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: FY23-ED-OC-Casa-De-Los-Abuelitos,-150-Brown-St.-79901

HEROS Number: 90000010327453

Responsible Entity (RE): EL PASO, City 1 - 300 N. Campbell El Paso TX, 79901

RE Preparer: JoAnn Vera

State / Local Identifier: Texas

Certifying Officer: Elda Rodriguez Hefner

Grant Recipient (if different than Responsible Ent Opportunity Center **ity):**

Point of Contact: Hector Rosales

Consultant (if applicabl e):

Point of Contact:

Project Location: 150 Brown St, El Paso, TX 79901

Additional Location Information: 150 Brown Street, El Paso, Texas 79901 (32 Franklin Heights, S 75 Ft of 1 to 3 & S. 75 Ft of W 51 of 4)

Direct Comments to:

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

FY2023 Economic Development Initiative-Community Project Funding: Opportunity Center for the Homeless, Casa De Los Abuelitos, 150 Brown St., El Paso, TX 79901 - This project is defined as new construction on a vacant lot located at 150 Brown St. The facility will be three stories, providing Transitional and Permanent Supportive Housing for elderly homeless men. The project will consist of a new three-story facility for the Opportunity Center for the Homeless. It will include an 11-unit Elderly Homeless Men Transitional Living Center (TLC) on the first floor and 24 Single Room Occupancy (SRO) units on the second and third floors. The programs include offices for service provider management. The first-floor entrance faces Brown Street with a secondary access off the side parking spaces. Both programs include common bathrooms, dining, and laundry rooms as shown on plans. A centralized kitchen on the first floor will be used for preparation of all meals. Additional kitchenette area with microwave, and refrigerator will be available on second and third floors. The building will be a three-story slab-on-grade structure with exterior stucco finish similar to other structures in this old neighborhood. The site will readily facilitate level access between the building and parking areas, while moderately sloped portions will allow adequate site drainage. All units will be accessed by a double loaded corridor with interior open space. The exterior of the building is designed to harmonize with adjacent buildings and the context of the local community.

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

According to the El Paso Coalition for the Homeless there are an estimated 809 homeless persons seeking shelter nightly in the City of El Paso (EPCH Homeless Count-January 2023). The Opportunity Center for the Homeless, the area's largest shelter provider houses upwards of 150 men nightly, with the majority of those being over the age of 45, having multiple issues (mental health, physical disability) that further exacerbates their ability to transition from the emergency shelter program into a more traditional housing component. This project, as designed, will specifically address the housing needs of men who are of low and very low income, homeless and residing in one of the local homeless shelters, or living on the streets or encampments throughout the City of El Paso. Specifically, the development will include 11 units of transitional housing program (first floor) and 24 units of Single Room Occupancy housing on the second and third floors. Addressing the needs of the homeless, especially the frail, elderly and those with various disabilities is a high priority not only for the Opportunity Center for the Homeless but also the City of El Paso as indicated in their Resiliency Plan which states the desire to "create healthy, affordable high quality housing options for all El Pasoans, especially those that are most vulnerable." The report goes on to state the goal of our community is to "develop and deploy resources, plans, partnerships, and system capacity aimed at reaching functional zero homelessness for the El Paso community." During fiscal year 2022 the Men's Emergency Night Shelter program provided services to 1,463 unique individuals, or

which 897 were over the age of 45 with 157 being over the age of 65. Numbers such as these are viewed as a clear indicator of the need for the type of housing being proposed for this project.

