

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

July 12, 2026

City of Marion
350 Tower Square Plaza
Marion, Illinois 62959
618-997-2612

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Marion.

REQUEST FOR RELEASE OF FUNDS

On or about at least one day after the end of the comment period the City of Marion will authorize the City of Marion Housing Authority to submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of (11) Section 8 Project-Based Vouchers, under Section 8(o)(13) of the U.S. Housing Act of 1937 [42 U.S.C. 1437f (o)(13)], to undertake a project known as Concord Villas, located near West Concord Street and Midway Court, Marion, Illinois for the purpose of constructing an affordable housing community.

The project consists of proposed new construction of a 41-unit development located in Marion, Williamson County, Illinois. Each of the 41 units will be considered affordable housing and will be situated within an existing residential neighborhood in seven (7) duplex buildings and twenty-seven (27) three-bedroom single-family homes. There will be thirty (30) units targeted for households making 60% of the Area Median Income (AMI), four (4) units directed to those making 50% AMI, and seven (7) units targeted for households making 30% AMI. The eleven (11) units targeted to those make 30 and 50% AMI will additionally operate with a Project-Based Voucher subsidy. The unit mix will consist of eleven (11) two-bedroom units and thirty (30) three-bedroom units. The proposed project will be pursuing the NGBS Siler + Zero Energy path, with units equipped with refrigerator, central A/C, stove with range, and washer dryer hookups.

The Request for Release of Funds is proposed for the City of Marion Housing Authority for the (11) Project-Based Vouchers. Additional financing for this project includes Federal Low Income Housing Tax Credit (LIHTC) equity.

FINDING OF NO SIGNIFICANT IMPACT

The City of Marion 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 of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) file at the Marion City Hall, located at 350 Tower Square Plaza in Marion, Illinois 62959 and may be examined or copied on weekdays 9 A.M to 4 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Marion, to the attention of Cody Moake, at the address above, or at cmoake@cityofmarionil.gov. All comments received by July 28, 2026 will be considered by the City of Marion prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Marion certifies to HUD that Cody Moake in his capacity as Chief of Staff, 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 Marion Housing Authority to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Marion'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 City of Marion;
- (b) the City of Marion 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 John Gerut at john.d.gerut@hud.gov. Potential objectors should contact HUD via email at john.d.gerut@hud.gov, or MFW-Public-Notices@hud.gov, to verify the actual last day of the objection period.

Cody Moake