion of APN 107-09-008). The major crossroads are North 39th Avenue and West Grand Avenue. 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, compliance with Historic Preservation Sections 106 and 110, and noise attenuation.

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, April 16, 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 grants M24-MC-04-0228 and M25-MC-04-0228.

The proposed project, Salamanca Square project (the Project), is located at 3832 West Grand Avenue, Phoenix, Maricopa County, Arizona and comprises of approximately 6.8 gross acres, APN 107-09-007A, portion of APN 107-08-004B, and a portion of APN

107-09-008). Project will include the demolition of the existing building and all improvements, and the construction of 192 new one-, two-, three- and four-bedroom apartment homes within two elevator-served 4-story buildings, serving families earning at or between 50% and 60% of area median income (AMI). 11 units are designated as HOME units to serve 50% AMI residents. Of these 11 HOME units, 6 units will be reserved for victims of Domestic Violence (DV).

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. The Project applicant considered several other locations nearby before moving forward with the proposed development site. Several sites had an excessive price requirement that would render the development infeasible due to the affordable nature of the proposed development. Additionally, the property was owned by the City school district and the location being in an area with a need for more temporary housing options met the needs of the City for the project. Therefore, it was determined that the proposed project site was the only viable option. 3) Under the No Action Alternative, the City would not demolish an abandoned building and develop the lot into 192 affordable multifamily housing units serving families earning at or between 50% and 60% of area median income (AMI). Without the development of this Project, availability of affordable housing would not be increased, and low-income eligible families would continue to be stressed. 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 families. 4) The project area is approximately 14ft 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 April 16, 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.