

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

June 18, 2025

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

This notice shall satisfy two separate but related procedural notification requirements for an activity to be undertaken by Residences at Claude Pepper, LLC.

REQUEST FOR RELEASE OF FUNDS

On or about July 8, 2025, the Miami-Dade County Housing and Community Development Department (HCD) will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of funds for Section 8 Project Based Vouchers for the following project:

Agencies	Project Title & Description	Project Funding
Residences at Claude Pepper, LLC	<p>Residences at Claude Pepper: The Residences at Claude Pepper project entails the demolition and disposition of the existing 166 public housing units on one parcel of approximately 2.8 acres under HUD's Section 18 Demolition-Disposition program, with the redevelopment of the site consisting of the new construction of a multi-story, 428 residential unit building. Of the 428 units, up to 166 will be brought back as Section 8 PBV units, with the final number dependent on the number of Tenant Protection Vouchers (TPV) provided to HUD by Miami-Dade Department of Housing and Community Development. The redevelopment of the existing public housing site will occur in multiple phases. The Residences at Claude Pepper is the first phase of the proposed redevelopment of the property.</p> <p style="text-align: center;">Location: 750 NW 18 Terrace, Miami, FL 33136</p> <p style="text-align: center;">Site Folio No.: 01-3135-018-0310</p>	<p>Approximate Total Project Cost: \$179,237,098.00</p> <p>The project is expected to receive 166 Project-Based Vouchers (PBV).</p> <p>PBV Subsidy (20-Years): Approximately \$80 million</p>

FINDING OF NO SIGNIFICANT IMPACT

HCD 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 **HCD, 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 the Department of Housing and Community Development, ATTN: Xavier Vega, HCD Manager, to the address listed above or via email at communitydevelopmentservices@miamidade.gov. All comments received by July 7, 2025**, will be considered by HCD prior to authorizing submission of a request for release of funds. Comments should specify which public notice is being addressed.

RELEASE OF FUNDS

HCD 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 HCD approved by U.S. HUD; (b) HCD 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: Eric Hoe, 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

HCD 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.

