



U.S. Department of Housing and Urban Development

451 Seventh Street, SW
Washington, DC 20410

www.hud.gov

www.hud.gov/states/shared/working/r10/environment/alaska

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

Project Information

Project Name: Affordable Replacement Housing – South Addition (Anchorage, AK)

Responsible Entity: State of Alaska, Department of Commerce, Community, and Economic Development, Division of Community and Regional Affairs

Grant Recipient (city/borough/non-profit): Habitat for Humanity - Anchorage

State/Local Identifier: State of Alaska

Preparer: Anita Baker, Grant Administrator 2

Certifying Officer Name and Title: Brandon McNaughton, Program Coordinator 2

Co-applicant: NA

Consultant (if applicable): RESCON Alaska for Habitat for Humanity - Anchorage

Direct Comments to: Anita Baker

State of Alaska

Division of Community and Regional Affairs

550 W. 7th Avenue, Suite 1650

Anchorage, AK 99501-3510

Project Location:

215 W. 13th Avenue, Anchorage, AK 99501
Third Addition (Cleaver) Block 14D Lot 11

Vacant Residential Lot W. 13th Avenue, Anchorage, AK 99501
Third Addition (Cleaver) Block 14D, Lot12

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

The State of Alaska, Department of Commerce, Community, and Economic Development, Division of Community and Regional Affairs, on behalf of the Municipality of Anchorage, intends to provide financial assistance to Habitat for Humanity – Anchorage (HFHA) to construct new affordable homeownership housing. Under this program, HFHA intends to acquire the two adjacent lots (a vacant residential lot and 215 W. 13th Avenue) for redevelopment to construct new affordable, accessible, and sustainable housing. This proposed project consists of one (1) triplex and one (1) fourplex with off-street parking. (See Attachment A – Site Layout W. 13th Avenue.) All housing units must meet current adopted International Residential Building codes, the State of Alaska Building Energy Efficiency Standards (BEES) available at <https://www.ahfc.us/pros/builders/building-energy-efficiency-standard> and Alaska Housing Finance Corporation Green Addendum available at <https://www.ahfc.us/pros/energy/green-addendum>. All housing units must include the installation of broadband infrastructure.

The total investment in land acquisition, development, and construction is \$3,457,500.

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

According to the Alaska Housing Finance Corporation (AHFC), there is a severe shortage of affordable housing within the Municipality of Anchorage and within the State of Alaska. Upon completion, this proposed project will provide new, affordable replacement housing for new homeowners.

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

The proposed project area consists of two (2) rectangular level lots/parcels, with dimensions of 50' x 140', located at 215 W. 13th Avenue in the South Addition neighborhood of Anchorage, Alaska. The proposed project area is located along the southwest corner of B Street and 13th Avenue in a residential area. Both lots/parcels are zoned R-3, "mixed, residential". One (1) lot/parcel is vacant, and one (1) lot/parcel has an old, vacant house constructed in 1948.

The proposed project site has been vacant for several years, if not decades. The proposed project area is accessible from B Street to the east, 13th Avenue to the south, and an unpaved one-way alley to the north with access from C Street to B Street. The two public streets are paved and maintained by the Municipality of Anchorage. There is a public sidewalk on 13th Avenue. There is both on-street and off-street parking available at the proposed project site.

The proposed project site is adjacent to existing development, jobs, and services. The proposed project site maximizes the use of existing infrastructure, is in a walkable neighborhood, and minimizes urban sprawl. The proposed project site is adjacent to development and services and

should reduce residents' travel distances and costs, reducing strain on their budgets and increasing opportunities for being involved in their communities.

Funding Information

Grant Number	HUD Program	Funding Amount
19-CDBGDR-14	CDBG-DR	\$3,457,500

Estimated Total HUD Funded Amount: \$3,457,500.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$3,457,500.00.
This includes the cost of land acquisition and construction of new affordable, accessible, and sustainable housing.

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. For guidance on laws and authorities go to:

<https://www.hud.gov/states/shared/working/r10/environment>

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"/>	<i>The proposed project site is not within 15,000 feet of a military airport and is not within 2,500 feet of a civilian airport. The proposed project site is not within a Runway Potential Zone/Clear Zone (RPZ/CZ) nor Accident Potential Zones I and II. See Attachment B, Airport Hazards worksheet.</i>
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"/>	<i>Currently the State of Alaska does not have a Coastal Zone Management Plan. Projects are not subject to this requirement. See Attachment C, Coastal Barrier Resources worksheet.</i>
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"/>	<i>The proposed project site is not located within a floodplain. Per FEMA's flood maps, the property is classified as Zone X (i.e., Areas determined to be outside the 0.2% annual chance floodplain). See Attachment D, Flood Insurance worksheet.</i>
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"/>	<i>The proposed project area air quality management district is in attainment status for all criteria pollutants. See Attachment E, Clean Air Quality worksheet.</i>
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<i>Currently the State of Alaska does not have a Coastal Zone Management Plan. Projects are not subject to this requirement. See Attachment F, Coastal Zone Management worksheet.</i>

Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<i>The proposed project site is not identified on a DEC contaminated database. See Attachment G, Contamination and Toxic Substances worksheet.</i>
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<i>According to the Programmatic Agreement with the U.S. Fish and Wildlife, Region 7 (Alaska), the proposed project area is outside the range of listed or candidate species and designated habitat. See Attachment H, Endangered Species Act worksheet.</i>
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<i>The proposed project site is not in a hazardous area. See Attachment I, Explosive and Flammable Hazards worksheet.</i>
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"/>	<i>The proposed project site is not in a designated farmland area. See Attachment J, Farmlands Protection worksheet.</i>
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<i>The proposed project site is not located within a floodplain. Per FEMA's flood maps, the property is classified as Zone X (i.e., Areas determined to be outside the 0.2% annual chance floodplain). See Attachment K, Floodplain Management worksheet.</i>
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<i>The proposed project site is not in a designated historic preservation district. See Attachment L, Historic Preservation worksheet. DCRA received no comment from Eklutna Native Village.</i>
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"/>	<i>The proposed project site is not in an area with excessive noise exposure. See Attachment M, Noise Abatement and Control worksheet.</i>
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"/>	<i>Currently the State of Alaska does not have any Sole Source Aquifers. See Attachment N, Sole Source Aquifers worksheet.</i>
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<i>The proposed project site is not in a wetlands protection area. See Attachment O, Wetlands worksheet.</i>
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"/>	<i>The proposed project site is not in a wild and scenic river area. See Attachment P, Wild and Scenic Rivers worksheet.</i>

ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<i>See Attachment Q, Environmental Justice worksheet.</i>

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	<i>The Anchorage 2040 Land Use Plan map identifies the proposed project site as “Compact Mixed Residential – Medium”. (Attachment R, Anchorage Land Use Plan.) This designation provides for multi-unit apartment and townhouse living and a mix of compact single-family and attached housing in a cohesive neighborhood. The plan itself indicates moderate growth in the Anchorage population over the next 25 years with a need for new residential units to meet the population growth through 2040, or an average gain of 840 housing units per year. The plan calls for housing that meets the needs and preferences of city residents at all income levels</i>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<i>According to the USDA Web Soil Survey, the proposed project site is predominately flat. The soil type is cryorthents. There is no evidence of erosion or sedimentation as a result, and there is low stormwater runoff with this type of soil. (See Attachment J with USDA Soil Survey, surveyed December 2022.)</i>
Hazards and Nuisances including Site Safety and Noise	2	<i>The proposed project site is in Seismic Hazard Zone 2 – Moderate-Low Susceptibility of Ground Failure. The proposed project site is in the 100-mph minimum “Three Second Gust” Wind Zone. The proposed project site is in a “Very Low” Wildfire Hazard Area. (See Attachments S, T, and U.) The proposed project would not create any potential hazards not enforced by local, state, and federal laws and regulations. Any hazards that may be created by construction activity will be mitigated by safety measures enforced by the developer and contractor.</i>
Energy Consumption	1	<i>The proposed new housing will be designed and constructed to meet the State of Alaska 5 Star Plus (Access to Natural Gas) Building Energy Efficiency Standards.</i>

SOCIOECONOMIC		
Employment and Income Patterns	1	<i>There will be a temporary increase in construction jobs as a result of this project. These jobs are likely to go to low-to-moderate income residents. Apart from these projections, it is not expected that employment and income patterns will change. The project could be beneficial to businesses in the vicinity of the development because there will be additional households requiring their services.</i>
Demographic Character Changes, Displacement	2	<i>The project should not have a significant impact on neighborhood demographics. Residents of the new development will be drawn from the greater Anchorage area. The existing neighborhood is populated by families spanning a range of incomes. With racial and cultural diversity that reflects the overall community (predominately white). New residents will not have dramatically different incomes than the average neighborhood household. See Attachment V for West Fairview Census Tract 1000; Block Group Code 4., where the project is located. No persons, households, nor businesses will be displaced as a result of this project.</i>
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<i>The assigned schools serving the proposed project area are Inlet View Elementary, Central Middle School, and West High School, with additional options for alternative and private schools. (See Attachment X.) Sidewalks, crosswalks, and school bus transportation are available to ensure students have a safe and reliable way to access their education.</i>
Commercial Facilities	1	<i>The proposed project site is located within 1 mile from the downtown business district of Anchorage and is served by a large variety of institutional, commercial, and retail services, including a grocery store and banking. (See Attachment Y.)</i>
Health Care and Social Services	2	<i>The proposed project site is located within 1.5 miles of Alaska Regional Hospital, one of the city's primary full-service hospitals. The site is within 5 miles of Providence Alaska Medical Center, Alaska Native Medical Center, Joint Base Elmendorf-Richardson Hospital and the Veterans Administration Medical Center. As a community, Anchorage is served by a full range of health care professionals, including urgent care clinics.</i>
Solid Waste Disposal / Recycling	2	<i>The proposed project site is currently served by Solid Waste Services, which provides curbside and dumpster waste disposal services. Recycling services are available throughout Anchorage.</i>
Waste Water / Sanitary Sewers	2	<i>The proposed project site is currently served by Alaska Water and Wastewater Utility. The proposed project will connect to existing wastewater sewer lines.</i>
Water Supply	2	<i>The proposed project site is currently served by Alaska Water and Wastewater Utility. The proposed project will connect to existing water lines.</i>

Public Safety- Police, Fire and Emergency Medical	2	<i>The proposed project site is served by the Anchorage Police Department and the Anchorage Fire Department. The nearest fire station is Anchorage Fire Station 1, which is less than a one mile. Major care facilities are located within 1.5 miles of the proposed project site at Alaska Regional Hospital; additional hospitals are located within five miles of the proposed project site.</i>
Parks, Open Space and Recreation	2	<i>The proposed project site is within walking distance to 3 community gardens, 45+ public parks facilities (e.g. ball fields, tennis courts, playgrounds, picnic shelters), 11 established parks, including but not limited to Valley of the Moon, Earl and Muriel King Park, Delaney Park, Chester Creek Sports Complex. and recreation facilities at Inlet View Elementary School and Central Middle School that would be publicly accessible in the summer months. It is also walking distance to the Tony Knowles Trail and Chester Creek Trail and greenbelt. (See Attachment Y.)</i>
Transportation and Accessibility	2	<i>Public transit (Route 25) is just one block away at A Street and C Street, (Route 35) is just three blocks away at E Street and Route 30 is four blocks away at Cordorva Street. (See Attachment Y.) The Anchorage community is also served by private transportation, via taxis, other specialized transport, and Uber or Lyft.</i>
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<i>Natural Resources, features or hydrological features were verified through the Department of Natural Resources Alaska mapper. The proposed project area does not contain any unique landforms or rare vegetative resources. (See Attachments J and O.) Groundwater will not be affected by the proposed project, which will be connected to the municipal water system.</i>
Vegetation, Wildlife	2	<i>Based on information provided by the U.S. Fish and Wildlife Service, Region 7 (Alaska), the proposed project area is outside of the range of listed or candidate species and designated habitat. (See Attachment H.)</i>
Other Factors - Resiliency		

Additional Studies Performed:

1. RESCON Alaska completed the South Addition Neighborhood Multi-Family Housing Project Phase 1 Environmental Site Assessment in June 2024.
2. Cultural Resource Consultants, LLC completed a Cultural Resource Review for Proposed Habitat for Humanity Multi-family Housing in Anchorage's South Addition Neighborhood on May 6, 2024.

Field Inspection (Date and completed by):

RESCON completed a Field Inspection on 4/25/2024.

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

https://www.muni.org/Departments/finance/property_appraisal/Pages/default.aspx

<https://www.ahfc.us/pros/builders/building-energy-efficiency-standard>

<https://www.ahfc.us/pros/energy/green-addendum>

<https://www.epa.gov/green-book/>

<https://coast.noaa.gov/czm/>

<https://www.arcgis.com/home/item.html?id=e522d36ec181424fa8adc297956d97b1>

List of Permits Obtained:

N/A

Public Outreach [24 CFR 50.23 & 58.43]:

As required by HUD, this environmental assessment will be publicly posted for comment for a minimum of fifteen (15) days on the following website

<https://www.commerce.alaska.gov/web/dcra/GrantsSection/CDBG-DR.aspx>

Cumulative Impact Analysis [24 CFR 58.32]:

N/A

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

Other alternative locations were considered and dismissed.

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

This location is suitable and available for the construction of new affordable housing. Taking no action was considered and dismissed due to the severe affordable housing shortage within the Municipality of Anchorage.

Summary of Findings and Conclusions:

After conducting extensive market research, the proposed project site was determined to be the “best available” site. The proposed project site follows 24 CFR Part 58.

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

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.

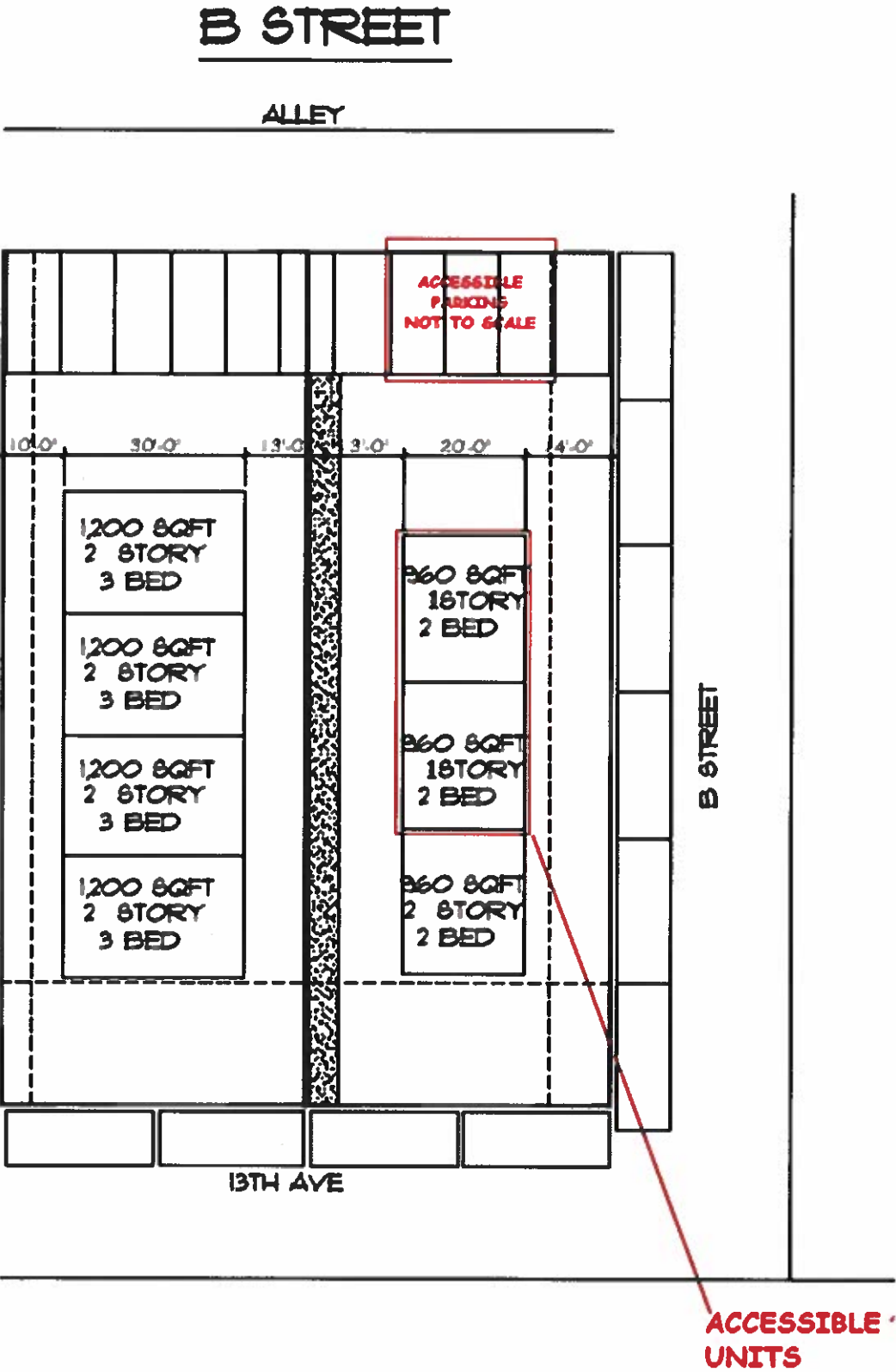
Preparer Signature: _____ Date: _____

Name/Title/Organization: _____

Certifying Officer Signature: _____ Date: _____

Name/Title: _____

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).



Attachment B - Airport Hazards (1 of 2)

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D
References		
https://www.hudexchange.info/environmental-review/airport-hazards		

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. Continue to the Worksheet Summary below. Provide a map showing that the site is not within the applicable distances to a military or civilian airport.*

☐ Yes → *Continue to Question 2.*

2. Is your project located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ)?

☐ Yes, project is in an APZ → *Continue to Question 3.*

☐ Yes, project is an RPZ/CZ → *Project cannot proceed at this location.*

☐ No, project is not within an APZ or RPZ/CZ

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

3. Is the project in conformance with DOD guidelines for APZ?

☐ Yes, project is consistent with DOD guidelines without further action.

Explain how you determined that the project is consistent:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

☐ No, the project cannot be brought into conformance with DOD guidelines and has not been approved. → *Project cannot proceed at this location.*

☐ Project is not consistent with DOD guidelines, but it has been approved by Certifying Officer or HUD Approving Official.

Explain approval process:

Airport Hazards continued (2 of 2)

If mitigation measures have been or will be taken, explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The proposed project site is not within 15,000 feet of a military airport (JBER North/South Runway 16/34) nor within 2,500 feet of a civilian airport (Merrill Field). It is not within a RPZ/CZ or APZ. The proposed project site is in compliance with Airport Hazards requirements. See attached documentation.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Airport Hazards: Documentation

Figure A. The proposed project site is not within 2,500 feet of a civilian airport, the closest being Merrill Field.

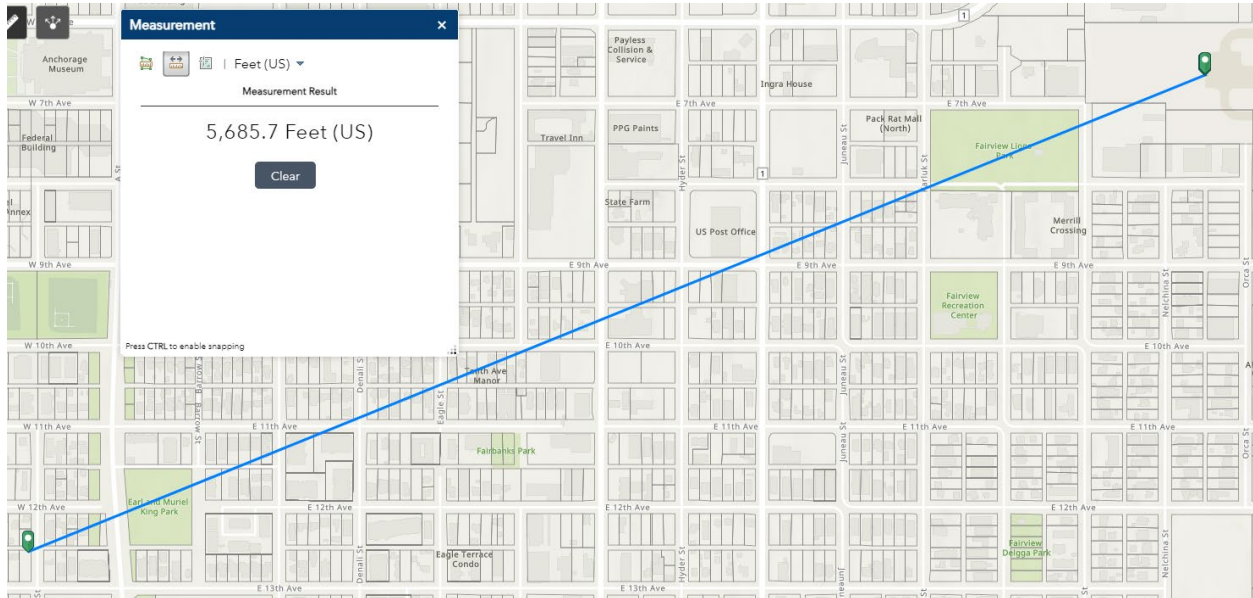
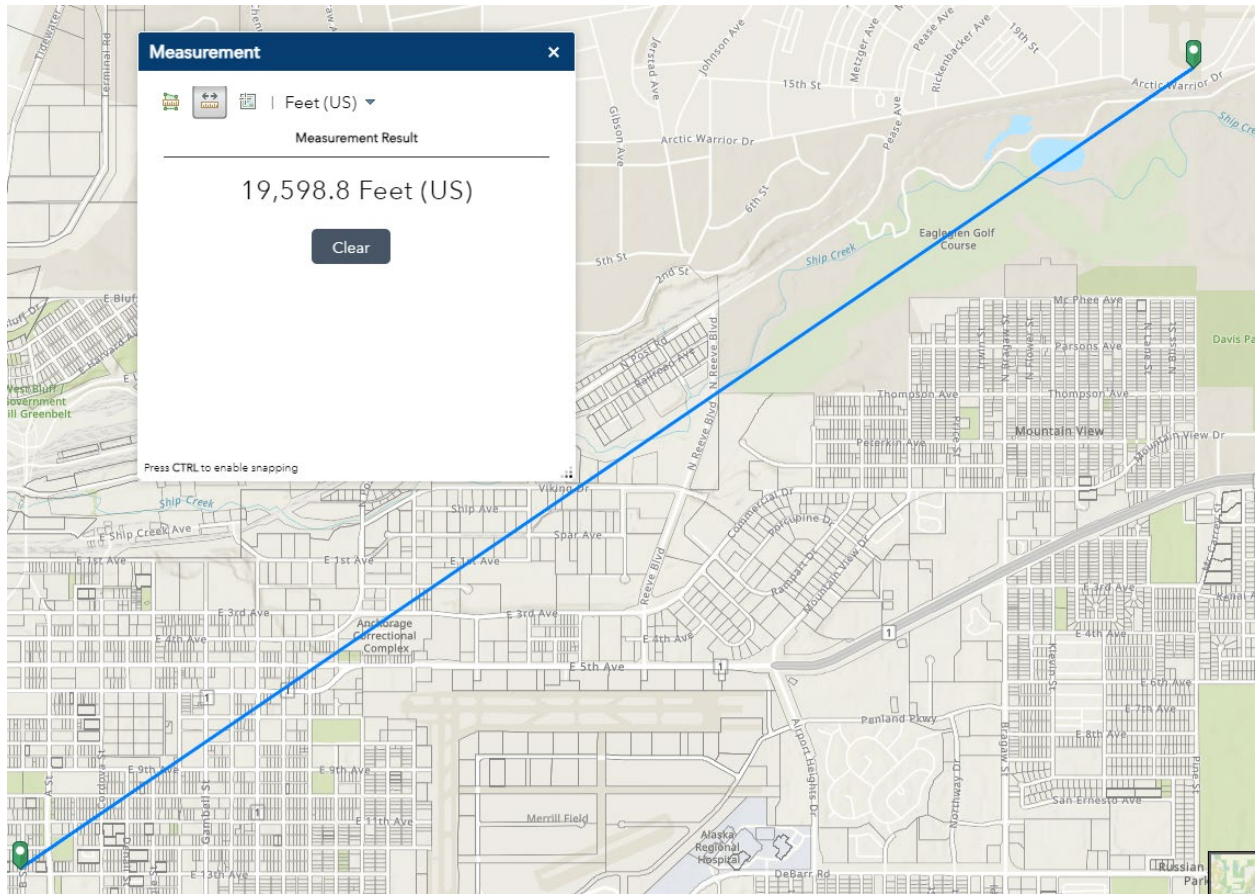


Figure B. The project is not within 15,000 feet of a military airport, Joint Base Elmendorf-Richardson (JBER).



Attachment C - Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	
References		
https://www.hudexchange.info/environmental-review/coastal-barrier-resources		

Projects located in the following states must complete this form.

Alabama	Georgia	Massachusetts	New Jersey	Puerto Rico	Virgin Islands
Connecticut	Louisiana	Michigan	New York	Rhode Island	Virginia
Delaware	Maine	Minnesota	North Carolina	South Carolina	Wisconsin
Florida	Maryland	Mississippi	Ohio	Texas	

1. Is the project located in a CBRS Unit?

- ☒ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a CBRS Unit.*

Currently the State of Alaska does not have a Coastal Zone Management Plan. Projects are not subject to this requirement.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Currently the State of Alaska does not have a Coastal Zone Management Plan. Projects are not subject to this requirement.

Are formal compliance steps or mitigation required?

- ☐ Yes
- ☒ No

Attachment D - Flood Insurance (1 of 2)

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

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

☐ No. This project does not require flood insurance or is excepted from flood insurance. → *Continue to the Worksheet Summary.*

☒ Yes → *Continue to Question 2.*

2. Provide a FEMA/FIRM map showing the site.

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. 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 FEMA-designated Special Flood Hazard Area?

☒ No → *Continue to the Worksheet Summary.*

☐ Yes → *Continue to Question 3.*

3. Is the community participating in the National Flood Insurance Program or has less than one year passed since FEMA notification of Special Flood Hazards?

☐ Yes, the community is participating in the National Flood Insurance Program.

For loans, loan insurance or loan guarantees, flood insurance coverage must be continued for the term of the loan. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. Provide a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance.

→ *Continue to the Worksheet Summary.*

☐ Yes, less than one year has passed since FEMA notification of Special Flood Hazards.

If less than one year has passed since notification of Special Flood Hazards, no flood Insurance is required.

→ *Continue to the Worksheet Summary.*

Flood Insurance continued (2 of 2)

☐ No. The community is not participating, or its participation has been suspended.

Federal assistance may not be used at this location. Cancel the project at this location.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The proposed project site is not located in a FEMA-designated Special Flood Hazard Area. See attached W. 13th Avenue FIRM map.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Attachment E - Clean Air Quality (1 of 2)

General Requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on 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.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93
Reference		
https://www.hudexchange.info/environmental-review/air-quality		

Scope of Work

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

→ Continue to Question 2.

☐ No

Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

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?

Follow the link below to determine compliance status of project county or air quality management district:

<https://www.epa.gov/green-book/>

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

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

☐ Yes, project's management district or county is in non-attainment or maintenance status for one or more criteria pollutants.

Describe the findings:

Clean Air Quality continued (2 of 2)

→ Continue to Question 3.

3. Determine the estimated emissions levels of your project for each of those criteria pollutants that are in non-attainment or maintenance status on your project area. Will your project exceed any of the *de minimis or threshold* emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

☐ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Explain how you determined that the project would not exceed *de minimis* or threshold emissions.

☐ Yes, the project exceeds *de minimis* emissions levels or screening levels.

→ Continue to Question 4. Explain how you determined that the project would not exceed *de minimis* or threshold emissions in the Worksheet Summary.

4. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The proposed project area county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act. See attached EPA Details of Criteria Pollutant Nonattainment Area Summary Report.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Details of Criteria Pollutant Nonattainment Area Summary Report

Data is current as of July 31, 2024

The 8-hour Ozone (1997) standard was revoked on April 6, 2015 and the 1-hour Ozone (1979) standard was revoked on June 15, 2005.

Download National Dataset: [dbf](#) | [xls](#) | [Data dictionary \(PDF\)](#)

State	Simple Name Pollutant	Nonattainment Area Name	2010 Pop. (1000s)	No. of Counties	Category/ Class.
AK	Fairbanks				
	PM-2.5 (2006)	Fairbanks, AK	87	1	Serious
AZ	Douglas/Paul Spur (Cochise County)				
	PM-10 (1987)	Cochise County; Paul Spur/Douglas planning area, AZ	17	1	Moderate
AZ	Hayden/Miami				
	Lead (2008)	Hayden, AZ	5	2	Nonattainment
	PM-10 (1987)	Hayden, AZ	11	2	Moderate
	PM-10 (1987)	Miami, AZ	15	2	Moderate
	Sulfur Dioxide (1971)	Hayden (Pinal County), AZ	5	1	Primary
	Sulfur Dioxide (2010)	Hayden, AZ	5	2	Nonattainment
	Sulfur Dioxide (2010)	Miami, AZ	15	1	Nonattainment
AZ	Nogales				
	PM-10 (1987)	Santa Cruz County; Nogales planning area, AZ	30	1	Moderate
AZ	Phoenix-Mesa				
	PM-10 (1987)	Maricopa and Pinal Counties; Phoenix planning area, AZ	3,853	2	Serious
	8-Hour Ozone (2008)	Phoenix-Mesa, AZ	3,850	2	Moderate
	8-Hour Ozone (2015)	Phoenix-Mesa, AZ	3,945	3	Moderate
AZ	Rillito (Pima County)				
	PM-10 (1987)	Pima County; Rillito planning area, AZ	1	1	Moderate
AZ	West Pinal				
	PM-10 (1987)	Pinal County (part); West Pinal, AZ	283	1	Serious
	PM-2.5 (2006)	West Central Pinal, AZ	52	1	Moderate
AZ	Yuma				
	PM-10 (1987)	Yuma, AZ	101	1	Moderate
	8-Hour Ozone (2015)	Yuma, AZ	87	1	Marginal
CA	Amador and Calaveras Cos (Central Mountain Cos)				
	8-Hour Ozone (2008)	Calaveras County, CA	46	1	Marginal
	8-Hour Ozone (2015)	Amador County, CA	38	1	Marginal
	8-Hour Ozone (2015)	Calaveras County, CA	46	1	Marginal
CA	Chico				
	8-Hour Ozone (2008)	Chico (Butte County), CA	220	1	Marginal
	8-Hour Ozone (2015)	Butte County, CA	220	1	Marginal
CA	Imperial County				
	PM-2.5 (2006)	Imperial County, CA	154	1	Moderate
	PM-2.5 (2012)	Imperial County, CA	154	1	Moderate
	8-Hour Ozone (2008)	Imperial County, CA	175	1	Moderate
	8-Hour Ozone (2015)	Imperial County, CA	175	1	Marginal

Attachment F - Coastal Zone Management Act (1 of 2)

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

Projects located in the following states must complete this form.

Alabama	Florida	Louisiana	Mississippi	Ohio	Texas
Alaska	Georgia	Maine	New Hampshire	Oregon	Virgin Islands
American Samoa	Guam	Maryland	New Jersey	Pennsylvania	Virginia
California	Hawaii	Massachusetts	New York	Puerto Rico	Washington
Connecticut	Illinois	Michigan	North Carolina	Rhode Island	Wisconsin
Delaware	Indiana	Minnesota	Northern Mariana Islands	South Carolina	

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

☐ Yes → Continue to Question 2.

☒ No → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a Coastal Zone.

Currently the State of Alaska does not have a Coastal Zone Management Plan. Projects are not subject to this requirement.

2. Does this project include activities that are subject to state review?

☐ Yes → Continue to Question 3.

☐ No → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.

3. Has this project been determined to be consistent with the State Coastal Management Program?

☐ Yes, with mitigation. → Continue to Question 4.

Coastal Zone Management Act (2 of 2)

☐ Yes, without mitigation. → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.*

☐ No, project must be canceled.
Project cannot proceed at this location.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Currently the State of Alaska does not have a Coastal Zone Management Plan. Projects are not subject to this requirement. Source: <https://coast.noaa.gov/czm/mystate/>

Are formal compliance steps or mitigation required?

- ☐ Yes
☒ No

Coastal Zone Management Programs

Alabama	Alaska (*)	American Samoa
California	Connecticut	Delaware
Florida	Georgia	Guam
Hawaii	Illinois	Indiana
Louisiana	Maine	Maryland
Massachusetts	Michigan	Minnesota
Mississippi	New Hampshire	New Jersey
New York	North Carolina	Northern Mariana Islands
Ohio	Oregon	Pennsylvania
Puerto Rico	Rhode Island	South Carolina
Texas	Virgin Islands	Virginia
Washington	Wisconsin	

** All 35 coastal and Great Lakes states and territories (with the exception of Alaska) participate in the National Coastal Zone Management Program.*

ALABAMA

The [Alabama Coastal Area Management Program](#), approved by NOAA in 1979, is administered by two state agencies:

- The [Alabama Department of Conservation and Natural Resources](#) is responsible for planning, fiscal management, public education, and research management; and the
- [Alabama Department of Environmental Management](#) carries out permitting, regulatory, and enforcement functions.

The primary authority for the coastal management program is the Alabama Coastal Area Act of 1976 (Act 534). The [Alabama coastal zone](#) extends inland to the continuous 10-foot contour in Mobile and Baldwin Counties.

ALASKA

Alaska withdrew from the voluntary [National Coastal Zone Management Program](#) on July 1, 2011. Contact NOAA's Office for Coastal Management for additional information.

Attachment G - Contamination and Toxic Substances (1 of 3)

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of 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.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
https://www.hudexchange.info/programs/environmental-review/site-contamination		

- 1. Evaluate the site for contamination. 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?**

Provide a map or other documentation of absence or presence of contamination¹ and explain evaluation of site contamination in the Worksheet below.

☒ No

Explain:

→ *Based on the response, the review is in compliance with this section.
Continue to the Worksheet Summary below.*

☐ Yes

→ *Describe the findings, including any recognized environmental conditions (RECs), in Worksheet Summary below. Continue to Question 2.*

¹ Utilize EPA's Enviromapper and state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

Contamination and Toxic Substances continued (2 of 3)

Check here if an ASTM Phase I Environmental Site Assessment (ESA) report was utilized. [Note: HUD regulations does not require an ASTM Phase I ESA report for single family homes]

A Phase I Environmental Site Assessment (ESA) was prepared by RESCON Alaska in June 2024.

2. Mitigation

Document the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental mitigation cannot be mitigated, then HUD assistance may not be used for the project at this site.

Can adverse environmental impacts be mitigated?

☐ Adverse environmental impacts cannot feasibly be mitigated

→ Project cannot proceed at this location.

☐ Yes, adverse environmental impacts can be eliminated through mitigation.

→ *Provide all mitigation requirements² and documents. Continue to Question 3.*

3. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls³, or use of institutional controls⁴.

If a remediation plan or clean-up program was necessary, which standard does it follow?

☐ Complete removal

☐ Risk-based corrective action (RBCA)

☐ Other (To be determined.)

→ *Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

² Mitigation requirements include all clean-up actions required by applicable federal, state, tribal, or local law. Additionally, provide, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

³ Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, without limitation, caps, covers, dikes, trenches, leachate collection systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, without limitation, slurry walls and ground water pumping systems.

⁴ Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

Contamination and Toxic Substances continued (3 of 3)

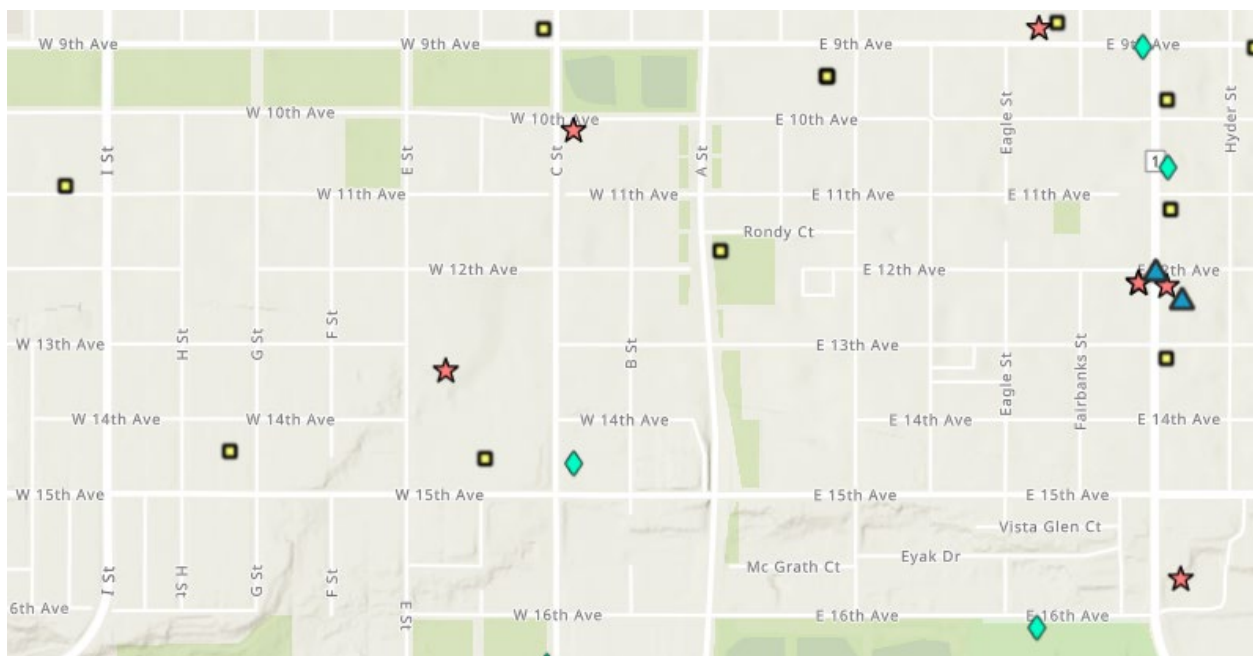
Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

From the State of Alaska Department of Environmental Conservation Contaminated Sites available at <https://www.arcgis.com/home/item.html?id=e522d36ec181424fa8adc297956d97b1>

Are formal compliance steps or mitigation required?

☐ Yes ☒ No



Attachment H - Endangered Species Act (1 of 3)

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of 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").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402
References		
https://www.hudexchange.info/programs/environmental-review/endangered-species/		

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

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

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

☒ 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.

Explain your determination:

See attached programmatic agreement.

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

☐ Yes, the activities involved in the project have the potential to affect species and/or habitats. → Continue to Question 2.

2. Are federally listed species or designated critical habitats present in the action area?

Obtain a list of protected species from the Services. This information is available on the [FWS Website](#) or you may contact your [local FWS](#) and/or [NMFS](#) offices directly.

☐ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat.

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

☐ Yes, there are federally listed species or designated critical habitats present in the action area. → Continue to Question 3.

Endangered Species Act continued (2 of 3)

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

☐ No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate.*

☐ May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

→ *Continue to Question 4, Informal Consultation.*

☐ Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

→ *Continue to Question 5, Formal Consultation.*

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

☐ Yes, the Service(s) concurred with the finding.

→ *Based on the response, the review is in compliance with this section. Continue to Question 6 and provide the following:*

- (1) *A biological evaluation or equivalent document*
- (2) *Concurrence(s) from FWS and/or NMFS*
- (3) *Any other documentation of informal consultation*

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

☐ No, the Service(s) did not concur with the finding. → *Continue to Question 5.*

5. Formal consultation is required

Section 7 of ESA (16 USC 1536) mandates consultation to resolve potential impacts to federally listed endangered and threatened species and critical habitats. If a HUD assisted project may affect any endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

→ *Once consultation is complete, the review is in compliance with this section. Continue to Question 6 and provide the following:*

- (1) *A biological assessment, evaluation, or equivalent document*

Endangered Species Act continued (3 of 3)

(2) *Biological opinion(s) issued by FWS and/or NMFS*

(3) *Any other documentation of formal consultation*

6. **For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that will be implemented to mitigate for the impact or effect, including the timeline for implementation.**

☐ Mitigation as follows will be implemented:

☐ No mitigation is necessary.

Explain why mitigation will not be made here:

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

According to the Programmatic Agreement with the U.S. Fish and Wildlife Service, Region 7, the proposed project site is outside the range of listed or candidate species and designated critical habitat. See attached letter.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No



United States Department of the Interior

U.S. FISH AND WILDLIFE SERVICE
Anchorage Fish and Wildlife Conservation Office
4700 BLM Road
Anchorage, Alaska 99507



In Reply Refer to:
FWS/IR11/AFWCO

January 28, 2021

Mr. Brian Sturdivant
Regional Environmental Officer
909 First Ave, Suite 260
Seattle, Washington 98104-1000

Subject: Endangered Species Act Section 7 Consultation for Housing and Urban Development community upgrades in Alaska. (07CAAN00-2021-I-0095 2020)

Dear Mr. Sturdivant:

Thank you for requesting consultation with the U.S. Fish and Wildlife Service (Service), pursuant to section 7 of the Endangered Species Act of 1973 (16 U.S.C. 1531 et seq., as amended; ESA) by correspondence received January 10, 2021. The U.S. Department of Housing and Urban Development (HUD) assists with projects across the state of Alaska. This programmatic approach (programmatic) is to be used when making Endangered Species Act (ESA)-determinations for a broad suite of projects and their effects on federally threatened and endangered species and their designated critical habitats (Table 1, enclosed).

In Alaska, the Service has two Fish and Wildlife Conservation Offices (FWCO) responsible for section 7 consultations under the ESA (Figure 1, enclosed). The Fairbanks FWCO is responsible for the interior, northwestern, and far northern portions of Alaska. The Anchorage FWCO is responsible for the Aleutian Islands, south-western and south-central Alaska to the Yakutat forelands, and south-east Alaska and the protected waters thereof.

Species Protected Under ESA

A complete list of federally-listed threatened and endangered species and their designated critical habitats found in Alaska is provided in Table 2, enclosed.

Procedure for Section 7 Determination

Section 7(a) of the ESA directs all Federal agencies to conserve species listed as threatened or endangered. Those agencies, in consultation with the Service, must ensure that their actions will not jeopardize the continued existence of any ESA-listed species. Before starting an action, the Federal agency, or their non-Federal representative, obtains a list of threatened, endangered,

INTERIOR REGION 11 • ALASKA

proposed, and candidate species and their designated critical habitat that may be present in the project action area. Based on its analysis, the Federal agency, or their non-Federal representative, makes one of three determinations of effect for listed species:

- **“No effect”** is the appropriate conclusion if the action agency determines the proposed action will not affect a listed species or designated critical habitat. If a **“no effect”** determination is made, the lead Federal agency or their non-Federal representative is not required to contact the Service for concurrence.
- **“May affect, but is not likely to adversely affect”** is the appropriate conclusion when an action agency determines the proposed action may result in an effect to listed species or critical habitat, but that effect is expected to be discountable or insignificant, or completely beneficial. Beneficial effects are contemporaneous positive effects without any adverse effects to the species or critical habitat. Insignificant effects relate to the size of the impact and should never reach the scale where take¹ occurs. Discountable effects are those that are extremely unlikely to occur. These are cases when, based on best judgement, a person would not 1) be able to meaningfully measure, detect, or evaluate insignificant effects, or 2) expect discountable effects to occur. If a **“may affect, not likely to adversely affect”** determination is made, the Federal agency or their non-Federal representative should seek written concurrence from the Service that the action **“is not likely to adversely affect”** listed species or designated critical habitat.
- **“May affect, is likely to adversely affect”** is the appropriate conclusion when the action agency determines it is likely that any adverse effect to listed species or critical habitat may occur as a direct or indirect result of the proposed action or its interrelated or interdependent actions, and the effect is not discountable, insignificant, or beneficial. A determination of **“is likely to adversely affect”** requires formal consultation.

The Service has worked with HUD to identify projects most commonly undertaken in rural communities that lend themselves to the programmatic framework for section 7 consultation. In order to assist HUD or the Responsible Entity² (RE) in making their section 7 determination for each of their projects, the Service developed a series of questions, with additional section 7 guidance based on the answer to these questions. Use the following series of questions to assist you in making a determination of affect or seek further consultation outside of this programmatic.

Regardless of HUD or the RE's section 7 determination, HUD regulations requires maintaining a complete record of evaluation in the environmental review record.

¹ Take as defined under the ESA means "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct."

² HUD regulations at 24 CFR 58 allow the assumption of authority to perform the environmental reviews by **Responsible Entities**, which are units of general local government, such as a town, village, city, county, Tribe, or State. The responsible entity is responsible for the scope and content of the review and making the finding. The certifying officer of the responsible entity, usually the mayor, signs the review and takes legal responsibility for the review.

1. **Is the project located within a community outside the range of listed or candidate species or within designated critical habitat?** (Review Table 3, enclosed, and choose the appropriate response below).

☒ Yes, the project is in a location listed in Table 3 and is therefore outside the range of listed species and outside the boundaries of any designated critical habitat. If no listed species or designated critical habitat are present, it is reasonable for HUD/RE to make a determination the project will have “no effect” on listed species or designated critical habitat. For projects that will have no effect on listed species or critical habitat, there is no need to consult with the Service. Based on your determination of “no effect,” you have fulfilled your section 7 requirements.

☐ No, the project is not in a location listed in Table 3 (go to question 2).

2. **The project location is not listed in Table 3, therefore, it is within the range of listed species. Depending on the location of the community where the project occurs, it may require further consultation. Is the project located in a community north of 69.9° 00' N latitude on the North Slope of Alaska?** (Choose the appropriate response below.)

☐ Yes, the project occurs in the community of **Atqasuk, Kaktovik, Nuiqsut, Point Lay, Utqiagvik (Barrow), or Wainwright** and is therefore located north of 69.9° 00' N latitude on the North Slope of Alaska. Projects in these locations have the potential to require wetland fill, and cumulative effects of small-scale routine actions upon threatened or endangered species may occur in these areas. The Service recommends you request individual section 7 consultation for projects in these areas with the Fairbanks FWCO (Table 4, enclosed).

☐ No, the project does not occur in **Atqasuk, Kaktovik, Nuiqsut, Point Lay, Utqiagvik (Barrow), or Wainwright** and is therefore located south of 69.9° 00' N latitude on the North Slope of Alaska (go to question 3).

3. **Will the project take place outside of the May through September timing window for nesting listed eiders?** (Choose the appropriate response below.)

☐ Yes, the project occurs outside of the specified timing window (May through September). Therefore, you can reasonably make a determination the project “**may affect, but is not likely to adversely affect**” listed species or critical habitat. In such instances, the Service concurs with your “**may affect, but not likely to adversely affect**” determination, because we expect few, if any, listed species to be present. After HUD or the RE submits the required reporting form, both HUD and the Service have completed their section 7 requirements and there is no need for further consultation.

☐ No, the project does not occur outside of the specified timing window (May through September) (go to question 4).

4. **Does the project occur within the existing village footprint?** *The Service defines the existing village footprint as all areas of a village's existing road network and all areas within a 200 meter buffer of existing village structures and all connected outlying, existing development.*

☐ Yes, the project occurs within the village footprint as defined. Listed species are not expected to be found within the village footprint. Therefore, you can reasonably make a determination the project **"may affect, but is not likely to adversely affect"** listed species or critical habitat. In such instances, given the project meets the criteria listed above, the Service concurs with your **"may affect, but not likely to adversely affect"** determination. After HUD or the RE submits the required reporting form, both HUD and the Service have completed their section 7 requirements and there is no need for further consultation.

☐ No, the project does not occur within the village footprint (go to step 5).

5. **Depending on the nature of the project, it may require further consultation. Will new groundbreaking activities (specifically gravel fill or gravel pad fill) take place?**

☐ Yes, new groundbreaking or ground disturbance activities may occur as part of the project proposal (e.g., gravel fill or gravel pad fill). The Service recommends you request individual section 7 consultation for projects in these areas with the appropriate FWCO (see Figure 1 and Table 4).

☐ No, new groundbreaking activities such as gravel fill or new gravel pad construction will not occur as part of the project proposal (e.g., gravel fill or gravel pad construction). Therefore, you can reasonably make a determination the project **"may affect, but is not likely to adversely affect"** listed species or critical habitat. In such instances, given the project meets the criteria listed above, the Service concurs with your **"may affect, but not likely to adversely affect"** determination. After HUD or the RE submits the required reporting form, both HUD and the Service have completed their section 7 requirements and there is no need for further consultation.

In the event your project does not meet any of the criteria discussed above, you should request an individual section 7 consultation with the appropriate FWCO (see Figure 1 and Table 4). It is likely that further review of your project will still result in a determination that the project **"may affect, but is not likely to adversely affect"** listed species. In such cases, the section 7 consultation for the project will remain informal and relatively simple.

In the rare case where a project **"may effect, is likely to adversely affect"** listed species, and formal consultation is required, you should prepare a Biological Assessment (BA) prior to initiating consultation. A Biological Assessment contains the following elements: 1) *project description*, 2) *site specific information*, 3) *effects of the action*, 4) *anticipated incidental take*, 5) *conservation measures*, and 6) *a preliminary effects determination*.

For an explanation of these elements please refer to:

<https://www.fws.gov/alaska/fisheries/endangered/consultation.htm>
<https://www.fws.gov/endangered/esa-library/pdf/Attachment-4.pdf>
https://www.fws.gov/endangered/esa-library/pdf/esa_section7_handbook.pdf

You may wish to contact the appropriate FWCO for technical assistance in your effects determination. The appropriate office can assist you in determining your need for a BA. Please see Figure 1 and Table 4 for contact information.

Additional Conservation Recommendations

The Service recommends the following measures to reduce or minimize negative effects to threatened or endangered species in areas where they occur. Eiders may be attracted to lights on or near the coastline, especially at night or during periods of low visibility.

- To avoid attracting birds towards landward structures, to the maximum extent practicable (without impairing health and safety), projects should use down-shielding lights to reduce visibility and possible attraction of birds in flight for projects or activities in communities located within 200 meters of the Alaska coastline or other waterbody.
- To prevent birds from colliding with power lines, to the maximum extent practicable, transmission lines and guy wires should be fitted with bird deterrents.

Required Reporting

Use of this guidance requires HUD or the REs to submit the online programmatic reporting form³ each time a **may affect, but not likely to adversely affect** determination was reached using this programmatic. The form may also be submitted for **no effect** determinations if you would like proof of coordination with Service for your records. The purpose of the reporting is to inform future renewals and management of section 7 programmatic consultations.

The online form requires HUD or the RE to provide:

- The name of the HUD office or responsible entity completing the consultation, as well as contact information
- Community/village location where the project occurred
- Project type (select one of the types listed in Table 1 of this document)
- A description of the project and all notable actions that will occur under this programmatic
- The presence or absence of any listed species
- The effects determination reached through this programmatic

³ Access the reporting form at:

<https://forms.office.com/Pages/ResponsePage.aspx?id=urWTBhhLe02TQfMvQApUID22111s5RtDvPaFu2dtOO5UM1BBMUdRSjFXSkVEN0ISTlgwRDZHTTdDWi4u>

Once the form has been submitted, the respondent will receive an email with a copy of the information they entered. Please save this email response as proof of submitting the required report. If you have any questions or if any notable interactions with wildlife or listed species occur during the project's completion, email Ms. Sabrina Farmer (sabrina_farmer@fws.gov). Please include the consultation number "07CAAN00-2021-I-0095 2020" in the subject line of any inquiries.

Reinitiation

This programmatic section 7 consultation addressing municipal construction activities for HUD assisted projects is valid through December 2025. However, if new species are listed that may be affected by projects covered under this programmatic consultation or additional information on listed or proposed species becomes available, then this programmatic consultation should be reinitiated. After December 2025, HUD will contact the staff at the Anchorage FWCO for programmatic review at (907) 271-1467.

This guidance relates only to federally listed or proposed species and/or designated or proposed critical habitat under jurisdiction of the Service. It does not address species under the jurisdiction of the National Marine Fisheries Service, or other legislation or responsibilities under the Fish and Wildlife Coordination Act, Migratory Bird Treaty Act, Marine Mammal Protection Act, Clean Water Act, National Environmental Policy Act, or Bald and Golden Eagle Protection Act.

Thank you for your cooperation in meeting our joint responsibilities under the ESA and protecting our fish and wildlife resources. If you have any questions, please contact Endangered Species Biologist Ms. Sabrina Farmer at (907) 271-2788 or sabrina_farmer@fws.gov, and refer to consultation number 07CAAN00-2021-I-0095 2020.

Sincerely,

**DOUGLASS
COOPER**  Digitally signed by
DOUGLASS COOPER
Date: 2021.01.28
09:05:01 -09'00'

Douglass M. Cooper
Branch Chief, Ecological Services

Attachment I - Explosive and Flammable Hazards (1 of 3)

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C
Reference		
https://www.hudexchange.info/programs/environmental-review/explosive-and-flammable-facilities/		

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

→ Continue to Question 2.

☐ Yes

Explain:

→ Go directly to Question 5.

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. Continue to the Worksheet Summary below.

☒ Yes

→ Continue to Question 3.

3. Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer “no.” For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer “yes.”

☒ No Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide all documents used to make your determination.

☐ Yes

→ Continue to Question 4.

Explosive and Flammable Hazards continued (2 of 3)

4. Visit [HUD's website](#) to identify the appropriate tank or tanks to assess and to calculate the required separation distance using the [electronic assessment tool](#). To document this step in the analysis, please attach the following supporting documents to this screen:

- Map identifying the tank selected for assessment, and showing the distance from the tank to the proposed HUD-assisted project site; and
- Electronic assessment tool calculation of the required separation distance.

Based on the analysis, is the proposed HUD-assisted project site located at or beyond the required separation distance from all covered tanks?

☒ Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

☐ No

→ Go directly to Question 6.

5. Is the hazardous facility located at an acceptable separation distance from residences and any other facility or area where people may congregate or be present?

Please visit [HUD's website](#) for information on calculating Acceptable Separation Distance.

☐ Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.

☐ No

→ Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.

Continue to Question 6.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Mitigation measures may include both natural and manmade barriers, modification of the project design, burial or removal of the hazard, or other engineered solutions. Describe selected mitigation measures, including the timeline for implementation, and attach an implementation plan. If negative effects cannot be mitigated, cancel the project at this location.

Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, provide approval from a licensed professional engineer.

--

Explosive and Flammable Hazards continued (3 of 3)

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

There are no known stationary aboveground storage containers within 1 mile (within the yellow circle) of the proposed project site.

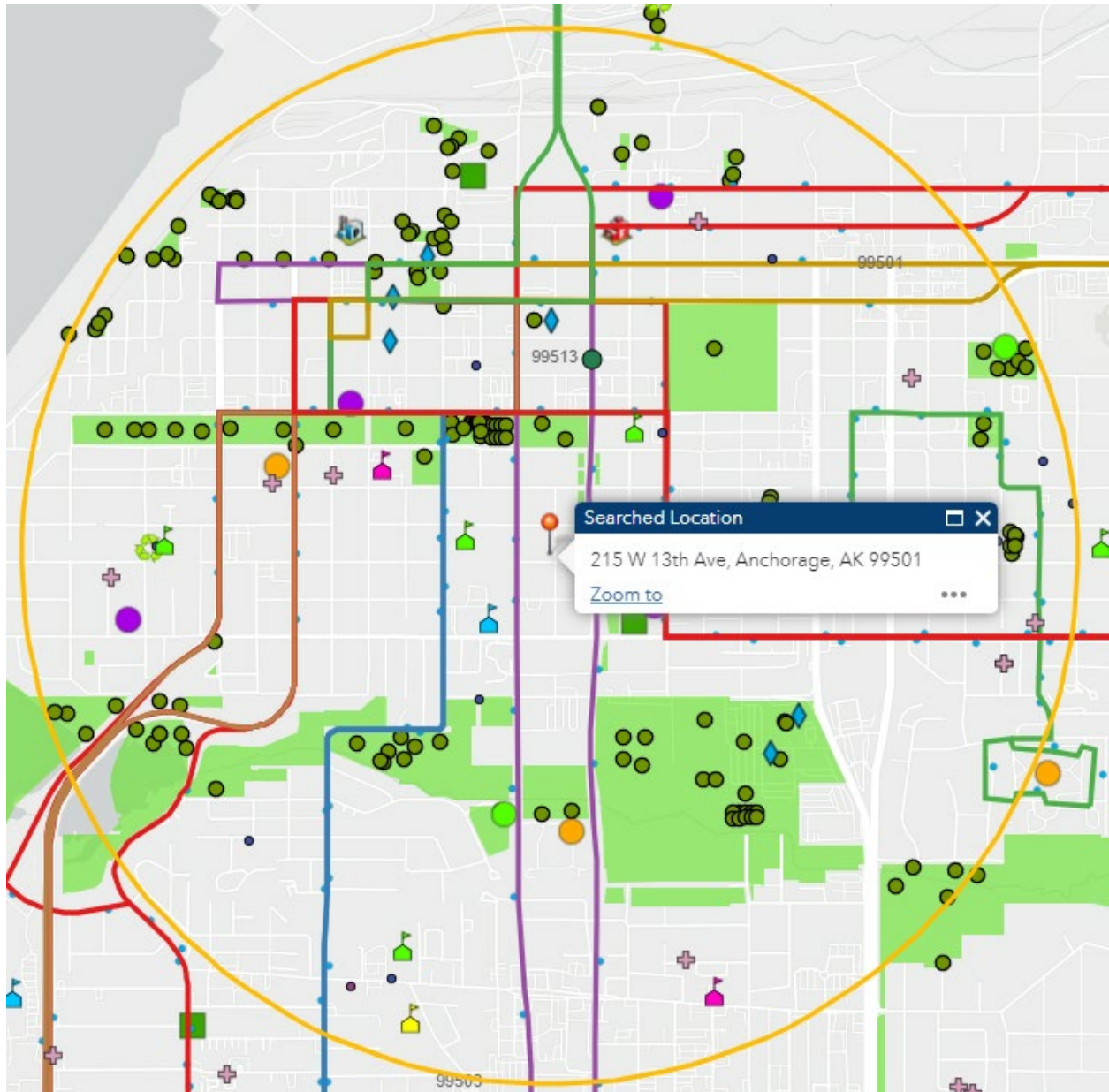
Are formal compliance steps or mitigation required?

☐ Yes

☒ No

From My Neighborhood website available at

<https://muniorg.maps.arcgis.com/apps/webappviewer/index.html?id=e8cf69139d9d4163a9a4d052c2732f2a>



Attachment J - Farmlands Protection (1 of 2)

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658
Reference		
https://www.hudexchange.info/programs/environmental-review/farmlands-protection/		

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 → Continue to Question 2.

☒ No

Explain how you determined that agricultural land would not be converted:

The proposed project site, the adjacent vacant lot and 215 W. 13th Avenue are zoned residential, multi-family, not agricultural land.

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting your determination.

2. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?

You may use the links below to determine important farmland occurs on the project site:

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrcs> or your NRCS state soil scientist http://soils.usda.gov/contact/state_offices/ for assistance

☐ No → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

☐ Yes → Continue to Question 3.

3. Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.

Farmlands Protection continued (2 of 2)

- Complete form [AD-1006, "Farmland Conversion Impact Rating"](#) and contact the state soil scientist before sending it to the local NRCS District Conservationist.
(NOTE: for corridor type projects, use instead form [NRCS-CPA-106, "Farmland Conversion Impact Rating for Corridor Type Projects"](#))
- Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 (or form NRCS-CPA-106 if applicable) to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

Document your conclusion:

- ☐ Project will proceed with mitigation.

Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

- ☐ Project will proceed without mitigation.

Explain why mitigation will not be made here:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The land is already in urban development.

Are formal compliance steps or mitigation required?

- ☐ Yes
☒ No

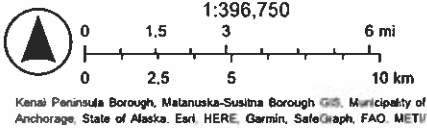
Anchorage Urban Areas



5/24/2023

USA Urban Areas (below 1:500k)

World Hillshade



Anchorage Area, Alaska

406—Cryorthents and Urban land, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: n9q4

Elevation: 30 to 900 feet

Mean annual precipitation: 14 to 20 inches

Mean annual air temperature: 29 to 43 degrees F

Frost-free period: 105 to 135 days

Farmland classification: Not prime farmland

Map Unit Composition

Cryorthents, skeletal, and similar soils: 46 percent

Urban land: 44 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cryorthents, Skeletal

Setting

Landform: Till plains, outwash plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Glacial sediments

Typical profile

C - 0 to 60 inches: very gravelly sandy loam

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Runoff class: Low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high to high (0.57 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: B

Hydric soil rating: No

Description of Urban Land

Setting

Down-slope shape: Linear

Across-slope shape: Linear

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydric soil rating: Unranked

Minor Components

Icknuun, ponded

Percent of map unit: 5 percent

Landform: Depressions on till plains

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Water

Percent of map unit: 5 percent

Landform: Lakes, rivers

Hydric soil rating: Unranked

Data Source Information

Soil Survey Area: Anchorage Area, Alaska

Survey Area Data: Version 18, Aug 30, 2022

Attachment K - Floodplain Management (1 of 5)

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55
Reference		
https://www.hudexchange.info/programs/environmental-review/floodplain-management/		

1. Does [24 CFR 55.12\(c\)](#) exempt this project from compliance with HUD's floodplain management regulations in Part 55?

☐ Yes

Provide the applicable citation at 24 CFR 55.12(c) here. If project is exempt under 55.12(c)(7) or (8), provide supporting documentation.

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

☒ No → Continue to Question 2.

2. Provide a FEMA/FIRM or ABFE map showing the site.

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) or Advisory Base Flood Elevations (ABFEs). 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. Continue to the Worksheet Summary below.

☐ Yes

Select the applicable floodplain using the FEMA map or the best available information:

☐ Floodway → Continue to Question 3, Floodways

☐ Coastal High Hazard Area (V Zone) → Continue to Question 4, Coastal High Hazard Areas

☐ 500-year floodplain (B Zone or shaded X Zone) → Continue to Question 5, 500-year Floodplains

☐ 100-year floodplain (A Zone) → The 8-Step Process is required. Continue to Question 6, 8-Step Process

Floodplain Management continued (2 of 5)

3. Floodways

Is this a functionally dependent use?

☐ Yes

The 8-Step Process is required. Work with your HUD FEO to determine a way to satisfactorily continue with this project. Provide a completed 8-Step Process, including the early public notice and the final notice.

→ *Continue to Question 6, 8-Step Process*

☐ No

Federal assistance may not be used at this location unless a 55.12(c) exception applies.
You must either choose an alternate site or cancel the project at this location.

4. Coastal High Hazard Area

Is this a critical action?

☐ Yes

Critical actions are prohibited in coastal high hazard areas. Federal assistance may not be used at this location. Unless the action is excepted at 24 CFR 55.12(c), you must either choose an alternate site or cancel the project.

☐ No

Does this action include construction that is not a functionally dependent use, existing construction (including improvements), or reconstruction following destruction caused by a disaster?

☐ Yes, there is new construction.

New construction is prohibited in V Zones ((24 CFR 55.1(c)(3)).

☐ No, this action concerns only a functionally dependent use, existing construction(including improvements), or reconstruction following destruction caused by a disaster.

This construction must have met FEMA elevation and construction standards for a coastal high hazard area or other standards applicable at the time of construction.

→ *Continue to Question 6, 8-Step Process*

5. 500-year Floodplain

Is this a critical action?

☐ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

☐ Yes → *Continue to Question 6, 8-Step Process*

Floodplain Management continued (3 of 5)

6. [8-Step Process](#).

Does the 8-Step Process apply? Select one of the following options:

☐ 8-Step Process applies.

Provide a completed 8-Step Process, including the early public notice and the final notice.

→ *Continue to Question 7, Mitigation*

☐ 5-Step Process is applicable per 55.12(a)(1-3).

Provide documentation of 5-Step Process.

Select the applicable citation:

☐ 55.12(a)(1) HUD actions involving the disposition of HUD-acquired multifamily housing projects or “bulk sales” of HUD-acquired one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24).

☐ 55.12(a)(2) HUD's actions under the National Housing Act (12 U.S.C. 1701) for the purchase or refinancing of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, and intermediate care facilities, in communities that are in good standing under the NFIP.

☐ 55.12(a)(3) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, intermediate care facilities, and one- to four-family properties, in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and are in good standing, provided that the number of units is not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for “substantial improvement” under § 55.2(b)(10), and the footprint of the structure and paved areas is not significantly increased.

☐ 55.12(a)(4) HUD's (or the recipient's) actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures, in communities that are in the Regular Program of the NFIP and are in good standing, provided that the action does not meet the thresholds for “substantial improvement” under § 55.2(b)(10) and that the footprint of the structure and paved areas is not significantly increased.

→ *Continue to Question 7, Mitigation*

Floodplain Management continued (4 of 5)

☐ 8-Step Process is inapplicable per 55.12(b)(1-4).

Select the applicable citation:

- ☐ 55.12(b)(1) HUD's mortgage insurance actions and other financial assistance for the purchasing, mortgaging or refinancing of existing one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24), where the action is not a critical action and the property is not located in a floodway or coastal high hazard area.
- ☐ 55.12(b)(2) Financial assistance for minor repairs or improvements on one- to four-family properties that do not meet the thresholds for "substantial improvement" under § 55.2(b)(10)
- ☐ 55.12(b)(3) HUD actions involving the disposition of individual HUD-acquired, one- to four-family properties.
- ☐ 55.12(b)(4) HUD guarantees under the Loan Guarantee Recovery Fund Program (24 CFR part 573) of loans that refinance existing loans and mortgages, where any new construction or rehabilitation financed by the existing loan or mortgage has been completed prior to the filing of an application under the program, and the refinancing will not allow further construction or rehabilitation, nor result in any physical impacts or changes except for routine maintenance.
- ☐ 55.12(b)(5) The approval of financial assistance to lease an existing structure located within the floodplain, but only if—
 - (i) The structure is located outside the floodway or Coastal High Hazard Area, and is in a community that is in the Regular Program of the NFIP and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24);
 - (ii) The project is not a critical action; and
 - (iii) The entire structure is or will be fully insured or insured to the maximum under the NFIP for at least the term of the lease.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Floodplain Management continued (5 of 5)

7. Mitigation

For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

Which of the following mitigation/minimization measures have been identified for this project in the 8-Step or 5-Step Process? Select all that apply.

- ☐ Permeable surfaces
- ☐ Natural landscape enhancements that maintain or restore natural hydrology
- ☐ Planting or restoring native plant species
- ☐ Bioswales
- ☐ Evapotranspiration
- ☐ Stormwater capture and reuse
- ☐ Green or vegetative roofs with drainage provisions
- ☐ Natural Resources Conservation Service conservation easements or similar easements
- ☐ Floodproofing of structures
- ☐ Elevating structures including freeboarding above the required base flood elevations
- ☐ Other

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The proposed project site is not in a floodplain. The project is in compliance with Executive Order 11988. See attached Flood Insurance Rate Map.

Are formal compliance steps or mitigation required?

- ☐ Yes
- ☒ No

This map is not for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

[illegible]

NGS Information Services
NOAA, NNGS12
National Geodetic Survey
SSAC-3, #5202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

This map reflects more detailed and up-to-date information than shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and a Flood Insurance Rate Map. For more information, call the toll-free number, or reach by Fax at 1-800-358-9600 and its website at <http://www.msc.fema.gov/>.

If you have any questions about this map, or questions concerning the National Flood Insurance Program, please contact the **FEMA Map Service Center** at 1-877-352-2627 or visit the FEMA website at <http://www.fema.gov/>.

This map is not for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

[illegible]

NGS Information Services
NOAA, NNGS12
National Geologic Survey
SSAC-3, #5202
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If you have any questions about this map, or questions concerning the National Flood Insurance Program, please contact the **FEMA Map Service Center** at 1-877-352-2627 or visit the FEMA website at <http://www.fema.gov/>.



SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE	AE	AO	AR
Base Flood Elevations determined.			
Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.			
Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, vehicles also determined.			
Hazard Area formerly protected from the 1% annual special flood by flood control system but was substantially damaged by 1992 flood. Flood depths of 1 to 3 feet are being restored to provide protection from the 1% annual chance or greater flood.			


ZONE A/99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

Zone X
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot, or with drainage areas less than 1 square mile; and areas of 1% annual chance flood from the following:

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

- ☐ OTHER AREAS
Areas determined to be outside the 0.2% annual chance floodplain.
Areas in which flood hazards are understood, but possible.
-  COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

 OTHERWISE PROTECTED AREAS (OPAs)

OPAs are normally located within or adjacent to Special Flood Hazard Areas.

_____ Floodplain boundary
_____ Floodway boundary
_____ Zone D boundary

Cross section line
 Transact line
 Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
 97°07'30", 32°22'30"
 1000-meter Universal Transverse Mercator grid ticks, zone 6
 5000-foot grid ticks: New York State Plane coordinate system
 690000000 M
 4575000 N
 1000000000 M
 4575000 N
 1000000000 M

DX5510 \times

● M1.5

River Mile

MAP REPOSITORY
4700 South Bague Street, Anchorage, Alaska 99507 (Maps available for reference only, not for distribution.)

Bench mark (see explanation in Notes to Users section of this FIRM panel)

INITIAL NFIP MAP DATE
September 5, 1979
FLOOD HAZARD BOUNDARY MAP REVISIONS
FLOOD INSURANCE RATE MAP EFFECTIVE
September 18, 1979
FLOOD INSURANCE RATE MAP REVISIONS
September 18, 1979 - to update map format.
March 5, 1990 - to change Base Flood Elevations and Special Flood Hazard Areas, reflect updated
bathymetric information to incorporate previously issued Letters of Map Revision.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6660.

MAP SCALE 1" = 500'

1000
500
0
250
0
150
300
FEET
METERS

FIRM
FLOOD INSURANCE RATE MAP
MUNICIPALITY OF

ANCHORAGE,
ALASKA
ANCHORAGE DIVISION COUNTY
PANEL 734 OF 1975

CONTAINS COMMUNITY	NUMBER	PANEL	SUFFIX
ANCHORAGE MUNICIPALITY OF	00006	0714	0

Map Number shown below should be used when placing map orders; the **Community Number** shown

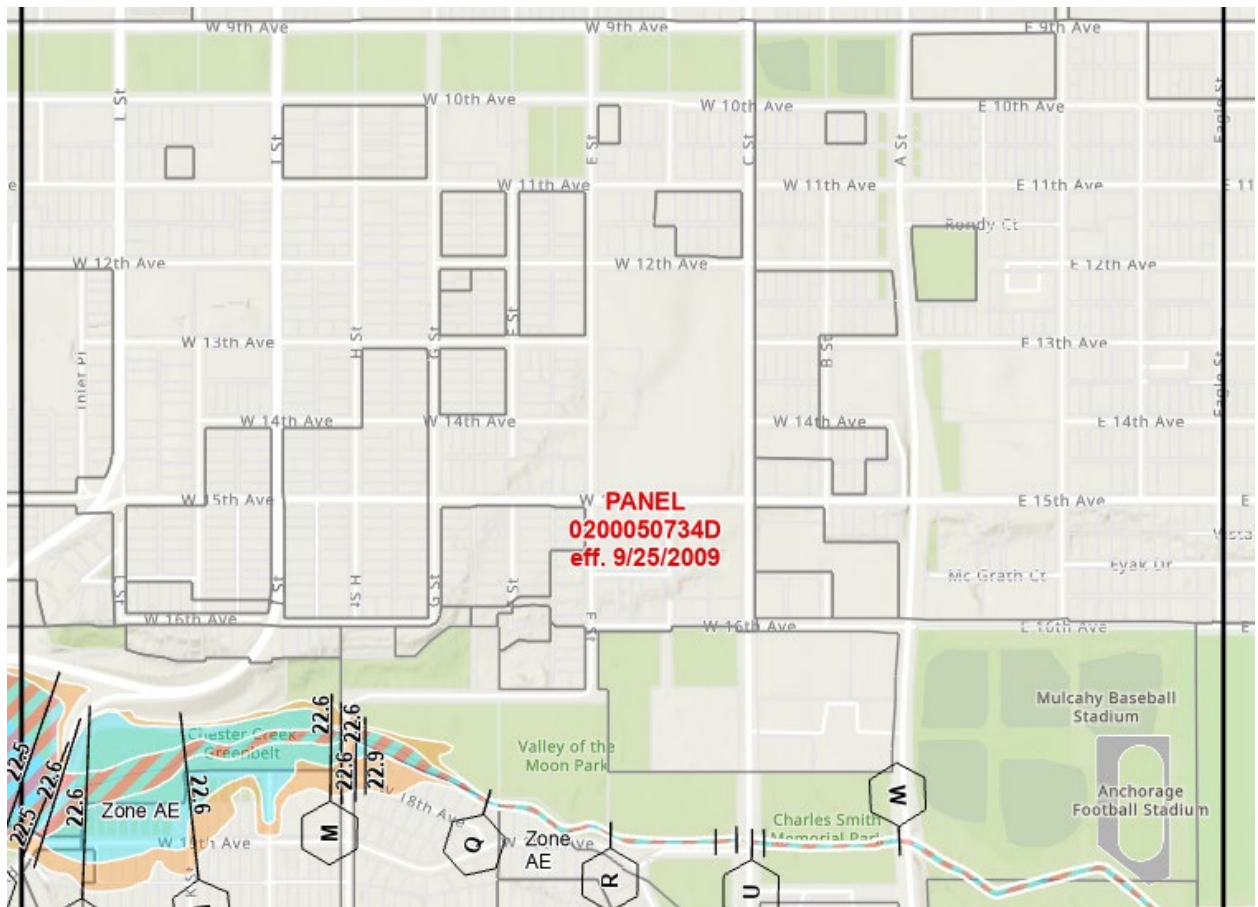
MAP NUMBER
0200050734D

MAP REVISED
SEPTEMBER 25, 2009

INSTITUTION OF AERONAUTICS
AND ASTRONAUTICS

Federal Emergency Management Agency

Figure B, South Addition Flood Plain Map



Attachment L - Historic Preservation (1 of 6)

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties"
References		
https://www.hudexchange.info/environmental-review/historic-preservation		

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.)

Either provide the PA itself or a link to it here. Mark the applicable exemptions or include the text here:

→ Continue to the Worksheet Summary.

- ☐ 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)].

Either provide the memo itself or a link to it here. Explain and justify the other determination here:

→ Continue to the Worksheet Summary.

- ☒ Yes, because the project includes activities with potential to cause effects (direct or indirect). → Continue to Step 1.

Historic Preservation continued (2 of 6)

The Section 106 Process

After determining the need to do a Section 106 review, initiate consultation with regulatory and other interested parties, identify and evaluate historic properties, assess effects of the project on properties listed on or eligible for the National Register of Historic Places, and resolve any adverse effects through project design modifications or mitigation.

Note that consultation continues through all phases of the review.

Step 1: Initiate consultation

Step 2: Identify and evaluate historic properties

Step 3: Assess effects of the project on historic properties

Step 4: Resolve any adverse effects

Step 1 - Initiate Consultation

The following parties are entitled to participate in Section 106 reviews: Advisory Council on Historic Preservation; State Historic Preservation Officers (SHPOs); federally recognized Indian tribes/Tribal Historic Preservation Officers (THPOs); Native Hawaiian Organizations (NHOs); local governments; and project grantees. The general public and individuals and organizations with a demonstrated interest in a project may participate as consulting parties at the discretion of the RE or HUD official. Participation varies with the nature and scope of a project. Refer to HUD's website for guidance on consultation, including the required timeframes for response. Consultation should begin early to enable full consideration of preservation options.

Use the [When To Consult With Tribes checklist](#) within [Notice CPD-12-006: Process for Tribal Consultation](#) to determine if you should invite tribes to consult on a particular project. Use the [Tribal Directory Assessment Tool \(TDAT\)](#) to identify tribes that may have an interest in the area where the project is located. Note that consultants may not initiate consultation with Tribes.

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

- ☒ State Historic Preservation Officer (SHPO)
- ☐ Advisory Council on Historic Preservation
- ☒ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native
- ☐ Hawaiian Organizations (NHOs)

List all tribes that were consulted here and their status of consultation:

DCCED mailed the attached letter to the Eklutna Native Village on October 3, 2024 and received no response.

- ☐ Other Consulting Parties

List all consulting parties that were consulted here and their status of consultation:

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

Historic Preservation continued (3 of 6)

Provide all correspondence, notices, and notes (including comments and objections received) and continue to Step 2.

Step 2 - Identify and Evaluate Historic Properties

Define the Area of Potential Effect (APE), either by entering the address(es) or providing a map depicting the APE. Attach an additional page if necessary.

See attached Cultural Resources Review for Proposed Habitat for Humanity Multi-family Housing in Anchorage's Mountain View and Fairview Neighborhoods, dated May 14, 2024.

Gather information about known historic properties in the APE. Historic buildings, districts and archeological sites may have been identified in local, state, and national surveys and registers, local historic districts, municipal plans, town and county histories, and local history websites. If not already listed on the National Register of Historic Places, identified properties are then evaluated to see if they are eligible for the National Register.

Refer to HUD's website for guidance on identifying and evaluating historic properties.

In the space below, list historic properties identified and evaluated in the APE.

Every historic property that may be affected by the project should be listed. For each historic property or district, include the National Register status, whether the SHPO has concurred with the finding, and whether information on the site is sensitive. Attach an additional page if necessary.

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

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

If the APE contains previously unsurveyed buildings or structures over 50 years old, or there is a likely presence of previously unsurveyed archeological sites, a survey may be necessary. For Archeological surveys, refer to HP Fact Sheet #6, [Guidance on Archeological Investigations in HUD Projects](#).

☒ Yes → *Provide survey(s) and report(s) and continue to Step 3.*

Additional notes:

See attached Cultural Resources Review for Proposed Habitat for Humanity Multi-family Housing in Anchorage's Mountain View and Fairview Neighborhoods, dated May 14, 2024.

☐ No → *Continue to Step 3.*

Historic Preservation continued (4 of 6)

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. ([36 CFR 800.5](#)) Consider direct and indirect effects as applicable as per HUD guidance.

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

Document reason for finding: See attached report.

- ☐ No historic properties present. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*
- ☐ Historic properties present, but project will have no effect upon them. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to ([36 CFR 800.4\(d\)\(1\)](#)) and consult further to try to resolve objection(s).

☐ No Adverse Effect

Document reason for finding:

See SHPO concurrence.

Does the No Adverse Effect finding contain conditions?

- ☐ Yes

Check all that apply: (check all that apply)

- ☐ Avoidance
- ☐ Modification of project
- ☐ Other

Describe conditions here:

→ *Monitor satisfactory implementation of conditions. Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

- ☐ No → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to ([36 CFR 800.5\(c\)\(2\)](#)) and consult further to try to resolve objection(s).

Historic Preservation continued (5 of 6)

☐ Adverse Effect

Document reason for finding:

Copy and paste applicable Criteria into text box with summary and justification.

Criteria of Adverse Effect: [36 CFR 800.5](#)]

Notify the Advisory Council on Historic Preservation of the Adverse Effect and provide the documentation outlined in [36 CFR 800.11\(e\)](#). The Council has 15 days to decide whether to enter the consultation (Not required for projects covered by a Programmatic Agreement).

→ *Continue to Step 4.*

Step 4 - Resolve Adverse Effects

Work with consulting parties to try to avoid, minimize or mitigate adverse effects. Refer to HUD guidance and [36 CFR 800.6 and 800.7](#).

Were the Adverse Effects resolved?

☐ Yes

Describe the resolution of Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation:

For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Provide signed Memorandum of Agreement (MOA) or Standard Mitigation Measures Agreement (SMMA). Continue to the Worksheet Summary.*

☐ No

The project must be cancelled unless the “Head of Agency” approves it. Either provide approval from the “Head of Agency” or cancel the project at this location.

Historic Preservation continued (6 of 6)

Describe the failure to resolve Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation and “Head of the Agency”:

Explain in detail the exact conditions or measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ Provide correspondence, comments, documentation of decision, and “Head of Agency” approval. Continue to the Worksheet Summary.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Are formal compliance steps or mitigation required?

☐ Yes

☒ No



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

**Department of Commerce, Community,
and Economic Development**

DIVISION OF COMMUNITY AND REGIONAL AFFAIRS
Anchorage Office

550 West Seventh Avenue, Suite 1650
Anchorage, Alaska 99501
Main: 907.269.4252
Fax: 907.269.4539

October 3, 2024

Mr. Aaron Legget
President
Eklutna Native Village
26339 Eklutna Village Road
Chugiak, AK 99567-6339

**RE: Section 106 Review Process for Community Development Block Grant (CDBG-DR)
Affordable Replacement Housing – South Addition**

Dear Mr. Legget:

The State of Alaska would like to invite the Eklutna Native Village to comment on a proposed low-income housing development project in the South Addition neighborhood of Anchorage, Alaska. The State of Alaska is acting as Responsible Entity and is statutorily authorized to assume responsibility for environmental review, decision-making, and action that would otherwise apply to HUD including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association. The proposed project would use federal funds under the CDBG-DR program and is an undertaking as defined in 36 CFR Part 800.16(y). The State of Alaska is the Agency official as described in 36 CFR Part 800.2.

The State of Alaska has conducted a review of this project for compliance with Section 106 of the National Historic Preservation Act (NHPA) and its implementing regulations 36 CFR Part 800. We invite you to be a consulting party in this review. First, you can help identify historic properties in the project area that may have religious and cultural significance to your tribe. Second, if such properties exist, your insights will help assess how the project might affect them. Third, if the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize, or mitigate potential adverse effects. If you have any initial concerns with impacts of the project on religious or cultural properties, please note them in your response. To meet project timeframes, please tell us of your interest to be a consulting party on this project within 30 days of the date of this letter. Please respond on official letterhead and include in your reply the name and contact information for the tribe's principal representative in the consultation. If you do not wish to consult on this project, please let us know that as well.

Enclosed is a map that shows the project area. The project consists of new construction of one (1) triplex and one (1) fourplex on two lots at 215 W. 13th, Anchorage, AK 99501. Ground disturbance for the project will be up to ten feet (10') for footings, foundations, and utilities. The cost of the project is approximately \$3,457,500.

October 3, 2024

Section 106 Review Process for Community Development Block Grant (CDBG-DR) Affordable Replacement Housing –
South Addition

Page 2

We value your assistance. If there are historic properties of religious and cultural significance to your tribe that may be affected by this project, we look forward to consulting further and learning more about your tribe's history and beliefs. If you have any questions, please feel free to contact me by email at anita.baker@alaska.gov.

Thank you very much for your time.

Sincerely,



Anita Baker
Grants Administrator

Enclosure:
Map



CULTURAL RESOURCE CONSULTANTS LLC

3504 East 67th Avenue
Anchorage, Alaska 99507
(907) 349-3445

May 14, 2024

Office of History & Archaeology
550 W 7th Ave., Ste 1310
Anchorage, AK 99501
Phone: (907) 269-8756
oha.revcomp@alaska.gov

Cultural Resource Review for Proposed Habitat for Humanity Multi-family Housing in Anchorage's Mountain View and Fairview Neighborhoods.

The Habitat for Humanity has received funding from Housing and Urban Development to construct multi-family housing in Anchorage's Mountain View and Fairview neighborhoods. The three properties to be developed in Mountain View are:

Parcel ID 00502507000; Fairview Block 5 Lot 10, 316 N. Hoyt Street
Parcel ID 00502508000; Fairview Block 5 Lot 11, 308 N. Hoyt Street (ANC-01517)
Parcel ID 00502509000; Fairview Block 5 Lot 12, 302 N. Hoyt Street (ANC-01516, ANC-01688)

Anchorage online property records show that all three of these lots are vacant land (Figure 1; Municipality of Anchorage 2024). According to the online Alaska Heritage Resources Survey (AHRS) database, the buildings that were on two of these lots—Lot 11 (ANC-01517) and Lot 12 (ANC-01516 and ANC-01688)—were demolished at an unknown date.

Buildings in the Mountain View neighborhood were evaluated for listing on the National Register of Historic Places (National Register) as part of the 2005 Mountain View Historic Properties survey (Elliott and Lane 2005). However, it appears that the process was not completed, as all the buildings are listed as "Determination of Eligibility: 0" in the AHRS. The nearby AHRS sites (ANC-01515, ANC-01518, ANC-01519, ANC-01687, and ANC-01689) are all recommended in the survey report as not eligible for listing on the National Register (Elliott and Lane 2005). According to the AHRS, the 1950 house that previously stood at 4315 Peterkin Avenue (ANC-01689) was demolished around 2010. A new house was built in its place in 2012 (Municipality of Anchorage 2024).

This neighborhood, where these three Mountain View properties are located, is a mixture of single-family residences and apartments, most of which were built after 1970 (see Figure 1). Additional multi-family housing should not affect the built environment and character of this neighborhood.

Courtney Targos

From: Hellmich, Amy S (DNR) <amy.hellmich@alaska.gov>
Sent: Monday, June 17, 2024 4:21 PM
To: Courtney Targos
Subject: RE: Section 106 Review for Habitat for Humanity Anchorage

File No.: 3130-1R HUD/2024-00485

Good afternoon,

Please provide more information about the house built in 1948 on Lot 11. Will this house be demolished by this project? Important information we will need are photographs and changes to the property over time. The documentation provided did not include a finding of effect for this project on historic properties. Our office does can only concur or comment of projects. Please provide a finding of effect so that we can offer meaningful comment.

Please contact me if you have any questions or if we can be of further assistance.

Cheers.

Amy Hellmich
Alaska State Historic Preservation Office
Office of History and Archaeology
Direct: (907) 269-8724
amy.hellmich@alaska.gov
Teleworking - Email is the best method of communication.

From: DNR, Parks OHA Review Compliance (DNR sponsored) <oha.revcomp@alaska.gov>
Sent: Tuesday, May 21, 2024 15:22
To: ctargos@susitna.com
Cc: Hellmich, Amy S (DNR) <amy.hellmich@alaska.gov>
Subject: Fw: Section 106 Review for Habitat for Humanity Anchorage

Good afternoon,

The Office of History and Archaeology/Alaska State Historic Preservation Office received your documentation, and its review has been logged in with Amy Hellmich under 2024-00485. Our office has 30 calendar days after receipt to complete our review and may contact you if we require additional information. Please contact the project reviewer or me by email if you have any questions or concerns.

Best,
Sarah

Sarah Meitl
Review and Compliance Coordinator
Alaska State Historic Preservation Office
Office of History and Archaeology

907-269-8720

From: Courtney Targos <ctargos@susitna.com>
Sent: Tuesday, May 14, 2024 6:18 PM
To: DNR, Parks OHA Review Compliance (DNR sponsored) <oha.revcomp@alaska.gov>
Cc: Nathan Oberlee <noberlee@resconalaska.com>
Subject: Section 106 Review for Habitat for Humanity Anchorage

You don't often get email from ctargos@susitna.com. [Learn why this is important](#)

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

I am submitting the attached document to initiate the Section 106 consultation on behalf of Habitat for Humanity Anchorage (HFHA) to construct new multi-family housing units in the Mountain View and Fairview neighborhoods. The project is located in densely populated and developed areas with similar infrastructure. The attached document was developed by Qualified Professionals who meet the State of Alaska requirements for conducting a Section 106 review. Don't hesitate to contact me with any questions or requests for additional information.

Additionally, is there an 'expedited review' fee that can speed up the review process? Since this is a project for low-income housing, it is critically important that HFHA starts construction as soon as possible.

I will follow up this email with a phone call tomorrow morning to ensure you have adequate information to conduct your compliance review. Thanks, and I hope you have a great evening.

Best,

Courtney A. Targos

Geologist



Susitna Environmental, LLC

Alaska Native Woman-Owned Small Business

8361 Petersburg Street

Anchorage, Alaska 99507

(907) 231-3032

(She/ Her)

www.susitnaenvironmental.com

Office of History & Archaeology
550 W 7th Ave., Suite 1310
Anchorage, AK 99501
Phone: (907) 269-8756
oha.revcomp@alaska.gov

Cultural Resources Review for Proposed Habitat for Humanity Multi-Family Housing in Anchorage's Third Addition (Cleaver) Neighborhood.

The Habitat for Humanity Anchorage (HFHA) has received funding from the Department of Housing and Urban Development to construct multi-family housing in Anchorage's Third Addition (Cleaver) neighborhood. The two adjacent properties (Lot 11 and Lot 12) in the Third Addition neighborhood are:

Parcel ID 00214110000; Third Addition (Cleaver) Block 14D Lot 11, 215 W. 13th Avenue
Parcel ID 00214109000; Third Addition (Cleaver) Block 14D Lot 12, no address

The Lot 11 property was previously developed for residential housing and currently holds a single-family residential structure built in 1948 with a small detached garage. The residential structure is a wood-framed building with a basement and a shingled, pitched roof. The main access is via an entry door on the south side of the residential building. The garage is a wood-framed structure on a graded concrete slab. The structures were boarded up and locked during the site visit, preventing the assessment of the building's interior. The subject properties are not in use by the owners. The Lot 11 property has an asphalt driveway (W 13th Avenue) and grassy and woody vegetation. The property on Lot 12 is vacant. A photograph log from a previous site visit is included as Enclosure 2.

The Anchorage Original Neighborhoods Historic Preservation Plan was developed to ensure the preservation of culturally significant sites and structures within the Municipality of Anchorage (MOA). Historical surveys were performed in 2011 and 2012; the finalized plan was published in 2013. The properties are in the South Addition neighborhood.

The South Addition Survey was conducted using a phased approach. A reconnaissance survey documented images and vital details for all properties built in 1966 or earlier. Those properties that had already been documented but did not retain sufficient integrity or fit within important contexts and themes identified in the Historic Context Statement were eliminated. The remaining properties that appeared potentially eligible for the National Register, either individually or as part of a historic district, were subject to an intensive-level survey (MOA, 2013).

The house on Lot 11 (Figure 1) has not been assigned an Alaska Heritage Resources Survey (AHRS) number in the online database, nor is it listed on the National Register of Historic Places (National Register). However, the house on Lot 11 was evaluated for historic and cultural significance in 2012 and published in 2013 in support of the Anchorage Original Neighborhoods Historic Preservation Plan (MOA, 2013). The 2012 survey findings for the two properties are outlined below.

The vacant property located at Third Addition (Cleaver) Block 14D Lot 12 was determined to be "Age Ineligible (according to the Muni Assessor's data)" (MOA, 2013).

The property located at Third Addition (Cleaver) Block 14D Lot 11, 215 W. 13th Avenue, was not listed on the AHRS or recommended as eligible for the National Register based on "Context/Theme" (MOA, 2013).

Based on the results of the MOA's in-depth review of cultural resources and historic properties for the site locations included in this letter, this project's proposed level of concurrence is, "*There are historic properties but the undertaking will have no effect upon them.*" Upon review of the project-related information, please provide a letter stating that the Alaska State Historic Preservation Office concurs with our determination that the construction of critical low-income housing will not adversely affect historic properties within the direct or indirect APE. If you have questions or need additional information, please contact me at (907) 231-3032 or ctargos@susitna.com.

References

Elliott, Sylvia, and Donna Lane. 2005. *Draft Mountain View Historic Properties Survey Report*. Prepared for Anchorage Historic Properties, Inc. North Wind Inc., Anchorage, Alaska.

Municipality of Anchorage (MOA), 2013. *Anchorage Original Neighborhoods Historic Preservation Plan*. Prepared for the Municipality of Anchorage Community Development Department, Planning Division, Anchorage, Alaska.

MOA, 2024. Property Search. Electronic document, <https://property.muni.org/search/commonsearch.aspx?mode=realprop>, accessed on 29 April 2024.

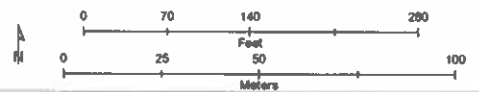
Enclosures

- 1. B Street Property Map with AHRS Sites.**
- 2. Photograph Log from Phase I Environmental Site Assessment (ESA) site visit.**



Legend

- Roads
- Indirect APE
- Properties & Direct APE
- Muni of Anchorage Property Info



Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NOAA, (c) OpenStreetMap contributors, and the GIS User Community

**Third Addition (Cleaver) Subject Properties
Photograph Log**



**PHOTO #1: OVERVIEW OF THE SUBJECT PROPERTY STANDING ON B STREET, FACING WEST.
(04/25/2024).**



**PHOTO#2: OVERVIEW OF THE SUBJECT PROPERTY WITH VEHICLES STAGED ON THE DRIVEWAY,
STANDING ON W 13TH AVE. FACING NORTH. (4/25/24)**

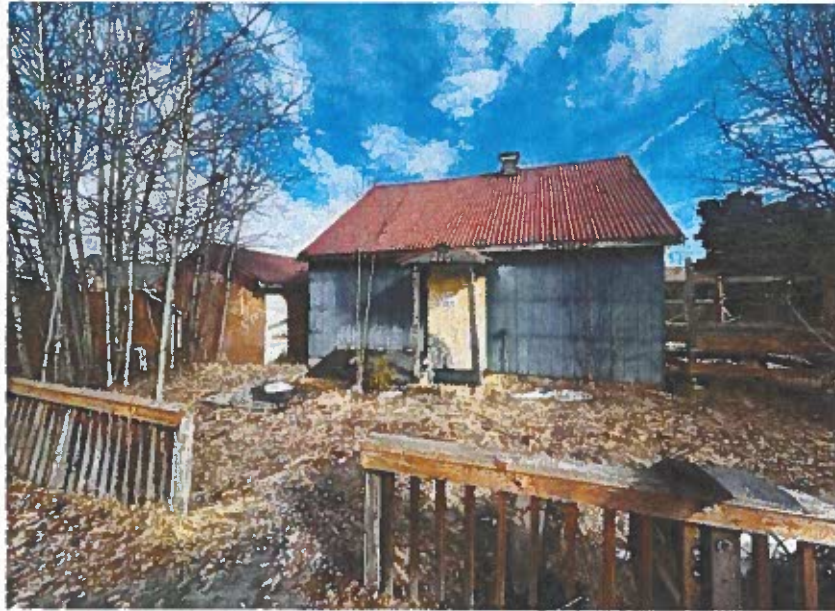


PHOTO #3 VIEW OF STRUCTURES LOCATED ON THE SUBJECT SITE. FACING NORTH (4/25/24)



PHOTO #4 VIEW OF THE STRUCTURES LOOKING NORTHWEST (4/25/24)



PHOTO #5 VIEW OF STRUCTURES STANDING ON SERVICE DRIVE. FACING SOUTH. (4/25/24)

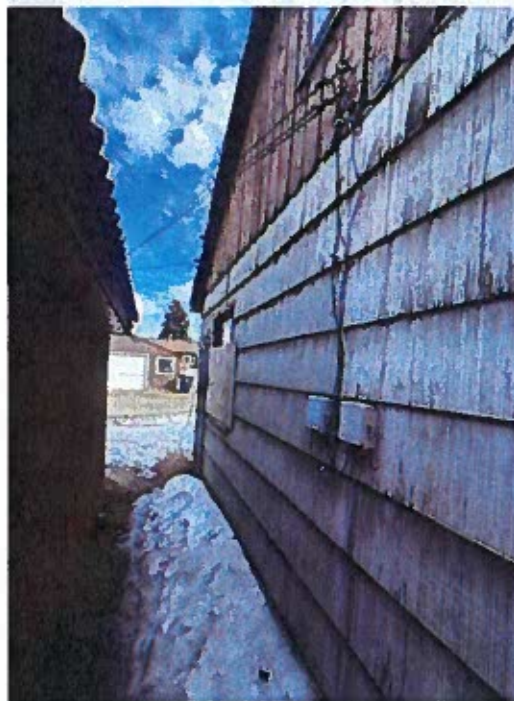


PHOTO #6 VIEW IN BETWEEN THE STRUCTURES. FACING NORTH. (4/25/24)

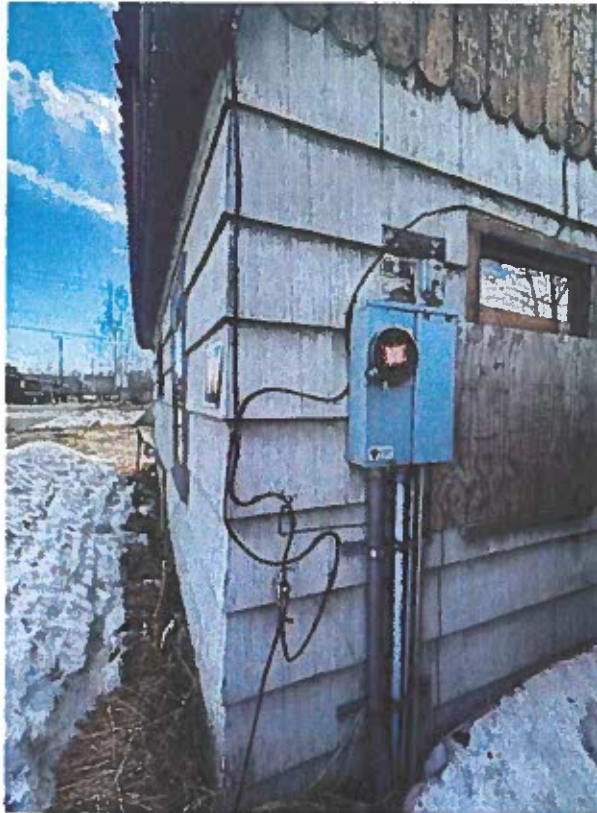


PHOTO #6 VIEW OF UTILITY PANEL ON THE TARGET SITE. FACING EAST. (4/25/24)



PHOTO #8 PHOTO OF AUTOMOTIVE BATTERY ON THE TARGET SITE PLACED ON THE DRIVEWAY IN FRONT OF THE PROPERTY STRUCTURES. FACING NORTH. (4/25/24)



**PHOTO #9 PHOTO LOOKING DOWN THE EAST SIDE OF THE TARGET SITE. FACING SOUTH.
(4/25/24)**



**PHOTO #10 PHOTO LOOKING DOWN THE EAST SIDE OF THE TARGET SITE. FACING NORTH
(4/25/24)**



PHOTO #11 PHOTO OF THE MUNICIPALITY GAS SERVICE TO THE STRUCTURE (4/25/24)



PHOTO #12 PHOTO OF THE MUNICIPALITY GAS SERVICE TO THE STRUCTURE (4/25/24)

Courtney Targos

From: Hellmich, Amy S (DNR) <amy.hellmich@alaska.gov>
Sent: Tuesday, July 23, 2024 3:37 PM
To: Courtney Targos
Cc: Nathan Oberlee
Subject: RE: THIRD ADDITION (CLEAVER)

3130-1R HUD / 2024-00652

Good afternoon,

The Alaska State Historic Preservation Office (AK SHPO) received your correspondence concerning the subject project on June 25, 2024. Following our review of the documentation provided, we concur with the finding of No Historic Properties Affected. Please note that our office may need to re-evaluate our concurrence if changes are made to the project's scope or design.

As stipulated in 36 CFR 800.3, other consulting parties such as the local government and Tribes are required to be notified of the undertaking. Additional information provided by the local government, Tribes, or other consulting parties may cause our office to re-evaluate our comments and recommendations. Please note that our response does not end the 30-day review period provided to other consulting parties.

Should unidentified historical or archaeological resources be discovered in the course of the project, work must be interrupted until the resources have been evaluated in terms of the National Register of Historic Places eligibility criteria (36 CFR 60.4), in consultation with our office. Please note that some resources can be deeply buried or underwater, and that fossils are considered cultural resources subject to the Alaska Historic Preservation Act.

This email serves as our office's official correspondence for the purposes of Section 106. Thank you for the opportunity to review and comment. Please contact me at (907) 269-8724 or amy.hellmich@alaska.gov if you have any questions or we can be of further assistance.

Best regards,
Amy Hellmich

Amy Hellmich
Architectural Historian - Review and Compliance
Alaska State Historic Preservation Office
Office of History and Archaeology

From: Courtney Targos <ctargos@susitna.com>
Sent: Monday, June 24, 2024 4:10 PM
To: DNR, Parks OHA Review Compliance (DNR sponsored) <oha.revcomp@alaska.gov>; Hellmich, Amy S (DNR) <amy.hellmich@alaska.gov>
Cc: Nathan Oberlee <noberlee@resconalaska.com>
Subject: THIRD ADDITION (CLEAVER)

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File No. 3130-1R HUD/2024-2025

Good afternoon,

I am requesting that the review process for File No. 3130-1R HUD/2024-2025 be separated by neighborhood: 1) Mountain View properties and 2) Fairview properties. The Mountain View property was submitted for review on Friday, June 21st, 2024.

This resubmittal pertains to the properties at **Third Addition (Cleaver) Block 14D Lots 11 & 12, Anchorage, Alaska**, and requests that SHPO concur with the determination therein (i.e., there are historic properties present but the undertaking will have no adverse effect). The attached document includes a site photograph log from the Phase I Environmental Site Assessment and a map showing the subject properties and the surrounding area.

Please reach out to me with any questions or concerns. Thanks!

Best,

Courtney A. Targos
Geologist



Susitna Environmental, LLC
Alaska Native Woman-Owned Small Business
8361 Petersburg Street
Anchorage, Alaska 99507
(907) 231-3032
(She/ Her)
www.susitnaenvironmental.com

Attachment M - Noise Abatement and Control (1 of 4)

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B
References		
https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control/		

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.

→ *Continue to Question 2.*

- ☐ Rehabilitation of an existing residential property

NOTE: For major or substantial rehabilitation in Normally Unacceptable zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. For major rehabilitation in Unacceptable zones, HUD strongly encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

→ *Continue to Question 2.*

- ☐ A research demonstration project which does not result in new construction or reconstruction, interstate, land sales registration, or any timely emergency assistance under disaster assistance provisions 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

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

- ☐ None of the above

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Noise – Abatement and Control continued (2 of 4)

2. 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. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.

☒ Noise generators were found within the threshold distances.

→ Continue to Question 3.

3. Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate the findings of the Noise Assessment below:

☐ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here:

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.

☒ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in 24 CFR 51.105(a))

Indicate noise level here:

If project is rehabilitation:

→ Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis.

If project is new construction:

Is the project in a largely undeveloped area¹?

☒ No

→ Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis, and any other relevant information.

☐ Yes → Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). Elevate this review to an EIS-level review.

¹ A largely undeveloped area means the area within 2 miles of the project site is less than 50 percent developed with urban uses and does not have water and sewer capacity to serve the project.

Noise – Abatement and Control continued (3 of 4)

☐ Unacceptable: (Above 75 decibels)

Indicate noise level here:

If project is rehabilitation:

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels. Consider converting this property to a non-residential use compatible with high noise levels.

→ Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis, and any other relevant information.

If project is new construction:

Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). You may either complete an EIS or provide a waiver signed by the appropriate authority. Indicate your choice:

☐ Convert to an EIS

→ Provide noise analysis, including noise level and data used to complete the analysis.

Continue to Question 4.

☐ Provide waiver

→ Provide an Environmental Impact Statement waiver from the Certifying Officer or the Assistant Secretary for Community Planning and Development per 24 CFR 51.104(b)(2) and noise analysis, including noise level and data used to complete the analysis.

Continue to Question 4.

- 4. HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.**

☐ Mitigation as follows will be implemented:

The nearby buildings in both directions serve as barriers to the noise. However, the noise attenuation provided by these barriers was not calculated.

→ Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures. Continue to the Worksheet Summary.

Noise – Abatement and Control continued (4 of 4)

☒ No mitigation is necessary.

Explain why mitigation will not be made here:

The nearby buildings in both directions serve as barriers to the noise. However, the noise attenuation provided by these barriers was not calculated.

→ *Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

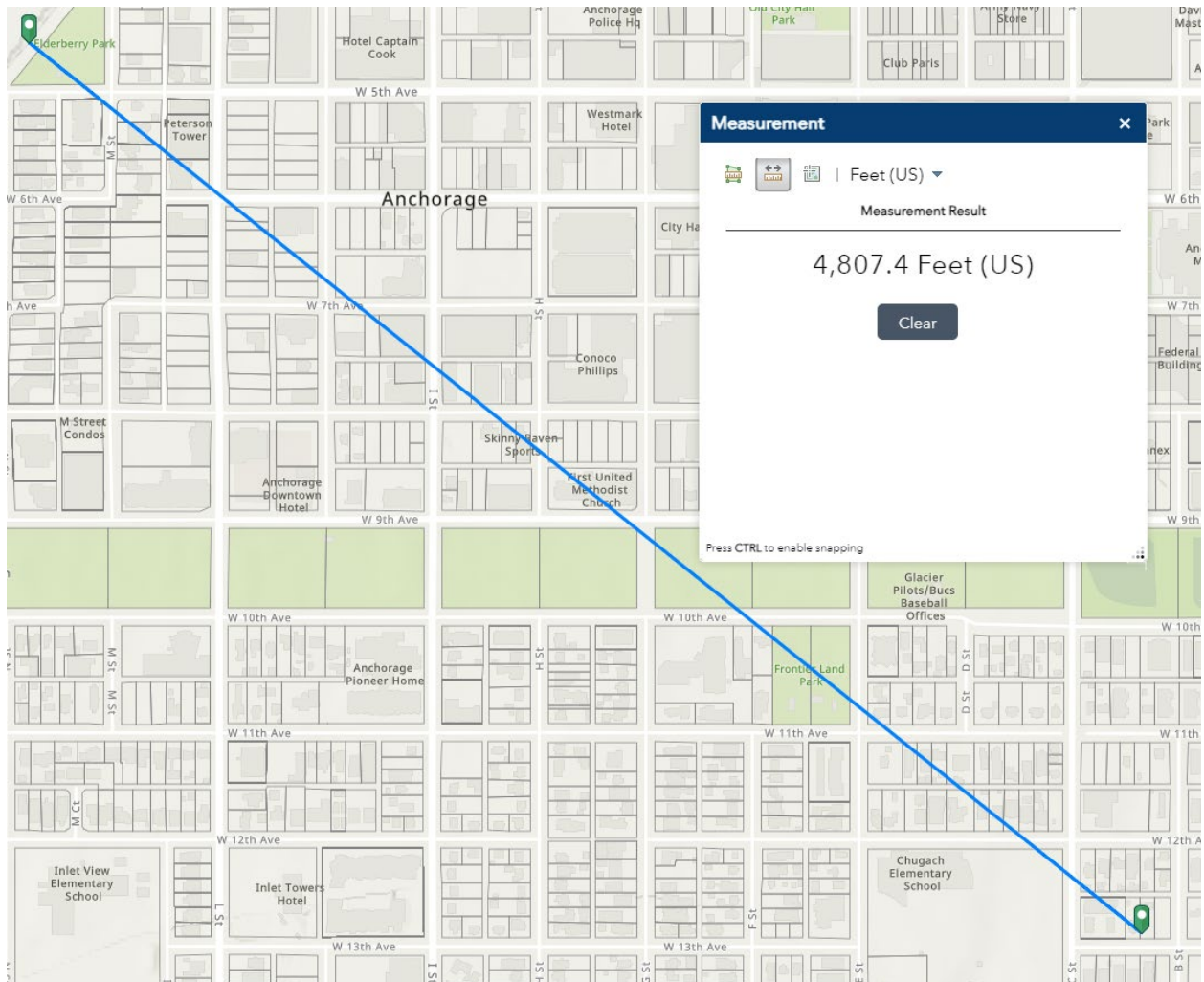
<https://dot.alaska.gov/stwdplng/sis/traffic.shtml>

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

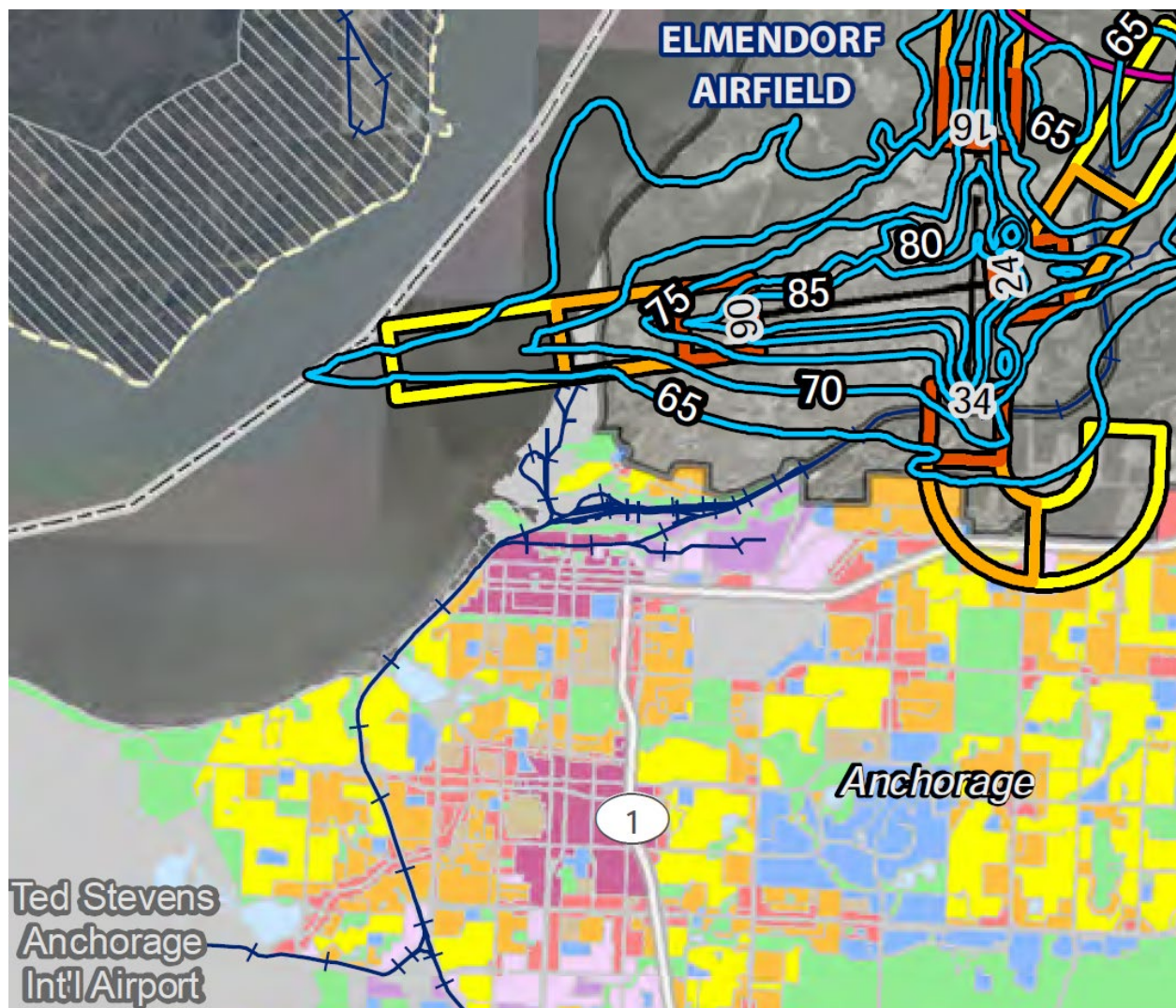
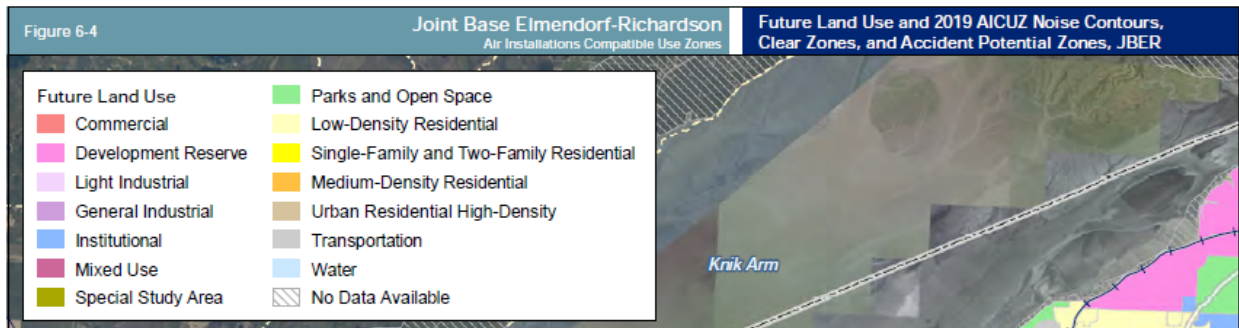
Figure A. Distance to Railroad/Alaska Railroad.



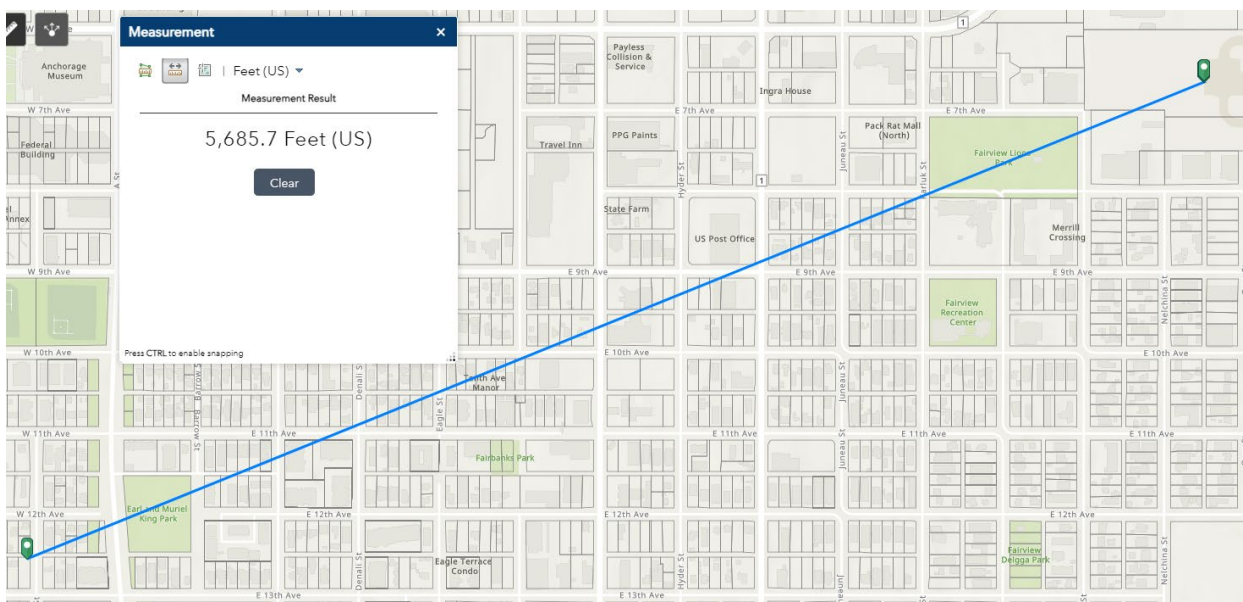
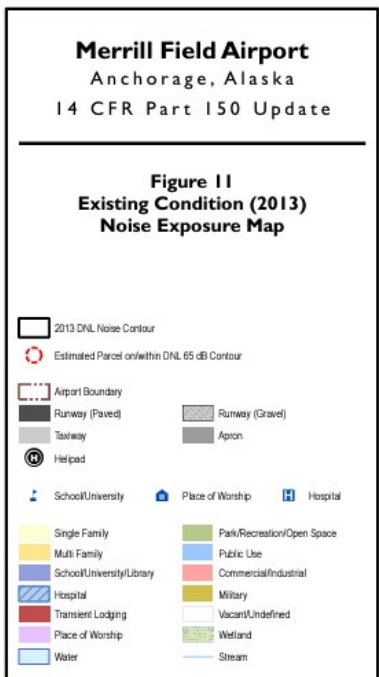
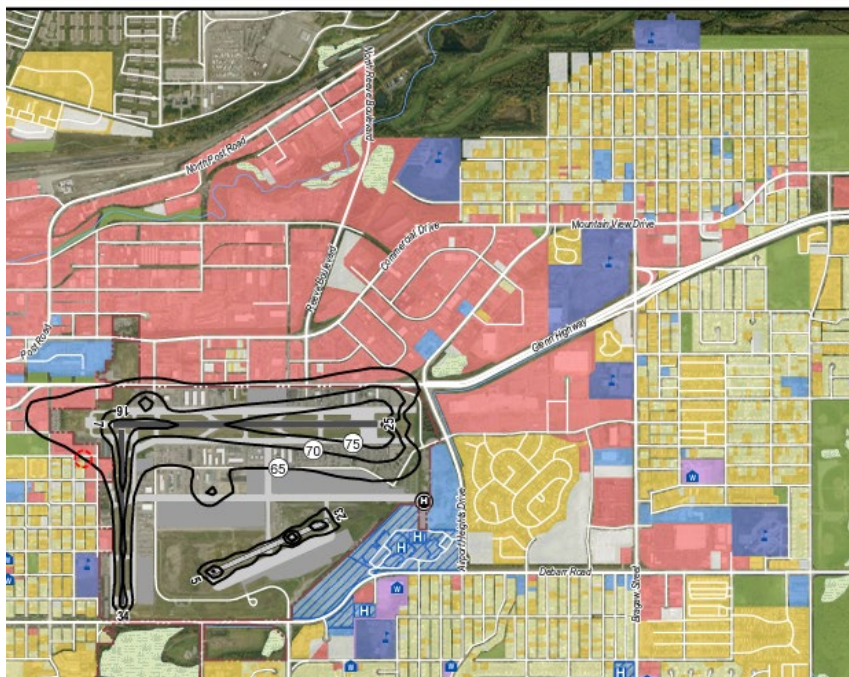
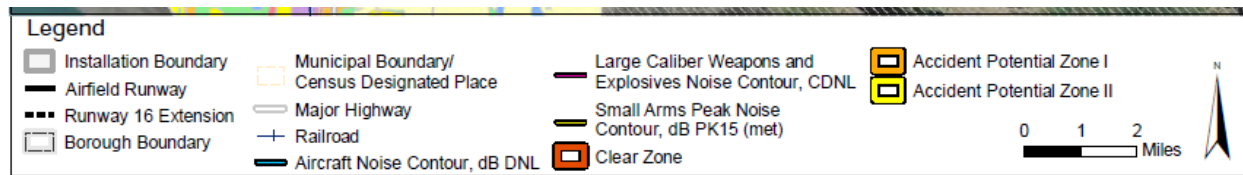
The nearest railroad is more than 4,500 feet away from the proposed project site and will not be considered as a noise contributor.

Figure B. Distance to Airports.

The proposed project site is located within 15 miles of three different airports, it is not within the mapped noise contour boundaries of these airports.

