

COMBINED PUBLIC NOTICE

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT, NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS, AND FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN

12/31/2025

City of Tempe Housing Services
3500 South Rural Road, Suite 202
Tempe, Arizona, 85282

This notice shall satisfy three separate but related procedural requirements for activities to be undertaken by the City of Tempe.

Per 24 CFR 58.33, and 24 CFR 55.20(b)(1), the combined Notice of Finding of No Significant Impact (FONSI), Notice of Intent to Request Release of Funds (NOI-RROF), and the Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain will be published simultaneously with the submission of the RROF. As a result, the comment periods for the FONSI, NOI-RROF, and 100-Year Floodplain have been combined. Commenters may submit comments to the City of Tempe and objections to the U.S. Department of Housing and Urban Development (HUD) to ensure they will receive full consideration.

REQUEST FOR RELEASE OF FUNDS

On or about January 17, 2026, the City of Tempe will submit a request to *HUD* for the release of American Rescue Plan (ARP) funds under Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) (“ARP”), Community Development Block Grant (CBDG) funds under Title I, Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.), Tempe Capital Funds, Tempe General Funds, and Tempe ARP funds, to undertake the activities below:

PROJECT NAME: Apache Inn Restoration

LOCATION: 1915 East Apache Boulevard, Tempe, AZ 85281 (APN: 133-03-004A).

PROJECT DESCRIPTION:

The City of Tempe is proposing to renovate an existing motel and convert it into a shelter that will offer temporary housing to homeless individuals in the City of Tempe. Project activities will include rehabilitation which will follow regulatory and local requirements.

The project activities will rehabilitate the existing motel to provide up to 60 temporary housing units, that can support up to 120 homeless individuals of all populations including singles, couples, seniors, families with children, and individuals with disabilities along with pets. Each unit will provide one bedroom, and one bathroom with sq ft ranging from 322 sq ft to 252 sq ft.

Individuals in the shelter will also receive assistance to find and acquire a more permanent housing option from the on-site case management provided by the Tempe Homeless Solutions Team in addition to referrals to other support agencies such as workforce development services, healthcare, and dental care. Each unit will be in conformance with all City building code requirements to include energy-saving measures and will be connected to City utilities including electric, water, and septic services.

The purpose of the Proposed Project is to provide up to 60 temporary housing units and shelter for up to 120 homeless individuals of any population. Temporary housing units to support individuals experiencing homelessness have been in great demand across the valley and within the City of Tempe. Tempe is working to address this concern by developing solutions such as the Proposed Project in an area where the current housing stock does not provide sufficient options for high-quality temporary housing and there is a demand for more diverse housing options. Development of the Project will help the City increase the availability of temporary housing in the area and address the needs of individuals experiencing homelessness while supporting those same individuals in finding more permanent housing opportunities.

The Project will rehabilitate an existing motel on approximately 2 acres of land zoned for Commercial Shopping and Services (CSS). The project site consists of an existing motel, asphalt parking lot, and vacant dirt lot that are bordered by residential and a private school to the north, residential, commercial, and a worship center to the east, commercial to the south, and a vacant lot to the west.

FUNDING:

HUD Federal Funds:

HOME-ARP funding is estimated to be \$900,000 (Grant number M-21-DP-04-0227).

Other Federal Funds (Estimated):

\$7,300,000 of American Rescue Plan Act of 2021 State and Local Fiscal Recovery Funds from Maricopa County (ARPA); \$2,550,000 of American Rescue Plan Act of 2021 State and Local Fiscal Recovery Funds from City of Tempe (ARPA); and \$500,000 of Congressional Grant; \$400,000 of Community Development Block Grant (CDBG).

Non-Federal Funds (Estimated):

\$500,000 of Tempe Capital Improvement Project funds and \$600,000 of City of Tempe General funds.

Estimated Total Project Cost (HUD and non-HUD funds):

The project's total funding is estimated to be \$12,550,000; however, the exact funding for this specific project will be determined after specification is finalized and final work completed.

Additional project information is contained in the Environmental Review Record (ERR). The ERR will be made available to the public for review either electronically or by U.S. Mail. Please submit your request by U.S. mail to City of Tempe Housing Services, 3500 South Rural Road, Suite 202 Tempe, Arizona, 85282 or by email to dennis_newburn@tempe.gov.

FINDING OF NO SIGNIFICANT IMPACT

The City of Tempe 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 City of Tempe website (www.tempe.gov) and at City of Tempe Community Health and Human Services, Housing Division, 3500 Rural Road, Tempe, AZ , Suite 202 and may be examined or copied weekdays from 8:00 AM to 5:00 PM

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Tempe Housing Services Department. All comments received by 5:00 P.M., Mountain Standard Time, January 16, 2026, will be considered by the City of Tempe prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Tempe certifies to HUD that Irma Hollamby Cain in her capacity as Deputy Director of Housing Services 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 the City of Tempe to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and City of Tempe'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 City of Tempe; (b) City of Tempe 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 in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD San Francisco Office of Community Planning and Development (CPD), One Sansome Street, Suite 1200, San Francisco, CA 94104 or via email at RROFSFRO@hud.gov. Potential objectors should contact HUD at RROFSFRO@hud.gov to verify the actual last day of the objection period.

Irma Hollamby Cain, Deputy Director of Housing Services

FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN

This is to give notice that the City of Tempe has conducted an evaluation as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C, Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded with ARP, Congressional Grant, Community Development Block Grant, Tempe Capital Funds, Tempe General Funds, and Tempe ARP funds.

The proposed project is located at 1915 East Apache Boulevard, in Tempe, Maricopa County, AZ 85281 (APN: 133-03-004A) and is located in the Federal Flood Risk Management Standard (FFRMS) floodplain.

The extent of the FFRMS floodplain was determined using Freeboard Value Approach (FVA). FVA defines the FFRMS floodplain as the elevation and flood hazard area that result from adding 2 feet to the base flood elevation (BFE) for non-critical actions. BFE is provided in areas where the elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year. No special flood hazard areas would be impacted by the project activities. The City is a member of the National Flood Insurance Program. According to 24 CFR Part 55 Subpart 55.5, flood insurance is only required in Special Flood Hazard Areas (SFHA).

The City has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain. Based on this review, there is not a viable option outside of the floodplain as the entirety of land within the City of Tempe is within either a 500-year or 100-year floodplain and therefore within the FFRMS. Due to this, the alternative is not practical when trying to develop affordable housing projects within the City of Tempe. Floodproofing is required as the project is considered substantial and will need to meet FEMA standards outlined in 44 CFR 60.3(c)(3)(ii) and (c)(4)(i), or other regulatory standards as FEMA may issue, and applicable guidance. Floodproofing is required at or above the FFRMS floodplain. The project activity is compliant with state and local floodplain protection procedures.

The City has reevaluated alternatives to building in the floodplain and has determined that it has no practicable alternative to floodplain development. Environmental files documenting compliance with Executive Order 11988, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comments about floodplain can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government

determines it will participate in actions taking place in floodplain; it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Tempe Housing Services Department at the following address on or before January 16, 2026: City of Tempe Housing Services Office at 3500 South Rural Road, Suite 202 Tempe, Arizona, 85282, Attention: Irma Hollamby Cain, Deputy Director Housing Services Department. A full description of the project may also be reviewed from 8:00 am to 4:30 pm at the address above. Comments may also be submitted via email at Dennis_Newburn@Tempe.gov.