

Federal Environmental Assessment

**per the
National Environmental Policy Act (24 CFR Part 58)
and the National Historic Preservation Act (36 CFR Part 800)**

**Minneapolis Public Housing Authority 2013 HUD Public Housing Capital Fund-Formula
Responsible Entity: City of Minneapolis**

**Completed for the Minneapolis Public Housing Authority by the
Minneapolis Grants and Special Projects Office and the
Minneapolis Community Planning and Economic Development Department—Planning Division**

Date: September 6, 2013

	<u>Grants and Special Projects</u>	<u>Project</u>
Contact person:	Matthew Bower	Laura Dykema
Title:	Manager, Resource Coordination	Project Manager, Facilities & Management
Address:	Room 301M City Hall Mpls., MN 55415	1001 Washington Ave. N. Mpls., MN 55411
Phone:	612-673-2188	612-342-1428
Facsimile:	612-673-3250	
TDD:	612-673-2157	
Email	matthew.bower@minneapolismn.gov	ldykema@mplspha.org

INTRODUCTION

This document is a federal Environmental Assessment (EA) completed by the City of Minneapolis regarding the above named project. Federal regulations require verification that the project will meet the requirements of the National Environmental Policy Act of 1969.

On 14 October 1996, the U.S. Department of Housing and Urban Development (HUD) delegated its responsibilities to complete required EAs to the appropriate local governmental agencies, in this case, the City of Minneapolis. Attachment 1 contains an environmental review form that has been authorized by the Minneapolis Office of HUD. The City has completed the EA in compliance with the National Environmental Policy Act, most specifically 24 CFR Part 58, the National Historic Preservation Act (36 CFR Part 800), and all applicable rules and regulations at both the federal and state levels. Consistent with 36 CFR Part 800.8 (c), it is also intended to meet the requirements of Section 106 of the National Historic Preservation Act.

Consistent with 24 CFR Part 58, this EA is being filed in the City's Grants and Special Projects office.

Federal Environmental Assessment

SUMMARY OF ENVIRONMENTAL CONDITIONS FINDINGS AND CONCLUSIONS

Project summary: The Minneapolis Public Housing Authority (MPHA) proposes to use HUD Public Housing Capital Fund-Formula for rehabilitation and renovation program activities. The \$8,910,000 in Public Housing Capital Funds will provide the MPHA with the resources to rehab and renovate its high-rise and scattered site public housing facilities as well as other public housing facilities.

Proposed work for these projects will consist of making capital improvements to the MPHA's high-rise and scattered site single family housing stock. Attachment #2 describes the specific improvements to be undertaken at each site. Scattered site single family sites within the public housing property inventory will be identified by the MPHA throughout the project. In summary, work will consist of roof replacement/repair; general façade and other exterior repairs and restoration; water piping replacement and plumbing; and HVAC, mechanicals and elevator system modernization and upgrades.

Historical Review: High-rise and scattered-site single family homes receiving rehabilitation and renovation treatments in this project are not likely eligible for listing on the National Register. A list of high-rise buildings receiving project assistance were checked against the National Register of Historic Properties in past reviews and there were no matches. A review of high-rise addresses against local lists of potentially eligible properties was also consulted and there were no instances requiring compliance. A review of historic districts indicated that no MPHA properties were likely within these districts. Since specific single family sites selected for project assistance are not known at time of this review, MPHA will undertake the responsibility to check these addresses against the National Register and local lists at the time of property selection. All properties that are listed or potentially eligible will need to conform to appropriate rehabilitation treatments through MPHA consultation with SHPO or the local Historic Preservation Commission as necessary.

Flood Plain Management: When specific property sites are identified, the MPHA will check specific addresses of properties proposed for treatment or demolition against the City's GIS mapping system which incorporates the floodplain zones mapped by the Federal Emergency Management Agency (FEMA) or a FEMA/FIRM floodplain zone map. The City does not provide HUD-funded assistance to any structure located within the 100-year flood plain. It is anticipated that no assisted properties in this program are located in the 100-year flood plain.

Toxic or hazardous substances and radioactive materials: When specific sites for treatment become available, the City anticipates that, as applicable per federal regulations, the projects will have no adverse effects from toxic or hazardous substances and radioactive materials. Asbestos and lead paint may be encountered in the course of work. MPHA will ensure EPA, HUD and State mitigation and disposal procedures are used. The removal process can include relocating the tenants temporarily while a licensed contractor removes and disposes of hazardous materials according to all applicable regulations.

