



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Valor Place Apartments

Responsible Entity: City of Albany

Grant Recipient (if different than Responsible Entity): Linn Benton Housing Authority

State/Local Identifier (HUD VASH Vouchers): OR019

Preparers: Beth Frelander and Anne Catlin

Certifying Officer Name and Title: Alexander Johnson II, Mayor, City of Albany

Grant Recipient (if different than Responsible Entity): Linn Benton Housing Authority

Consultant (if applicable): Evren Northwest Inc. (Phase I and Phase II Site Environmental Assessments)

Direct Comments to: Anne Catlin, anne.catlin@albanyoregon.gov; 541-917-7560
P.O. Box 490; Albany, Oregon 97321

Project Location: 2092 Queen Avenue SE (formerly **part of** 2080 Queen Ave SE), Albany, OR, 97322



The project site is located approximately 1.3-miles south of the Willamette River, and 0.8-miles west of Interstate 5. The surrounding land use is a mix of multi and single-family residential on the north and east sides, an electric substation on the west, and a multi-family (senior) residential complex to the south.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Valor Place Apartments is a proposed 30-unit housing community in Albany sponsored by Linn Benton Housing Authority (LBHA). The project will consist of a new three-story building with elevator that will contain 21 one-bedroom units for disabled veterans who are/have been homeless; 8 studio units dedicated to clients of Linn County Health Authority (LCHA) who experience severe and persistent mental illness (SPMI); and a one-bedroom manager’s unit. Common areas will include offices, multipurpose room with a kitchenette, shared laundry on each floor, and mechanical rooms. Exterior improvements include vehicular parking for 13 cars, covered bike parking, a courtyard and landscaping that incorporates stormwater infiltration. The project will be located on land owned by LBHA adjacent to its existing Clayton Meadows Apartments.

Veterans Affairs (VA), in partnership with other local agencies, will provide support services such as employment, health care, education, and clinical case management to veteran residents. Linn County Health Authority will provide services for the residents in the 8-studio units.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

In partnership with the VA, LBHA has determined that there is a significant unmet need for deeply affordable, service-supported housing for homeless veterans in Linn and Benton counties. Results from the 2022 combined point-in-time (PIT) count of homeless residents for Linn, Benton, and Lincoln counties indicated there are roughly 34 homeless veterans in Linn and Benton counties. LBHA has a supply of VASH vouchers available immediately to supply rental assistance to up to 22 veterans in need. Construction of the Queen Avenue Apartments will enable LBHA, in partnership with the VA, to put the vouchers to use. In addition to veterans, the Queen Avenue Apartments will provide homes for 8 individuals--clients of Linn County Mental Health (LCMH)--who experience severe and persistent mental illness (SPMI). Until the Valor Place Apartments are built, individuals who would otherwise be housed there will struggle to find housing, at high cost to their physical and mental wellbeing.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The subject site is vacant and has been since 2000. Construction of Clayton Meadows Apartments on the south side of the site resulted in fill soil being placed atop the subject site. Affordable housing for veterans and persons with behavioral health needs are in short supply in Linn County. As cost of building and rents increase fewer naturally occurring affordable housing units are available.

Funding Information

Grant Number	HUD Program	Funding Amount
(No grant number for vouchers) PHA code: OR019	Veterans Affairs Supportive Housing Project Based Vouchers	\$262584 annually based on 21 vouchers per year

Estimated Total HUD Funded Amount: \$5,251,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$11,000,000 non-HUD funds

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. (See Exhibit A.)
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to FEMA’s FIRM map #41043C0527G the subject property is in Zone X, an area of minimal flood hazard. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements. (See Exhibit B.)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended,	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the Clean Air Act’s National Ambient Air Quality Standards Map of counties designated nonattainment or maintenance for all criteria

