

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

Date Published: February 20, 2025

Environmental Assessment
Hennepin County
300 South 6th Street, MC 685
Minneapolis, MN 55487
612-596-0983

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Hennepin County.

REQUEST FOR RELEASE OF FUNDS

On or about **March 10, 2025**, Hennepin County will request the U.S. Department of Housing and Urban Development (HUD) to release Community Project Funding (CPF) under Public Law 117-328 of the Consolidated Appropriations Act, 2023, as amended, to undertake a project known as Minnetonka Boulevard Redevelopment as described below:

The City of St. Louis Park and its Economic Development Authority (EDA) is partnering with Greater Metropolitan Housing Corporation (GMHC) to construct 4 twin homes (8 owner-occupied units) on four vacant single-family lots fronting Minnetonka Boulevard. The lot addresses are 5639, 5643, 5647 and 5707 Minnetonka Blvd, St. Louis Park, MN 55416. A total of 8 new lots will be created. The new twin homes will be constructed as zero lot line structures with one shared wall. Each side of the structure will be located on its own lot and garages will be provided for each unit. GMHC is partnering with Homes within Reach who will establish a land trust on the properties prior to selling the homes to low-income qualified home buyers. Each property will include an owner-occupied dwelling unit, an enclosed garage stall, and greenspace. The homes will be constructed using design assistance programs to predict energy usage and utilize energy saving strategies. The homes will be designed to blend in with the existing neighborhood and to take advantage of the site's existing topography. GMHC is partnering with Homes within Reach which will establish a land trust on the properties prior to selling the homes to qualified low-income home buyers, with preference given on a portion of the project for first-generation home buyers. HUD Community Project Funding in the amount of \$3,000,000 will contribute to a total development cost of \$ 8,000,000.

FINDING OF NO SIGNIFICANT IMPACT

Hennepin County has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Action of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) may be requested via mail at the office of Hennepin County, Housing and Economic Development, 300 South 6th Street, MN 685, Minneapolis, MN 55487, or requested via telephone at 612-596-0983. The full ERR can also be viewed at <https://www.onecpd.info/environmental-review/environmental-review-records> for review or requested via email to isak.collins@hennepin.us. In person review may be scheduled

by appointment via the contact information above.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Hennepin County. All comments received by **March 7, 2025** will be considered by Hennepin County prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

Hennepin County certifies to HUD that Kevin Dockry, in his official capacity as Chief Housing and Economic Development Officer, the Certifying Officer for HUD programs, consents to accept the jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under the National Environmental Policy Act of 1969 and related laws and authorities and allows Hennepin County and recipient to use the CPF funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the Hennepin County certification for a period of **15 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 Hennepin County; (b) Hennepin County 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 has committed funds or incurred costs 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 Minnesota Office of the Department of Housing and Urban Development (HUD), Community Planning and Development (CPD) at CPDRROFMIN@hud.gov. Potential objectors should contact HUD via email to verify the actual last day of the objection period.

Kevin Dockry, Chief Housing and Economic Development Officer 300
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