Federal Environmental Assessment

Project modification and alternatives considered: No physical environmental impacts are anticipated. No alternatives to the project were considered. The only alternative would be not using the subject funds for the proposed use of capital improvements to public housing stock. As that alternative would result in the inability to use these Capital Funds for their intended and allowable purposes, the Minneapolis Public Housing Authority rejects that alternative.

Conclusion: The City of Minneapolis concludes for this environmental review that there are no circumstances which require compliance with any other Federal laws and authorities cited in Sec. 58.5 and 58.6 with exception of the historic review, flood plain and hazardous substances discussion above. The City is treating the 2013 HUD Public Housing Capital Fund-Formula proposed project and activities as a tiered review under Sec. 58.15. MPHA staff will complete the attached Tier 2 Review upon identification of each property to be assisted with these HUD funds and make available for City review. The City has complied with all applicable federal, state, and local regulations. The City makes a "Finding of No Significant Impact." The City will seek a HUD Release of Funds for these activities.

The undersigned does hereby certify that the information furnished in this Environmental Assessment is true and accurate to the best of their knowledge:



Matthew Bower, Manager Resource Coordination, Minneapolis Grants and Special Projects Office

Attachments:

1. Form 4 -- 58.15 Tier 1 Review
2. Project Summary
3. Tier 2 Review Form

Attachment 1

Form 4 -- 58.15 Tiered Review

ENVIRONMENTAL REVIEW RECORD

National Environmental Policy Act

Approved for the City of Minneapolis by the Minneapolis Office, Federal Housing and Urban Development Department

Consistent with 24 CFR Part 58 - Environmental Review Procedures of Entities Assuming HUD Environmental Responsibilities and 36 CFR Part 800 - Protection of Historic Properties

FORM 4-Tier 1 Review

Project Information

Project name and summary: Minneapolis Public Housing Authority 2013 Capital Fund Formula Program- use of 2013 HUD Public Housing Capital Fund-Formula for rehabilitation and renovation program activities on MPHIA physical plant properties.
 Location: City of Minneapolis
 Applicant: Minneapolis Public Housing Authority
 Project contact: Laura Dykema
 Address: 1001 Washington Ave. N., Minneapolis MN 55401-1043
 Phone: 612-342-1428 TDD: 612-673-2157
 Facsimile: 612-342-1407 email: ldykema@mplpaha.org
 HUD contact: Cindy Behnke, Senior CPD Representative, US HUD, 920 Second Ave., Suite 1300, Mpls. MN 55402; 612-370-3019 X2101; Cynthia_Behnke@hud.gov
 City contact person: Matt Bower
 Address: Minneapolis Grants and Special Projects Office, Room 301M City Hall, 350 S. 5th St., Mpls., MN 55415-1385
 Phone: 612-673-2188 TDD: 612-673-2157
 Facsimile: 612-673-3724 email: matthew.bower@minneapolismn.gov
 Env. Assessment contact person: Matt Bower
 Address: Minneapolis Grants and Special Projects Office, Room 301M City Hall, 350 S. 5th St., Mpls., MN 55415-1385
 Phone: 612-673-2188 TDD: 612-673-2157
 Facsimile: 612-673-3250 email: matthew.bower@minneapolismn.gov