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

The proposed development site is 150 Brown Street in the City of El Paso, Texas. The property is legally described as "the south 75 feet of Lots 1, 2, and 3, and the south 75 feet of the west 12 feet of lot 4, Block 32, Franklin Heights Addition. The property is adjacent to an alley and is vacant land. This property was purchased by the Opportunity Center for the Homeless in 2012 for future development such as that proposed. The property is approximately 1,000 feet from the Opportunity Center's Emergency Shelter program and two other target specific housing programs (Elderly SRO (men and women)), and a newly developed Transitional Living Center for homeless veterans (VA-FAIN# OCFH199-2454-756-CG-22). Additionally, to the east of the proposed development on Myrtle Avenue is a HUD 811 (Commons on Myrtle), the 1318 Myrtle Women's SRO and a 16-unit TLC style facility for elderly women. The area is on the border of the Magoffin Historic District (alley is the diving line) and is bound by Magoffin Avenue to the south, Myrtle to the North both of which are major in and out routes for downtown traffic. Based on information provided by Construction & Environmental Consultants, Inc (CECI) in their March 03,2023 Phase 1 Environmental Review (pp 3-4) the following description was noted - North: Adjoining to the North of the subject site is a residential development, and further north is residential and commercial development along Myrtle Avenue and Texas Avenue. South: Adjoining to the South of the subject property is a residential development, and further south is residential along Brown Street and Magoffin Avenue. East: Adjoining to the East of the subject property is residential development, and further east is residential and commercial development along Magoffin Avenue, Newman Street, and N. Cotton Street. West: Adjoining to the West of the subject site is a vacant lot across Brown Street and residential development, and further west is residential development and light commercial development along Myrtle Avenue. As previously indicated the parcel of land is vacant and has been prior to purchasing by the Opportunity Center for the Homeless. Should this project not be developed, the property would continue to be like other vacant lots in the area, undeveloped and potentially used by the transient homeless population as possible campsites. Prior to the installation of a fence around the lot, we frequently found abandoned vehicles and small overnight and weekend encampments by the homeless, especially those not wishing to be a part of the emergency shelter system. The development of this project on this location will be yet one more positive step in the overall improvement of the area. As with other developments done by the Opportunity Center in the past 29 years, this facility will enhance the overall appearance of the area, and will hopefully serve, as our other developments have, further revitalization and property improvements.

Maps, photographs, and other documentation of project location and description: EPCAD 150 Brown St 79901.pdf 150 Brown St Google Maps.pdf FIELD CONTAMINATION CHECKLIST.pdf THC Tracking 202306940 05032023.msg Site Map + Survey.pdf Phase I Site Photos.pdf Historic Aerial Photos.pdf PHASEI~1.PDF Photos 150 Brown.pdf Plans.pdf Environment Part 58 Review Form.pdf Scope of Work.pdf

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human
	environment
	Finding of Significant Impact

Approval Documents:

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
B-23-CP-TX-1403	Other	Economic Development Initiative-Community Project Funding

Estimated Total HUD Funded, \$ Assisted or Insured Amount:

\$2,442,706.00

Estimated Total Project Cost [24 CFR 58.2 (a) \$3,384,471.00 (5)]:

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

Compliance Factors : Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORE	DERS, AND REGULATIO	ONS LISTED AT 24 CFR §50.4 & § 58.6
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	□ Yes ☑ No	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 Attachment 1, project site is not within a Civilian or Military runway zone.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	□ Yes ☑ No	This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. No Coastal Barriers in El Paso, Texas. Compliance based on location and CBMA, See Attachment 2.
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	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. 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 Attachment 3: FIRM 480214, PANEL 0039B, DATE 10/15/1982, ZONE C.
STATUTES, EXECUTIVE ORE	DERS, AND REGULATIC	ONS LISTED AT 24 CFR §50.4 & § 58.5
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	□ Yes ☑ No	The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.

Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	□ Yes ☑ No	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. No Coastal Zones in El Paso, Texas. Compliance based on location and CZMA. See Attachment 5.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	□ Yes ☑ No	
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	□ Yes ☑ No	This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. The project activities will consist of new construction on an empty lot with minimal ground disturbance. The project scope of work will have no effect due to nature of project activities.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	□ Yes ☑ No	Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements. The proposed project will not increase residential density. Project activities will consist of new construction and does not meet the definition of HUD-assisted project for explosive hazards per 24 CFR Part 51.201. Therefore, the explosive hazard regulations do not apply.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	□ Yes ☑ No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The proposed project will be limited to new construction in a populated community and will convert any an empty lot. Therefore, complies with the Farmlands Protection Policy Act. See Attachment 9.

Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	□ Yes ☑ No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. See Attachment 10: FIRM 480214, PANEL 0039B, DATE 10/15/1982, ZONE C.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	□ Yes ☑ No	Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.
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	The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation. See Attachment 12A, 12B and 12C Noise Attenuation NEPAssist resource materials. Attachment 12A Airport Noise Attenuation - project site is approximately 10 miles outside the noise attenuation zone, El Paso International Airport. Attachment 12B Railroad Noise Attenuation - project site is approximately 1,458 ft. from Southern Pacific railroad tracks. Attachment 12C Major Roadways Noise Attenuation - project site is approximately 730 ft. from Texas Ave. HUD DNL Calculator: 53 dnl, well below the acceptable level of 65dnl. No significant non-compliance issues and will not impact nor conflict with project scope of work.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	□ Yes ☑ No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. The City of El Paso does not contain any EPA-designated sole source aquifers. See Attachment 13.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	□ Yes ☑ No	Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990. Project is not located in a designated wetland

Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	□ Yes ☑ No	area. Compliance with EO11990, Wetlands Protection Act. See Attachment 14. This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. El Paso, Texas has no designated wild and scenic rivers on the National Rivers Inventory. See Attachment 15.			
HUD HC	HUD HOUSING ENVIRONMENTAL STANDARDS				
	ENVIRONMENTAL JUSTICE				
Environmental Justice Executive Order 12898	□ Yes ☑ No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.			

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used 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	Mitigation				
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	New construction.					
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	1	Parcel of land currently vacant lot.					
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	Airport Noise Contour is outside of the property site. Railroad is approximately 1,458 ft. from property site. Major Roadways: Texas Ave., 730 ft.					
SOCIOECONOMIC							

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Employment and Income Patterns	2	This re-development is public housing for very-low to low income households. The City which has experienced significant growth in the past 5 years bringing additional recreational, residential, retail and commercial activity and services.	
Demographic Character Changes / Displacement	2	The property is zoned C-3	
Environmental Justice EA Factor	2	N/A	
	COMMUN	ITY FACILITIES AND SERVICES	
Educational and Cultural Facilities (Access and Capacity)	2	Educational and Cultural Facilities have been identified in the vicinity of the proposed project site.	
Commercial Facilities (Access and Proximity)	2	Commercial Facilities are located in the vicinity of the proposed project site.	
Health Care / Social Services (Access and Capacity)	2	Health care is located in the vicinity of the proposed project site.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The City of El Paso Environmental Services department provides commercial garbage, recycling collection	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	El Paso Water Utilities provides services for project site.	
Water Supply (Feasibility and Capacity)	2	El Paso Water Utilities provides services for project site.	
Public Safety - Police, Fire and Emergency Medical	2	Police, fire and medical services are available within proximity to property site.	
Parks, Open Space and Recreation (Access and Capacity)	2	Educational and Cultural Facilities have been identified in the vicinity of the proposed project site.	
Transportation and Accessibility (Access and Capacity)	2	Ridership is imperative to public transportation's success. The transportation corridor is a benefit to El Paso's future residents because they rely	

Environmental	Impact	Impact Evaluation	Mitigation
Assessment Factor	Code		
		heavily on public transportation to commute to jobs.	
	1	NATURAL FEATURES	
Unique Natural	2	N/A	
Features /Water			
Resources			
Vegetation / Wildlife	2	N/A	
(Introduction,			
Modification, Removal,			
Disruption, etc.)			
Other Factors 1			
Other Factors 2			
	CL	IMATE AND ENERGY	·
Climate Change	2	N/A	
Energy Efficiency	1	Implementation of energy conservation materials in the construction of multifamily housing.	

Supporting documentation

Site Map + Survey(1).pdf PHASEI~1(2).PDF

Additional Studies Performed:

Field Inspection [Optional]: Date and completed by:

JoAnn Vera

4/4/2023 12:00:00 AM

FIELD CONTAMINATION CHECKLIST.pdf THC Tracking 202306940 05032023.msg Site Map + Survey.pdf Phase I Site Photos.pdf Historic Aerial Photos.pdf PHASEI~1.PDF Photos 150 Brown.pdf Plans.pdf Environment Part 58 Review Form.pdf Scope of Work.pdf

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]: Fish and Wildlife Agency FEMA NEPA

List of Permits Obtained:

To be submitted as project commences.

Public Outreach [24 CFR 58.43]:

Neighborhood Association

Cumulative Impact Analysis [24 CFR 58.32]:

There are an estimated 809 homeless persons seeking shelter nightly in the City of El Paso (EPCH Homeless Count-January 2023). The Opportunity Center for the Homeless, the area's largest shelter provider houses upwards of 150 men nightly. This project, as designed, will specifically address the housing needs of men who are of low and very low income, homeless and residing in one of the local homeless shelters, or living on the streets or encampments throughout the City of El Paso.