<p>particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>		<p>pollutants, this project site is not in any nonattainment or maintenance counties for pollutants. This was verified using the NEPAssist Tool. This project's county or air quality management district is in attainment status for all criteria pollutants. The project complies with the Clean Air Act.</p> <p>(See Exhibit C.)</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management (OCM), Linn County is not located within a Coastal Management Zone. This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.</p> <p>(See Exhibit D.)</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The current and historic uses of the project area and surrounding area were identified to aid in determining potential contamination risks through a Phase I Environmental Site Assessment (ESA). Per a Phase II ESA report, the soil and groundwater samples tested and were not contaminated, and no recognized environmental conditions (RECs) were found in those samples. The Vapor Encroachment Screen research and findings indicate no vapor encroachment conditions are present on the site. This project is in compliance. Documentation is in the Phase I and Phase II Environmental Site Assessments conducted by Evren Northwest, Inc. (See Exhibit E.)</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>According to the Official Species List, nine (9) federally listed species have the potential to be present within the project area. No critical habitats were identified within the project area. There are no identified protected sites within the subject property boundaries and the project area does not overlap with federally listed or proposed species and designated or proposed critical habitats covered by National Oceanic and Atmospheric Administration, (NOAA) fisheries. The RE consulted with U.S. Fish and Wildlife Services (USFWS) and NOAA regarding endangered species. USFWS concurred there is no critical habitat. Based on an analysis of the habitat requirements of these species and the physical characteristics of the subject infill property in a built-up urban area, no suitable habitat is believed to be present for any of the identified species. NOAA reviewed the proposed storm water quality plan and found the project is likely to adversely affect ESA-listed species through</p>

		stormwater runoff generated from new impervious surface area. (See Exhibit F.)
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The subject property was inspected for evidence of underground storage tank systems and aboveground storage tanks and hydraulic equipment. The RE reviewed the Department of Environmental Quality Tanks Program database for hazardous materials and aboveground tanks and found none that meet the definitions of hazardous were located within the 1-mile radius. The Phase I Environmental Site Assessment (Phase I ESA) completed by Evren Northwest, Inc. dated May 31, 2023, was also used to inform this determination for presence of hazardous materials and tanks on site. No concerns were identified so this project is in compliance. (See Exhibit G.)
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	According to the Albany Zoning Map, the project is in a developed area that is zoned Residential Medium Density Attached and is not designated or zoned for agricultural uses. The site is not in agricultural use. The project does not include any activities that could convert agricultural land to a non-agricultural use. The project complies with the Farmland Protection Policy Act. (See Exhibit H.)
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. (See Exhibit I.)
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	The City of Albany, as the Responsible Entity (RE), conducted the consultations with the State Historic Preservation Officer (SHPO), the Tribal Historic Preservation Officers (THPO) of any affected tribes, and City of Albany Historic Preservation Planner. No comments or objections were received from the THPOs. The Oregon SHPO concurred with a finding of no historic properties affected by the project. Archeological monitoring and an Inadvertent Discovery Plan are required during construction to ensure compliance. (See Exhibit J.)
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is more than 3,000 feet from a railway, more than 1,000 feet from a major road and there are no military or FAA-regulated airports within 15 miles. (See Exhibit K.)
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. (See Exhibit L.)

<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no significant wetlands on the property according to the USFWS National Wetlands Inventory, the Oregon Statewide Wetlands Inventory or local wetlands inventory. No wetlands were observed on the site. Therefore, the proposed undertaking will comply Executive Order (EO) 11990, Protection of Wetlands, as well as the requirements of Federal Register 24 CFR Parts 50, 55 and 58. (See Exhibit M.)</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not in the vicinity of any Wild and Scenic Rivers or any rivers being studied as potential components of the National Wild and Scenic River System. Therefore, the project will not impact any Wild or Scenic River or Study River. This project is in compliance with the Wild and Scenic Rivers Act. (See Exhibit N.)</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the data included in the EJscreen report via NEPAassist did not indicate any causes of concern for creating or contributing to concentrations of low-income residents. No other adverse effects were identified. This project complies with the Environmental Justice requirements. (See Exhibit O.)</p>

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The project site is located in the Residential Medium Density Attached Zone. This project proposes to build 30 housing units on a 0.62-acre site which is an appropriate use for this zone. Valor Place Apartment Project has a compatible land use and is appropriate in scale and design for the residential area in accordance with City of Albany land use plans.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The site is located within the USGS Topographic Tangent, OR 7.5-minute quadrangle, at an approximate elevation of 227 feet above mean sea level. The soil is concord silt loam which has sufficient drainage and is suitable for building. The topography of the site is generally level, and the surrounding areas gently slope to the northwest. There is a storm water plan that will meet city drainage requirements. Standard erosion controls will be used during the construction process. See the Stormwater Plan Materials.
Hazards and Nuisances including Site Safety and Noise	2	No nuisances or hazards were observed at the subject property or surrounding properties during the site inspection. The proposed development activities will not result in any significant noise generation levels within the neighborhood. Construction phase noise will be mitigated by standard procedures. Safety practices will be used during construction. The project is not expected to generate any hazards, noise or nuisances once completed.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	According to U.S. Census Bureau American Community Survey (ACS) 2017-2021 data obtained from the EPA NEPA Assist EJScreen Summary Report, 64% of the population in the area are employed. The per capita income is \$21,908. This project will create temporary construction jobs and a permanent on-site manager job. Additional residents in the area may benefit nearby businesses and support commercial development. This project will not result in displacement of existing jobs or businesses.
Demographic Character Changes, Displacement	2	The site is in a residentially developed area. The proposed development of the site is compatible with the surrounding neighborhood, no demographic character changes or displacement are anticipated with the proposed project. The project will not create a barrier to services, facilities or institutions. The project is in Census Tract 206.02 which is not one of Albany's predominately low- and moderate-income census tracts so would not contribute to the creation or existence of a concentration of low-income people or disproportionately negatively affect low- and moderate-income residents.

