

**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 25, 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 11, 2025 the City of Phoenix Housing Department (City) 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. The City will also submit a request to HUD for the release of Choice Neighborhoods Planning Grant funds (Choice Neighborhoods) under Section 24 of the United States Housing Act of 1937 (42 U.S.C. 1437v) (1937 Act), as amended, the net proceeds from Section 18 dispositions, and for the release of 84 Project Based Vouchers (PBVs), to undertake a project known as Sidney P. Osborn Three/Girasol Project.

Gorman & Company, LLC (the developer), proposes to construct the Sidney P. Osborn (SPO) Three/Girasol Project (the Project or SPO Three), a mixed income rental property located at 1720 East Adams Street, Phoenix, Maricopa County, Arizona 85034 (Assessor Parcel Numbers [APNs] 115-04-158 and 115-04-156). The Project site is owned by the City of Phoenix (the City) and will be leased to the ownership entity through a long-term ground lease. SPO Three is the third project of a three-phase development at the previously demolished SPO public housing site and is part of the fourth and final phase of the Choice Neighborhoods Edison-Eastlake Community (EEC) Redevelopment Master Plan. The SPO demolition HUD environmental assessment (EA) and SPO One and SPO Two development HUD EAs were previously completed. The SPO Three activities include constructing a 140-unit mixed-income apartment housing development with amenities in two 4-story elevator-served buildings comprised of one-, two- and three-bedroom units that will serve mixed-income families, and developing Kana Park. The unit mix will consist of 67 one-bedroom units, 69 two-bedroom units, and 4 three-bedroom units ranging from 606 to 1,161 square feet. A total of 84 units will be assisted with Section 8 PBV and 56 units will be LIHTC units. Of the 140 units, 6 units will also be designated as HOME units to serve 40% Area Median Income (AMI) residents. At least 10% of units will be Type A accessible with the remaining residential units being Type B adaptable featuring "universal design" features. A minimum of 5% of the units will be designed to accommodate the hearing and visually impaired. Interior apartment amenities will include window coverings and Energy Star appliance packages with a dishwasher, garbage disposal, refrigerator, range/oven, range hood, washer, and dryer. Additional features will include infrastructure construction for community-based and in-home Wi-Fi. Community Wi-Fi

will be made available to the Project common areas and residential units with the cost included as part of the base rents. The Project amenities will include public art features, a splash pad, barbeque grills, bike racks, property management and leasing offices, parking spaces, and a maintenance room. Kana Park will be an approximately one-acre public park that will serve the residents of SPO One, Two, and Three, as well as residents in the surrounding community. The park amenities will include a half-court basketball court, open areas, picnic and barbeque spaces, ramadas, seating areas, a walking path, a playground, exercise equipment, and a children's game area. As the Project is part of the EEC Master Plan and subject to the Walkable Urban (WU) Code, natural open space will be situated throughout the property along with pathways that link pedestrians to the outdoor community amenities and provide walkability around the community. SPO One, SPO Two, and SPO Three will be adjacent to one another on the same City block, and the community amenities will be shared between the development phases. 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 \$60,000,000, with \$1,217,064 from HOME Funds (\$1,000,000 - HUD grant M23-MC-04-0228 grant year 2023, and \$217,064 – HUD grant M25-MC-04-0228 grant year 2025), \$1,000,000 from Choice Neighborhoods using HUD grant AZ9E001CNG117 grant year 2017, \$2,000,000 in National Housing Trust Fund, \$3,000,000 using net proceeds from Section 18 dispositions, Low-Income Housing Tax Credits (LIHTC), 84 PBVs, \$125,778 in Capital Fund Program funds, \$8,500,000 in General Obligation Bonds (GO Bonds), other local funds, deferred developer fees, and private mortgages for the Project located at 1720 East Adams Street, Phoenix, Maricopa County, Arizona (APNs: 115-04-158 and 115-04-156). The major crossroads are Van Buren Road and 18<sup>th</sup> Street. 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. 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. Historic Preservation in accordance with sections 106 and 110, 36 CFR Part 800. 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](mailto: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 10, 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](mailto:RROFSFRO@hud.gov) and to the HUD Office of Public Housing, Los Angeles PIH Field Office, acting director for the Phoenix Field Office via e-mail to [Meena.S.Bavan@HUD.gov](mailto:Meena.S.Bavan@HUD.gov). Potential objectors should contact HUD San Francisco Regional Office and the HUD Office of Public Housing, acting director for the Phoenix Field Office 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 M23-MC-04-0228 and M25-MC-04-0228, and HUD Public Housing Choice Neighborhoods program, under HUD grant AZ9E001CNG117.

The proposed project, Sidney P. Osborn Three/Girasol Project is located at 1720 East Adams Street, Phoenix, Maricopa County, Arizona 85034 (Aps: 115-04-158 and 115-04-156). The Project activities include constructing a 140-unit mixed-income apartment housing development with amenities in two 4-story elevator-served buildings comprised of one-, two- and three-bedroom units that will serve mixed-income families, and developing Kana Park. A total of 84 units will be assisted with Section 8 PBV and 56 units will be LIHTC units. Of the 140 units, 6 units will also be designated as HOME units to serve 40% Area Median Income (AMI) residents. The Project site is approximately 4.69 acres within the 500-year floodplain.

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 located at 1720 East Adams Street, Phoenix, Maricopa County, Arizona 85034 will convert approximately 4.69 acres of urban and vacant land to develop a multi-family affordable housing option for the community that will serve as a positive addition to the Edison-Eastlake Community and an asset to the affordable housing within the City of Phoenix. 3) No action alternative: The no action alternative would impact the City of Phoenix low-income population by limiting the development of safe, affordable, and quality housing. Therefore, the no action alternative was discarded. 4) Project site is at an approximate elevation of 1,074 feet, while the Project location's elevation is 1,096.05 feet according to the USGS National Map Viewer. The FVA elevation for the Project site is BFE + 2 feet as the Project is a non-critical action. Therefore, the FVA is 1,076 feet. The Project site's elevation is approximately 20.05 feet more than the FVA (BFE + 2 feet). The site will not require elevation changes nor an elevation certificate as the Project site is well above the nearest 100-year elevation. The site will not be subject to flash floods due to its elevation being well above the BFE. Locating the Project at 1720 East Adams Street will have minimum impacts to the floodplain because the structures will be well above

the horizontal extent of the FFRMS floodplain and will have a footprint designed to minimize these impacts. The design will also minimize potential damage to the property as a result of the flooding. 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 comments 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 10, 2025: City of Phoenix Housing Department, 251 W. Washington Street, 4<sup>th</sup> 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](mailto:Shannon.montilla@phoenix.gov).