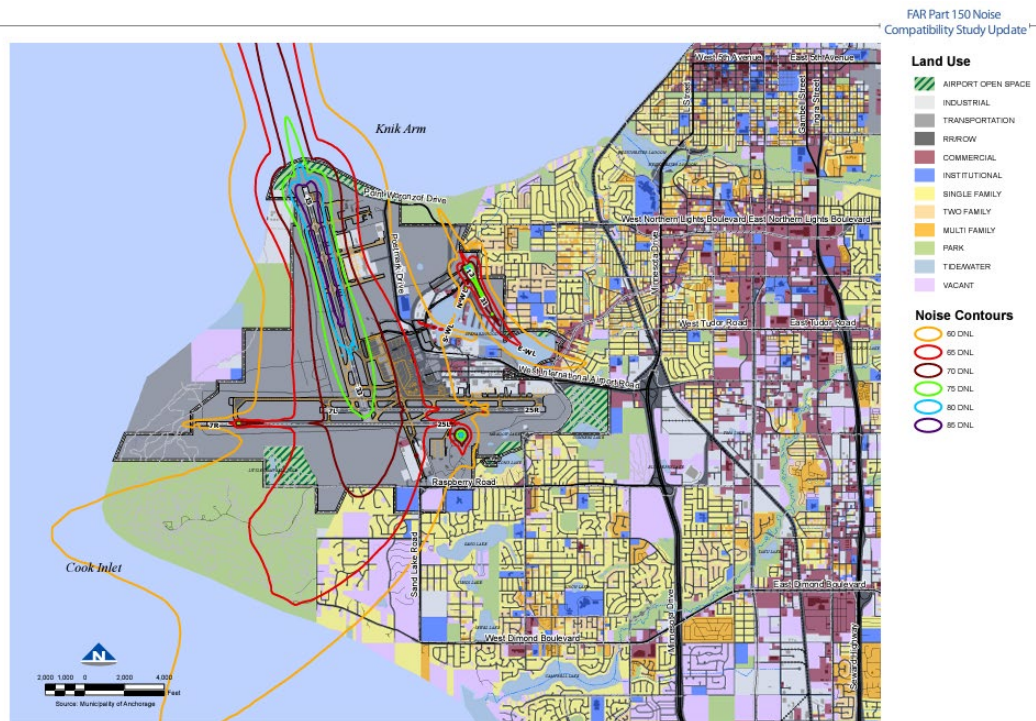


Zoomed to 300%

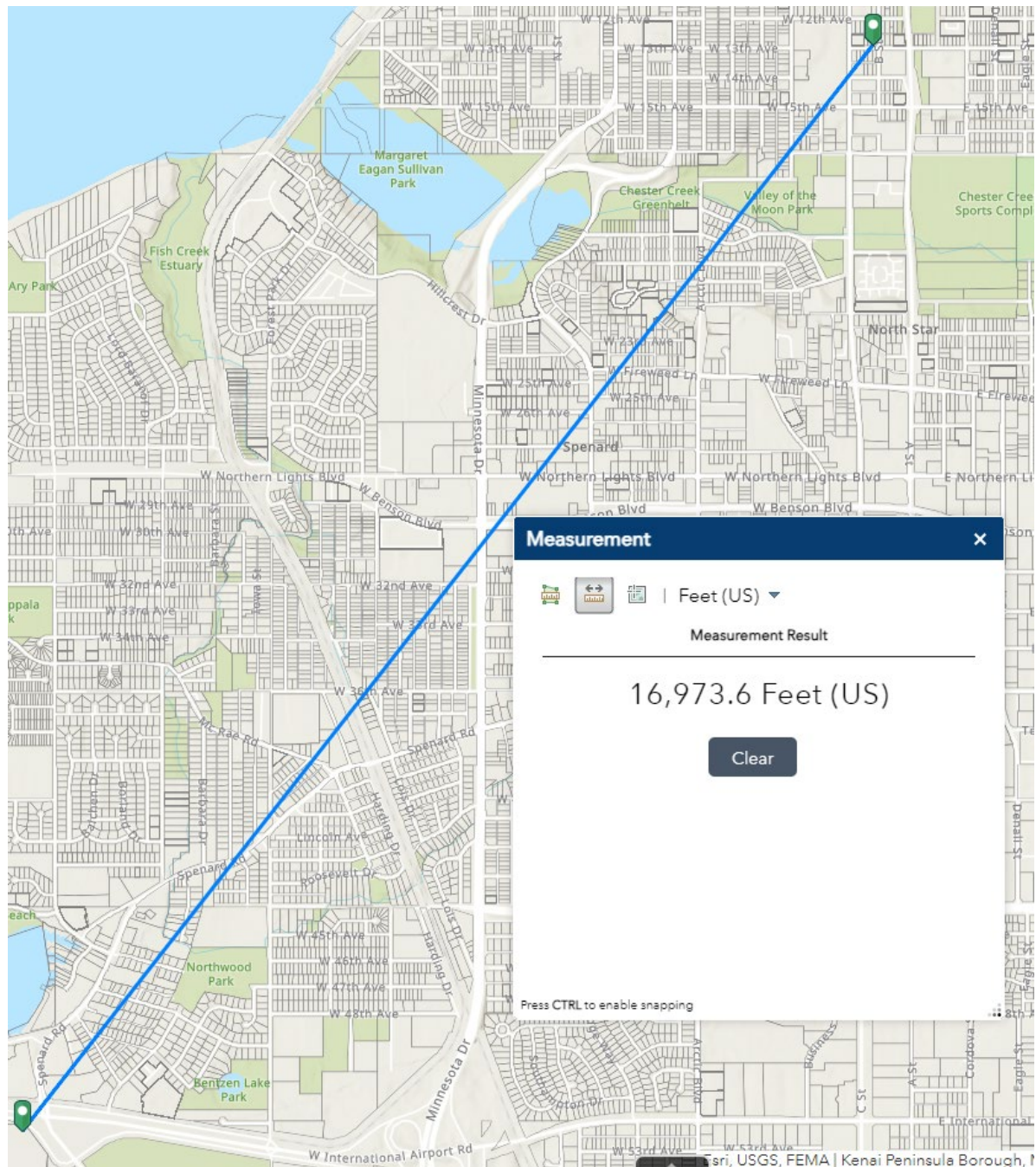


The proposed project site is located more than one mile from Merrill Field.

Ted Stevens Anchorage International Airport



The proposed project site is well beyond the noise contours for Ted Stevens Anchorage International Airport. This airport will not be considered a noise contributor.



The proposed project site is located more than three miles from the Ted Stevens Anchorage International Airport.

13th Avenue Noise Generators:

Figure C. The nearest major roadway, C Street, is an Urban Principal Arterial Other (southbound with three lanes at 35 mph), which originates near the Port of Alaska, is a key freight route with heavy truck traffic and is approximately 230 feet away from the proposed project site and will be considered as a noise contributor.



Station Id: 54395000

Description: C St - Btwn W 11th Ave and W 12th Ave

	2023	2022	2021
AADT	12,200	12,200	12,100

Distance to Major Roadway: A Street is an Urban Principal Arterial – Other (northbound three lanes at 35 mph), a designated regional truck route, is approximately 400 feet away from the proposed project site and will be considered as a noise contributor.

Station Id: 54603000

Description: A St - Btwn E 11th Ave and E 13th Ave

	2023	2022	2021
AADT	11,100	11,000	10,900

Neither of these monitoring stations have data for medium and heavy truck traffic. Therefore, the data from the monitoring stations located approximately six (6) blocks to the south at Chester Creek was used.



Station Id: 11105275
Description: C Street @ Chester Creek (Volume)

	2023	2022	2021
AADT	15,900	15,600	14,900
Single Unit AADT	665	654	622
Combo Unit AADT	266	261	249
Truck %	6%	6%	6%

The Night Fraction of AADT is estimated to be 10%.

Station Id: 11105271

Description: A Street @ Chester Creek (Volume, Class, Speed)

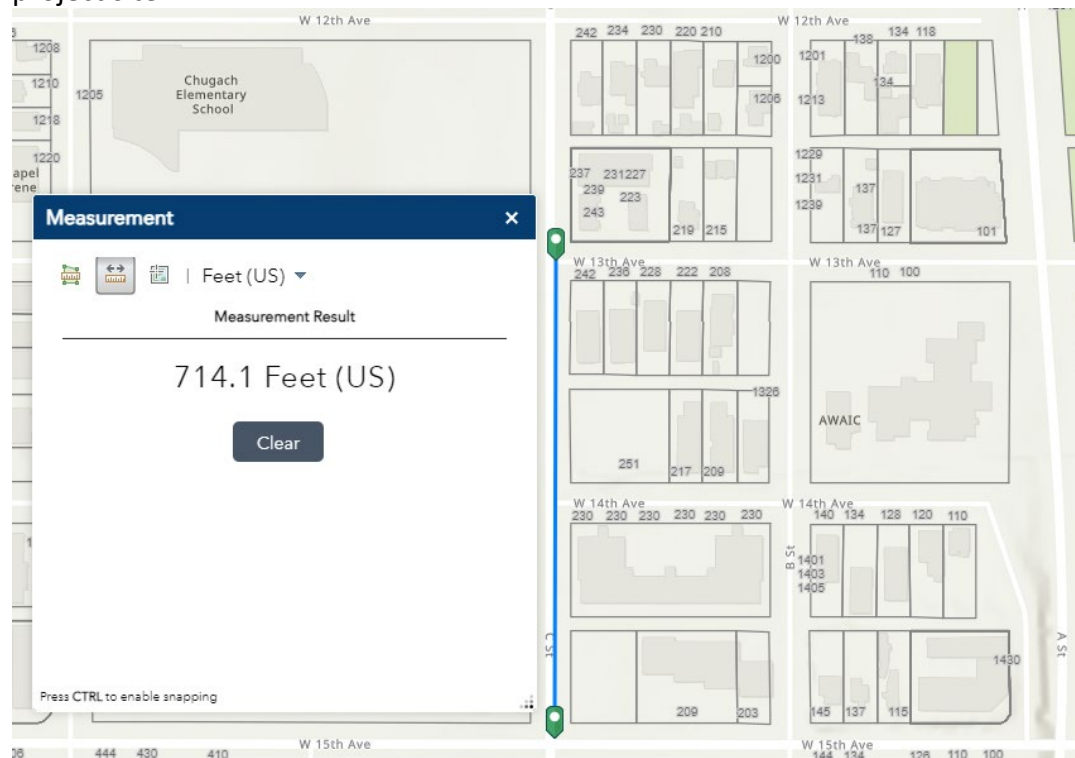
	2023	2022	2021
AADT	13,500	13,200	12,500
Single Unit AADT	487	449	421
Combo Unit AADT	198	185	171
Truck %	5%	5%	5%

The Night Fraction of AADT is estimated to be 10%.

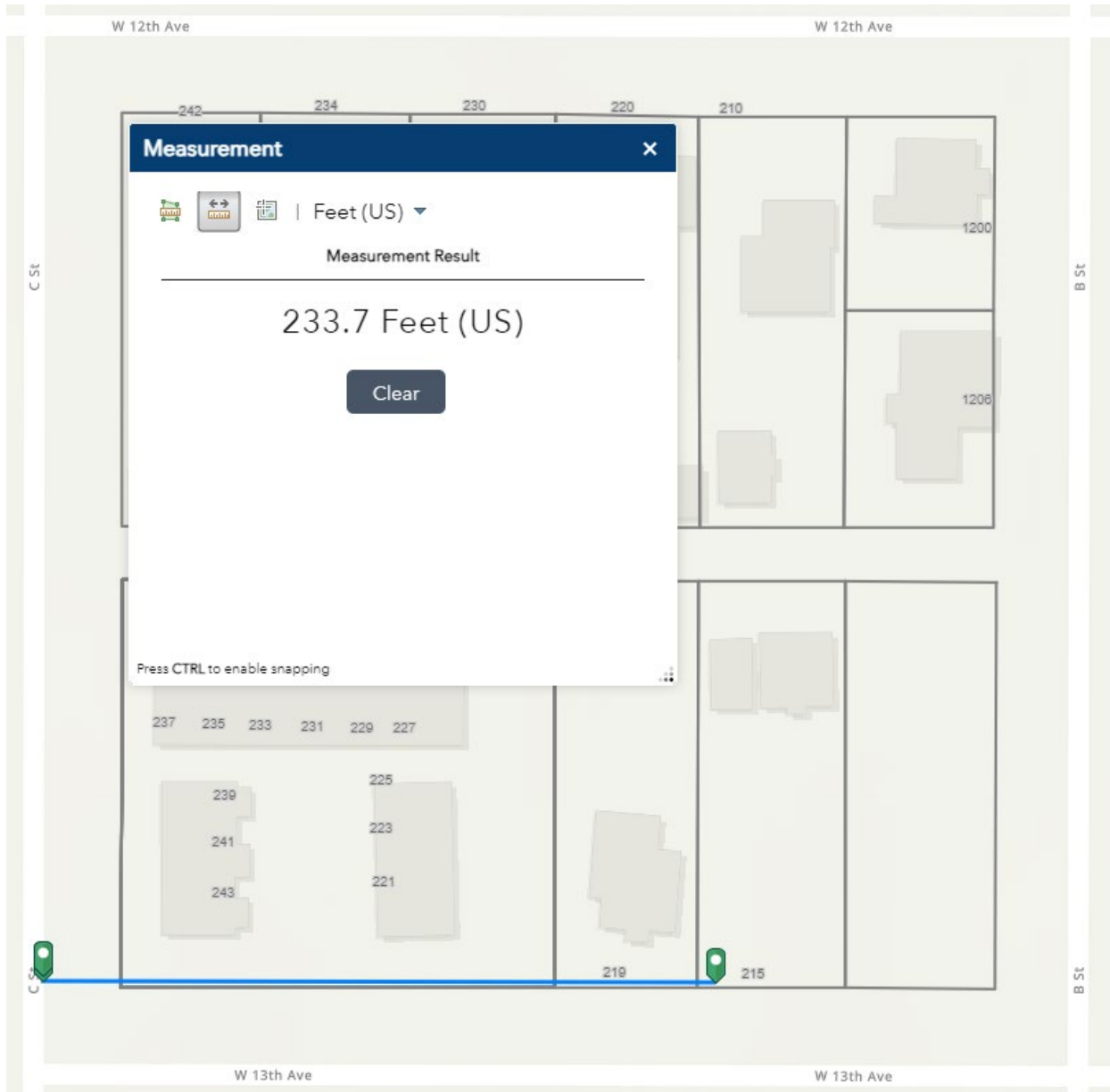
Single Unit AADT is Class 5-7 weight vehicles.

Combo Unit AADR is Class 8-13 weight vehicles, including tandem freight trucks.

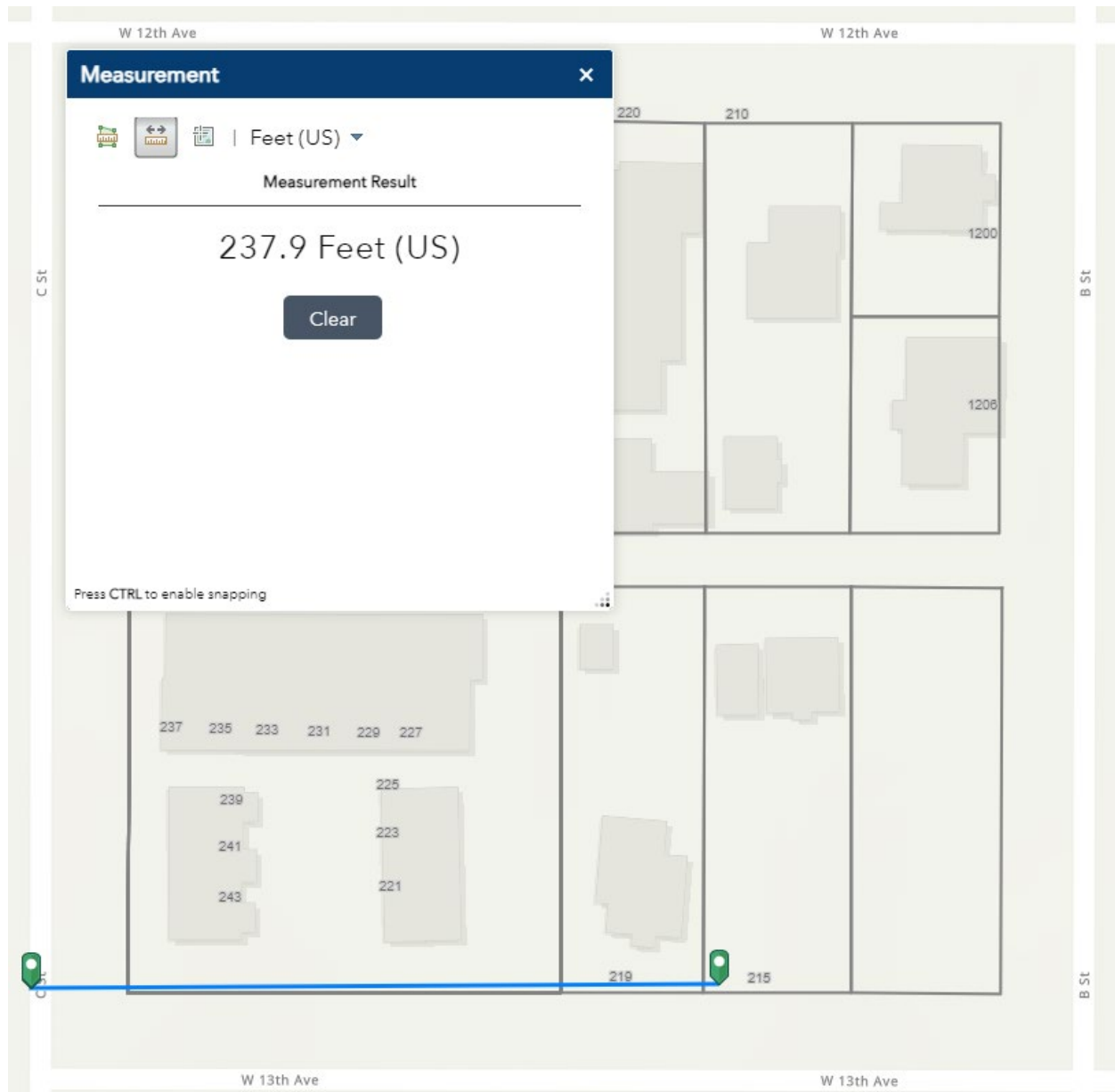
The nearest stoplight on C Street at 15th Avenue is more than 600 feet away from the proposed project site.



Estimated distance between future building (assuming a minimum 10 foot side yard setback) and nearest lane on C Street.

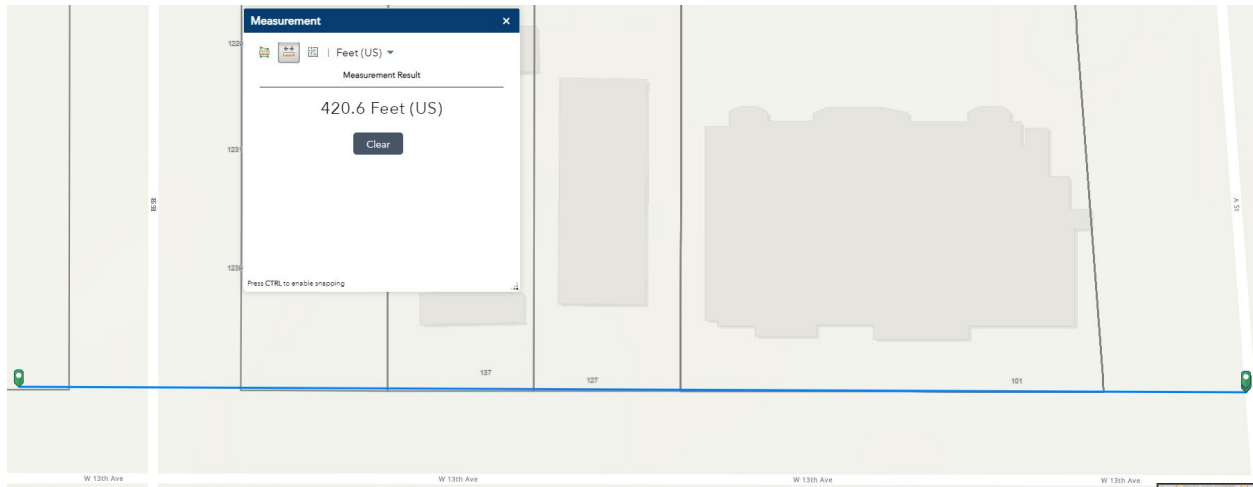


Estimated distance between future building (assuming a minimum 10 foot side yard setback) and furthest lane on C Street, which is approximately 60 feet wide. Therefore, the estimated distance is 293 feet and the effective distance is 263 feet.

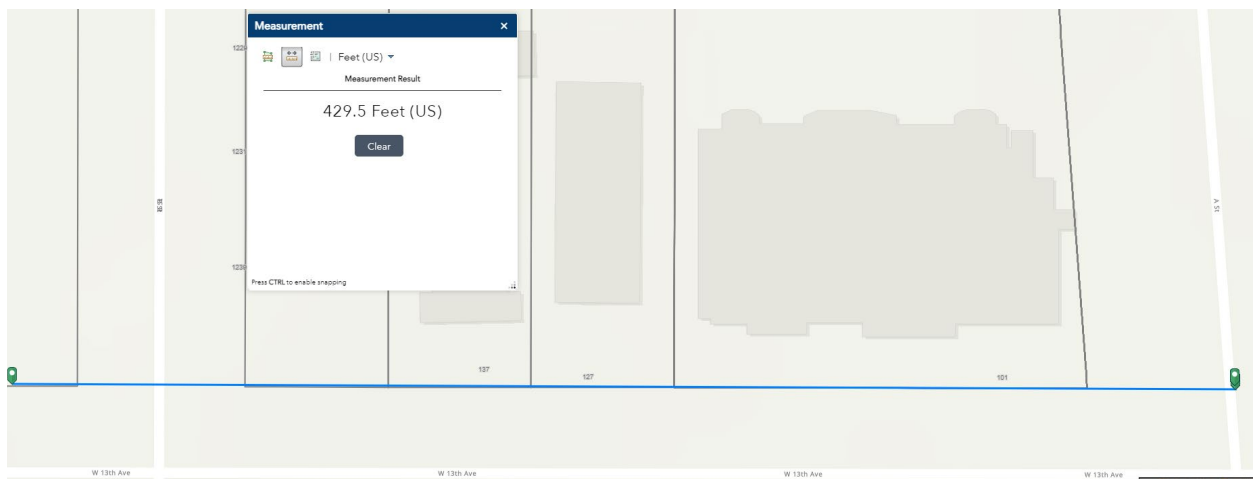


C street has a slight decline from 10th Avenue to 15th Avenue. The gradient is unknown.

Estimated distance between future building (assuming a fourteen foot side yard setback) and nearest lane to A Street.



Estimated distance between future building (assuming a fourteen foot side yard setback) and furthest lane to A Street which is approximately 60 feet wide with a dedicated bike lane. Therefore, the estimated distance is 500 feet and the effective distance is 450 feet.



A street has a slight incline from 16th Avenue to 10th Avenue. The gradient is unknown.

Attachment N - Sole Source Aquifers (1 of 2)

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

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

☐ Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

☒ No → *Continue to Question 2.*

2. Is the project located on a sole source aquifer (SSA)¹?

☒ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide 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.*

☐ Yes → *Continue to Question 3.*

3. Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?

Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

☐ Yes → *Provide the MOU or agreement as part of your supporting documentation. Continue to Question 4.*

☐ No → *Continue to Question 5.*

4. Does your MOU or working agreement exclude your project from further review?

☐ Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination and document where your project fits within the MOU or agreement.*

☐ No → *Continue to Question 5.*

¹ 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.

