

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

December 16, 2025

Anthony Scott, Director
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These notices satisfy two separate but related procedural requirements for activities to be undertaken by Cuyahoga County:

REQUEST FOR RELEASE OF FUNDS

On or about January 5, 2026, the Cuyahoga County Department of Housing and Community Development will submit a request to the United States Department of Housing and Urban Development (HUD) for the release of HOME funds to be used for the following project:

Project Name: Walton Apartments
Non-Profit Developer: Volker Development
Location: 3517 Walton Avenue, Cleveland, Cuyahoga, Ohio

Project Description

Walton Apartments is a new construction senior housing development consisting of a four-story, 52-unit, multi-family affordable housing building. The units will be available to senior citizens age 55 and older, who have incomes between 30% and 70% of Area Median Income. The building amenities will include a fitness center with senior specific equipment, a community room with kitchenette, beauty parlor, and enhanced site and building security. The project location is in proximity to public transportation, neighborhood goods and services, and health care services. The overall project location will occupy six small urban lots occupying a total of 0.90 acres (Parcel fronting Walton Ave. (vacant land): 007-20-050 (3517 Walton Ave.). Parcels fronting Clark Ave.: (all vacant land): 007-20-025, 007-20-026, 007-20-027, 007-20-028, 007-20-029. The project developer owns all the parcels. The building driveway will be located at 3517 Walton Avenue (one lot). The building will front on Clark Avenue (5 lots). Note: these six parcels have been combined and are now identified as parcels 007-20-112.

The proposed project is located within a neighborhood that lacks sufficient affordable housing. The need for this type of project is documented in the Five-Year HUD Consolidated Plans for Cuyahoga County and the City of Cleveland. There are significant numbers of rental households in Cleveland that have a housing cost burden. There is also a lack of housing opportunities for newly constructed dwelling units. The project will address these needs. In addition, the proposed project will help ensure that affordable housing opportunities remain in the neighborhood.

The estimated total project cost is \$18,383,072. Cuyahoga County will provide \$500,000. in HOME program funds.

FINDING OF NO SIGNIFICANT IMPACT

The Cuyahoga County Department of Housing and Community Development 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 Review Record (ERR) on file at the Cuyahoga County Department of Housing and Community Development (address above) for review and may be examined or copied weekdays 8:30 A.M. to 4:30 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Christopher Ronayne, County Executive, c/o the Cuyahoga County Department of Housing and Community Development, Attn: Kellie F. Glenn, Administrator. All comments received by close of business **on January 5, 2026**, will be considered by the Cuyahoga County Department of Housing and Community Development prior to submitting a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The Cuyahoga County Department of Housing and Community Development certifies to HUD that Christopher Ronayne in his capacity as County Executive 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 this project to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the Cuyahoga County Department of Housing and Community Development'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 Responsible Entity (RE), (b) the RE 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 the U.S. Department of Housing and Urban Development, Office of Community Planning & Development at CPDColumbusRROF@hud.gov. Potential objectors should contact HUD via email to verify the actual last day of the objection period.