

**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: November 17, 2025
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 December 3, 2025 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 Northern Commons. Resource Housing Group, Inc. (the Developer) proposes to construct the Northern Commons (the Project), a 60-unit senior housing development project located at 2050 W. Northern Avenue, Phoenix, Maricopa County, Arizona (Assessor Parcel Number [APN] 158-06-521. The property is owned by the Phoenix Residential Investment Development Effort (P.R.I.D.E.), a private non-profit and will be leased to the ownership entity through a long-term ground lease to develop and construct the senior housing project. The Project activities will include the demolition of existing improvements (asphalt drives, concrete curbing, Xeriscape landscaping, lighting, and fencing) and new construction. The new senior housing development involves 60 units in one elevator-served 5-story building on approximately 0.83-acres. The building will be comprised of 28 studio and 32 one-bedroom units that will serve individuals who are 55 years of age and older and restricted to households earning 60% area median income (AMI) or less. 11 units are designated as HOME units to serve 40% AMI. Northern Commons Apartments will utilize innovative prefabricated and modular construction methods provided by Z Modular, a leader in modern, off-site building technologies. The design will feature a four-story wraparound building, which is manufactured off-site and assembled on location, offering significant advantages in cost efficiency, speed of construction, quality control, sustainability, and minimized disruption to the surrounding community. The development will include senior-focused services and amenities. These include the provision of garages or covered parking for residents, the inclusion of accessible units that exceed the minimum required standard by 5%, a fitness room equipped for senior exercise needs, a landscaped walking path with picnic and BBQ area, dog play area, and a community garden. The Project will help address the affordable housing need identified in the Housing Phoenix Plan and the Strategies to Address Homelessness plan. The Project 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 \$26,912,504, with \$2,000,000 from HOME Funds using HUD grant M21-MC-04-0228 grant year 2021, Low-Income Housing Tax Credit (LIHTC), and private loans, for the Project located at 2050 W. Northern Avenue, Phoenix, Maricopa County, Arizona APN: 158-06-521. The major crossroads are 20th Avenue and Northern 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, December 2, 2025 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-21-MC-04-0228.

The proposed project, Northern Commons is located at 2050 W. Northern Avenue, Phoenix, Maricopa County, Arizona 85021, and comprises of approximately 0.83-acre vacant lot, APN 158-06-521. This new construction housing development will include 60 units in one elevator-served 5-story building. The building will be comprised of 28 studio and 32 one-bedroom units that will serve individuals who are 55 years of age and older and restricted to households earning 60% area median income (AMI) or less. 11 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 60-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 113.7ft 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 December 2, 2025: 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.