Environmental Justice		This project is in Census Tract 206.02 which does not have a higher concentration of low- and moderate-income residents or a higher proportion of minority residents. The NEPA Assist EJS Screen Summary Report using ACS 2017-2021 indicated the immediate area around the site also does not have a greater concentration of minority residents. Therefore, it will not disproportionately impact those populations beyond the positive impact of greater access to affordable housing for veterans and people with disabilities. The project has no known adverse impacts to culturally significant areas nor will it expose the community to adverse environmental health conditions. No adverse effects were identified that disproportionately affect environmental justice populations.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	Residents of the completed housing project will have access to schools and cultural facilities. Albany cultural facilities have the capacity to handle 30 to 35 new residents. The development will house single adults. It is not anticipated that the residents of the new development will utilize nor impact the Greater Albany Public School system.
Commercial Facilities	2	Based on research of the subject property and surrounding area, there are sufficient commercial facilities located in the vicinity, of which no impacts are anticipated from the proposed development. The surrounding area includes grocery stores, pharmacies, convenience stores, retail stores, and restaurants.
Health Care and Social Services	2	Residents of the completed housing project will have access to health care and social services. The City of Albany, County and State health care and social services are in close proximity to the project. Samaritan Albany General Hospital and other medical offices provide additional services of treatment and are located 2 miles from the project site. Additionally, partnerships with Linn County Health Services and Veterans Affairs will provide services to residents of this project.
Solid Waste Disposal / Recycling	2	Residents of the completed housing project will have access to solid waste disposal and recycling services. Republic solid waste and recycling providers have the capacity to handle new residents. Therefore, no impacts are anticipated from the proposed development.
Waste Water / Sanitary Sewers	2	The completed housing project will have connections to waste water and sanitary sewer services. The City of Albany Public Works Department has storm and sanitary services with the capacity to handle these new residents. Therefore, no impacts are anticipated from the proposed development.
Water Supply	2	The completed housing project will have connections to the city's water supply services. The City of Albany's Public Works Department has the capacity to handle these new residents.

Public Safety - Police, Fire and Emergency Medical	2	Residents of the completed housing project will have access to police, fire and emergency medical services. Based on research of the subject property and surrounding area, there are sufficient police, fire, and emergency medical services located in the vicinity, of which no impacts are anticipated from the proposed development.
Parks, Open Space and Recreation	2	The project is benefited by the proximity to the main branch of the City of Albany Library which has the capacity to serve additional residents. There are three City parks within roughly 1 mile of the site. These facilities have the capacity to serve additional residents. Therefore, no impacts are anticipated from the proposed project.
Transportation and Accessibility	2	Residents of the completed housing project will have access to public transportation. Access to Albany Transit System buses via several bus stops which are between 0.3 and .05 miles from the development. City of Albany buses are fareless ensuring cost is not a barrier for low-income riders, including those that will live at the project site upon project completion. Access to the Linn Shuttle is available 0.6 miles from the site. There will be appropriate vehicle and bike parking options sufficient for the project on site.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	Based on research of the subject property and surrounding area, no unique natural features or water resources are located in the vicinity, and no impacts are anticipated from the proposed development.
Vegetation, Wildlife	2	The re-development will maintain native trees and plants in their original natural space. No invasive species will be introduced. No rare species of vegetation has been identified on the site. Project will follow City's landscaping requirements. According to the Official Species List, nine (9) federally-listed species have the potential to be present within the project area (Marbled Murrelet, Northern Spotted Owl, Streaked Horned Lark, Yellow-billed Cuckoo, Western Pond Turtle, Fender's Blue Butterfly, Monarch Butterfly, Kincaid's Lupine, Willamette Daisy). No critical habitats were identified within the project area. This project is infill development limiting the impact on potential habitats.
Other Factors	2	No other factors were identified.

