

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



**Date of Publication:** April 28, 2023

City of Boulder  
P.O Box 791  
Boulder, CO. 80306

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Boulder.

**REQUEST FOR THE RELEASE OF FUNDS**

On or about May 31, 2023 the City of Boulder will submit a request to the U.S. Department of Housing and Urban Development for the release of Community Development Block Grant (CDBG) Section 108 Loan funds, under Title I of the Housing and Community Development Act of 1974, as amended or Title II of the Cranston-Gonzalez National Affordable Housing Act, to undertake the following project:

**Project Title:** Modular Production Factory

**Purpose:** The creation of a Modular Factory in Boulder is proposed through a partnership of the Boulder Valley School District (BVSD), the City of Boulder and Flatirons Habitat for Humanity (FHFH). The purpose of the facility is to produce much needed affordable housing for valley residents and workers while providing workforce training for BVSD students. The new modular homes produced through this partnership will be permanently affordable to extremely low-, low-, moderate- and middle-income households. The genesis of this project was the city's purchase of the Ponderosa Mobile Home Park in 2018. The Park has experienced infrastructure failure, and the existing manufactured homes are old and in need of replacement. The facility would be dedicated to the construction of up to 73 new homes for Ponderosa residents for the first 7-10 years. But the factory design has the capacity to build up to 50 homes each year to help achieve the city's and region's housing goals. The factory will be located on the Educational Resource campus of the Boulder Valley School District (6500 Arapahoe Rd, Boulder, CO). The city will provide funding to construct the factory and the tools required to equip this type of facility. Flatirons Habitat for Humanity will be the certified manufacturer, manage the facility, procure materials, and provide the logistical support of organizing volunteers, homeowners, and professional staff. The school district will provide land for the construction of the factory for a period of at least 10 years with an option to renew and use the operation as a teaching facility for the TEC Construction class.

**Location:** 6500 Arapahoe Road Boulder, CO. 80303

**Estimated Cost:** HUD CDBG Section 108 Loan: \$4,000,000

Estimated Total Cost: \$10,900,000

**FINDING OF NO SIGNIFICANT IMPACT**

The City of Boulder has determined that the project will have no significant impact on the human environment. An Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA), therefore, is not required. Additional project information is contained in the Environmental

Review Record (ERR). The ERR will be made available to the public for review either electronically by email or by U.S. mail. Please submit your request to the City of Boulder attention Shelly Conley by email to [conleys@bouldercolorado.gov](mailto:conleys@bouldercolorado.gov) or by mail at P.O Box 791 Boulder, CO. 80306. A copy of the Environmental Assessment and attachments can be found in the following link: <https://bouldercolorado.gov/projects/affordable-housing-modular-factory>

### **PUBLIC COMMENTS**

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the City of Boulder for a 30-day comment period. All comments received by May 30, 2023 will be considered by the City of Boulder prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

### **RELEASE OF FUNDS**

City of Boulder certifies to the U.S. Department of Housing and Urban Development that Kurt Firnhaber in his capacity as Director of Housing and Human Services for the City of Boulder, consent 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. The U.S. Department of Housing and Urban Development's approval of the certification satisfies their responsibilities under NEPA and related laws and authorities and allows the City of Boulder to use Program funds.

### **OBJECTIONS TO THE RELEASE OF FUNDS**

The U.S. Department of Housing and Urban Development will accept objections to its release of funds and the City of Boulder certifications for a period of 15 days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are made on one of the following bases: (a) the certification was not executed by the Certifying Officers of the City of Boulder; (b) the City of Boulder have omitted a step or failed to make a decision or finding required by U.S. Department of Housing and Urban Development 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 the approval of a release of funds by the U.S. Department of Housing and Urban Development; 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 in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Noemi Ghirghi, CPD Region VIII Director, addressed to U.S. Department of Housing and Urban Development, Community Planning and Development at 1670 Broadway 24<sup>th</sup> Floor Denver, Colorado 80202. Potential objectors should contact HUD to verify the actual last day of the objection period.

Potential objectors should contact the U.S. Department of Housing and Urban Development, Region VIII Office to verify the actual last day of the objection period. No objections received after 15 days from the date of request for release of funds will be considered by the U.S. Department of Housing and Urban Development.

### **NOTICE OF NONDISCRIMINATION**

The City of Boulder does not discriminate on the basis of race, color, religion, gender, age, national origin, disability, marital status, familial status, sexual orientation or military status in any of its programs, services or activities.

### **ADA & SECTION 504 NONDISCRIMINATION NOTICE**

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA") and Section 504 of the Rehabilitation Act of 1973, the City of Boulder will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities.