



**U.S. Department of Housing and Urban
Development**

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Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Gonzaga Haven

Responsible Entity: Catholic Charities Eastern Washington

Grant Recipient (if different than Responsible Entity): same

State/Local Identifier:

Preparer: Amy Maule and Steven Quarterman; Landau Associates, Inc.; Cendy Pfortmiller,
City of Spokane

Certifying Officer Name and Title: Tim Sigler, Director CHHS

Grant Recipient (if different than Responsible Entity): same

Consultant (if applicable): Landau Associates, Inc.

Direct Comments to: Jonathan Mallahan, Vice President, Housing, 509.459-6180,
jmallahan@ccspokane.org

Project Location:

The proposed project is located at North Foothills Drive, Spokane, WA 99207, and includes the following Spokane County parcel numbers and corresponding street addresses:

35081.1208 920 E Wolverton Ct.
35081.2101 2821 N Nevada St.
35081.2102 2817 N Nevada St.
35081.2103 2811 N Nevada St.
38081.2104 2809 N Nevada St.
35081.2004 2828 N Nevada St.
35081.2003 2824 N Nevada St.
35081.2002 2820 N Nevada St.

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

The proposed project is multifamily housing to provide 72 units of 1-3 bedroom apartments, clubhouse and meeting space, playground space, and outdoor field access.

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

Gonzaga Haven will create a stable, supportive housing community to build resiliency in the families who live there while reducing Adverse Childhood Experiences (ACEs). Without this safe place, children exposed to ACE's are up to 33 percent more likely to become homeless; 11 times as likely to use intravenous drugs and 14 times more likely to attempt suicide. They are 2.5 times more likely to fail a grade, score lower on standardized tests, are expelled more frequently and are more likely to be designated to need special education. The community will be a haven for families ready to take the next step in improving their lives after having graduated from Catholic Charities Eastern Washington Rising Strong Program. This program decreases the number of families in foster care and reduces the intergenerational effects of complex trauma.

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

The location of Gonzaga Haven is strategically chosen to complement assets in the Logan Neighborhood and to meet severe levels of need. The site is in a census block group with a poverty rate over 43 percent (state average = 11 percent). Located near amenities including schools, parks, emergency services, public transportation, grocery stores, healthcare and childcare; residents of Gonzaga Haven will be well positioned for the support they need for success.

The site is currently partially developed with a city-owned office building, a rain gutter business and a warehouse with a tow truck company as a short term tenant. Five parcels are currently vacant and undeveloped. The parcels are zoned Community Business, Residential Multifamily, Light Industrial, and Employment Center - Pedestrian Emphasis/Auto Accommodating. In the absence of the proposed project, the site would likely be redeveloped into commercial businesses or other uses compatible with the current zoning.

Funding Information

Grant Number	HUD Program	Funding Amount
TBD		

Estimated Total HUD Funded Amount:

The project is anticipating receiving federal funds by way of the HUD project-based rental program with a subsidy contract with the Spokane Housing Authority, who administers the funds. There is an initial commitment of federal funds for the anticipated contract but there is no HUD grant number or amount that has been dedicated to the project. The commitment is for 20 years for 36 units. A conservative estimate of the annual contract obligation is expected to be \$385,620 for the first year. An estimated funding amount for the entire length of the commitment is \$7,866,648, calculated using the assumption that the subsidy obligation would increase 2% every year.

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Approximately \$20.6 million

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 is not located in an airport clear zone or accident potential zone. Refer to Appendix A.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is located in Washington State, which is not within Coastal Barrier Improvement Act jurisdiction. Refer to Appendix B.

Improvement Act of 1990 [16 USC 3501]		
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"/>	The project area is not located within a special flood hazard area. Refer to Appendix C.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not located in a designated nonattainment area for criteria air pollutants but is located in a maintenance area for PM10 and CO. Emissions related to the project are de minimis. Refer to Appendix D.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is located in Spokane County, which is not within Coastal Zone Management Act jurisdiction. Refer to Appendix E.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	A Phase I ESA and follow-up environmental investigation was completed in September 2019 and March 2020, respectively. The City's analysis of these two reports revealed no on-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property. Refer to Appendix F.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project meets all parameters for a determination of "no effect". Refer to Appendix G.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project location is beyond the required separation distance from all tanks covered by 24 CFR 51C. Refer to Appendix H.
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"/>	The project is located in a developed urban area with recorded soil type "urban land." Refer to Appendix I.

<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is located in an area of minimal flood hazard. See Appendix J.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The City of Spokane initiated consultation with tribes having potential interest in projects within the city and the Department of Archaeology and Historic Preservation (DAHP). Historical Research Associates, Inc. conducted an archaeological field survey for the Gonzaga Family Haven Project and identified no cultural materials eligible for listing in the National Register of Historic Places (NHRP). Based on the results of survey, the project area has a low probability for buried, unidentified precontact, ethnographic-period, historic Native American, and historic Euroamerican resources that may be eligible for listing in the NRHP. Refer to Appendix K.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The Day/Night noise level at the subject property was calculated to be 69 dB. Mitigation measures will ensure noise levels at or below 45 dBA in all interior areas and 65 dBA or below in all exterior use areas. Mitigation measures are listed below and described in detail in Appendix L.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is located within the Spokane-Rathdrum Sole Source Aquifer, but consists of new construction of multi-family buildings that meets all applicable local/state groundwater regulations and is served by public water and sewer. On-site stormwater management will include storm water ponds and Filterra Vaults for water quality treatment, and ultimate discharge is via passive infiltration. No injection wells will be used. Refer to Appendix M.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No wetlands occur in the project vicinity, and the site is currently developed with</p>

		office/commercial buildings and gravel parking lot. Refer to Appendix N.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not located near a designated Wild and Scenic River. Refer to Appendix O.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No adverse environmental impacts were identified. Refer to Appendix 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 City’s zoning map identifies the project location as Community Business (CB-55; maximum height 55 ft), Residential Multifamily (RMF), Light Industrial (LI), and Employment Center - Pedestrian Emphasis/Auto Accommodating (CC1-EC). The size and scale of the project is appropriate to the surrounding area with building size comparable to the rest of the neighborhood. Refer to Appendix Q.

Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	A limited geotechnical evaluation has been completed for the site. The investigation found the site to be suitable for the proposed construction provided recommendations presented in the report are followed. Refer to Appendix R.
Hazards and Nuisances including Site Safety and Noise	2	The proposed project includes residences and support areas and poses no hazards or nuisances. No site safety concerns were identified. Noise mitigation measures are addressed below and in Attachment L.
Energy Consumption	2	The proposed project will be provided electricity. The completed facility will be weatherized/insulated and will include energy efficient lighting and appliances where practical. Additionally, the project will comply with the Evergreen Sustainable Development Standard's requirements regarding efficiency.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	The project is not anticipated to significantly impact the existing employment and income patterns of the greater Spokane area. The project will provide some employment opportunities during construction and after completion.
Demographic Character Changes, Displacement	2	The project is located in an urban area near other residences, businesses, city offices and a high school. Most of the surface area of the property is currently used as a gravel parking area. The project would not displace any current residents or alter the character or demographics of the neighborhood.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	1	Because the proposed project is part of a program designed for long-term stability, a demand for educational and cultural services and facilities may be associated with program participants. However, services provided by educational facilities will not be adversely affected due to the size of the project and its conformance with zoning requirements, and it is expected that the incremental increase in demand can be met by the existing capacity. Additionally, the project includes an early learning center and community room that will provide space for educational and cultural services.

