



FINANCE
Budget and Planning

August 8, 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 **August 25, 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 Village at Roma Berry

Purpose: A summary of conclusions from the market study: there is a strong need for affordable rental housing for seniors in Tulsa and the proposed development will be well-suited to meet this need. The affordable complexes in the market area maintain high occupancy levels and long waiting lists. The proposed rental rates are below market rates and will be affordable to the targeted population of seniors aged 55+.

Location: 4821 S 72nd E Ave, Tulsa, OK 74145

Project/Program Description: HOME Funds will be used for the construction of the Village at Roma Berry. The Village at Roma Berry will be a 2 story, 70-unit independent living apartment building for low to moderate income seniors age 55 and older. 7 of the total 70 units will be designed for residents with special needs; 5 for individuals with mobility impairments and 2 for individuals with audio or visual disabilities. All units will meet or exceed applicable accessibility standards.

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: \$15,368,678.00

FINDING OF NO SIGNIFICANT IMPACT

The City of Tulsa has determined that this project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental



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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 **August 24, 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