Statutory Checklist

Area of Statutory or Regulatory Compliance	Not applicable to this project	Consultation required	Potentially Adverse				Source Documentation
			Review required*	Permits required	Determination of consistency approvals; permits obtained*	Conditions and/or mitigation actions required	
FACTORS							
Historic			X				When they become available, the MPHIA will a) check specific addresses of properties proposed for treatment or demolition when they become available against the National Register database (including historic districts), and b) determine if these properties are eligible for listing on the National Register. If so, the MPHIA will include this information in a submission to the MnSHPO and offer a 30-day review period prior to the initiation of activities that affect property or land. Local list properties that are identified will be subject to review by the Minneapolis Heritage Preservation Commission.
Floodplain management			X				When specific property sites are identified, the MPHIA will check specific addresses of properties proposed for treatment or demolition against the City's GIS mapping system which incorporates the floodplain zones mapped by the Federal Emergency Management Agency (FEMA). The City does not provide HUD-funded assistance to any structure located within the 100-year flood plain.
Wetland protection	X						The City will identify the appropriate water management organization for specific addresses of properties proposed for treatment or demolition when they become available and whether wetlands have been identified on or nearby the site. Due to the nature of proposed activity it is anticipated that no instances of consultation will be required.
Coastal barrier management	X						There are no coastal zones in or near the City of Minneapolis.
Sole source aquifers	X						The City has determined, as applicable per federal regulations, that no sites will have an impact on sole source aquifers. Due to the nature of proposed activity it is anticipated that no instances of consultation will be required.
Endangered species	X						When specific sites for treatment or demolition become available, the City will determine, as applicable per federal regulations, whether the project will have an adverse effect on threatened or endangered species. Due to the nature of the proposed activity and the fact of no new construction in undisturbed habitat, it is anticipated that no instances of consultation will be required.
Wild & scenic rivers	X						There are no designated wild or scenic rivers in the City of Minneapolis.
Air quality	X						When specific sites for treatment or demolition become available, the City will determine, as applicable per federal regulations, whether the project will have an adverse effect on air quality. Hennepin County (inclusive of Minneapolis) and surrounding counties are not designated as non-attainment.
Farmland protection	X						There is no farmland within the City limits.
Environmental justice	X						When specific sites for treatment or demolition become available, the City will determine, as applicable per federal regulations, whether the project will have an adverse effect on environmental justice matters. There are no anticipated impacts as these programs are designed for the improvement of low and moderate income living conditions.
HUD ENVIRONMENTAL STANDARDS							
Noise abatement and control	X						When specific sites for treatment or demolition become available, the City will determine, as applicable per federal regulations, whether the project will have an adverse noise effects. Due to the nature of these programs, the only compliance review required would be for any new construction of housing. It is likely that there will be no new construction of housing with these tier reviewed programs.
Toxic or hazardous substances and radioactive materials			X				When specific sites for treatment or demolition become available, the MPHIA will determine and require monitoring, as applicable per federal regulations, whether the project will create issues related to toxic, hazardous, or radioactive materials. Any treatment and disposal of these materials will need to have the appropriate permit filed.
Siting of HUD-assisted projects near hazardous operations	X						When specific sites for treatment or demolition become available, the City will determine, as applicable per federal regulations, whether the project will be located in the vicinity of facilities with hazardous operations. Due to the nature of these programs, the only compliance review required would be for any new construction of housing. It is likely that there will be no new construction of housing with this tier reviewed program.
Airport Clear Zones and Accident Potential Zones	X						When specific sites for treatment or demolition become available, the City will determine, as applicable per federal regulations, whether the project will be located in the vicinity of Airport Clear Zones and Accident Potential Areas. Plate SZ9 of the "MSP Zoning map" identifies the only runway Safety Zone that extends into the City. The affected area is very small and located within a park southeast of Lake Nokomis. No buildings are within this area.
LAND DEVELOPMENT							
Conformance with comprehensive plans and zoning	X						When specific sites for treatment or demolition become available, the City will determine, as applicable per federal regulations, how the project is consistent with the City's Comprehensive Plan and Zoning Code. Due to the nature of proposed activity it is anticipated that no instances of consultation will be required outside of routine City regulatory inspection.
Slope, erosion and soil suitability	X						When specific sites for treatment or demolition become available, the City will determine, as applicable per federal regulations, whether the project creates adverse impacts as regards steep slopes, erosion control, and soil suitability. Due to the nature of proposed activity it is anticipated that no instances of consultation will be required outside of routine City regulatory inspection.
Hazards, nuisances, site safety, public safety	X						When specific sites for treatment or demolition become available, the City will determine, as applicable per federal regulations, whether there are issues as regards on-site hazards, nuisances, site safety, and public safety associated with the project. Due to the nature of proposed activity it is anticipated that no instances of consultation will be required outside of routine City regulatory inspection.
Energy efficiency	X						When specific sites for treatment or demolition become available, the City will determine, as applicable per federal regulations, how the project compares to accepted and adopted standards for energy efficiency. Due to the nature of proposed activity it is anticipated that no instances of consultation will be required outside of routine City regulatory inspection.
Project's contribution to community noise levels	X						When specific sites for treatment or demolition become available, the City will determine, as applicable per federal regulations, whether the project may contribute significantly to community noise levels. Due to the nature of proposed activity it is anticipated that no instances of consultation will be required outside of routine City regulatory inspection.
Visual quality, coherence, diversity, compatible use and scale	X						When specific sites for treatment or demolition become available and as applicable per federal regulations, the City will evaluate the project as regards its visual quality, design coherence, diversity, whether the use is compatible, and its scale. Due to the nature of proposed activity it is anticipated that no instances of consultation will be required outside of routine City regulatory inspection.
Demographic character changes, displacement, employment, and income patterns	X						When specific sites for treatment or demolition become available and as applicable per federal regulations, the City will describe the project as regards its potential effects on the City's demographic character, displacement and employment effects, and income patterns. It is anticipated that there will be no impacts in this regard by these projects.
Educational, commercial, health care and social service facilities	X						When specific sites for treatment or demolition become available and as applicable per federal regulations, the City will describe the project as regards its potential effects on educational, commercial, health care, and social service facilities. It is anticipated that there will be no impacts in this regard by these projects.
Solid waste	X						When specific sites for treatment or demolition become available, the City will determine, as applicable per federal regulations, whether the project creates adverse impacts as regards solid waste. It is anticipated that there will be no impacts in this regard by these projects and any impacts would be subject to routine city permit inspection.
Water supply and waste water	X						When specific sites for treatment or demolition become available, the City will determine, as applicable per federal regulations, whether the project creates adverse impacts as regards the City's water supply and the region's waste water treatment capacity. Due to the nature of proposed activity it is anticipated that no instances of consultation will be required outside of routine City regulatory inspection.
Stormwater	X						When specific sites for treatment or demolition become available, the City will determine, as applicable per federal regulations, the potential effects as regards stormwater management. Due to the nature of proposed activity, with the exception of new construction, it is anticipated that no instances of consultation will be required outside of routine City regulatory inspection.
Open space, recreation, cultural facilities	X						When specific sites for treatment or demolition become available, the City will determine, as applicable per federal regulations, whether the project creates adverse impacts as regards open space, recreational, and cultural facilities. It is anticipated that there will be no impacts in this regard by these projects.
Transportation	X						When specific sites for treatment or demolition become available, the City will determine, as applicable per federal regulations, whether the project creates adverse transportation impacts. Due to the nature of proposed activity it is anticipated that no instances of consultation will be required outside of routine City regulatory inspection.