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

The Opportunity Center for the Homeless looked at two possible locations within the general area of the 1208 Myrtle Avenue location prior to selecting the 150 Brown Street site. The first site was at 1217 Magoffin Avenue in the Magoffin Historic District. This location is adjacent to the Magoffin SRO and directly behind the 1208 Myrtle Avenue location. This location was not chosen due to the issuance of the U.S. Department of Veterans Affairs Capital Grants NOFA for the construction of a new Veterans Transitional Living Center. The timeline for the VA grant required that the property be under contract or owned at the time of the submission. Fortunately, the Opportunity Center purchased that property and it was readily available. The second site, 1230 Myrtle Avenue, also owned by the Opportunity Center located at the southwest corner of Myrtle and Brown was also considered, however the space was needed to address additional overflow parking for the 20-unit Women's SRO facility at 1208 Myrtle Avenue. Additionally, there was insufficient space to accommodate the building as designed and would have increased the building from a 3 story to a four-story structure that would have dramatically increased costs.

No Action Alternative [24 CFR 58.40(e)]

Site will continue to be used by homeless persons

Summary of Findings and Conclusions:

No potentially adverse effects identified. This project will greatly assist with assisting in addressing the homelessness situation in El Paso, TX.

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

Summarized below are 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,	Mitigation Measure or Condition	Comments	Mitigation	Complete
Authority,		on	Plan	
or Factor		Completed		
		Measures		

Project Mitigation Plan

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to		24 CFR Part 51 Subpart D
prevent incompatible development		
around civil airports and military airfields.		

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

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 Attachment 1, project site is not within a Civilian or Military runway zone.

Supporting documentation

Attachment 1 Airport 150 Brown St 79901.pdf

Are formal compliance steps or mitigation required?

Yes

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be	Coastal Barrier Resources Act	
used for most activities in units of the	(CBRA) of 1982, as amended by	
Coastal Barrier Resources System	the Coastal Barrier Improvement	
(CBRS). See 16 USC 3504 for limitations	Act of 1990 (16 USC 3501)	
on federal expenditures affecting the		
CBRS.		

1. Is the project located in a CBRS Unit?

No

 \checkmark

Document and upload map and documentation below.

Yes

Compliance Determination

This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. No Coastal Barriers in El Paso, Texas. Compliance based on location and CBMA, See Attachment 2.

Supporting documentation

Attachment 2 Coastal Barrier.pdf

Are formal compliance steps or mitigation required?

Yes

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be	Flood Disaster	24 CFR 50.4(b)(1)
used in floodplains unless the community participates	Protection Act of 1973	and 24 CFR 58.6(a)
in National Flood Insurance Program and flood	as amended (42 USC	and (b); 24 CFR
insurance is both obtained and maintained.	4001-4128)	55.1(b).

1. Does this project involve <u>financial assistance for construction, rehabilitation, or</u> <u>acquisition of a mobile home, building, or insurable personal property</u>?

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

2. Upload a FEMA/FIRM map showing the site here:

Attachment 3 Flood 150 Brown St 79901.pdf

The Federal Emergency Management Agency (FEMA) designates floodplains. The <u>FEMA</u> <u>Map Service Center</u> provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMAdesignated Special Flood Hazard Area?

✓ No

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

✓ No

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. 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 Attachment 3: FIRM 480214, PANEL 0039B, DATE 10/15/1982, ZONE C.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered	Clean Air Act (42 USC 7401 et	40 CFR Parts 6, 51
by the U.S. Environmental	seq.) as amended particularly	and 93
Protection Agency (EPA), which	Section 176(c) and (d) (42 USC	
sets national standards on	7506(c) and (d))	
ambient pollutants. In addition,		
the Clean Air Act is administered		
by States, which must develop		
State Implementation Plans (SIPs)		
to regulate their state air quality.		
Projects funded by HUD must		
demonstrate that they conform		
to the appropriate SIP.		

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

- ✓ Yes
 - No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

 ✓ No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Screen Summary

Compliance Determination

The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant	Coastal Zone Management	15 CFR Part 930
agencies for activities affecting	Act (16 USC 1451-1464),	
any coastal use or resource is	particularly section 307(c)	
granted only when such	and (d) (16 USC 1456(c) and	
activities are consistent with	(d))	
federally approved State		
Coastal Zone Management Act		
Plans.		

