



**Government of the United States Virgin Islands
Virgin Islands Housing Finance Authority
Public Notice**

COMBINED NOTICE

Final Notice of Floodplain Analysis

Notice to the Public of Intent to Request the Release of Funds (RROF)

TO ALL INTERESTED AGENCIES, GROUPS, AND PERSONS:

The Government of the Virgin Islands has received federal Community Development Block Grant-Disaster Recovery (CDBG-DR) funds under Title 1 of the Housing and Community Development Act of 1974, (PL93-383) for the following project:

St. Thomas

Magen's Bay Junction Phase II Housing Development – Construction of 60 new apartments contained in a nine-story building with ground floor amenity space. The building will be served by two high efficiency KONE elevators. The unit mix includes 30 one bedroom/one bathroom apartments and 30 two bedroom/two bathroom apartments. This project is located at Parcel No. 3A (2.19 Acres) Estate Lovenlund and Parcel No. 7-1 (4.53 Acres) Estate St. Joseph and Rosendahl, St. Thomas United States Virgin Islands.

FINDING OF NO SIGNIFICANT IMPACT (FONSI)

In accordance with federal regulations, an environmental assessment has been completed on the above-mentioned project and it has been determined that this project will have no potentially significant impact on the physical and/or human environment under the National Environmental Policy Act of 1969 (PL 91-90-190). For this reason, it is not necessary to prepare an Environmental Impact Statement for this project, as required by the NEPA Act.

The Environmental Review Record (ERR) for this project, which set forth the reasons why such statement is not required, is available for public review at the Virgin Islands Housing Finance Authority's offices located at 3438 Kronprindsens Gade, GERS Complex, 1st Floor, St. Thomas VI 00802 or 100 Lagoon Complex, Suite 4, Frederiksted, VI 00840-3912, between the hours of 8:00 a.m. and 5:00 p.m.

FLOODPLAIN REVIEW

Magen's Bay Junction Phase II Housing Development have been determined to be in the floodplain according to the Flood Insurance Rate Maps (FIRM). Therefore, the Virgin Islands Housing Finance Authority is required to perform an Eight-Step Analysis of the project to ensure that there are no practical alternatives to the funding of the project and that there are mitigation measures in place to protect the project in the event of flooding.

Upon completion of the Eight-Step Analysis, it has been determined that the project as proposed, protects habitable structures by locating them away from the drainage way. The project was designed so all habitable buildings are outside the flood zone. Therefore, there will be minimal impact to lives, and property. The area is already disturbed, and a large catchment pond was developed to intercept sediment laden runoff during construction and to protect the drainageway.

The Eight-Step Analysis for this project has been completed and is available for public review and comment at the Virgin Islands Housing Finance Authority offices at the above locations.

PUBLIC COMMENTS ON FONSI AND EIGHT-STEP ANALYSIS

All interested agencies and persons disagreeing with the decision made with respect to the Findings of No Significant Impact or the Eight-Step Analysis are invited to submit written comments for consideration to the Virgin Islands Housing Finance Authority at 3438 Kronprindsens Gade, GERS Complex, 1st Floor, St. Thomas VI 00802, Attention Mrs. Antoinette Fleming, Director of Community Development Block Grant-Disaster Recovery Program, no later than 5:00pm on October 17, 2019. Comments may also be submitted via e-mail to environmental@vihfa.gov by the aforementioned date. All such comments will be considered, and no administrative actions will take place on the proposed project prior to the date specified.

NOTICE OF INTENT TO REQUEST THE RELEASE OF FUNDS (NOI/RROF)

At the earliest, one day after the termination of the public comment period as stated above, but not before comments on the FONSI and the Eight-step Analysis have been considered and resolved, the Virgin Islands Housing Finance Authority will submit a Request for Release of Funds (RROF) and Certification to the U.S. Department of Housing and Urban Development (HUD). By doing so, the Virgin Islands Housing Finance Authority will ask HUD to allow it to commit funds to this project, certifying that it has performed the environmental review procedures as required by Title 1 of the Housing and Community Development Block Grant Program and 24 CFR Part 58 and the Director of the Virgin Islands Housing Finance Authority, in his capacity as the Certifying Officer, consents to accept the jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to the environmental reviews or resulting decision-making and actions.

The legal effect of the certification is that, by approving it, HUD will have satisfied its responsibilities under the National Environment Act, thus allowing the Virgin Islands Housing Finance Authority to commit Community Development Block Grant-Disaster Recovery (CDBG-DR) funds to the above project.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its approval of the Release of Funds and the Certification only if the objection is on one of the following bases: (1) that the Certification was not in fact executed by the Certifying Officer; or (2) the applicant's Environmental Review Record for this project indicates omission of the required decision or steps applicable for the project. Objections must be prepared and submitted in accordance with the procedures outlined at 24CFR Part 58 and must be addressed to U.S. Department of Housing and Urban Development at HUD Caribbean Area Office, Region VI, 235 Federico Costa Street-Suite 200, Parque Las Américas I Building, San Juan, Puerto Rico, 00918. Objections to the Release of Funds on bases other than those stated above will not be considered by HUD.

Sincerely,



Daryl Griffith, Executive Director
Virgin Islands Housing Finance Authority