

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

Publication Date: June 2 – June 17, 2025

This combined notice shall satisfy two separate but related procedural notification requirements. The two procedural notification requirements are (1) Finding of No Significant Impact and (2) Intent to Request Release of Funds. On or about June 18, 2025, the City of New Orleans Office of Community Development will submit a request to the U.S. Department of Housing and Urban Development for the release of grant funds under the project known as “Mazant Royal Apartments” commonly referenced as 4100 Bywater. The project consists of the new construction of 82 housing units, all of which will be affordable. The proposed site is approximately 1.79 acres. The new structures will be built for rental apartment use. Amenities include a fitness center, business center, community room with media lounge, playground, bicycle parking, and on-site vehicle parking. The project supports the city's overall goal of providing quality affordable housing to meet neighborhood needs and promote equity and access to opportunity.

The project is located at 4100 Royal Street, New Orleans, Orleans Parish, Louisiana 70117. The project will be funded through FEMA in the amount of 3,495,209.00 the Housing Authority of New Orleans using unrestricted (Non-federal) funds in the approximate amount of \$1,350,000.00 and 25 project-based vouchers with a value of \$9,443,040.00, and the City of New Orleans intends to utilize non-federal funds general obligation bonds in the amount of \$12,300,000. 82 units will qualify for LIHTC equity \$13,853,580.00 Senior Permanent Dedit \$4,300,000.00 and deferred developer fee of about \$40,000.00

FINDING OF NO SIGNIFICANT IMPACT

The City of New Orleans has determined that the project will not have a significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. An Environmental Review Record (ERR) that documents the environmental determination for this project is on file at the City of New Orleans, Office of Community Development, 1340 Poydras Street, 10th floor, New Orleans, LA 70112, and may be examined or copied weekdays 8:30 a.m. to 4:30 p.m. To view the full, ERR call 658-4395 or e-mail cafoundas@nola.gov for an appointment.

PUBLIC COMMENTS:

Any individual, group, or agency disagreeing with this determination, or wishing to comment on the program may submit written comments to this office. All comments received by June 17, 2025, will be considered by this office prior to the authorizing submission of a request for release of funds. Commentors should specify which part of this notice they are addressing. Comments can also be emailed to cafoundas@nola.gov.

RELEASE OF FUNDS:

The City of New Orleans certifies to HUD that Tyra Johnson Brown, Director of Housing Policy and Community Development in her capacity as Certifying Officer for Environmental Review for the City of New Orleans 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 New Orleans to use Program Funds.

OBJECTIONS TO RELEASE OF FUNDS:

The U.S. Department of Housing and Urban Development will accept objections to its release of funds and the City of New Orleans' certification received by July 3, 2025, or a period of fifteen days from its 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 or other officer of the City of New Orleans; (b) the City of New Orleans 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 project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by the City of New Orleans; 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) and shall be addressed to:

U.S. Department of Housing & Urban Development
Office of Public Housing
New Orleans Field Office-Hale Boggs Federal Building
Attention: Elvetra N. Gibbs, Director
500 Poydras Street, 9th Floor
New Orleans, LA 70130

Potential objectors should contact U.S. Department of Housing and Urban Development to verify the actual last day of the objection period regarding the federal funds.

LaToya Cantrell,
Mayor

Tyra Johnson Brown
Director of Housing Policy and Community Development/Environmental Certifying
Officer