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

✓ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

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. No Coastal Zones in El Paso, Texas. Compliance based on location and CZMA. See Attachment 5.

Supporting documentation

Attachment 5 Coastal Zone.pdf

Are formal compliance steps or mitigation required?

Yes

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being		24 CFR 58.5(i)(2)
proposed for use in HUD programs be free of		24 CFR 50.3(i)
hazardous materials, contamination, toxic		
chemicals and gases, and radioactive		
substances, where a hazard could affect the		
health and safety of the occupants or conflict		
with the intended utilization of the property.		

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

 American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
 ASTM Phase II ESA
 Remediation or clean-up plan
 ASTM Vapor Encroachment Screening
 None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

✓ No

Explain:

Upon review, there were no toxic and/or hazardous substance found nearby property site. See Site Specific Field Contamination Checklist. No significant non-compliance issues and will not impact nor conflict with project scope of work.

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Supporting documentation

FIELD CONTAMINATION CHECKLIST(1).pdf RC8CED~1.PDF RCRAInfo Facility EPA Ward Co.pdf RCRAInfo Facility EPA Walgreens Co.pdf RCRAInfo Facility EPA Union Pacific.pdf RCRAInfo Facility EPA Tuneup Masters.pdf RC9547~1.PDF RCF0C7~1.PDF RCDE56~1.PDF RCRAInfo Facility EPA Sun World Corp.pdf **RCA875~1.PDF** <u>RC6B8B~1.PDF</u> RCF486~1.PDF RCC965~1.PDF RC5DC9~1.PDF RCB907~1.PDF RCRAInfo Facility EPA Pecos Company.pdf RC05AD~1.PDF RC459B~1.PDF RC925A~1.PDF RC1F93~1.PDF RCRAInfo Facility EPA Hatch Co.pdf RCF3BD~1.PDF RCA3F7~1.PDF RCRAInfo Facility EPA General Tires.pdf RC78D8~1.PDF RC960D~1.PDF RCCAB0~1.PDF RCRAInfo Facility EPA El Paso Times.pdf RC800A~1.PDF RC3254~1.PDF RCAB65~1.PDF RC3A37~1.PDF <u>RC0972~1.PDF</u> RCRAInfo Facility EPA Dan Post Boots.pdf RC78AB~1.PDF RC6A29~1.PDF RCRAInfo Facility EPA Chevron USA.pdf RCRAInfo Facility EPA Chevron 74342.pdf

RC4B89~1.PDF RCD4BB~1.PDF RCRAInfo Facility EPA Bortec Inc.pdf RCRAIN~4.PDF RCRAIN~3.PDF RCRAIN~2.PDF RCRAIN~1.PDF PR2DF6~1.PDF PR4571~1.PDF PRCA89~1.PDF PRC949~1.PDF PROPER~4.PDF Property Profile Report 300 Florence.pdf PROPER~2.PDF Property Profile Report 210 Noble St.pdf ICIS Search EPA W Silver Recycling.pdf ICIS Search EPA TXDOT.pdf ICIS Search EPA Texas Plating.pdf ICIS Search EPA Sun Metro.pdf ICIS Search EPA Sun City Plating.pdf ICIS Search EPA Reddy Ice.pdf ICIS Search EPA Pellicano Railroad.pdf ICIS Search EPA Pcm International.pdf ICIS Search EPA Painted Sky.pdf ICIS Search EPA Master Fibers.pdf ICIS Search EPA Garden Estates.pdf IC0904~1.PDF IC101F~1.PDF ICIS Search EPA City of El Paso.pdf ICISSE~3.PDF ICIS Search EPA Arizona Traders.pdf ICIS Search EPA Alamito Phase V.pdf DE39D1~1.PDF DE1C1E~1.PDF DEE99D~1(1).PDF DEE99D~1.PDF DE1D5C~1.PDF DECDF1~1.PDF DEB4C8~1.PDF DECB7D~1.PDF DETAIL~3.PDF DETAIL~2.PDF DETAIL~1.PDF

Detailed Facility Report ECHO HACEP.pdf <u>PHASEI~1(1).PDF</u> Attachment 6 Toxics 150 Brown St 79901.pdf

Are formal compliance steps or mitigation required?

