

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

June 15, 2023

Inglewood Housing Authority
1 W. Manchester Blvd., Suite 750
Inglewood, CA 90301
310-412-5221

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Inglewood Housing Authority.

REQUEST FOR RELEASE OF FUNDS

On or about July 5, 2023, the Inglewood Housing Authority (IHA) will submit a request to the United States Department of Housing and Urban Development (HUD) for the release of HUD Project Based Vouchers under Section 8(o) (13) of the United States Housing Act of 1937 (42 U.S.C. 1437f), as amended and under the Housing Opportunity Through Modernization Act (HOTMA) (42 U.S.C. 1437, Public Law 114-201), to undertake the following:

PROJECT NAME: 400 Centinela Ave.

PURPOSE: The proposed project activity includes the allocation of Sixty (60) HUD-Project Based Vouchers (PBVs) to be utilized by Creating Thriving Communities, LLC c/o Venice Community Housing Corp. LP, a non-profit public benefit corporation to serve as rental subsidy for 400 Centinela Avenue, Inglewood, CA 90302, the “Project”. The Project consist of two addresses and would demolish the existing church building and surface parking lot on-site and construct two new apartment complex buildings. The 521 E. Warren Lane total part of the project would be approximately 39,900 square feet (sf) and the 400-401 Centinela Avenue part would be approximately 110,576 sq. ft. (150,476 sf of floor area) in size, and range between four to seven stories (approximately 212 to 235 feet) in height. The proposed apartment complex buildings would provide an estimated total of 118 affordable units for low- and moderate-income families and individuals (mix of 3 beds; 2 beds; 1 bed; and studios). A total of 36 commercial parking spaces would be provided for the Social Justice Learning Institute, a community service facility, and a new vehicle ingress/egress would be constructed at the northwestern corners of the Project Site, along Centinela Avenue. The Project would have an approximate floor area ratio (“FAR”) of 4.71:1 The Project would also provide approximately 15,196 square feet of open space area on-site that consists of a play area, a plaza, and open garden.

Estimated Total Project Cost: \$104,936,302

Estimated Annual PBV subsidy for this development: \$781,632

Project Location: is located at 400-410 Centinela Avenue and 521 E. Warren Lane (“Project Site”) in the City of Inglewood (“City”). The Project Site consists of three parcels associated with Los Angeles County Assessor Parcels 4015-009-006, 4015-009-007 and 4015-009-027 and is immediately surrounded by commercial, industrial and residential uses.

FINDING OF NO SIGNIFICANT IMPACT

The Inglewood Housing Authority 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 Assessment (EA) is on file at the City of Inglewood; City Clerk's Office; 1 West Manchester Blvd. Inglewood, CA 90301 where the EA can be examined for review and may be copied on weekdays from 7:30 A.M. to 5:30 P.M.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the HUD Programs Manager at the City of Inglewood; Housing Division, 1 W. Manchester Blvd., Suite 750, Inglewood, CA 90301 or by email to rchavez@cityofinglewood.org. All comments received by July 5, 2023, will be considered by the IHA prior to authorizing submission of a Request for Release of Funds. Comments should specify which notice they are addressing.

RELEASE OF FUNDS

The IHA certifies to HUD Los Angeles Fields Office that Artie Fields in his capacity as Executive Director of the IHA 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 IHA to allocate PBVs for 400 Centinela Ave.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the IHA'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 IHA;
- (b) the IHA 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 has committed funds or incurred costs 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 under Section 8 PBV 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 Los Angeles Office of Public Housing at HUDLOSANGELESOPH@hud.gov. Potential objectors should contact HUD Los Angeles Office of Public Housing via email to verify the actual last day of the objection period. Objections under HOME 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 Los Angeles Office of Community Planning and Development Department at CPDLA@hud.gov. Potential objectors should contact HUD Los Angeles Office of Community

Planning and Development Department via email to verify the actual last day of the objection period.

Artie Fields
Executive Director
Inglewood Housing Authority