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		

Climate Change Impacts	1	This project is infill redevelopment providing greater density and not contributing to sprawl. The development is not anticipated to be impacted by flooding or wildfires given its central location in the city way from rivers and creeks. Increasing density reduces the impact of the development on climate change. Further, the development is near transit stops which reduces reliance on single occupancy vehicle travel.
Energy Efficiency	2	The project will be new construction with reduced energy consumption techniques. The project will be supplied with energy efficient heating and cooling systems and energy efficient appliances. The proposed project is not anticipated to have unusual energy needs and is not expected to have a negative impact on energy consumption.

Additional Studies Performed:

- Phase I Environmental Site Assessment, May 31, 2023; Evren Northwest, Inc.
- Focused Phase II Environmental Site Assessment, May 6, 2024; Evren Northwest, Inc.
- Geotechnical Engineering Investigation, July 28, 2023; Branch Engineering, Inc.
- Storm Water Quality and Detention Design Report and Maintenance Manual, Udell Engineering

Field Inspection (Date and completed by):

- May 31, 2023: Evren Northwest, Inc.
- July 11, 2023: Branch Engineering
- April 22, 2024: Evren Northwest, Inc.
- May 30, 2024: City of Albany staff

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

Sources:

- US Census Bureau American Community Survey, 2017-2021
- City of Albany zoning maps, development code, and planning permits website
- USFWS Information for Planning and Consultation (IPaC) website, <https://ipac.ecosphere.fws.gov>
- U.S. EPA NEPAassist access at <http://nepassisttool.epa.gov/nepassist/entry.aspx>
- Oregon Department of Environmental Quality Tanks Program, [Department of Environmental Quality : Your DEQ Online Public Records : Online Services : State of Oregon](http://www.deq.or.gov/online-public-records)
- National Oceanic and Atmospheric Administration - Ocean and Coastal Resource Management accessed at <https://coast.noaa.gov/czm/mystate/>
- U.S. Fish and Wildlife Service (USFWS) Information, Planning, and Conservation (IPaC) System, accessed at <http://ecos.fws.gov/ipac/> and species information: <http://www.fws.gov>
- U.S. Census Bureau TIGERweb Geography Division website accessed at <http://tigerweb.geo.census.gov/tigerweb/>
- Web Soil Survey accessed at <http://websoilsurvey.nrcs.usda.gov/app/>
- FEMA Flood Insurance Rate Map (FIRM) #41043C-0241H, dated December 8, 2016
- National Flood Insurance Program (NFIP) Community Status Book accessed at <https://www.fema.gov/flood-insurance/work-with-nfip/community-status-book>
- The National Register of Historic Places <http://focus.nps.gov/nrhp/Download?path=/natreg/docs/Download.html>

- City of Albany InfoHUB map program, for zoning, natural resource, floodplain and wetland locations, <https://infohub.cityofalbany.net/infohub/>
- The Sole Source Aquifer layer includes information on the sole source aquifers (SSA) designated by EPA under section 1424(e) of the Safe Drinking Water Act of 1974. Source: Regional Sole Source Aquifer map accessed at <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>
- USFWS National Wetlands Inventory map, <http://www.fws.gov/wetlands/Data/Mapper.html>
- Oregon Statewide Wetlands Inventory Mapper accessed at <https://maps.dsl.state.or.us/swi/>
- The Wild and Scenic Rivers layer includes segments of the National Wild and Scenic River System for the United States. Source: <http://www.rivers.gov/mapping-gis.php>
- National Park Service National Rivers Inventory accessed at <http://www.nps.gov/ncrc/programs/rtca/nri/index.html>
- National Pipeline Mapping System (NPMS) Public Viewer accessed at <https://pvnpm.phmsa.dot.gov/PublicViewer/>
- HUD ASD Electronic Assessment Tool accessed at <https://www.hudexchange.info/environmental-review/asd-calculator/>
- 2032 projected noise contour map for the airport accessed at https://www.cityofalbany.net/images/stories/publicworks/airport/albany_amp_report_final_2016.pdf?bcs-agent-scanner=3010a3f0-74f7-684f-beac-2b43ef482774
- 2022 Traffic count information for all roads was obtained from the Oregon Department of Transportation (ODOT) website accessed at <https://www.oregon.gov/odot/data/pages/traffic-counting.aspx>
- Federal Railroad Administration's Office of Safety Analysis websites accessed at <http://safetydata.fra.dot.gov/officeofsafety/> and <https://fragis.fra.dot.gov/GISFRASafety/>
- Train count information for Amtrak was obtained from the Amtrak website accessed at <https://www.amtrak.com/timetables.html>
- HUD Day/Night Noise Level Electronic Assessment Tool accessed at <https://www.hudexchange.info/environmental-review/dnl-calculator/>

