

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

Date of Publication: July 24, 2025  
City of Phoenix Housing Department  
251 West Washington Street, 4th Floor  
Phoenix, AZ 85003  
602-262-6291

These notices shall satisfy two 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 August 11, 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, and Section 3205 of the American Rescue Plan (P.L. 117-2) (ARP) as amended, to undertake a project known as Tanner Thomas Village for Veterans.

Tanner Properties Inc. (the developer) proposes to construct the Tanner Thomas Village for Veterans project (the Project), a 37-unit permanent supportive housing multifamily development project for previously homeless Veterans located at 1803 East Broadway Road, Phoenix, Maricopa County, Arizona (Assessor Parcel Numbers [APNs] 122-40-007, 122-40-008C, 122-41-001C, 122-41-002C). The proposed Project will use U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME) funds under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990 (P.L. 101-625), as amended, and Section 3205 of the American Rescue Plan (P.L. 117-2) (ARP), as amended awarded by the City of Phoenix (the City). The Project activities include the demolition of existing improvements on the Project site, including concrete curbing and sidewalks, landscaping, asphalt, above-ground gardens, and the construction of 37 single-story studio and one-bedroom units, and clubhouse on a total of 2.71 acres (3.16-acres gross). The 37 permanent supportive housing units will serve Veterans with Area Median Income (AMI) levels at or below 30%. The Project will provide six (6) studio units and thirty-one (31) one-bedroom units, a total of 37 units, that will serve Veterans who have experienced homelessness, meeting the HOME ARP Qualifying Population definitions of homeless and those that are low-income. Each unit will include a refrigerator, a range, disposal, window coverings, a stacked washer/dryer, an instant hot water device, and hard surface flooring. The community amenities will include a multipurpose clubhouse, meeting space, entrance design to accommodate indoor/outdoor space events, community garden, enclosed dog run, BBQ area, secured bike rack, computer workstations, gated entrance, and social service space for case management. Residents will receive supportive services through signed Memorandums of Understanding (MOUs) with the Arizona Elk Society for job readiness and vocational training, recreational therapy services through Faithland Recovery Center for trauma-informed evidence-based clinical and holistic support services, Desert Veterans' on-the-job training and career development services, and Phoenix Interventional Naloxone Network (P.I.N.N. Global)

overdose prevention training and services. Additionally, on-site case management staff will be provided by Tanner Community Development Corporation (TCDC) located in the Tanner Thomas Village Veterans' Resource Center. The design and construction of the new building will be in accordance with Phoenix building, zoning, and development codes as approved by the City Planning and Development Department (PDD). 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 (PlanPHX) and the City's 2020-2024 Consolidated Plan.

The total project cost is \$5,521,250, with \$2,365,349 from HOME-ARP Funds using HUD grant M21-MP-04-0228 grant year 2021, \$271,951 from the Arizona Governor's Office, and private loans for the Project located at 1803 East Broadway Road, Phoenix, Maricopa County, Arizona (APNs 122-40-007, 122-40-008C, 122-41-001C, 122-41-002C). The major crossroads are 18th Street and Broadway 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, noise attenuation through building materials, burrowing owl survey, and Historic Preservation in accordance with sections 106 and 110, 36 CFR Part 800.

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 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 August 8, 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). Potential objectors should contact HUD at [RROFSFRO@hud.gov](mailto: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.