Commercial Facilities	1	The site is located close to commercial facilities, and new residents may have small, but positive, impact on local commercial businesses.
Health Care and Social Services	1	Because the proposed project is part of a program designed for long-term stability, a demand for health care and social services and facilities may be associated with program participants. However, health care services will not be adversely affected due to the size of the project and its conformance with zoning requirements, and it is expected that the incremental increase in demand can be met by the existing capacity.
Solid Waste Disposal / Recycling	2	The site has onsite garbage pickup and is in conformance with applicable zoning. Solid waste services will not be adversely affected. Waste created by construction and by the completed project will be hauled offsite and disposed at permitted facilities. Because the proposed project is part of a program designed for long-term stability, a demand for recycling services and facilities may be associated with program participants. However, recycling services will not be adversely affected due to the size of the project and its conformance with zoning requirements, and it is expected that the incremental increase in demand can be met by the existing capacity.
Waste Water / Sanitary Sewers	2	Access to municipal waste water/sanitary sewer service will be provided to the proposed project. Waste water/sanitary sewer services will not be adversely affected because the project is in conformance with existing zoning, and it is expected that the incremental increase in demand will be met by the existing system capacity.
Water Supply	2	Access to City water supply will be provided to the proposed project. Water supply will not be adversely affected as the project is in conformance with existing zoning, and it is expected that water needs at the site will be met by the existing water supply capacity.
Public Safety - Police, Fire and Emergency Medical	2	A demand for public safety services, including police, fire and emergency medical services, may be associated with program participants. However, public safety services will not be adversely affected due to the size of the project and its conformance with zoning requirements, and it is expected that the incremental increase in demand can be met by the existing capacity.
Parks, Open Space and Recreation	1	The proposed housing project will be constructed on currently-developed lots and no designated recreation areas currently occur in the project area. The project includes recreation facilities. The project will be in compliance with

		existing zoning. Therefore, parks and open spaces will not be affected as a result of the project.
Transportation and Accessibility	2	The project area is served by several Spokane Transit Authority (STA) bus routes within walking distance, the closest of which are routes 26 and 28 which are adjacent to the project area. Residents/employees utilizing the completed project may use public transit and it is expected that the incremental increase in demand can be met by the existing capacity. No adverse impact to transit or other transportation networks are anticipated. The project is on previously-developed land and will not affect public access to neighboring facilities, businesses or service facilities. Therefore, the project will have no adverse effects to accessibility.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The project is located in an urban setting and there are no unique natural features or agricultural lands in the project vicinity. The proposed project will not discharge or draw from any ground or surface waters. Therefore, no adverse effects on these natural features is anticipated.
Vegetation, Wildlife	2	The project area is a developed site. The proposed project is located within a developed urban corridor and impacts to vegetation and wildlife are not anticipated.
Other Factors	2	None identified.

Additional Studies Performed:

ALLWEST. 2019. Hazardous Materials Survey Services (Asbestos / Lead Based Paint / Mold) Gonzaga Haven, NE of North Foothills Drive and North Hamilton Street, Spokane, Washington. September 13.

ALLWEST. 2019. Limited Geotechnical Evaluation Proposed CHSEW North Foothills Development NE of North Foothills Drive and North Hamilton Street. October 25. (Appendix R)

ALLWEST. 2019. Phase I Environmental Site Assessment, Gonzaga Haven, Northeast of North Foothills and North Hamilton Street. September 13.

ALLWEST. 2020. Limited Environmental Site Evaluation, 2824 And 2828 North Nevada Street. March 25.

Historical Research Associates, Inc. 2020. Summary of Field Results for the Gonzaga Family Haven Project, Spokane County, Washington. May 20.

J.C. Brennan and Associates. 2020. HUD Noise Analysis for the Gonzaga Family Haven Noise Study. June 25.

Field Inspection (Date and completed by):

March 11 and 19, 2020 and September 4 and 6, 2019, by ALLWEST.

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

ALLWEST. 2019. Limited Geotechnical Evaluation Proposed CHSEW North Foothills Development NE of North Foothills Drive and North Hamilton Street. October 25. (Attachment Q)

ALLWEST. 2002. Limited Environmental Site Evaluation, 2824 And 2828 North Nevada Street. March 25.

