



Public Notice

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

June 19, 2024

Miami-Dade County
Public Housing and Community Development
701 NW 1st Court, 16th Floor
Miami, FL 33136
(786) 469-2100

This notice shall satisfy the above-cited two separate but related procedural notification requirements for an activity to be undertaken by Haley Sofge 750 Preservation, LLC.

REQUEST FOR RELEASE OF FUNDS

On or about July 5, 2024, the Miami-Dade County Public Housing and Community Development Department (PHCD) will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of funds by Congress under the FY 2012 HUD Appropriations Act for the following project:

Agency	Project Title & Description	Project Funding
Haley Sofge 750 Preservation, LLC and Miami-Dade Public Housing and Community Development	Haley Sofge 750 Preservation: Extensive rehabilitation of a 12-story existing public housing apartment building comprised of 220 units. The scope of work will include interior demolition of units, impact resistant windows, new plumbing, new electric systems, new kitchen, new bath, new appliances, new mini-split A/C system, new roof, new security system, landscaping, and other amenities. Location: 750 NW 13 Avenue, Miami, Florida 33125 ("Building 750") Folio #01-3135-047-0010	Rental Assistance Demonstration Program Operating funds, Section 8, and Project-Based Vouchers Total Developer Fee: \$15,041,841 Approximate Total Project Cost: \$99,556,841

FINDING OF NO SIGNIFICANT IMPACT

PHCD 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 **PHCD, located at 701 NW 1st Court, 14th Floor, Miami, FL 33136, and may be examined or copied weekdays 8:00 A.M. to 5:00 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 Public Housing and Community Development, ATTN: Ms. Tangie White, Division Director. All comments received by July 4, 2024,** will be considered by PHCD prior to authorizing submission of a request for release of funds. Comments should specify which public notice is being addressed.

RELEASE OF FUNDS

PHCD certifies to U.S. HUD that Daniella Levine Cava, in her capacity as Mayor, 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. U.S. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows Miami-Dade County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

U.S. HUD will consider objections to its release of funds and the Miami-Dade County 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 or other officer of PHCD approved by U.S. HUD; (b) PHCD has omitted a step or failed to make a decision or finding required by U.S. HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or other participants in the project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by U.S. 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 accordance with the required procedures (24 CFR Part 58) and shall be addressed to U.S. Department of Housing and Urban Development, Miami Field Office, Brickell Plaza Federal Building, 909 SE First Avenue, Room 500, Miami, Florida 33131-3028, ATTN: Victor Atkins, Director, Office of Public and Indian Housing. Potential objectors should contact U.S. HUD to verify the actual last day of the objection period.

Daniella Levine Cava, *Mayor*
Certifying Officer

PHCD does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, gender expression, gender identity, age, pregnancy, familial status, source of income, actual or perceived status as a victim of domestic violence, dating violence or stalking in the access to, admissions to, or employment in housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call (786) 469-2155 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.





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This notice shall satisfy the above-cited two separate but related procedural notification requirements for an activity to be undertaken by Gallery at Lummus Parc, LLC.

REQUEST FOR RELEASE OF FUNDS

On or about July 5, 2024, the Miami-Dade County Public Housing and Community Development Department (PHCD) will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of funds under Title II of the Cranston-Gonzalez National Affordable Housing Act for the following project:

Agency	Project Title & Description	Project Funding
Gallery at Lummus Parc, LLC.	<p>Gallery at Lummus Parc: The Gallery at Lummus Parc project will redevelop the Miami-Dade County Community Action Agency site and adjacent vacant parking lot to create high quality affordable and workforce housing for the local community and immediate residents of District 1 in the City of Miami where quality affordable housing is in high demand for residents at various income levels. Upon completion, the development will house 398 residential units in one tower with a separate garage building. The project will include commercial retail spaces, community meeting spaces, a fitness gym, and a recreation deck with a swimming pool. The residential units will be set aside for individuals, families, and/or elderly residents earning between 30%-140% of the Area Median Income (AMI).</p> <p>Location: 395 NW 1st Street, Miami, Florida 33128 25 NW North River Drive, Miami Florida 33128</p> <p>Site Folio Nos.: 01-0110-090-1120 and 01-0111-020-1080</p>	<p>Funding Sources:</p> <p>Rental Assistance Demonstration Program Section 18 Demolition/Disposition – Public and Indian Housing Miami-Dade County Section 8 Project-Based Voucher</p> <p>Tax Credit Equity: \$2,958,900 Tax Exempt Mortgage: \$110,000,000 Taxable Mortgage: \$23,000,000 Miami-Dade County Surtax: \$5,000,000 Self-Source Funding: \$2,000,000 City of Miami HOME: \$3,000,000 Qualified Opportunity Zone Investor: \$6,386,000 Deferred Developer Fee: \$25,031,815 Approximate Total Project Cost: \$177,376,715.</p>

FINDING OF NO SIGNIFICANT IMPACT

PHCD 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 **PHCD, located at 701 NW 1st Court, 14th Floor, Miami, FL 33136, and may be examined or copied weekdays 8:00 A.M. to 5:00 P.M.**

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