

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

April 9, 2021

Nebraska Department of
Economic Development
301 Centennial Mall South
Lincoln, NE 68509
(800) 426-6505

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Deer Creek Apartments, LP, the recipient of the Nebraska Department of Economic Development.

REQUEST FOR RELEASE OF FUNDS

On or about **April 26, 2021**, the Nebraska Department of Economic Development will authorize Deer Creek Apartments LP, to submit a request to the HUD for the release of the HOME Investment Partnerships (HOME) Funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake a project known as Deer Creek Village for the purpose of new construction of Deer Creek Village, a 48-unit Low-Income Housing Tax Credit (LIHTC) project to be occupied by low- and moderate-income households in Bellevue, Sarpy County, Nebraska. The units will be located in Sarpy County within the City of Bellevue on the southeast corner of Chandler Road and 25th Street. The site was purchased on August 18th for \$460,000 by Rural Housing Developers - Nebraska, a Nebraska limited liability company (RHD), The general partner of Deer Creek Apartments, LP is Deer Creek Apartments GP, LLC, a Nebraska limited liability company ("GP"). The sole member of Deer Creek Apartments GP, LLC is Trinity Housing Development, LLC a Missouri limited liability company ("Trinity"). The project area is a vacant 6.08-acre site that is surrounded by mixed-use development. Commercial and residential senior apartments adjoin the project to the east. A vacant commercial lot adjoins the project to the north with Chandler Road father north. South 25th Street adjoins the project to the west followed by Chandler Elementary School to the west, and multi-family residential adjoins the property to the south. No persons will be displaced as a result of this development.

The apartment community will consist of three- and four-bedroom units and will consist of 4 two-story 8-plexes, 1 two-story 16-plex and a community building. Each 3-bedroom and 4-bedroom unit will provide 1126 and 1308 square feet of living space, respectively. Thirty-eight (38) apartments will be set aside for households whose incomes are between 30% to 60% of the area median income and the remaining ten (10) apartments will be considered market rate apartments. The affordable units will be leased under Section 42 of the Internal Revenue Code following annual HUD area median income (AMI) guidelines. Deer Creek Apartments has set aside six (6) HOME designated units which will be floating with four (4) floating high units and two (2) floating low units.

Trinity is the Developer of the project. Seldin Company, an Omaha Nebraska property management firm, will provide a wide range of property management and leasing service to the Housing Tax Credit community. The Housing Foundation for Sarpy County is the HOME Investment Partnerships Fund (HOME) sponsor. Trinity, as the sole member of the GP, will have a right of first refusal to purchase the property at the end of the 15-year LIHTC compliance period.

The total project cost is estimated to be \$11,509,676 and will be funded by the following:

Conventional first mortgage of \$4,941,240, \$3,722,643 in Federal Low-Income Housing Tax Credit equity, \$1,745,792 in State of Nebraska Affordable Housing Tax Credits, \$800,000 in HOME Funds, \$300,000 in deferred developer fee.

FINDING OF NO SIGNIFICANT IMPACT

The Nebraska Department of Economic Development 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

**THE DAILY RECORD
OF OMAHA**

JASON W. HUFF, Publisher

PROOF OF PUBLICATION

UNITED STATES OF AMERICA,

The State of Nebraska,
District of Nebraska,
County of Douglas,
City of Omaha,

} ss.

ELIZABETH WHITE

being duly sworn, deposes and says that she is

LEGAL EDITOR

of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, printed in Omaha, in said County of Douglas, for more than fifty-two weeks last past; that the printed notice hereto attached was published in THE

DAILY RECORD, of Omaha, on

April 9, 2021

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.



GENERAL NOTARY - State of Nebraska
ELLEN FREEMAN

My Comm. Exp. December 11, 2025

Subscribed in my presence and sworn to before

Publisher's Fee \$ 119.90 me this 9th day of
Additional Copies \$ April 20²¹
Total \$ 119.90

Notary Public in and for Douglas County,
State of Nebraska

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Nebraska Department of Economic Development, 301 Centennial Mall South, PO Box 94666, Lincoln NE 68509-4666. All comments received by April 24, 2021, will be considered by the Nebraska Department of Economic Development prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The Nebraska Department of Economic Development certifies to HUD that Steve Charleston in his capacity as Community Development Block Grant Program Manager 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 Deer Creek Apartments LP, to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund

and the Nebraska Department of Economic Development 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 Nebraska Department of Economic Development; (b) the Nebraska Department of Economic Development has not