Yes

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA)	The Endangered	50 CFR Part
mandates that federal agencies ensure that	Species Act of 1973	402
actions that they authorize, fund, or carry out	(16 U.S.C. 1531 et	
shall not jeopardize the continued existence of	seq.); particularly	
federally listed plants and animals or result in	section 7 (16 USC	
the adverse modification or destruction of	1536).	
designated critical habitat. Where their actions		
may affect resources protected by the ESA,		
agencies must consult with the Fish and Wildlife		
Service and/or the National Marine Fisheries		
Service ("FWS" and "NMFS" or "the Services").		

1. Does the project involve any activities that have the potential to affect specifies or habitats?

✓ No, the project will have No Effect due to the nature of the activities involved in the project.

> This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.

Based on the response, the review is in compliance with this section.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Yes, the activities involved in the project have the potential to affect species and/or habitats.

Screen Summary

Compliance Determination

This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. The project activities will consist of new construction on an empty lot with minimal

ground disturbance. The project scope of work will have no effect due to nature of project activities.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet	N/A	24 CFR Part 51
Acceptable Separation Distance (ASD)		Subpart C
requirements to protect them from		
explosive and flammable hazards.		

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

✓ No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements. The proposed project will not increase residential density. Project activities will consist of new construction and does not meet the definition of HUD-assisted project for explosive hazards per 24 CFR Part 51.201. Therefore, the explosive hazard regulations do not apply.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection	Farmland Protection Policy	<u>7 CFR Part 658</u>
Policy Act (FPPA) discourages	Act of 1981 (7 U.S.C. 4201	
federal activities that would	et seq.)	
convert farmland to		
nonagricultural purposes.		

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The proposed project will be limited to new construction in a populated community and will convert any an empty lot. Therefore, complies with the Farmlands Protection Policy Act. See Attachment 9.

Supporting documentation

Attachment 9 Farmland.pdf

Are formal compliance steps or mitigation required?

Yes

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988,	Executive Order 11988	24 CFR 55
Floodplain Management,		
requires federal activities to		
avoid impacts to floodplains		
and to avoid direct and		
indirect support of floodplain		
development to the extent		
practicable.		

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

- 55.12(c)(3) 55.12(c)(4) 55.12(c)(5) 55.12(c)(6) 55.12(c)(7) 55.12(c)(8) 55.12(c)(9) 55.12(c)(10) 55.12(c)(11)
- ✓ None of the above
- 2. Upload a FEMA/FIRM map showing the site here:

Attachment 3 Flood 150 Brown St 79901.pdf

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

✓ No

Based on the response, the review is in compliance with this section.

Yes

<u>Screen Summary</u> Compliance Determination

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. See Attachment 10: FIRM 480214, PANEL 0039B, DATE 10/15/1982, ZONE C.

Supporting documentation

Attachment 10 Floodplain 150 Brown St 79901.pdf

Are formal compliance steps or mitigation required?

Yes

Historic Preservation

General requirements	Legislation	Regulation
Regulations under	Section 106 of the	36 CFR 800 "Protection of Historic
Section 106 of the	National Historic	Properties"
National Historic	Preservation Act	https://www.govinfo.gov/content/pkg/CF
Preservation Act	(16 U.S.C. 470f)	R-2012-title36-vol3/pdf/CFR-2012-title36-
(NHPA) require a		vol3-part800.pdf
consultative process		
to identify historic		
properties, assess		
project impacts on		
them, and avoid,		
minimize, or mitigate		
adverse effects		

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.) No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

 ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Completed
- ✓ Advisory Council on Historic Preservation Not Required
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

✓ Apache Tribe of Oklahoma Response Period Elapsed

 Comanche Nation of 	Response Period Elapsed
Oklahoma	
✓ Fort Sill Apache Tribe of	Completed
Oklahoma	
 Mescalero Apache Tribe 	Response Period Elapsed
🗸 Tonkawa Tribe of Oklahoma	Response Period Elapsed
✓ White Mountain Apache Tribe	Completed
✓ Wichita + Affiliated Tribes	Response Period Elapsed
✓ Ysleta Del Sur Puebla	Response Period Elapsed

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

Written request for consultation to SHPO/THC with corresponding documentation maps, pictures, scope of work and cost estimate sent via eTRAC, THC electronic tracking system.

