

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

December 11, 2025

Tawana Jones, Director
Community and Economic Development
Montgomery County, OH
451 West Third Street, 10th Floor
Dayton, OH 45422

To All Interested Agencies, Groups, and Individuals:

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

REQUEST FOR RELEASE OF FUNDS

On or about, but not before, December 29, 2025, Montgomery County will submit a request to the U.S. Department Housing and Urban Development (HUD) for the release of HOME Investment Partnership funds under Titel II of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12721 et seq.), as amended, to be used for the following project:

Project Name: Wolf Creek Homes
For-Profit Developer: County Corp Affordable Housing
Location: Dayton, Montgomery, Ohio

Project Description:

Wolf Creek Homes is a community which will feature twenty-seven (27) single family detached homes to be located in the Wolf Creek neighborhood in the City of Dayton, Montgomery County, Ohio. Each home will have four bedrooms and two baths and contain approximately 1,662 sq. ft. Each home will have a two-car alley facing free standing garage. Building exteriors will be vinyl siding material, interiors will be vinyl plank flooring and energy star appliances.

Source of Funds:

\$300,000 Montgomery County HOME Investment Partnership

Total Project Cost Estimate: \$13,311,201

FINDING OF NO SIGNIFICANT IMPACT

Montgomery 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 Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR), which is available for review at the Montgomery County Community and Economic Development office located at 451 W. Third Street, 10th Floor, M-F between 8:30am and 4:30pm.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Montgomery County Department of Community and Economic Development. All comments received by December 28, 2025 will be considered by Montgomery County prior to authorizing submission of a Request for Release of Funds and Environmental Certification to HUD.

ENVIRONMENTAL CERTIFICATION

Montgomery County certifies to HUD that Tawana Jones, Director of Community and Economic Development 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 Montgomery County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will consider objections to its release of funds and the Montgomery County certification for a period of fifteen days following either the anticipated submission date (cited above) or HUD's actual receipt of the request (whichever is later) only if the objections are on one of the following bases: (a) that the Certification was not executed by the Certifying Officer Montgomery County; (b) Montgomery County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) Montgomery County has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; (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 CPD Director, HUD, Columbus Field Office at CPDColumbusRROF@hud.gov. Potential objectors should contact the HUD Columbus Field Office via email to verify the actual last day of the objection period.

Tawana Jones, Director, Montgomery County Community & Economic Development
Delegee of Judy Dodge, President, Board of County Commissioners