



To: IHCDA Partners
From: IHCDA
Date: July 24, 2026

Notice: PN-26-35

**Notice of Intent to request Release of Funds and
Notice of Finding of No Significant Impact**

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by CoAction and Gratus Development.

REQUEST FOR RELEASE OF FUNDS

On or about August 9, 2026, the IHCDA authorizes CoAction and Gratus Development to submit a request to the HUD for the release of HOME Investment Partnerships Program funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990 and the release of Project Based Vouchers under section 8(o)(13) of the U.S. Housing Act of 1937, as amended, to undertake a project known as:

Project title: The Branches Development

Purpose and Scope of Project: Lake County has a significant unmet need for supportive, affordable housing for older adults experiencing homelessness. The latest Point-in-Time count for Lake County identified 161 individuals experiencing homelessness. Additionally, senior homelessness is increasing across the country and state. Indiana's Balance of State shows nearly 1 in 4 homeless individuals are 55+, and Lake County has seen a sharp rise in first-time homelessness. Seniors relying on fixed incomes, like SSI or disability benefits, are disproportionately impacted by rising costs and inflation. Aging also brings mobility and health challenges, making accessible permanent supportive housing critical.

This project would result in the creation of 36 permanent supportive housing units and provide residents with access to onsite amenities including laundry, outdoor spaces, a walking trail, and an onsite service coordinator. The Branches Development will consist of a single, three-story elevator-served building featuring a total of 36 units: 30 one-bedroom units (550 square feet each) and 6 two-bedroom units (700 square feet each). Four units are fully Accessible Type A, with all remaining units Type B Adaptable. The project will meet National Green Building Standard (NGBS) Silver certification, incorporating sustainable building practices and energy-efficient design. The site allows CoAction the opportunity to co-locate their offices in the same building as the supportive housing units. On-site amenities will include a community room, laundry facilities on each upper floor, bike storage, raised garden beds, and an outdoor pavilion along a walking trail. There will also be a parking lot with 104 total parking spaces and a detention basin.

IHCDA funding amount: \$1,200,000 (Lake County Redevelopment Commission), 36 PBVs (IHCDA)

Specific project address(es): 6400 E 81st Avenue, Hobart, Indiana

FINDING OF NO SIGNIFICANT IMPACT

The IHCDA 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) on file at

IHCDA, 30 South Meridian Street, Suite 900 Indianapolis, IN 46204 and may be examined or copied weekdays 8 A.M. to 5 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to IHCDA, 30 South Meridian St., Suite 900, Indianapolis, IN 46204. All comments received on or before August 3, 2026, will be considered by the IHCDA prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The IHCDA certifies to HUD that Matt Rayburn in his capacity as Deputy Executive Director and Chief Real Estate Development 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 CoAction and Gratus Development to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the IHCDA'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 IHCDA; (b) the IHCDA has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 5

(c) the CoAction and Gratus Development 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 emailed to: HUD Office of Community Planning and Development at cpd_covid-19oee-ind@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Matt Rayburn

IHCDA Deputy Executive Director and Chief Real Estate Development Officer



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