FEMA Flood Map Service Center. <https://msc.fema.gov/portal/home>. Accessed April 6, 2020.

National Wild and Scenic Rivers System. <https://www.rivers.gov/map.php>. Accessed April 3, 2020.

NEPAssist website. <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>. Accessed April 6, 2020.

NOAA Fisheries. Status of ESA Listings and Critical Habitat Designations for West Coast Salmon and Steelhead.
http://www.westcoast.fisheries.noaa.gov/protected_species/species_list/species_lists.html. Accessed April 20, 2020.

Spokane International Airport. APL Sheet 17. <https://business.spokaneairports.net/layout-plan/>.

USDA Natural Resources Conservation Service. Web Soil Survey.
<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>. Accessed April 21, 2020.

US Fish and Wildlife Service. 2020. IPaC Resources List. <https://ecos.fws.gov/ipac/>. Accessed April 20.

USEPA. 2020. Sole Source Aquifers.
<https://epa.maps.arcgis.com/apps/webappviewer/index.html>. Accessed April 20.

USFWS. 2020 Wetlands Mapper. <https://www.fws.gov/wetlands/data/mapper.html>. Accessed May 1.

WSDOT. Permanent Traffic Recorder (PTR) Download. Washington State Department of Transportation. <https://www.wsdot.wa.gov/Traffic/API/PermanentTrafficRecorder/>.

WSDOT. Short Count Factoring Guide. <https://www.wsdot.wa.gov/mapsdata/travel/pdf/ShortCountFactoringGuide2019.pdf>

List of Permits Obtained:

- SEPA Determination (City of Spokane)
- Clearing/Grading Permit (City of Spokane)
- Building Permit (City of Spokane)

Public Outreach [24 CFR 50.23 & 58.43]:

Public notification and comment periods are provided through the State Environmental Policy Act (SEPA) process. In addition, the following meetings were held:

Event Resident Engagement
Date 3.11.2020
Location Holy Names Convent Community Room (1960 N Holy Names Ct, Spokane, WA 99224)
Participants Current and Prospective Residents

Event Neighborhood Engagement
Date 3.18.2020
Location Barbieri Student Center (1224 E Euclid Ave, Spokane, WA 99207)
Participants Open Invitation

Event Community Partners Service Workgroup
Date 3.20.2020
Location O'Malley Apartments Community Space (707 E Mission Ave, Spokane, WA 99202)
Participants Project and Community Stakeholders

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project does not cause any adverse environmental impacts, and will not result in a significant impact on the quality of the environment.

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

An initial site plan was conceptualized to determine the feasibility of the project for the funding application. Subsequent site plans were developed as a result of an iterative design process between the project's experts, project partners and community involvement to accurately assess and determine the needs of the project specific demographic that is eligible to reside at the project. The project sought design input from potential residents, the neighborhood council, current residents of Catholic Housing family project, and the applicable school districts to propose design features that are centered on delivering an enhancement to the future resident's life and its surrounding neighborhood. The site plan has been refined based on the community feedback, and modifications may occur until the final site plan is complete and approved for permitting.

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

If no action is taken at the site, the lots may eventually be developed with commercial businesses or other uses compatible with current zoning. There would continue to be a demand for affordable low-income housing in this area in the absence of the proposed project.

Summary of Findings and Conclusions:

The proposed project does not cause any adverse environmental impacts, and will not result in a significant impact on the quality of the environment.

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
24 CFR 51.104 (Subpart B - Noise Abatement and Control; Special Requirements)	A noise barrier wall will be installed adjacent to Foothills Drive to reduce exterior noise levels at the Plaza Area, and appropriate building materials will be used to attenuate interior noise to acceptable levels.

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: *Cindy Pfortmiller* Date: 09/04/2020

Name/Title/Organization: Cindy Pfortmiller, Program Manager, City of Spokane

Certifying Officer Signature: *Tim Sigler* Date: 9/2/2020

Name/Title: Tim Sigler, CHHS Director

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).