

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

Date of Publication: February 26, 2026

Clark County
1600 Pinto Lane
Las Vegas, NV 89106
(702) 455-5025

These Notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Clark County Community Housing Office.

REQUEST FOR RELEASE OF FUNDS

On or about Monday, March 16, 2026, Clark County will authorize the Southern Nevada Regional Housing Authority to submit a request to release Project-Based Vouchers under Section 8 and Capital Funds under Section 9 of the US Housing Act of 1937 (42 USC 1437), as amended, to undertake a project known as Southern Pines II Apartments for the purpose of providing needed affordable rental housing units to low-income families at or below 60% AMI. The proposed project entails the new development of 180 units within multiple three-story buildings on an 8.5-acre vacant lot located at the northeast corner of South Decatur Boulevard and West Pyle Avenue, Las Vegas, Nevada 89179; Clark County Assessor Parcel Numbers 177-30-204-006, 177-30-201-004, and 177-30-201-005.

Estimated Total Project Cost: \$60,631,821.00

Section 8 Project-Based Vouchers: 8 = \$ 3,745,920 (over 20 years)

FINDING OF NO SIGNIFICANT IMPACT

Clark County has determined 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). The ERR will be made available to the public for review electronically or in person by emailing a request to Melissa Tate, Grants Coordinator, Clark County, at Melissa.Tate@ClarkCountyNV.gov, and will be on file at 500 S. Grand Central Pkwy, Las Vegas, NV 89155 and may be examined or copied Monday - Thursday 7:00 A.M. to 4:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with these agencies may submit written comments to Melissa Tate, Grants Coordinator, Clark County, at Melissa.Tate@ClarkCountyNV.gov. All comments received through **Friday, March 13, 2026**, will be considered by the County, prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

Clark County certifies to HUD that Karen Michelin in her capacity as Manager of Clark County Community Housing Office and Certifying Environmental 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 Clark County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Clark County'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 County; (b) the County 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; 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 writing in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the U.S Department of Housing and Urban Development via mail to HUD San Francisco Regional Office, One Sansome Street, Suite 1200, San Francisco, CA 94104. Objections on the use of Project Based-Vouchers only, may also be emailed to Alison Brokke, at Alison.M.Brokke@hud.gov. Potential objectors should contact the San Francisco Regional Office to verify the actual last day of the objection period.

Certifying Officer:

*Karen Michelin, Manager
Clark County Community Housing Office
Clark County Nevada*