The undersigned does hereby certify that the information furnished in this Environmental Assessment is true and accurate to the best of their knowledge:

Certification: 
 Signature of City official/Date: Matthew Bower - Office of Grants & Special Projects

Attachment 2

Project Summary

MPHA 2013 Capital Improvement Project Summary

MPHA FY2013 CAPITAL FUND

Highrises						
Project	Address	Building description	Building type	Projected budget	Scope of Work	
All Highrises	Various	Varies	Varies	\$ 300,000	Mechanical systems upgrades	
Art Love Manor	800 5th Avenue North	66 units- 56,606 sq. ft., 12 stories	Brick and precast	\$ 620,000	Elevator modernization	
Lowry Towers	315 Lowry Avenue North	193 units- 124,434 sq. ft., 17 stories	Brick and precast	\$ 620,000	Elevator modernization	
Lyndate Manor	600 18th Avenue North	239 units- 191,280 sq. ft., 3, 4, 5 stories	Brick and metal panels	\$ 2,550,000	Piping replacement, ventilation upgrades	
Holland Highrise	1717 Washington Street NE	182 units- 109,590 sq. ft., 17 stories	Precast concrete	\$ 620,000	Elevator modernization, façade restoration (phase I of II)	
Hiawatha Towers	2121 16th Avenue South	94 units- 63,776 sq. ft., 12 stories (ea bldg)	Brick and precast	\$ 2,350,000	Piping replacement (phase III of III)	
Park Center	1515 Park Avenue South	182 units- 133,448 sq. ft., 21 stories	Brick and metal panels	\$ 750,000	Façade restoration	
The Pentagon	1415 East 22nd Street	129 units- 79,792 sq. ft., 14 stories	Brick and concrete panels	\$ 1,200,000	Piping replacement, showers (phase I of II)	
Scattered Site Homes						
Scattered Site Homes	Various	Single family homes	Various styles	\$ 200,000	Roof replacement or other infrastructure upgrades	

Attachment 3

Tier 2 Review Form

EA Tier 2 Form for MPHA-Cap Fund Formula Program

This Tier 2 Form review must be completed for each residential structure proposed for rehabilitation under the Capital Fund Formula Program before HUD funds are committed to specific projects. It may be used only in conjunction with a currently valid Tier 1 Review EA form (dated September 6, 2013). Completion of the Tier 2 Form will not require the City of Minneapolis submission of an additional RROF (Request for Release of Funds form 7015.15) if Authority to Use Grant Funds was obtained from HUD for the program's Tier 1 EA.