Sole Source Aquifers continued (2 of 2)

5. Will the proposed project contaminate the aquifer and create a significant hazard to public health?

Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area. EPA will also want to know about water, storm water and waste water at the proposed project. Follow your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

☐ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide your correspondence with the EPA and all documents used to make your determination.*

☐ Yes → *Work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied. Continue to Question 6.*

6. In order to continue with the project, any threat must be mitigated, and all mitigation must be approved by the EPA. Explain in detail the proposed measures that can be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

Worksheet Summary

Compliance Determination

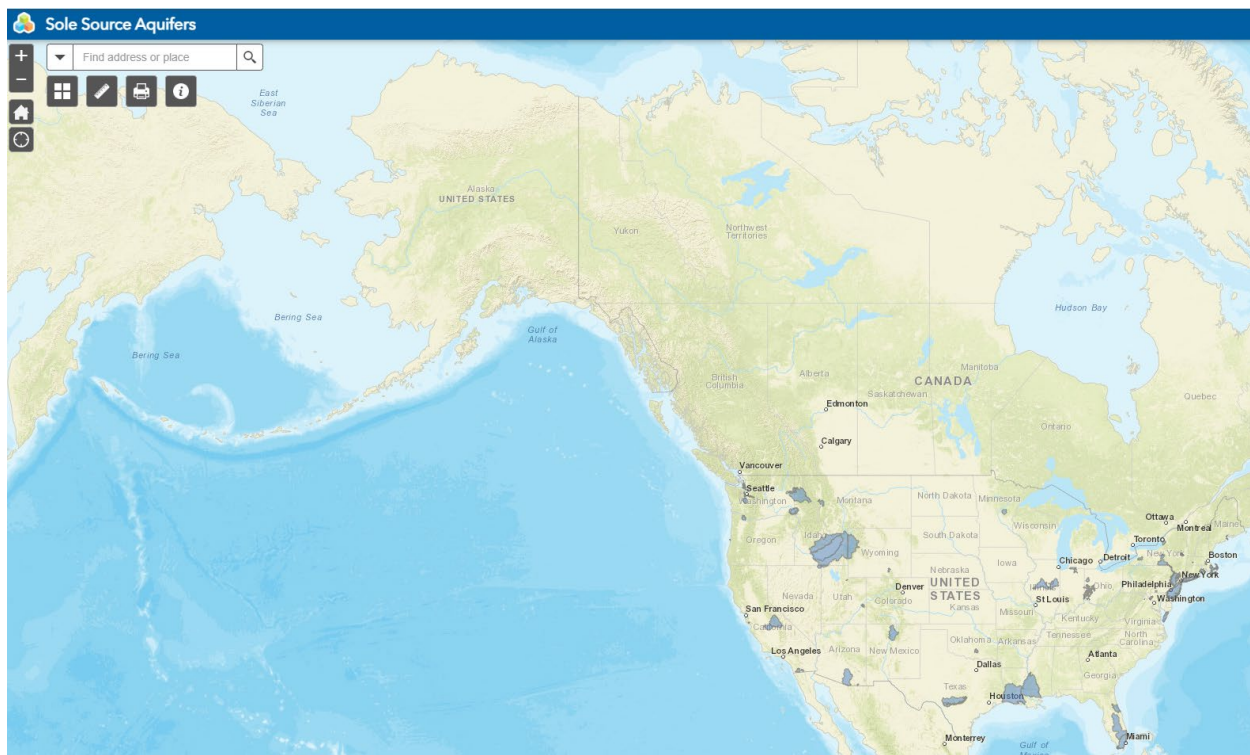
Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Are formal compliance steps or mitigation required?

☐ Yes

☒ No



Attachment O - Wetlands (1 of 2)

General requirements	Legislation	Regulation
Executive Order 11990 discourages that direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's 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.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.
References		
https://www.hudexchange.info/programs/environmental-review/wetlands-protection/		

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. Continue to the Worksheet Summary below.*

☒ Yes → *Continue to Question 2.*

2. Will the new construction or other ground disturbance impact an on- or off-site wetland?

The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands.

☒ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map or any other relevant documentation to explain your determination.*

☐ Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

→ *You must determine that there are no practicable alternatives to wetlands development by completing the 8-Step Process.*

Provide a completed 8-Step Process as well as all documents used to make your determination, including a map. Be sure to include the early public notice and the final notice with your documentation.

Continue to Question 3.

Wetlands continued (2 of 2)

3. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

Which of the following mitigation actions have been or will be taken? Select all that apply:

- ☐ Permeable surfaces
- ☐ Natural landscape enhancements that maintain or restore natural hydrology through infiltration
- ☐ Native plant species
- ☐ Bioswales
- ☐ Evapotranspiration
- ☐ Stormwater capture and reuse
- ☐ Green or vegetative roofs with drainage provisions
- ☐ Natural Resources Conservation Service conservation easements
- ☐ Compensatory mitigation

Worksheet Summary

Compliance Determination

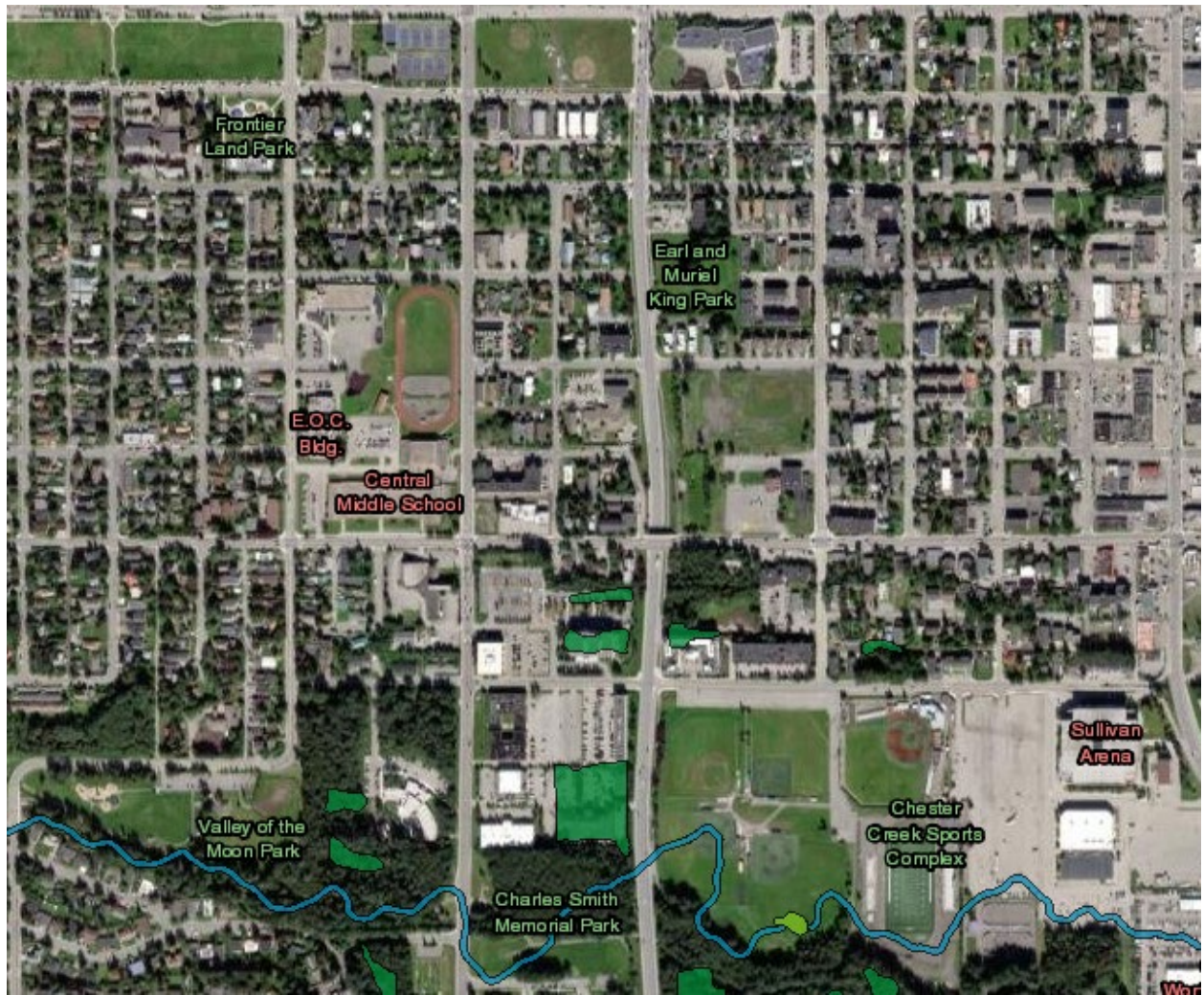
Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

See attached U.S. Fish and Wildlife Service National Wetlands Inventory map. The proposed project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Are formal compliance steps or mitigation required?

- ☐ Yes
- ☒ No



Attachment P - Wild and Scenic Rivers (1 of 2)

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

- Is your project within proximity of a NWSRS river as defined below?
 Wild & Scenic Rivers: These rivers or river segments have been designated by Congress or by states (with the concurrence of the Secretary of the Interior) as wild, scenic, or recreational
Study Rivers: These rivers or river segments are being studied as a potential component of the Wild & Scenic River system.
Nationwide Rivers Inventory (NRI): The National Park Service has compiled and maintains the NRI, a register of river segments that potentially qualify as national wild, scenic, or recreational river areas
☒ No
 → Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map identifying the project site and its surrounding area or a list of rivers in your region in the Screen Summary at the conclusion of this screen.
☐ Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.
 → Continue to Question 2.
- Could the project do any of the following?
 - Have a direct and adverse effect within Wild and Scenic River Boundaries,
 - Invade the area or unreasonably diminish the river outside Wild and Scenic River Boundaries, or
 - Have an adverse effect on the natural, cultural, and/or recreational values of a NRI segment.
 - Consultation with the appropriate federal/state/local/tribal Managing Agency(s) is required, pursuant to Section 7 of the Act, to determine if the proposed project may have an adverse effect on a Wild & Scenic River or a Study River and, if so, to determine the appropriate avoidance or mitigation measures.

Wild and Scenic Rivers continued (2 of 2)

Note: Concurrence may be assumed if the Managing Agency does not respond within 30 days; however, you are still obligated to avoid or mitigate adverse effects on the rivers identified in the NWSRS

☐ No, the Managing Agency has concurred that the proposed project will not alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

☐ Yes, the Managing Agency was consulted and the proposed project may alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *Continue to Question 3.*

3. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

There are no NWSRS identified wild and scenic rivers within the Municipality of Anchorage. Therefore, the project is in compliance with 36 CFR Part 297.

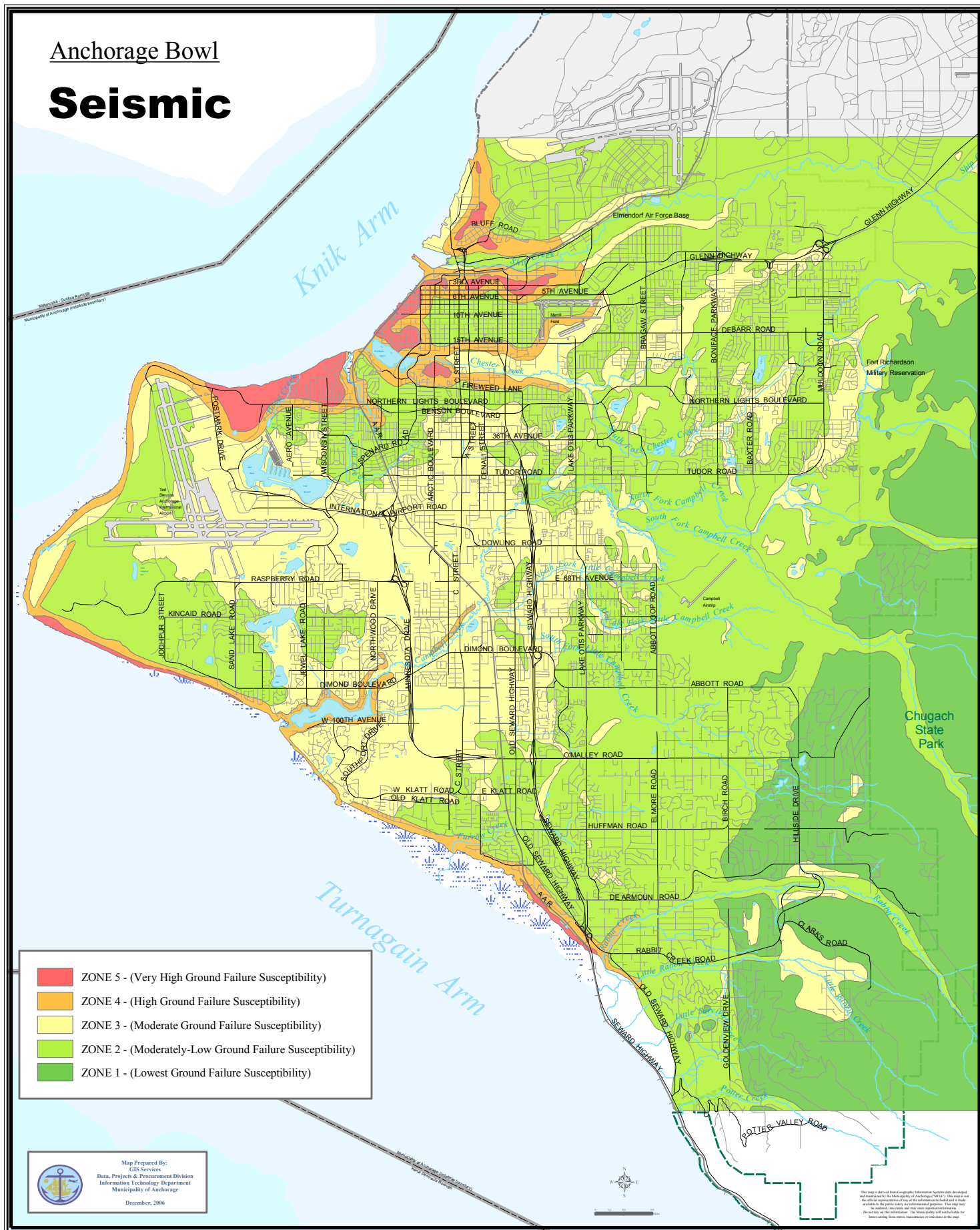
Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Anchorage Bowl

Seismic



is encouraged to be compact—i.e., on small lots or mixed with other housing types (to use multi-family residential land and public infrastructure efficiently).

- Accessory dwelling units may also occur.
- A neighborhood-wide mix of housing types, unit sizes, and household incomes.

Character

- Primarily two to three story buildings.
- Landscaped yards, off-street parking, and common open space in developments.
- Infrastructure investments focus on streetscape and sidewalk improvements, and connections to nearby amenities.

Compact Mixed Residential-Medium

This designation provides for multi-unit apartment and townhouse living and a mix of compact single-family and attached housing in a cohesive neighborhood. It makes efficient use of residential land near services, shopping, jobs, and commercial mixed-use Centers.

Apartment and townhouse development supports greater housing opportunities near jobs and services, efficient public services, and frequent transit service.

Uses

- Townhouses, garden apartments, and other forms of low-rise apartments.
- Single-family and two-family residences are allowed. New single-family development



Townhouses, with Each Unit Having its Own Rooftop, Front Entry, and Landscaping



Low-rise Apartments, with Three Stories above Partially-underground Garage



Three-story Apartment on a Small Infill Lot, Oriented to Sidewalk

-
- Areas within a quarter-mile walking distance of Town Centers and City Centers may allow a fourth story or additional compact housing units, subject to additional compatibility criteria.

- Infill Design Principles to enhance connections and pedestrian access, and for relationship to surrounding neighborhoods apply (Section 2.1).

Density

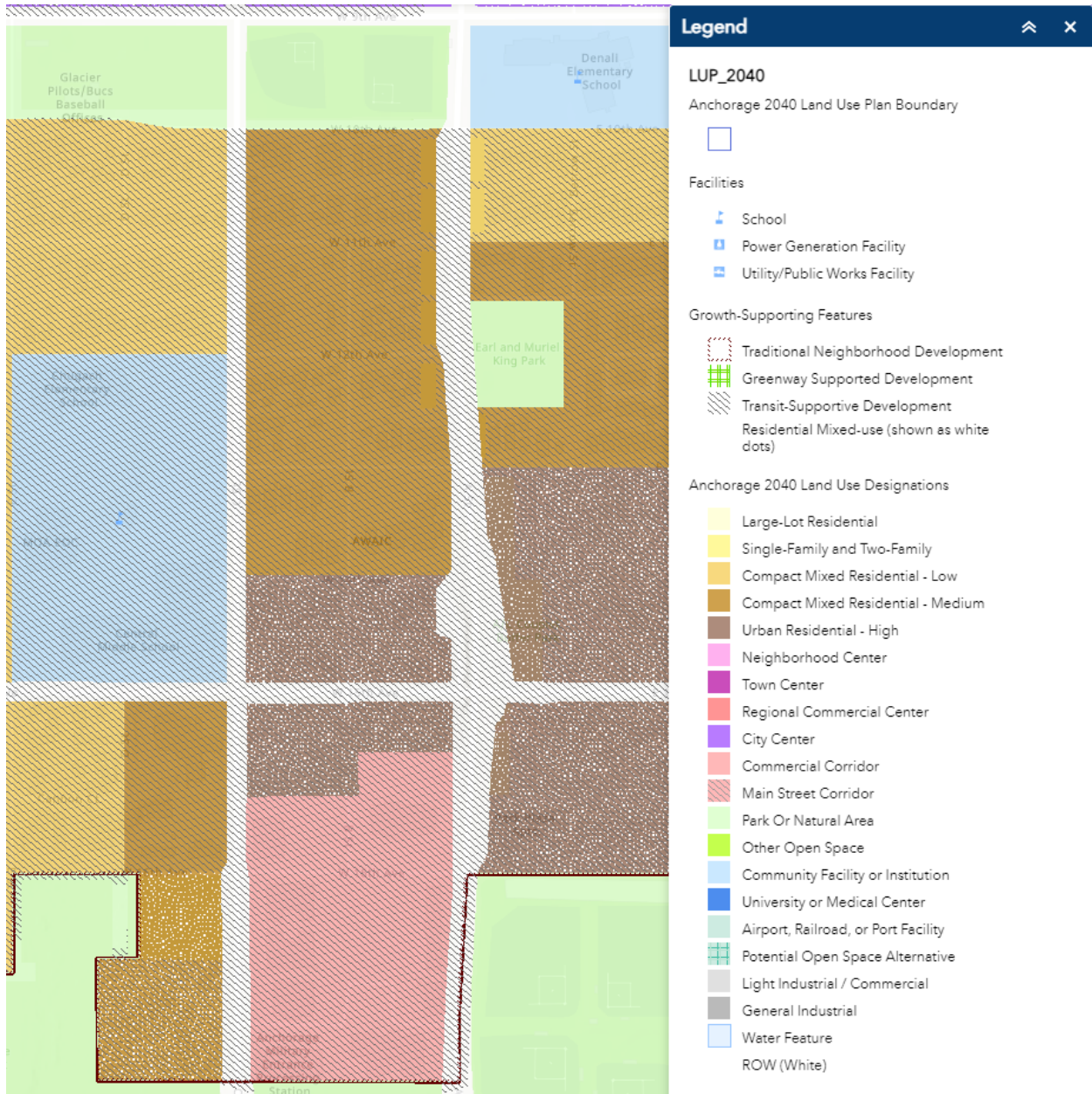
- 10 to 30 housing units per gross acre, with 15 or more near Centers or Transit-supportive Development corridors;

Zoning

- R-3 primarily; R-2M to assist transition areas between different zoning districts.
- New R-3A (mixed-use variation of R-3) district in "Residential Mixed-use Development" areas (Section 2.3).

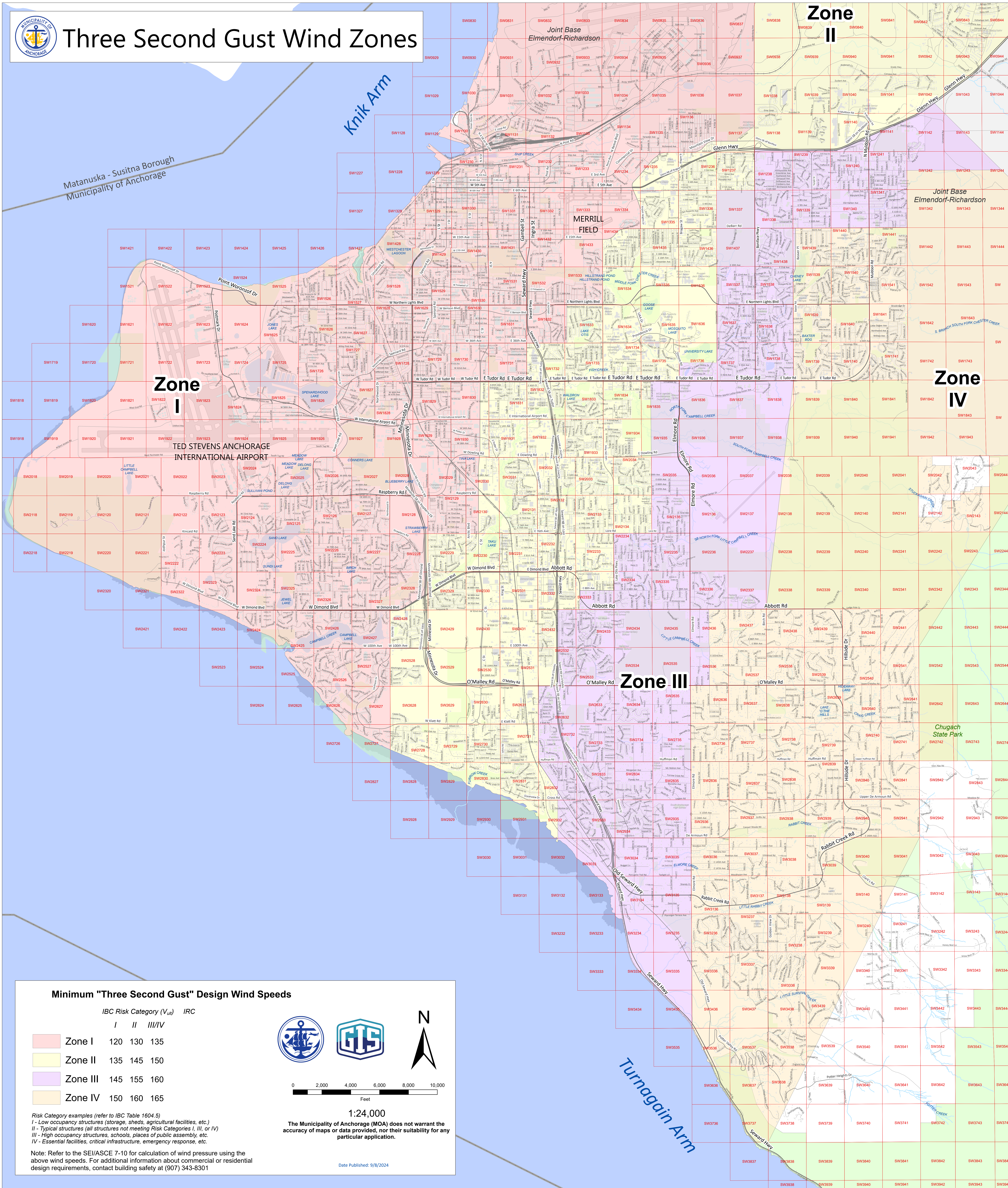
Location

- Areas with existing apartment housing;
- Areas of transition between higher-intensity uses and lower-density neighborhoods;
- Areas accessible to arterials without traveling through less-intensive uses;
- Areas in walking distance of schools and other community facilities, transit routes, shopping and employment;
- Areas positioned to provide more housing within a quarter mile of Transit-supportive Development corridor bus routes or near Town and City Centers ; and
- Areas positioned for redevelopment and designated by an adopted plan for medium-intensity use.





Three Second Gust Wind Zones

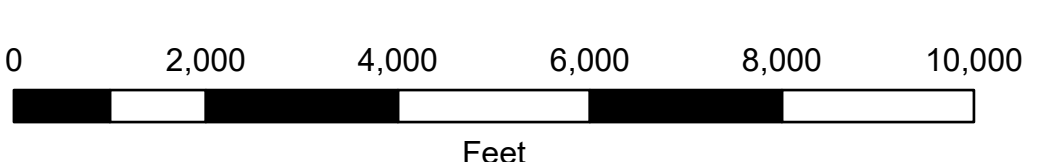


Minimum "Three Second Gust" Design Wind Speeds

	IBC Risk Category (V_{w0})			IRC
	I	II	III/IV	
Zone I	120	130	135	
Zone II	135	145	150	
Zone III	145	155	160	
Zone IV	150	160	165	

Risk Category examples (refer to IBC Table 1604.5)
I - Low occupancy structures (storage, sheds, agricultural facilities, etc.)
II - Typical structures (all structures not meeting Risk Categories I, III, or IV)
III - High occupancy structures, schools, places of public assembly, etc.
IV - Essential facilities, critical infrastructure, emergency response, etc.