Agencies/Persons:

- State Historic Preservation Office- Kirsten Lopez, Special Projects
- Confederated Tribes of Grand Ronde- David Harrelson, Tribal Historic Preservation Officer; Christopher Bailey, Cultural Protection Specialist, and Cheryle Kennedy, Chairwoman
- Confederated Tribes of Siletz Indians of Oregon- Delores Pigsley, Tribal Chairperson
- Confederated Tribes of Warm Springs Reservation of Oregon- Robert Brunoe, Tribal Historic Preservation Officer and Jonathan Smith, Tribal Chairperson
- National Oceanic and Atmospheric Administration, (NOAA) - Brad Rawls
- US Fish and Wildlife Service- Kristine Sclafani
- Brian Sturdivant, HUD Regional Environmental Officer, Region 10
- Toni Strutz, HUD Representative, Region 10
- City of Albany Public Works - Aaron Hiemstra, Engineer
- Pacific Power
- Northwest Natural Gas: Ed Aguon, Commercial Consultant, edward.aguon@nwnatural.com

List of Permits Obtained: None to date.

Public Outreach [24 CFR 50.23 & 58.43]:

The public will be notified of the FONSI by notice on the City's website and by press release. The public will be given the requisite 15 days to comment, beginning the day after publication on the website. Additionally, HUD will accept comments on the FONSI for the following 15-day period.

Cumulative Impact Analysis [24 CFR 58.32]:

The entirety of the project, including construction, landscaping, utility connections, stormwater drainage, and other activities related to the development of the site, has been considered for this environmental assessment. No additional later phase development is anticipated or planned for the site or as a part of this project.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

The available options are to approve the project as is, approve the project with modification, or reject the project. The project site is located in a residential area with an appropriate residential zoning for the development and is already owned by Linn Benton Housing Authority. Alternative sites were therefore not considered for this project. Given the project provides needed housing to vulnerable Albany residents and fulfills local housing goals, rejecting the project is not the best alternative. The project site provides access to employment, services, healthcare, parks, groceries and other vital facilities as well as to an array of transportation options. The project's potential environmental impacts are minor and will be addressed through the conditions stipulated below. Having considered the other options, the project will be approved with conditions.

No Action Alternative [24 CFR 58.40(e)]:

A No Action Alternative would mean the site would remain undeveloped and the housing gap for homeless veterans and people with disabilities would persist. The site would produce minimal environmental benefit and result in no environmental harm. A No Action Alternative is not recommended as the benefits of the project far exceed the minimal potential environmental impact which will be addressed with appropriate conditions.

Summary of Findings and Conclusions:

1. The project meets city program goals to provide affordable housing for vulnerable populations and reduce homelessness.
2. The project is proposed in a residentially zoned and developed area of the city near commercial services.
3. The project will provide an apartment building compatible with existing residential development.
4. The project is in conformance with local goals.

Conclusion: The RE finds the proposed project will have no significant impact on the environment and complies with related Federal environmental laws and authorities.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Endanger Species Act [50 CFR Part 402] ~HUD Stormwater Program Biological Opinion issued July 25, 2016 (HUD Programmatic Agreement)	<ol style="list-style-type: none"> 1. Inspection, monitoring, and maintenance of stormwater facilities will occur in accordance with the procedures described in Private Stormwater Facilities Operations and Maintenance Agreement (City of Albany 2024) 2. Inspection, monitoring, and maintenance of stormwater facilities will be the responsibility of the following entities: Donna Holt, Executive Director, Linn-Benton Housing Authority; donn@l-bha.org; 541-918-7314 3. The Opinion requires the Responsible Entity to submit a project completion report for this project within 60-days of the end of construction.
Historic Preservation [36 CFR Part 800]	A professional archaeological monitor must be on site during construction activities with a copy of the Inadvertent Discover Plan (IDP).

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]
 The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]
 The project may significantly affect the quality of the human environment.