Project (Building/Unit) Address: _____

HISTORIC PRESERVATION

1. Does the project involve only acquisition and/or minor, interior rehabilitation of a 1-4 unit residential structure that is less than 50 years old, with no visible changes to the exterior and no potential to cause effects on historic properties per §800.3(a)(1)? () Yes () No

IF YES, record date of building construction: _____, age: _____ years. Enclose documentation why the proposal has no potential to affect historic property per §800.3(a)(1) and STOP HERE. The Section 106 Historic Preservation review is complete. IF NO, PROCEED.

2. If the proposed rehabilitation involves physical work with potential to affect any historic structure, determine – in consultation with the appropriate SHPO/THPO – whether the building is listed or eligible for inclusion in the National Register of Historic Places (NR).

Is the building listed in or eligible for listing in the NR? () Yes () No

IF NO, attach SHPO/THPO concurrence or other evidence of conclusion and STOP here. This part is complete pursuant to 36 CFR §800.4(d). IF YES, PROCEED.

3. Determine whether historic properties are affected per §800.4(d). Has SHPO/THPO concurred with your fully documented determination of "no historic properties affected", or failed to object within 30 days of receipt of such determination?

() Yes Attach documentation and **STOP HERE.** Section 106 review is complete.
() No **PROCEED.**

4. Determine whether the project will have adverse effect on historic properties according to § 800.5, in consultation with the SHPO/THPO and consulting parties [see §800.2(c)].

Will this project have an adverse effect on historic properties? () Yes () No

IF NO, attach SHPO/THPO concurrence and STOP here. This part is complete per 36 CFR §800.5(d)(1). IF YES, PROCEED.

5. Resolve Adverse Effects per §800.6, in consultation with the SHPO/THPO, the Advisory Council on Historic Preservation (ACHP) if participating, and any consulting parties. The loan or grant may not be approved until adverse effects are resolved according to §800.6 or ACHP comment is considered by the Responsible Entity.

Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals, or Gases

1. Are there visible dumps, landfills, industrial sites or other locations containing or releasing toxic/hazardous/ radioactive/ materials, chemicals or hazardous wastes on or near the subject site?

() Yes () No Proceed.

2. Does this project site contain an underground storage tank (which is not a residential fuel tank)?

() Yes () No Proceed.

Field Inspection by: _____ Date: _____

3. Do Federal, State, or local environmental records sources reveal nearby on or nearby sites that may pose threats to the subject site occupants' health or safety?

() Yes () No

Environmental Records Sources researched:

4. Determination: Based on all information available, is the subject property free of hazardous materials, contamination, toxic chemicals, gases and radioactive substances which could affect the health or safety of occupants or conflict with the intended use of the property?

() Yes () No IF YES, STOP HERE the proposal is in compliance with HUD environmental policy on toxic/hazardous substances at §58.5(i)(2).

IF NO, PROCEED.

5. Gather all pertinent information about the on-site or nearby toxic hazard, e.g., waste characteristics, quantity, distance, prevailing wind direction, direction of slope, etc. Determine whether nearby toxic, hazardous or radioactive substances could affect the health and safety of project occupants.

6. Mitigate the adverse environmental condition by shielding, removing, or encapsulating the toxic substances in accordance with the requirements of the appropriate Federal, state or local oversight agency; OR reject the subject proposal.

DENY HUD ASSISTANCE if, after mitigation, the housing is still determined to be in an unsafe or unhealthy environment. Attach all pertinent documentation, with assistance denial decision.

FLOOD PLAN REVIEW

1. Does the project involve the acquisition, construction, or rehabilitation of structures, buildings, or mobile homes?

() No; flood insurance is not required. The review of this factor is completed.

() Yes; continue.

2. Is the structure or part of the structure located in a FEMA designated Special Flood Hazard Area?

() No. Source Document (FEMA/FIRM floodplain zone designation, panel number, date): _____ (Factor review completed).

() Yes. Source Document (FEMA/FIRM floodplain zone designation, panel number, date): _____ (Continue review).

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

() Yes - Flood Insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost. A copy of the flood insurance policy declaration must be kept in the Environmental Review Record.

() No (Federal assistance may not be used in the Special Flood Hazards Area).

This Tier 2 Review is complete. A copy of the Tier 1 Review Form has been placed in the file.

Signed

Date