COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT (FONSI)
AND INTENT TO REQUEST RELEASE OF FUNDS (NOI/RROF)

October 7, 2026

CITY OF MODESTO
1010 Tenth Street
Modesto, CA 95354
(209) 577-5211

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS

This Notice shall satisfy the above-cited two separate but related procedural notification requirements for activities to be undertaken by the City of Modesto.

REQUEST FOR RELEASE OF FUNDS

On or about October 27, 2026, the City of Modesto will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of $2,000,000 in Home Investment Partnership Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake a project known as the Morris Village Housing Project. Total project costs are estimated at roughly $24,000,000, funded by California Department of Housing and Community Development, Behavioral Health and Recovery Services, National Housing Trust Fund, Continuum of Care, and capital contributions, in addition to the HOME funding. On or about October 27, 2026, the City of Modesto will authorize the Stanislaus Regional Housing Authority to submit a request to the Office of Public and Indian Housing (PIH), U.S. Department of Housing and Urban Development (HUD) for the release of Project-based vouchers (PBVs) a component of the Housing Choice Voucher (HCV) program under the Quality Housing and Work Responsibility Act of 1998, to undertake a project known as Morris Village Housing Project.

The City of Modesto is performing an Environmental Review for all activities under the project inclusive of predevelopment and construction located on the approximate 44,969 square-foot parcel identified by the Stanislaus County Assessor as APN 111-005-073 Modesto, CA 95354. The site is vacant located at 124 E. Morris Avenue in Modesto, CA 95354.

The proposed project is a 45-unit residential development specifically designed to meet the needs of the urban community. The project design will maximize the on-site open community space with a courtyard, family meeting areas, green spaces, and benches. The project will feature electrification with high-efficacy fixtures in units, community spaces, and outdoor spaces. Each residence will have a full kitchen and bath.. On-site amenities at the Morris Village apartments include a community center with an enclosed kitchen, computer lab, common laundry room, maintenance room, and storage area, management offices, and resident services offices.

Morris Village is a single, three-story residential building designed to accommodate 45 residential units with a single-loaded corridor configuration, and an integrated community center located on the ground floor. The 45 units consist of 39 one-bedroom units and 6 two-bedroom units, including a manager's unit. The one-bedroom units range from approximately 600–700 square feet, while the two-bedroom units range from approximately 800–950 square feet.

The building is organized in a rectangular, O-shaped configuration around a central courtyard, with two residential wings connected by a bridge at each end. A central elevator provides access to all levels of both wings, with two exterior exit stairs located at opposite ends of the building. The building will be Type VA construction in accordance with the California Building Code, with wood framing supported on a concrete slab-on-grade foundation. The primary exterior finish will be pre-finished fiber-cement lap siding in a horizontal clapboard pattern, complemented by smaller areas of vertically oriented board-and-batten siding. Roofing will consist primarily of dimensional composite shingles, with single-ply roofing provided at the mechanical wells located at the north and south bridges.

The site will provide on-site vehicular & bike parking, including electric vehicle (EV) charging stations and receptacles in accordance with CALGreen requirements. The landscape design will incorporate water-conserving strategies, including water-efficient systems and fixtures and drought-tolerant xeriscape planting.

In addition to the site and building features, Morris Village is designed with an emphasis on energy efficiency and electrification. A solar photovoltaic (PV) system will be provided to offset common-area electrical loads. Building systems will be fully electrified and will incorporate high-efficacy lighting throughout the residential units, community center, central courtyard, and outdoor amenities.

FINDING OF NO SIGNIFICANT IMPACT

The City of Modesto 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 (NEPA) of 1969 is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Community and Economic Development Division 1010 Tenth Street, Suite 3100, Modesto CA 95354, and may be examined or copied weekdays (excluding holidays) from 8:30 a.m. to 4:30 p.m. City of Modesto offices remain open to the public by appointment only, please contact (209) 577-5334 to schedule an appointment. The ERR will be made available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to Community and Economic Development Division 1010 Tenth Street, Suite 3100, Modesto CA 95354 or by email to tcole@modestogov.com. The ERR can be accessed online at the following website https://cityofmodesto.box.com/s/kjcr3kwiwi43wih4mlzjs3pf9y6bboev.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Modesto Community and Economic Development Division 1010 Tenth Street, Suite 3100, Modesto CA 95354, email option to tcole@modestogov.com . All comments received by October 26, 2026, will be considered by the City of Modesto prior to authorizing submission of a request for release of funds. Commenters should specify which part of this Notice they are addressing.

RELEASE OF FUNDS

The City of Modesto certifies to HUD that Jessica Hill in her capacity as Certifying Officer 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 Modesto to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Modesto's certification for a period of fifteen (15) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if it is on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Modesto or other officer of the City of Modesto approved by HUD; (b) the City of Modesto 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 project have 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, Sec. 58.76) and shall be addressed to HUD San Francisco Field Office at One Sansome Street, Suite 1200, San Francisco, CA 94014 or by email at RROFSFRO@hud.gov and alison.m.brokke@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

_____
Jessica Hill
Certifying Officer

EQUAL HOUSING OPPORTUNITY