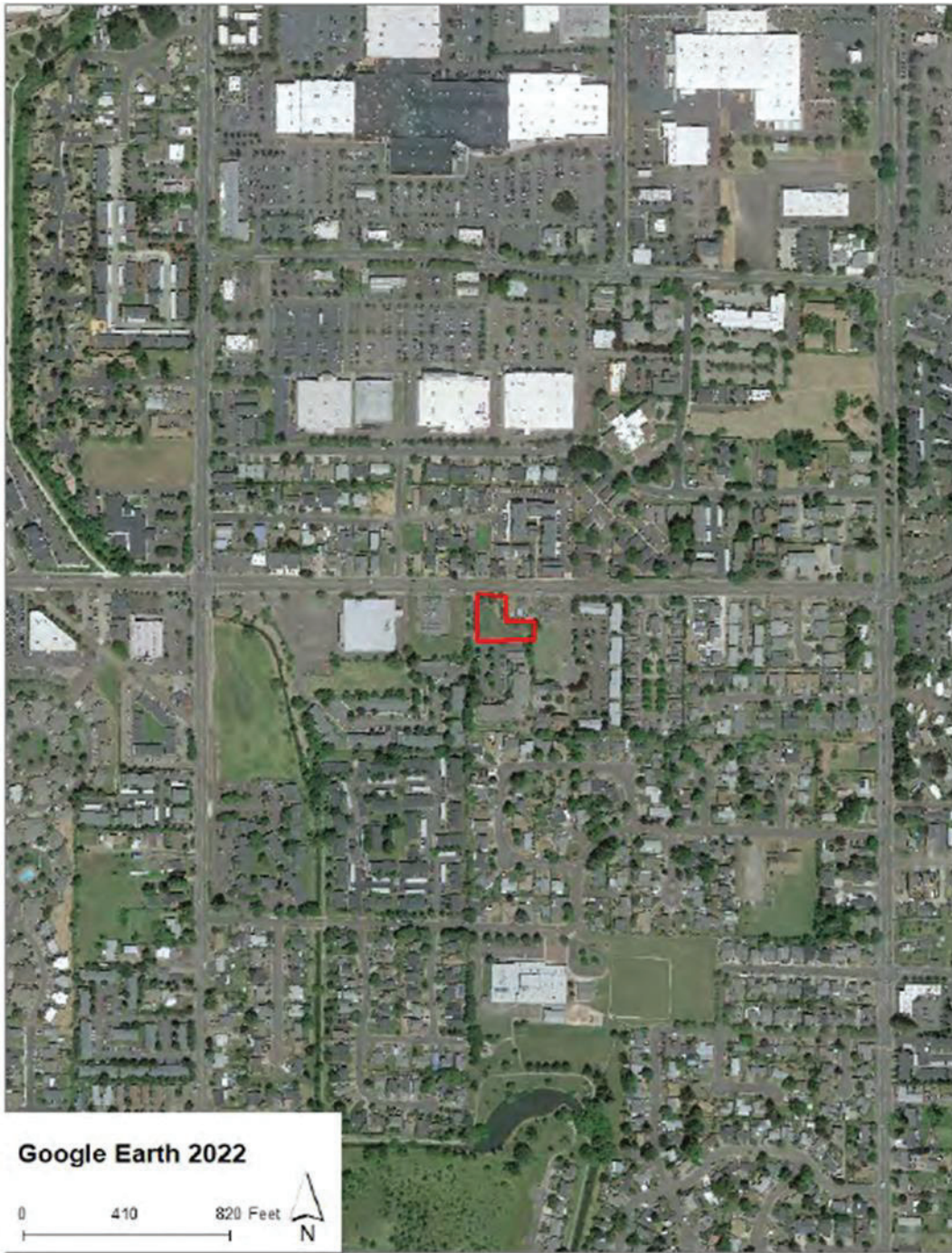
Preparer Signature: Beth Frelander Digitally signed by Beth Frelander
Date: 2024.06.24 16:24:03 -07'00' Date: 6/24/2024

Name/Title/Organization: Beth Frelander, Planner II,
City of Albany

Certifying Officer Signature: [Signature] Date: 24 Jun 24

Name/Title: Alex Johnson II, Mayor City of Albany

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



Google Earth 2022



Date Drawn: 5/31/2023
Project #: 730-23002-01
Drawn By: HAR
Approved By: LDG

Future Queen Ave Apartments
2080 Queen Ave SE
Albany, Oregon

Appendix E
Historical Aerial
Photos