

## Notice of Intent to Request Release of Funds

John O'Brien (RE)  
City of Fairbanks  
800 Cushman Street  
Fairbanks, AK 99701  
907-987-5880

On or after July 2, 2026 the City of Fairbanks/John O'Brien will authorize the Fairbanks Neighborhood Housing Services to submit a request to the HUD /Alaska Anchorage Field Office for the release of CPD and CPF funds under Section 231 of the Consolidated Appropriations Act 2024 (P.L. 118-42, enacted March 9, 2024), as amended, to undertake the following project:

### **FNHS-Vacant-and-Blighted-Project.**

**Purpose:** The purpose of the Fairbanks Housing Improvement Program is to provide grants to property owners of vacant or blighted properties, to cover the costs of bringing the property onto the rental market thereby increasing affordable housing stock in Fairbanks. The Fairbanks program will be designed to address two critical issues in the community, the limited availability of rental units and the affordability of rental units.

**Location:** The specific project locations are in the Fairbanks area and within Fairbanks North Star Borough. FNHS is located at 1427 Gillam Way, Fairbanks, AK 99701.

**Project/Program Description:** The program will be modeled after the successful Vermont Housing Improvement Program, which granted property owners \$30,000 per unit. In return, program participants are required to provide a 20% match, maintain HUD Fair Market Rent prices and work with housing agencies to identify suitable tenants exiting homelessness. Property owners renovating single housing units that are vacant and blighted will be provided with a single grant. Owners may be eligible for multiple grants if they are bringing renovating multiple housing units to the rental market.

Tier 2 site specific reviews will be completed for those laws and authorities not addressed in the tier 1 broad review for each address under this program when addresses become known.

**Level of Environmental Review Citation:** Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:58.35(a)(3)

**Tier 2 Site Specific Review:** The site specific reviews will cover the following laws and authorities not addressed in the Tier 1 broad review: Flood Insurance, Contamination and Toxic Substances, and Historic Preservation.

### **Mitigation Measures/Conditions/Permits (if any):**

Flood Insurance – There are residences in Fairbanks, AK located in Special Flood Hazard Areas that may be remediated. On a site-by-site basis, the project team will determine if an applicant is located in a SFHA. In the instance that the residence is located in a SFHA, project staff will ensure that either the residence is covered under a flood insurance policy or that the work completed on the residence will not exceed \$10,000.

Contamination and Toxic Substances – A site visit will be conducted at each subject site to document if there are visible dumps, landfills, industrial sites, or other locations containing or releasing toxic, hazardous, or radioactive materials, chemicals, or hazardous wastes nearby. On-site conditions will be documented via a written summary and photographs of the surrounding environment. The ADEC Contaminated, Landfill, & Groundwater Plume sites databases (Contaminated Sites Database and Atlas available via ADEC Webmaps at <https://dec.alaska.gov/das/gis/apps/>), the ADEC UST/LUST (<https://dec.alaska.gov/spar/csp/tanks/>), and EPA NEPAassist (<https://www.epa.gov/nepa/nepassist>). GIS databases will be assessed for facility records within one mile of each project parcel. For any regulated facility in the one-mile radius area currently in regulatory non-compliant status, per NEPAassist, an 'ECHO-detailing report' will be completed to determine the nature of the facility non-compliance and potential for pathways of contamination to the project parcel. If pathways of contamination exist from the non-compliant facility, the site-specific project will be denied HUD assistance. Approved site-specific projects will be approved with the condition 'Identified lead-based paint hazards, soil and/or dust indicated on the property's Lead Inspection and Risk Assessment (LIRA) Report will be mitigated

through interim controls, hazard abatement, or a combination thereof and verified by a post mitigation Lead Report.' Every site, unless it meets exemption requirements, will be tested for radon levels prior to any work being completed. If radon is found beyond de minus levels, mitigation will be addressed.

Historic Preservation – Each site-specific project will undergo Section 106 review. Properties 45 years or older will be submitted to the Alaska State Historic Preservation Office (SHPO) for determination of eligibility and assessment of effects. Rehabilitation work on historic properties will incorporate SHPO-recommended treatments to avoid or minimize adverse effects. No HUD funds will be committed until Section 106 consultation is complete.

**Estimated Project Cost:** \$1,200,000.00

**The activity/activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements** per Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5: 58.35(a)(3). An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file and may be examined or copied on weekdays between 9:00 a.m. and 4:00 p.m. at the City of Fairbanks, 800 Cushman Street, Fairbanks, AK 99701; and online at: <https://cpd.hud.gov/cpd-public/environmental-reviews>

### **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to the City of Fairbanks ATTENTION: John O'Brien 800 Cushman Street, Fairbanks, AK 99701 or electronically to [jobrien@fairbanks.gov](mailto:jobrien@fairbanks.gov) All comments received by July 1, 2026 will be considered by the City of Fairbanks prior to authorizing submission of a request for release of funds.

### **ENVIRONMENTAL CERTIFICATION**

The City of Fairbanks certifies to HUD/Alaska that Mindy O'Neill, Certifying Officer, in her 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/Alaska's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Fairbanks Neighborhood Housing Services to use HUD program funds.

### **OBJECTIONS TO RELEASE OF FUNDS**

HUD/Alaska will accept objections to its release of fund and the City of Fairbanks' 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 Fairbanks; (b) the City of Fairbanks 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 HUD/Alaska; 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 HUD/Anchorage Field Office at 3000 C Street, Suite 401, Anchorage, AK 99503 or submitted electronically to [CPDRROFANC@hud.gov](mailto:CPDRROFANC@hud.gov). Potential objectors should contact HUD/Alaska to verify the actual last day of the objection period.

**Date of Notice:** June 17, 2026

Note: The seven- or ten-day public comment periods are the minimum time periods required by regulation prior to submission of a Request for Release of funds and Certification (form HUD- 7015.15 to HUD/State. The Responsible Entity may choose to allow a longer comment period. The fifteen-day objection period is a statutory requirement. The objection period follows the submission date specified in the Notice or the actual date of receipt by HUD/State, whichever is later.