

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

Date of Publication: July 20th, 2026
Montgomery County, Ohio
451 W. Third Street
P.O. Box 972
Dayton, OH 45422
937-225-5704

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 August 5th, 2026, Montgomery County, Ohio will submit a request to the State of Ohio for the release of Community Development Block Grant Disaster Recovery (CDBG-DR) program funds under Title I of the Housing and Community Development Act of 1974, as amended, to undertake the following project:

Tier 1 Broad Review Program Title: Pathways to Homeownership Program

Purpose: This program will provide homeownership opportunities for renters who were impacted by the May 2019 tornadoes in Montgomery County. Housing units will primarily be located in areas most impacted by the tornadoes and will assist those households at or below 120% of area median income. The construction of these units will provide both housing stability for impacted residents, as well as increase neighborhood stability.

Location: Lots are primarily located in Harrison Township, the City of Trotwood and the City of Dayton.

Program Description: Funds will be used for site development and construction of approximately 10-12 new homes for eligible households. Montgomery County will be the recipient of funds and will work with local partners to distribute funds. Tier 2 site-specific environmental reviews will be completed for those laws, authorities, and environmental assessment factors not addressed in the Tier 1 broad review for each address under this program when addresses become solidified.

Tier 2 Site-Specific Environmental Review: The site-specific reviews will cover the following laws and authorities not addressed in the Tier 1 broad review: Historic Preservation, Endangered Species, Noise Abatement and Control, Manmade Hazards, and applicable environmental assessment factors.

Mitigation Measures/Conditions/Permits: Approval of each project site will be contingent upon successful compliance with Tier 2 environmental review requirements. Sites in a wetland or the 100-year floodplain will not be considered. Montgomery County will submit documentation for each proposed project location to the State Historic Preservation Office (SHPO) for review. The County will coordinate with the U.S. Fish and Wildlife Service as necessary to evaluate impacts to endangered species, and will remove trees ≥ 3 inches diameter at breast height only between October 1 and March 31 in order to avoid adverse effects to the Indiana bat and northern long-eared bat. Montgomery County will evaluate each proposed site for compliance with U.S. Department of Housing and Urban Development (HUD) Environmental Standards, including the standards at 24 CFR 51.

Estimated Project Cost: \$3 million CDBG-DR funds.

FINDING OF NO SIGNIFICANT IMPACT

Based on the site-specific environmental review procedures and criteria established for this program, Montgomery County, Ohio 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 Business Services-Community & Economic Development Office, 451 W. Third Street, 10th Floor, Dayton, OH 45422 and may be examined or copied weekdays 9 A.M to 5 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Montgomery County, Ohio Business Services-Community & Economic Development Office. All comments received before August 5th, 2026 will be considered by Montgomery County, Ohio prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

Montgomery County, Ohio certifies to the State of Ohio that Carolyn Rice in her capacity as President of the Board of County Commissioners 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. The State of Ohio's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Montgomery County, Ohio to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

The State of Ohio will accept objections to its release of funds and Montgomery County, Ohio'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 Montgomery County, Ohio; (b) Montgomery County, Ohio 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 State of Ohio; 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 the Ohio Department of Development, Community Development Division at Compliance@development.ohio.gov. Potential objectors should contact the State of Ohio to verify the actual last day of the objection period.

Carolyn Rice, President, Board of County Commissioners