

RIHousing

TO: All Interested Parties

FROM: Development Division, RIHousing
HOME Investment Partnership Program

DATE: August 31, 2018

RE: Environmental Legal Notice

For your information, the enclosed Legal Notice will notify all interested parties of Rhode Island Housing and Mortgage Finance Corporation's ("RIHousing") intent to request the release of Federal HOME Investment Partnership funds. This is being done in compliance with HUD's Environmental Review process in accordance with 24 CFR Part 58.

Please post this Notice for eighteen (18) days in an area readily accessible to the public. Any comments may be sent to the address contained in the Notice.



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

August 31, 2018

Rhode Island Housing and Mortgage Finance Corporation
44 Washington Street
Providence, RI 02903
(401) 457-1129

This Notice shall satisfy two separate but related procedural requirements for an activity to be undertaken by Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”).

REQUEST FOR RELEASE OF FUNDS

On or about September 19, 2018 RIHousing will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of HOME Investment Partnerships Program funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990 for the following project:

Dakota Partners, Inc. – Lincoln Lofts Apartments
90 Industrial Circle
Lincoln, RI 02865

The developers, Dakota Partners, Inc. propose the acquisition and rehabilitation of the existing, vacant historic Sayles Company Mill Storehouse and Packing Building located on a 2.5-acre parcel of land at 90 Industrial Circle in the village of Saylesville, in the town of Lincoln, into forty-five (45) low-income affordable housing apartments, to be named Lincoln Lofts. Upon completion the renovated building will provide thirty (30) one-bedroom and fifteen (15) two-bedroom apartments. All forty-five (45) units are proposed to be rent and income restricted, with forty (40) units at 60% area median income (AMI) and five (5) units restricted at 30% AMI. The 1854 mill building is architecturally significant as an excellent example of an Early Victorian Mill Building and is a contributing structure in the overall Saylesville Historic District. The developers propose to restore the handsome Italianate structure, including the red brick masonry. The redevelopment of the mill building will provide the Town of Lincoln with additional apartments for their affordable housing inventory.

Five (5) residential units will be HOME Program assisted.
HOME Award: \$562,478

FINDING OF NO SIGNIFICANT IMPACT

RIHousing has determined that this project will have no significant impact on the human environment. Therefore, Environmental Impact Statements under the National Environmental

Policy Act of 1969 (NEPA) are not required. Additional project information is contained in each Environmental Review Record (ERR) on file at RIHousing, 44 Washington Street, Providence, RI 02903 and may be examined or copied weekdays from 9A.M. to 5 P.M. or the Environmental Review Record may be viewed at: <https://www.hudexchange.info/environmental-review/environmental-review-records>.

PUBLIC COMMENTS

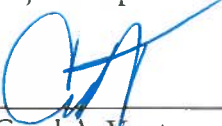
Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Eric Alexander, Assistant Director of Development at RIHousing, via mail (RIHousing, attn.: Eric Alexander, 44 Washington Street, Providence, RI 02903) or via email at ealexander@rihousing.com All comments received by September 18, 2018, will be considered by RIHousing prior to authorizing submission of a request for release of funds. Comments should specify the Notice they are addressing.

RELEASE OF FUNDS

RIHousing certifies to HUD that Carol A. Ventura, in her capacity as Deputy Director 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 RIHousing to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and RIHousing'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 RIHousing (b) RIHousing 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 at Department of Housing and Urban Development, Office of Community Planning and Development, Thomas P. O'Neil Jr. Federal Building, 10 Causeway Street, Boston, MA 02222-1092. Potential objectors should contact HUD to verify the actual last day of the objection period.



Carol A. Ventura
Deputy Director

8/31/18
Date