

## **Notice to Public of Finding of No Significant Impact Notice of Intent to Request Release of Funds**

*Date of Publication: May 9, 2019*  
City of Columbia  
Community Development Department  
1225 Lady Street, Suite 102  
Columbia, SC 29201  
803-545-3373

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

### **REQUEST FOR RELEASE OF FUNDS**

On or after May 27, 2019 the City of Columbia will submit a request to the HUD Office of Community Planning and Development for the release of CDBG Disaster Recovery funds under Title II Section 420 of the Consolidated Appropriations Act of 2016, as amended, to undertake the following project:

**The Pointe at Elmwood**, City of Columbia CDBG Disaster Recovery Multifamily Affordable Housing Fund.

**Purpose:** The 2015 Flood indirectly increased an existing shortage of affordable housing created by displaced homeowners entering the rental market at the same time that a portion of the multifamily market was severely damaged or destroyed. The City is experiencing a severe lack of decent, safe, and sanitary housing, accompanied by increased rents at all levels of the housing market. To offset the loss of rental units, the City will provide Disaster Recovery funding to the Prestwick Development Company for the construction of the Pointe at Elmwood, a 58-unit, three-story apartment complex.

**Location:** 2300 Elmwood Avenue, Columbia, Richland County, SC. The subject property is bound to the north by Matthews Street, to the east by Barhamville Road, to the south by Elmwood Avenue, and to the west by Oak Street. The Richland County Property Identification Number is R11505-05-01.

**Project Description:** The Pointe at Elmwood will be built on 3.18 acres and will include the construction of one three-story multifamily apartment building housing 58 units. The structure totals 65,123 square feet and will include eight one-bedroom units, 30 two-bedroom units and 20 three-bedroom units. All units will be rented to low-to-moderate income households at 60% or less AMI. The associated parking areas include a playground, a trash dumpster corral, landscaped areas, and a storm water management cell.

**Project Issues:** There are no project issues that require mitigation, consultation, permits or project conditions.

**Mitigation Measures/Conditions/Permits:** No mitigation measures are required. The property is not located in a Special Flood Hazard Area and flood insurance is not mandatory; however, flood insurance under the National Flood Insurance Program is recommended.

**Estimated Project Cost: Total Project Cost** = \$11,450,241 including \$1,150,000 in CDBG Disaster Recovery funding.

### **FINDING OF NO SIGNIFICANT IMPACT**

The City of Columbia 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) prepared by Froehling & Robertson, Inc. on file at Community Development Department, 1225 Lady Street, Suite 102, Columbia, SC and may be examined or copied weekdays 8:30 AM to 5 P.M. The ERR is also available at the Disaster Recovery website at <https://dr.columbiasc.gov/>.

### **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to the Columbia Community Development Department at the address above, by submitting a public comment form online at <https://dr.columbiasc.gov/comment-form>, or by email to [CityRecoveryDR@columbiasc.net](mailto:CityRecoveryDR@columbiasc.net). All comments received by May 24, 2019 will be considered by the City of Columbia prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

### **ENVIRONMENTAL CERTIFICATION**

The City of Columbia certifies to HUD that Teresa Wilson in her capacity as City Manager 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 Columbia to use HUD program funds.

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

HUD will accept objections to its release of funds and the City of Columbia's 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 Columbia; (b) the City of Columbia 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 in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD Office of Community Planning and Development at 1835 Assembly Street, 13<sup>th</sup> Floor, Columbia, SC 29201. Potential objectors should contact HUD to verify the actual last day of the objection period.

Teresa Wilson, Columbia City Manager