El Paso, TX

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes No

Step 2 – Identify and Evaluate Historic Properties

1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location	National Register	SHPO Concurrence	Sensitive
/ District	Status		Information

Additional Notes:

2. Was a survey of historic buildings and/or archeological sites done as part of the project?

Yes

✓ No

Step 3 – Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (<u>36 CFR 800.5</u>)] Consider direct and indirect effects as applicable as per guidance on <u>direct and indirect effects</u>.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

✓ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary Compliance Determination

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

Supporting documentation

Attachment 11 Historic 150 Brown St 79901.pdf THC Tracking 202306940 05032023(1).msg

Are formal compliance steps or mitigation required?

Yes

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect	Noise Control Act of 1972	Title 24 CFR 51
residential properties from		Subpart B
excessive noise exposure. HUD	General Services Administration	
encourages mitigation as	Federal Management Circular	
appropriate.	75-2: "Compatible Land Uses at	
	Federal Airfields"	

1. What activities does your project involve? Check all that apply:

✓ New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster None of the above

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

✓ There are no noise generators found within the threshold distances above.

Based on the response, the review is in compliance with this section. Document and upload a map showing the location of the project relative to any noise generators below.

Noise generators were found within the threshold distances.

Screen Summary

Compliance Determination

The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation. See Attachment 12A, 12B and 12C Noise Attenuation NEPAssist resource materials. Attachment 12A Airport Noise Attenuation - project site is approximately 10 miles outside the noise attenuation zone, El Paso International Airport. Attachment 12B Railroad Noise Attenuation - project site is approximately 1,458 ft. from Southern Pacific railroad tracks. Attachment 12C Major Roadways Noise Attenuation - project site is approximately 730 ft. from Texas Ave. HUD DNL Calculator: 53 dnl, well below the acceptable level of 65dnl. No significant non-compliance issues and will not impact nor conflict with project scope of work.

Supporting documentation

USDOT Crossing Inventory Mills(1).pdf TXDOT Texas Ave(1).pdf DNL Calculator HUD Exchange(1).pdf USDOT Crossing Inventory Mills.pdf TXDOT Texas Ave.pdf DNL Calculator HUD Exchange.pdf Attachment 12C Roadway 150 Brown St 79901.pdf Attachment 12B Railroad 150 Brown St 79901.pdf Attachment 12A Airport 150 Brown St 79901.pdf

Are formal compliance steps or mitigation required?

Yes

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974	Safe Drinking Water	40 CFR Part 149
protects drinking water systems	Act of 1974 (42 U.S.C.	
which are the sole or principal	201, 300f et seq., and	
drinking water source for an area	21 U.S.C. 349)	
and which, if contaminated, would		
create a significant hazard to public		
health.		

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. The City of El Paso does not contain any EPA-designated sole source aquifers. See Attachment 13.

Supporting documentation

Attachment 13 Aquifers.pdf

Are formal compliance steps or mitigation required?

Yes

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or	Executive Order	24 CFR 55.20 can be
indirect support of new construction impacting	11990	used for general
wetlands wherever there is a practicable		guidance regarding
alternative. The Fish and Wildlife Service's		the 8 Step Process.
National Wetlands Inventory can be used as a		
primary screening tool, but observed or known		
wetlands not indicated on NWI maps must also		
be processed Off-site impacts that result in		
draining, impounding, or destroying wetlands		
must also be processed.		

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990. Project is not located in a designated wetland area. Compliance with EO11990, Wetlands Protection Act. See Attachment 14.

Supporting documentation

Attachment 14 Wetlands 150 Brown St 79901.pdf

Are formal compliance steps or mitigation required?

Yes

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act	The Wild and Scenic Rivers	36 CFR Part 297
provides federal protection for	Act (16 U.S.C. 1271-1287),	
certain free-flowing, wild, scenic	particularly section 7(b) and	
and recreational rivers	(c) (16 U.S.C. 1278(b) and (c))	
designated as components or		
potential components of the		
National Wild and Scenic Rivers		
System (NWSRS) from the effects		
of construction or development.		

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

<u>Screen Summary</u>

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. El Paso, Texas has no designated wild and scenic rivers on the National Rivers Inventory. See Attachment 15.

Supporting documentation

Attachment 15 Wild River.pdf

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project	Executive Order 12898	
creates adverse environmental		
impacts upon a low-income or		
minority community. If it		
does, engage the community		
in meaningful participation		
about mitigating the impacts		
or move the project.		

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No