

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

Date of Publication: October 1, 2026

City of Las Vegas
Department of Neighborhood Services
495 S. Main St.
Las Vegas, NV 89101
(702) 229-1762

These Notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Las Vegas.

REQUEST FOR RELEASE OF FUNDS

On or about **Monday, October 19, 2026**, the City of Las Vegas 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 Decatur Evergreen Apartments. Decatur Evergreen Apartments is a new, 141-unit affordable rental housing community to be developed at 810 S. Decatur Boulevard in Las Vegas, Nevada. The project is sponsored by CANV, the affordable housing subsidiary of Fore Property Company (FPC), a nationally recognized, vertically integrated multifamily development, construction, and management firm with extensive experience delivering high-quality affordable and workforce housing. The development will provide a mix of one- and two-bedroom units serving households earning at or below LIHTC-restricted income levels. Units are designed to meet modern livability standards and include durable, energy-efficient interior finishes, hard-surface flooring, solid-surface countertops, energy efficient appliances, and low-flow plumbing fixtures. All units and common areas will comply with Fair Housing and ADA requirements, with accessible units distributed throughout the property. The site is located within an established urban corridor with excellent access to employment centers, grocery stores, pharmacies, healthcare services, schools, and public transportation. The project design prioritizes safe and efficient site circulation, pedestrian connectivity, and a welcoming residential environment that supports family-oriented living. Planned community amenities include a leasing and management office, community clubhouse, fitness room, multipurpose activity space, computer/business center, resort-style pool with shaded seating areas, playgrounds, landscaped courtyards, BBQ areas, bicycle storage, and onsite maintenance. These features promote resident stability, health, and social cohesion. Construction will utilize cost-effective, environmentally responsible systems and materials appropriate for the Southern Nevada climate. As an experienced LIHTC developer and operator, CANV will ensure long-term maintenance, compliance, and property management consistent with industry best practices. The development will transform an underutilized site into a well-designed, professionally managed residential community. High-quality site design, enhanced lighting, landscaping, and controlled access contribute to improved neighborhood safety and vitality. Clark County continues to experience a substantial shortage of affordable rental housing, particularly for households earning below 60% AMI. Decatur Apartments will add 141 new affordable units, helping to meet documented demand identified in local and regional housing needs assessments. The project site is on Clark County Assessor Parcel Number 138-36-802-002 and 138-36-802-003 at 810 South Decatur Boulevard, Las Vegas, NV 89107.

Estimated Total Project Cost:
HOME-Fed:
HOME-State:

\$67,570,163
\$1,500,00 (M23/24/25/26-MC320225)
\$1,500,500 (M-24/25-SG-32-0100)

FINDING OF NO SIGNIFICANT IMPACT

The City of Las Vegas 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 by emailing a request to De'Mario Ewell, Grant Program Coordinator, City of Las Vegas Department of Neighborhood Services, at dewell@LasVegasNevada.gov, and may be examined or copied Monday - Thursday 7:00 A.M. to 5:30 P.M.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this agency may submit written comments to De'Mario Ewell, Grant Program Coordinator, City of Las Vegas Department of Neighborhood Services, at dewell@LasVegasNevada.gov. All comments received through **Friday, October 16, 2026**, will be considered by the City prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The Nevada Housing Division and City of Las Vegas certifies to HUD that Chelsea Heath and Arcelia Barajas in their capacity as State/Federal HUD Grant Supervisor and Director of Neighborhood Services, respectively, and Certifying Environmental Officers consent 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 and City of Las Vegas to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Las Vegas'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; (b) the City 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, HUD Phoenix Regional Office, 2800 N. Central Avenue, Suite 700, Phoenix, AZ 85004. Potential objectors should contact the San Francisco Regional Office to verify the actual last day of the objection period.

Certifying Officer:

***Arcelia Barajas, Director
Neighborhood Services
City of Las Vegas, Nevada***

***Chelsea Heath
Department of Business & Industry
Nevada Housing Division***
