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

11/25/2024

Iowa Finance Authority

1963 Bell Avenue

Des Moines, IA, 50315

515-348-6200

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Iowa Finance Authority.

REQUEST FOR RELEASE OF FUNDS

On or about December 11, 2024 the Iowa Finance Authority will submit a request to the Department of Housing and Urban Development (HUD) for the release of HOME funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake a project known as The Townhall Food Hall and Apartments for the purpose rehabilitating and constructing the Old Des Moines Townhall for a public meeting space and constructing 29 affordable apartment units, 3 of which will be HOME units, the estimated cost of which is roughly \$12,200,000. This project will also utilize HUD HOME funds from the City of Des Moines.

FINDING OF NO SIGNIFICANT IMPACT

The Iowa Finance Authority 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 Iowa Finance Authority, 1963 Bell Avenue, Des Moines, IA, 50315, and may be examined or copied weekdays 8:00 A.M. to 4:30 P.M.

The City of Des Moines has conducted their own review of this project and come to a similar determination of No Significant Impact. Their review record may be examined or copied at 602 SE 1st Street, Des Moines, IA, 50309 weekdays from 8:00 A.M. to 4:30 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Iowa Finance Authority. All comments received by December 11, 2024 will be considered by the Iowa Finance Authority prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The Iowa Finance Authority certifies to HUD that Debi V. Durham in her capacity as Director of the Iowa Finance Authority 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. Iowa Finance Authority's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Townhall Associates, LP to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

Iowa Finance Authority will accept objections to its release of fund and the Iowa Finance Authority'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 Iowa Finance Authority; (b) the Iowa Finance Authority 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 Iowa Finance Authority; 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 Iowa Finance Authority at 1963 Bell Avenue, Des Moines, IA, 50315. Potential objectors should contact Iowa Finance Authority to verify the actual last day of the objection period.

Debi V. Durham, Director of Iowa Finance Authority
