

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808
housing.lacity.org

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

NOTICE FOR PUBLIC COMMENT

FROM 2 – 15 – 2024

TO 3 – 1 – 2024

**PREPARED BY ENVIRONMENTAL SERVICES,
Los Angeles Housing Department**

Thursday February 15, 2024
Los Angeles Housing Department
1910 Sunset Boulevard, Suite 300
Los Angeles, CA 90026
David.Greenwood@lacity.org

These notices satisfy two separate but related procedural requirements for activities to be undertaken by the Los Angeles Housing Department (LAHD).

REQUEST FOR RELEASE OF FUNDS

On or about March 4, 2024, LAHD will submit a request to HUD for the release of HOME funds under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, 42 U.S.C. 12701 et seq. as amended to undertake the following project:

PROJECT: Harmony Senior Apartments

PURPOSE: This project's scope of work will include development of a new 5-story building of affordable and low-income housing with a total of eighty-four (84) units. Funding involved is HOME in the amount of \$8,232,756. Construction will be comprised of three sections connected via a center corridor that creates a back to back E-shaped building with four interior courtyards and roof-top deck. The ground floor of the building will house the entry lobby, parking garage as well as the property management and social service offices. All residential units start on the second (2nd) floor, which are serviced by two elevators; at an approximate total building height of 57 feet tall. There will be 84 units total, with 83 units for affordable and low-income housing, and one additional 2-bedroom unit allocated for unrestricted manager's unit. Project consists of forty-two (42) 0-bedroom studio units at 384 S.F. each, forty-one (41) 1-bedroom units ranging from 549 S.F. to 672 S.F. each, and one (1) 2-bedroom manager's unit at 943 S.F. Amenities include two separate community rooms, one located on the ground floor that will serve as a computer lab at 635 S.F., and a second community room located on the 2nd floor at 955 S.F. which includes a stove-top and sink. Project will include forty-three (43) vehicular car parking spaces, and a total of seventy (70) bicycle stalls. Other amenities include two main open space interior courtyards, located on the 2nd floor, with one at 1,772 S.F., and another at 1,661 S.F. The laundry room(s) will have a combined total of eight (8) laundry washing machines and eight (8) dryers.

LOCATION: 11410 W. Burbank Boulevard, Los Angeles, CA 91601

FUNDING: Estimated HOME funding: \$8,232,756

FINDING OF NO SIGNIFICANT IMPACT

An Environmental Assessment under 24 CFR Part 58 was conducted for the above-mentioned projects. LAHD has determined that these projects 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 Review Record (ERR). The ERR will be made available to the public for review electronically. Please submit your request by email to the Los Angeles Housing Department, Environmental Services Unit, Attention: David Greenwood at david.greenwood@lacity.org

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to LAHD. All comments received by March 1, 2024, will be considered by LAHD prior to authorizing submission of a request for release of funds. Comments should specify which notice and which project they are addressing.

ENVIRONMENTAL CERTIFICATION

LAHD certifies to HUD that Ann Sewill in her capacity as General Manager of the Los Angeles Housing Department 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 LAHD to use program funds.

OBJECTIONS TO RELEASE FUNDS

HUD will accept objections to the Responsible Entity's (RE) Request for Release of Funds and Environmental Certification for a period of fifteen days following the submission date specified above or the actual receipt of the request (whichever is later) only if they are on the following bases: (a) the certification was not executed by the Certifying Officer of the RE; (b) the RE has omitted a step or failed to make a determination or finding required by HUD regulations at 24 CFR part 58 or by CEQ regulations at 40 CFR 1500-1508, as applicable; (c) the RE has omitted one or more steps in the preparation, completion or publication of the Environmental Assessment or Environmental Impact Study per 24 CFR Subparts E, F or G of Part 58, as applicable; (d) the grant recipient or other participant in the development process has committed funds for or undertaken activities not authorized by 24 CFR Part 58 before release of funds and approval of the environmental certification; (e) another Federal, State or local agency has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections under HOME funding 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 via email 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.

Ann Sewill, General Manager

Los Angeles Housing Department

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