

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

**Date of Publication:                      October 31, 2024**

City of Henderson  
Community Development and Services  
240 S Water Street  
Henderson, Nevada 89015  
(702) 267-1500

These Notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Henderson.

**REQUEST FOR RELEASE OF FUNDS**

On or about Tuesday November 19, 2024, Clark County, and the City of Henderson will submit requests to the U.S Department of Housing and Urban Development, Region 9 (HUD) for the release of HOME Investment Partnerships Program funds, as authorized by National Affordable Housing Act of 1990, Title II, as amended. Nevada Housing Division Home Means Nevada Initiative Funds will also be utilized to assist with project funding to undertake a project known as Sunrise Ranch Apartments, comprised of 144 affordable units in five, three-story apartment buildings. The apartment complex would have a preference for youth who are transitioning from foster care or are at risk of being homeless. The proposed development would also include a centrally located club house and maintenance building. The project site is Clark County Assessor Parcel Number 161-35-302-007, at the eastern corner of the intersection on Boulder Highway where Gibson Road turns into Broadbent Boulevard; Henderson, NV 89011. The project site is approximately 7.88 acres.

<b>Estimated Total Project Cost:</b>	<b>\$ 56,202,968</b>
<b>HOME – Henderson</b>	<b>\$ 400,180 (M-17-MC-32-0242)</b>
<b>HOME – Henderson</b>	<b>\$ 610,739 (M-18-MC-32-0242)</b>
<b>HOME – Henderson</b>	<b>\$ 470,028 (M-19-MC-32-0242)</b>
<b>HOME – Henderson</b>	<b>\$ 520,347 (M-20-MC-32-0242)</b>
<b>HOME – Henderson</b>	<b>\$ 626,634 (M-21-MC-32-0242)</b>
<b>HOME – Henderson</b>	<b>\$ 443,264 (M-22-MC-32-0242)</b>
<b>HOME – Henderson</b>	<b>\$ 122,081 (M-23-MC-32-0242)</b>
<b>HOME – Henderson</b>	<b>\$ 2,144,958 (M-21-MP-32-0242)</b>
<b>HOME – NHD ARP</b>	<b>\$ 1,800,000 (M21-SP32010)</b>
<b>Project-Based Vouchers</b>	<b>33</b>

**FINDING OF NO SIGNIFICANT IMPACT**

Clark County, and the City of Henderson have determined the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act (NEPA) of 1969 is not required. Additional project information is contained in the Environmental Review Record (ERR). The ERR will be made available to the public for review electronically by emailing a request to Clark County, at [Nanci.Chambers@ClarkCountyNV.gov](mailto:Nanci.Chambers@ClarkCountyNV.gov), or Claudia Young, Housing and Grants Coordinator, City of Henderson, at [Claudia.Young@cityofhenderson.com](mailto:Claudia.Young@cityofhenderson.com) and will be on file at 240 S Water Street, Henderson, Nevada and may be examined or copied Monday - Thursday 7:30 A.M. to 5:30 P.M..

## PUBLIC COMMENTS

Any individual, group, or agency disagreeing with these agencies may submit written comments to Nanci Chambers, Grants Coordinator, Clark County, at [Nanci.Chambers@ClarkCountyNV.gov](mailto:Nanci.Chambers@ClarkCountyNV.gov), or Claudia Young, Housing and Grants Coordinator, City of Henderson, at [Claudia.Young@cityofhenderson.com](mailto:Claudia.Young@cityofhenderson.com). All comments received through November 18, 2024, will be considered by the County and the City prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

## ENVIRONMENTAL CERTIFICATION

Clark County, and the City of Henderson certify to HUD that Karen Michelin and Hayley Jarolimek in their capacity as Manager of Clark County Resources Management and Neighborhood Services Manager and Certifying Environmental Officers consent 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 Clark County, and City of Henderson to use Program funds.

## OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Clark County's, and City of Henderson 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 County or City; (b) the County or City 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 writing in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the U.S Department of Housing and Urban Development, HUD San Francisco Regional Office, One Sansome Street, Suite 1200, San Francisco, CA 94104. Objections must be prepared and submitted in writing in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the Nevada Housing Division via mail to Southern Nevada Housing Division Office, 3300 West Sahara Avenue, Suite 300, Las Vegas, Nevada 89102. Objections on the use of State HOME funds only, may also be emailed to [NHDinfo@housing.nv.gov](mailto:NHDinfo@housing.nv.gov). Potential objectors should contact the San Francisco Regional Office to verify the actual last day of the objection period.

### Certifying Officers:

***Karen Michelin, Manager  
Resources Management  
Clark County, Nevada***

***Hayley Jarolimek  
Neighborhood Services Manager  
City of Henderson, Nevada***

***Chelsea Heath  
Department of Business & Industry  
Nevada Housing Division***

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