

STATE OF NEVADA

JOE LOMBARDO  
Governor



DR. KRISTOPHER SANCHEZ  
Director

STEVE AICHROTH  
Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY  
HOUSING DIVISION

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

*Date of Publication: April 16, 2025*

Nevada Housing Division  
3300 W Sahara Ave Ste.300  
Las Vegas, NV 89109

These Notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Nevada Housing Division.

REQUEST FOR RELEASE OF FUNDS

On or about **Friday, May 9<sup>th</sup>, 2025** Nevada Housing Division will submit a request to the U.S Department of Housing and Urban Development, Region 9 (HUD) for the release of HOME Investment Partnership (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, 24 CFR Part 92, as amended, to undertake a project known as the Sutro Senior Sanctuary for the construction of 170-unit low-income housing project for seniors. The proposed project entails the development of two five-story buildings to include studio (63), one-bedroom (89), and two-bedroom (18) units, located on Sutro Street, Reno, Nevada 89512. The north site located at East 9th Street and Sutro street would contain 105 units, and the south site located at East 7th Street and Sutro Street would contain 65 units. Sutro Senior Sanctuary – North is proposed for 839 Sutro Street and 838 Quincy Street, on Washoe County Assessor's parcel numbers (APNs) 008-166-19 and 008-166-12. Sutro Senior Sanctuary – South is proposed for 696 Sutro Street, on Washoe County APN 008-331-13. Sutro Senior Sanctuary – North would involve the demolition of five residential buildings and accessory structures on two parcels totaling 0.585 acres. Sutro Senior Sanctuary – South would be an affordable senior housing project proposed for a 0.355-acre vacant lot.

**Estimated Total Project Cost:** \$10,349,499

**Grant Funds Requested:** 65 Project-Based Vouchers \$18,829,200

**Grant Funds Requested:** \$ 1,200,000

## FINDING OF NO SIGNIFICANT IMPACT

**Nevada Housing Division 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. Please submit your request by email to Juawana Grant, Deputy Administrator Housing Programs [juawana.grant@housing.nv.gov](mailto:juawana.grant@housing.nv.gov).**

## PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this agency may submit written comments by email to Juawana Grant, Deputy Administrator Housing Programs [juawana.grant@housing.nv.gov](mailto:juawana.grant@housing.nv.gov). All comments received on or prior to **Friday May 2<sup>nd</sup>, 2025**, will be considered by the Nevada Housing Division prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

## ENVIRONMENTAL CERTIFICATION

Nevada Housing Division certifies to HUD that Juawana Grant 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 Nevada Housing Division to use Program funds.

## OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and State of Nevada's certification for a period of eighteen 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 Nevada Housing Division; (b) Nevada Housing Division 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 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, San Francisco Regional Office, One Sansome Street, Suite 1200, San Francisco, CA 94104, or emailed to [RROFSFRO@hud.gov](mailto:RROFSFRO@hud.gov) for HOME grant funds and [Todd.R.Greene@hud.gov](mailto:Todd.R.Greene@hud.gov) for Project-Based Vouchers. Potential objectors should contact the San Francisco Regional Office to verify the actual last day of the objection period.

*Certifying Officer:*

***Juawana Grant, Deputy Administrator, Nevada Housing Division***

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