



TO: All Interested Parties

FROM: Development Division, RIHousing

DATE: April 30, 2024

RE: Environmental Legal Notice

For your information, the enclosed Legal Notice will notify all interested parties of Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”), acting as Responsible Entity and on the behalf of ONE Neighborhood Builders, Inc., to submit a request for the release of funds for the Community Project Funding/Congressionally -Directed Spending Funds, in the Consolidated Appropriations Act, 2023 (Public Law 117-328) (the FY2023 Act), that Congress has made funding available for grants to development projects for the Economic Development Initiative.

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**

April 30, 2024

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”), acting as Responsible Entity and on the behalf of ONE Neighborhood Builders, Inc.

**REQUEST FOR RELEASE OF FUNDS**

On or about May 21, 2024, RIHousing will submit a request to the Region 1 Office of U.S. Department of Housing and Urban Development for the release of Community Project Funding/Congressionally Directed Spending Funds, that Congress made funding available for grants to development projects for the Economic Development Initiative in the Consolidated Appropriations Act, 2023 (Public Law 117-328) (the FY2023 Act), for the following project:

ONE Neighborhood Builders, Inc.  
Broad Street Homes Apartments  
499-511, 524 and 542 Broad Street  
Central Falls RI 02863

ONE Neighborhood Builders (ONE|NB) and The City of Central Falls, through its Redevelopment Agency, have partnered to develop affordable apartments in the downtown core known as Broad Street Homes Apartments. The proposed Development site is made up of three proximate lots along Broad Street. The proposed project includes acquisition and rehabilitation of a historic building that was until 1970, the former Central Falls police station (499-511 Broad St), to create sixteen (16) one-bedroom and one (1) studio apartments. The project also consists of a newly constructed three-story stick-built building constructed on two contiguous lots (524 and 542 Broad Street), 542 Broad St. is a former Dunkin Donuts building that will be demolished and 524 Broad Street is currently a city-owned parking lot. These two lots will be merged into one lot. The new building will contain twenty-seven (27) apartments and 3 ADA parking spaces, to create three (3) one-bedroom, seventeen (17) two-bedroom and seven (7) three-bedroom units. The total development will be forty-four (44) units, six (6) units for very-low to low-income households ranging from 30% - 50% AMI, and forty- one (38) units at 60% AMI Households.

Community Project Fund Award: \$2,000,000



## FINDING OF NO SIGNIFICANT IMPACT

Rhode Island Housing 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 the Environmental Review Record (ERR) on file at Rhode Island Housing, 44 Washington Street, Providence, RI 02903 and may be examined or copied weekdays from 10 A.M. to 3 P.M. 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 Anne Berman, Director of Real Estate Development or by email to [aberman@rihousing.com](mailto:aberman@rihousing.com)

The Environmental Review Record may be viewed at:

<https://www.hudexchange.info/environmental-review/environmental-review-records>

## PUBLIC COMMENTS

Any individual, group, or agency wishing to comment on the project may submit written comments on the ERR to RIHousing. All comments received by May 20, 2024, 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 Executive 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 via email 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, at: [CPFGrants@hud.gov](mailto:CPFGrants@hud.gov).

Potential objectors should contact HUD at Department of Housing and Urban Development, Office of Community Planning and Development, via email to verify the actual last day of the objection period.

DocuSigned by:  
  
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Carol A. Ventura  
Executive Director

April 30, 2024

Date

**Department of Housing and Urban Development  
Community Project Funding/Congressionally Directed Spending  
State of Rhode Island  
Rhode Island Housing and Mortgage Finance Corporation**

**ENVIRONMENTAL REVIEW STATEMENT**

To: Environmental Review Record (ERR)

Re: Environmental Assessment  
(24 CFR Part §58)

The following activity has been reviewed under Section 58.36 Environmental Assessment and it is A Finding of No Significant Impact (FONSI) activity based on Section 58.36 and has been reviewed for compliance with the laws and authorities listed in Section 58.5 and 58.6.

24 CFR Part 58 - Types of Activities (§58.36)

- Major rehabilitation of an existing building to create multi-family units and new construction of a residential building into five or more multi-family residential units.

Compliance with any applicable requirements of Section 58.5 is required. Documentation consisting of the Statutory Checklist with Environmental Assessment Factors, and a Request for Release of Funds Certification for the review supporting the determination is attached.

ONE Neighborhood Builders, Inc. / City of Central Falls Redevelopment Agency  
Broad Street Homes Apartments  
509-511, 524 and 542 Broad Street  
Central Falls RI 02863

ONE Neighborhood Builders (ONENB) and The City of Central Falls, through its Redevelopment Agency, (“The City”) have partnered to develop affordable apartments in the downtown core known as Broad Street Homes Apartments. The proposed development site is made up of three proximate lots along Broad Street. The project includes acquisition and rehabilitation of the former, historic Central Falls police station building, (499-511 Broad St), to create sixteen (16) one-bedroom and one (1) studio apartments. There will be a newly constructed four-story stick-built building, constructed on two contiguous lots at 524 and 542 Broad Street. The property site at 542 Broad St. is a former Dunkin Donuts building that will be demolished and 524 Broad Street is a current city-owned parking lot. These two lots will be merged into one buildable lot. The new building will contain twenty-seven (27) apartments and 3 ADA parking spaces, to create three (3) one-bedroom, seventeen (17) two-bedroom and seven (7) three-bedroom units. The total project development will be forty-four (44) units, six (6) units for very-low to low-income households ranging from 30% - 50% AMI, and thirty-eight (38) units at 60% AMI households.

Community Project Fund Award: \$2,000,000

DocuSigned by:  
  
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Carol A. Ventura  
Executive Director, RI Housing

April 23, 2024

Date