



FINANCE
Budget and Planning

May 30, 2025

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

City of Tulsa
175 E. 2nd St.
Tulsa, OK 74103
918-596-9084
grantsadmin@cityoftulsa.org

On or after **June 7, 2025**, the City of Tulsa will submit a request to the US Department of Housing and Urban Development (HUD) for the release of HOME Investment Partnership American Rescue Plan Program funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following project:

Tier 1 Broad Review Project/Program Title: The Hilltop Apartments

Purpose: This project will replace a demolished, dilapidated multi-family complex in the Davis-Wilson Heights area, adjacent to Kirkpatrick Heights, and bring a greatly needed addition of more affordable housing to Tulsa.

Location: 266 E Independence Ave; Tulsa, OK 74106

Project/Program Description: The current site is a vacant lot of what used to be a severely distressed multi-family complex that was taken into possession by the Tulsa Housing Authority per the US Department of Housing and Urban Development (HUD) recommendation and guidance. Previously owned by an out-of-state landlord, the City of Tulsa deemed the property a Chronic Public Nuisance. HUD had also removed the properties Housing Assistance Payment contract in March 2023 due to multiple failed Housing Quality Standard inspections. The 17 buildings on site were demolished in 2023 with all foundation, concrete, and retaining walls also removed. The proposed new construction, The Hilltop, seeks to bring back brand-new affordable housing. Hilltop units will contain balconies, LVT, tile backsplash, ceramic tiles, code access entry, refrigerator, dishwasher, stove/range, rangehood, microwave, stacked laundry, garbage disposal, blinds, fire sprinkling, AC, and wired ports for internet. Construction will include MEP work, fire alarms, security systems, covered community pavilion, trellis, landscaping, HV AC ductwork, brick façade, TPO roofing, and ample parking.

Mitigation Measures/Conditions/Permits (if any): All plans must be approved by the City of Tulsa Department of Planning and Economic Development and a building permit obtained prior to work commencing.

Estimated Project Cost: \$41,613,319.00

1836 * 1898

TUL * USA



FINANCE
Budget and Planning

FINDING OF NO SIGNIFICANT IMPACT

The City of Tulsa has determined that these projects 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 Tulsa, Grants Administration, on the 15th floor, 175 E 2nd Street, Tulsa, Oklahoma, 74103, and may be examined or copied weekdays 9:00 A.M. to 5:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit comments to grantsadmin@cityoftulsa.org. All comments received by **June 6, 2025**, will be considered by the City prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Tulsa certifies to HUD that Monroe Nichols IV in his capacity as Mayor 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 Tulsa to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City'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 Tulsa; (b) the City of Tulsa 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 in accordance with the required procedures (24 CFR Part 58) and shall be addressed to HUD Oklahoma City at 301 N W 6th Street, Suite 200, Oklahoma City, Oklahoma, 73102. Potential objectors should contact HUD to verify the actual last day of the objection period.

Mayor Monroe Nichols IV, Certifying Officer