Note: Refer to the SEI/ASCE 7-10 for calculation of wind pressure using the above wind speeds. For additional information about commercial or residential design requirements, contact building safety at (907) 343-8301

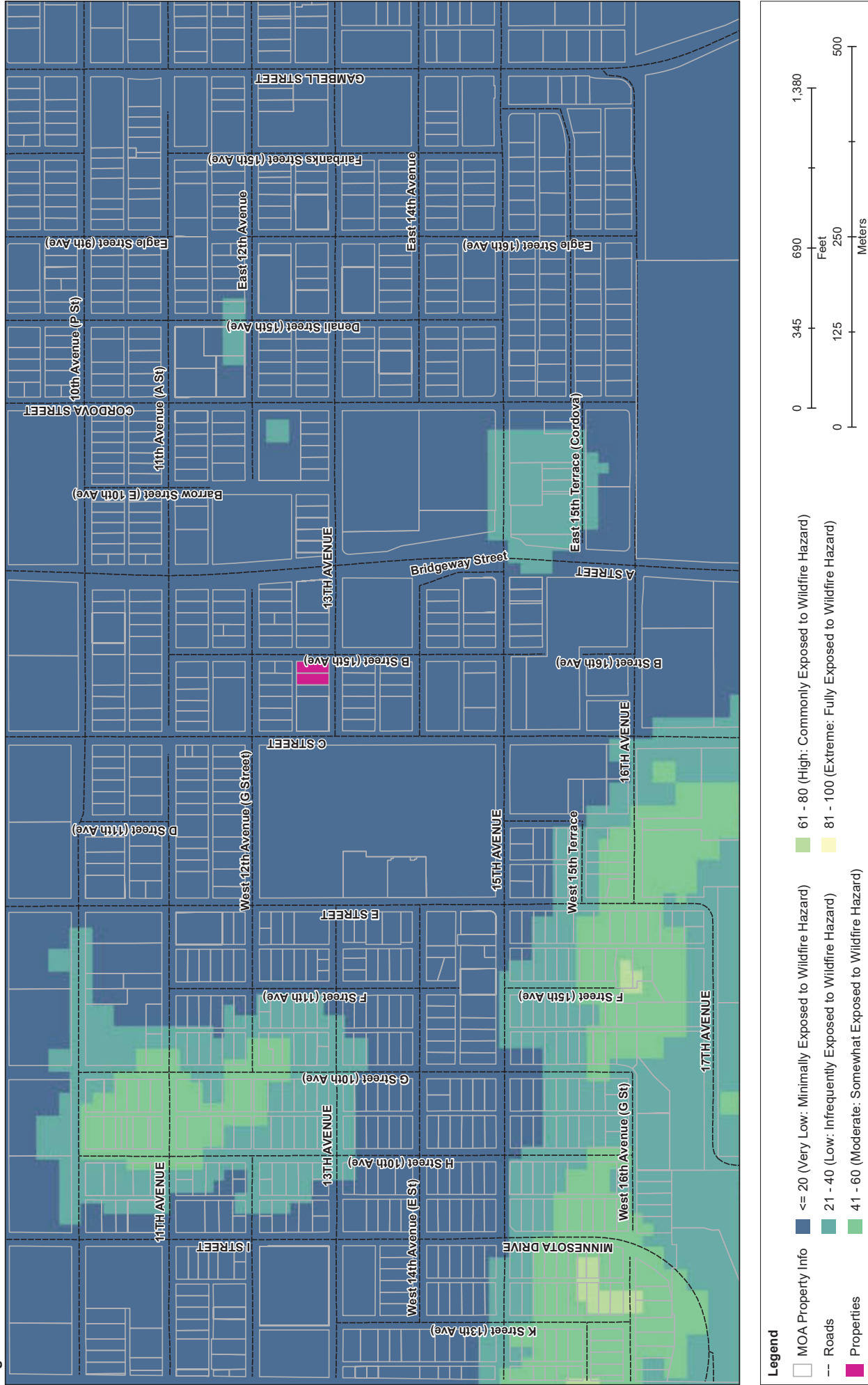


1:24,000

The Municipality of Anchorage (MOA) does not warrant the accuracy of maps or data provided, nor their suitability for any particular application.

Date Published: 9/8/2024

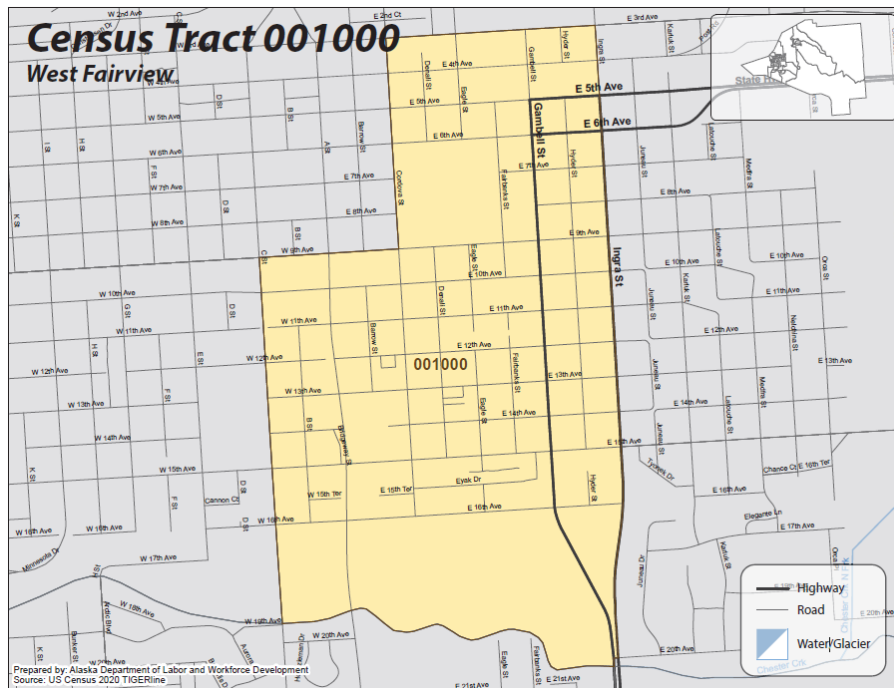
Figure 6. Wildfire Hazards



Attachment V – South Addition/West Fair View Disaster Recovery Area Affirmatively Furthering Fair Housing Data



South Addition Community Council Map



West Fairview Census Tract 1000

The following information and tables depict the current socio-economic demographics of the West Fairview Disaster Recovery Area (Census Tract: 001000) from the U.S. Department of Housing and Urban Development - Affirmatively Furthering Fair Housing (HUD-AFFH) database.

The West Fairview DRA is approximately south of 3rd Avenue, west of Ingra Street, east of C Street, and north of Chester Creek.

The following are American Community Survey (ACS) Median Household Income Variables (2015-2019) for the West Fairview DRA (Census Tract 001000, Block Group Code 4)

Low Income Persons: 115

Low & Moderate: 165

Low/Moderate/Median Income Persons: 420

Persons with Potential for being deemed Low/Moderate/Medium Income: 420

Percentage of Low & Moderate-Income Persons: 39%

AFFH Map 1 – Race/Ethnicity. Population: 763.

Race/Ethnicity	West Fairview Total Numbers	West Fairview Total Percentage	Municipality of Anchorage Total Numbers	Municipality of Anchorage Total Percentage
White	455	59.63%	256,490	67.35%
Black	40	5.24%	16,125	4.23%
Native American	98	12.84	26,782	7.03%
Asian/Pacific Islander	48	6.29%	30,273	7.95%
Hispanic	63	8.26%	25,362	6.66%
Other, Non-Hispanic	1	0.13%	683	0.18%
Multiracial, Non-Hispanic	58	7.6%	25,206	6.59%

According to the HUD-AFFH database, there are 186,572 females or 48.99% of the population within the Municipality of Anchorage. No data is available for the West Fairview DRA.

There is no data available from the HUD-AFFH database regarding religion within the Municipality of Anchorage. The following religious organizations/churches are located within the West Fairview DRA: Central Lutheran Church, First Covenant Church, First Native Baptist Church, Response Church, and The Church of the Nations.

AFFH Map 2 – Race/Ethnicity Trends. 2000 Population: 3,404 2010 Population: 4,131.

Race/Ethnicity	2000 West Fairview Total Numbers	2000 West Fairview Total Percentage	2010 West Fairview Total Numbers	2010 West Fairview Total Percentage
White	1,815	53.32%	2,222	53.79%
Black	294	8.64%	376	9.10%
Native American	783	23.00%	798	19.32%
Asian/Pacific Islander	243	7.14%	417	10.09%
Hispanic	253	7.43%	312	7.55%

AFFH Map 3 – National Origin. Total Foreign Born Population: 4,131

National Origin	West Fairview Total Numbers	West Fairview Total Percentage	Municipality of Anchorage Total Numbers	Municipality of Anchorage Total Percentage
Philippines	0	0%	8,602	2.35%
Other Southeastern Asia	0	0.00%	3,227	0.88%
Korean	0	0.00%	3,172	0.87%
Mexico	55	1.33%	2,612	0.71%
Other Caribbean	0	0.00%	1,327	0.36%

AFFH Map 4 – Limited English Proficiency. Total LEP Population: 4,131

Limited English Proficiency	East Downton Total Numbers	East Downtown Total Percentage	Municipality of Anchorage Total Numbers	Municipality of Anchorage Total Percentage
Spanish	91	2.20%	3,710	1.01%
Other Asian & Pacific Language	0	0.00%	4,562	1.25%
Tagalog	0	0	4,264	1.17%
Other & Unspecified Language	0	0.00%	1,265	0.35%
Korean	0	0.00%	1,740	0.48%

According to the HUD AFFH Map 5, Publicly Supported Housing, 5.48% of the households are using Housing Choice Vouchers in the West Fairview DRA compared to 2.42% of the households within the Municipality of Anchorage. Currently, there are 0 Public Housing, Project-Based Section 8 Housing, Other Multi-Family Housing or Low-Income Housing Tax Credit projects within the West Fairview DRA (Census Tract 1000; Block Group Code: 4).

According to the HUD AFFH Map 6, Housing Problems, there are 865 households or 46.38% of the population with any of the 4 housing problems in the West Fairview DRA compared to 34,170 households or 32.55% of the population within the Municipality of Anchorage. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

According to the HUD AFFH Map 7, Demographics and School Proficiency, there are 69 Families with Children or 52.27% of the population in the West Fairview DRA (Census Tract: 1000; Block Group Code: 4) compared to the 46,838 Families With Children or 50.30% of the population within the Municipality of Anchorage.

According to the HUD AFFH Map 8, Demographics and Job Proximity, the Jobs Proximity Index is 95 for the West Fairview DRA (Census Tract: 1000; Block Group Code: 4) compared to 50 for the Municipality of Anchorage.

According to the HUD AFFH Map 10, Demographics and Transit Trips, the Transit Trip Index is 86 for the West Fairview DRA compared to 70 for the Municipality of Anchorage.

According to the HUD AFFH Map 11, Demographics and Low Transportation Cost, the Low Transportation Cost Index is 95 for the West Fairview DRA compared to the 84 for the Municipality of Anchorage.

According to the HUD AFFH Map 12, Demographics and Poverty, the Low Poverty Index is 34 for the West Fairview DRA compared to 71 for the Municipality of Anchorage.

According to the HUD AFFH Map 13, Demographics and Environmental Health, the Environmental Health Index is 59 for the West Fairview DRA compared to 69 for the Municipality of Anchorage.

AFFH Map 14 – Disability Type.

Disability Type	West Fairview Total Numbers	West Fairview Total Percentage	Municipality of Anchorage Total Numbers	Municipality of Anchorage Total Percentage
Hearing Difficulty	125	3.83%%	12,981	3.68%
Vision Difficulty	114	3.49%	6,341	1.80%
Cognitive Disability	229	7.01%	15,851	4.49%
Ambulatory	386	11.82%	19,368	5.49%
Self-Care	142	4.35%	8,384	2.38%
Independent Living	174	5.33%	12,949	3.67%

AFFH Map 15 – Disability by Age Group.

Disability by Age	West Fairview Total Numbers	West Fairview Total Percentage	Municipality of Anchorage Total Numbers	Municipality of Anchorage Total Percentage
Age 5-17	28	0.86%	2,101	0.79%
Age 18-64	471	14.42%	17,412	6.56%
Age 65+	139	4.25%	9,454	3.56%

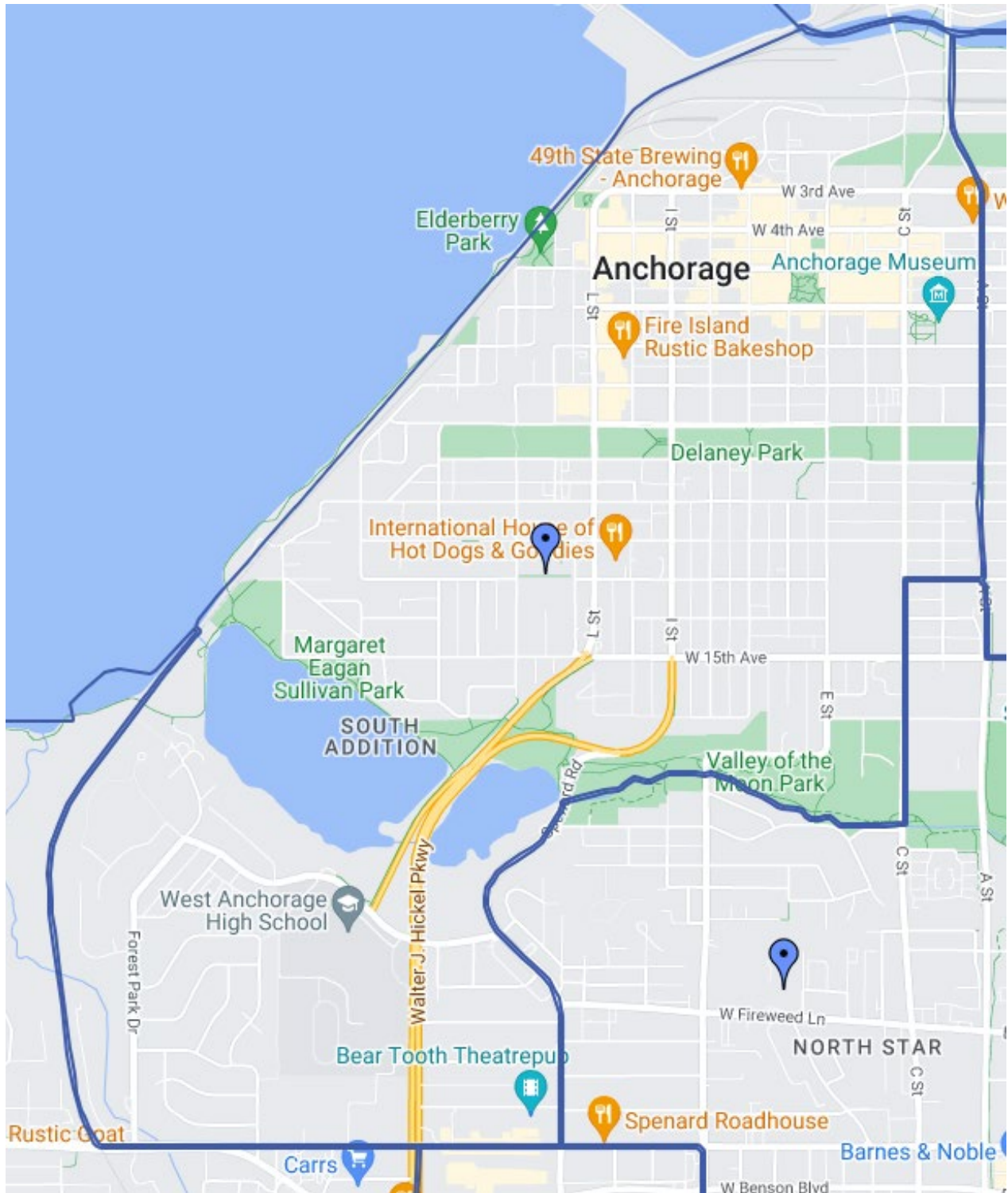
According to the HUD AFFH Map 16, Housing Tenure, there are 240 Homeowners or 12.87% of the population in the West Fairview DRA compared to 86,645 Homeowners or 63.80% of the population within the Municipality of Anchorage.

According to the HUD AFFH Map 17, Location of Affordable Rental Housing (% of Rental Units Affordable to 50% AMI), there are 755 Affordable Rental Units or 46.46% of the Total Renter-Occupied Units in the West Fairview DRA. No data is available for the Municipality of Anchorage.

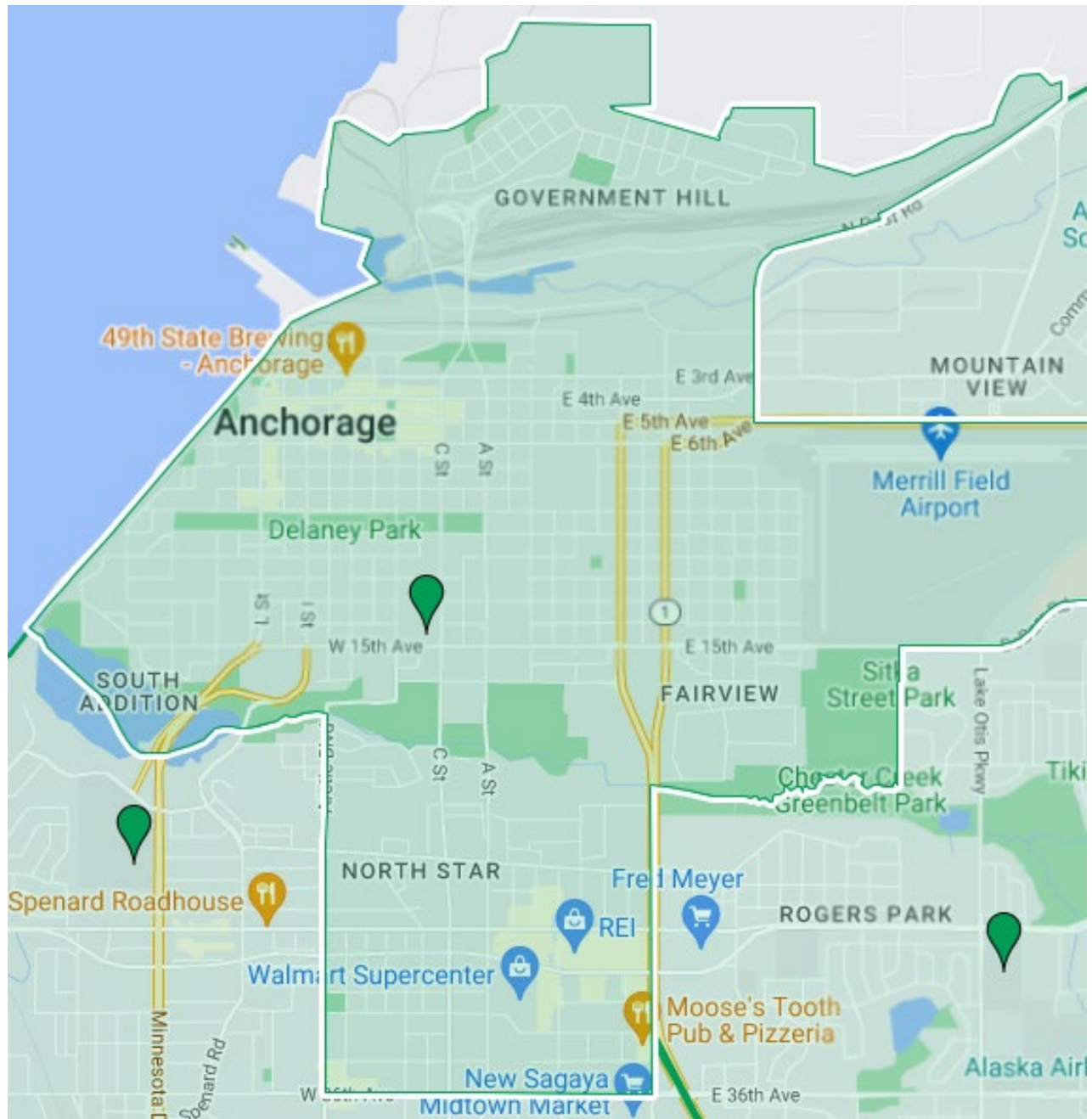
According to the HUD AFFH Map 18, Racial/Ethnic Dissimilarity, there is no data available for the South Addition DRA. However, the following data is available for the Municipality of Anchorage:

Racial/Ethnic Dissimilarity Index	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	27.28	30.18	31.69	35.58
Black/White	39.39	42.38	41.25	46.55
Hispanic/White	23.80	29.01	29.10	31.04
Asian or Pacific Islander/White	30.94	35.62	40.49	46.41

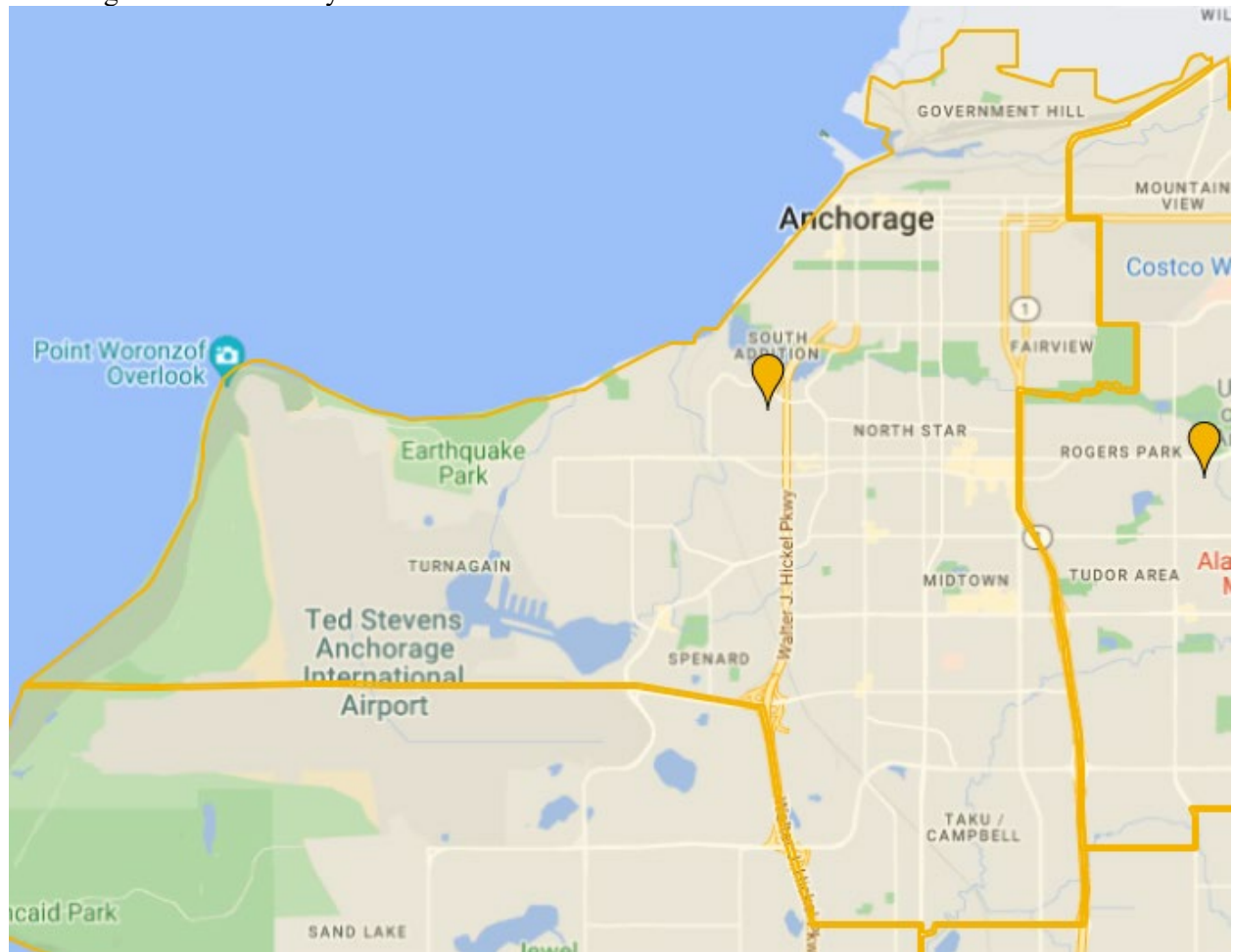
Attachment X – Schools
Inlet View Elementary School Boundary



Central Middle School Boundary



West High School Boundary



Attachment Y – South Addition Neighborhood

