

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

Date of Publication: November 3, 2022

City of Salem, Urban Development Department
350 Commercial Street NE
Salem, Oregon 97301
503-588-6178

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the United Way of the Mid-Willamette Valley.

REQUEST FOR RELEASE OF FUNDS

SLEEPSAFE UNITED SUBSTANTIAL REHABILITATION

On or after November 21, 2022, the City of Salem will authorize the **United Way of the Mid-Willamette Valley** to submit a request to the Department of Housing and Urban Development (HUD) for the release of Fiscal Year 2022 Economic Development Initiative for the purposes of Community Project Funding/Congressionally Directed Spending in the Consolidated Appropriations Act, 2022, (P.L. 117-103) (the Act). To undertake the following project:

Project Title: SleepSafe United Expansion and Renovations
Purpose: Substantially rehabilitating women's homeless shelter
Location: 1910 Front Street NE, Salem, OR 97301

Project Description: Rehabilitation activities will include adding sleeping to accommodate 40 women, showers, laundry facilities, restroom expansion, larger kitchen facilities. The building footprint will not change from its original configuration. Subsurface work at the site will be limited to new curb installation in the southern section of the parking lot and parking curbs adjacent to the south of the building. In addition, approximately 60 feet of new water line will be installed from the southeastern section of the site building to the 8-inch city supply line under Academy Street. The project will also include a new 25- foot waterline on the northwestern section of the building to a new connection at Front Street NE. The project is prevailing wage and Section 3 employment is a component. The start of construction is anticipated no later than Winter 2022, with completion no later than Summer, 2023.

Project Issues: A mitigation plan has been developed for issues related to inadvertent discovery of artifacts during ground disturbance and abatement of asbestos containing materials. Site contamination was evaluated through a Phase I Environmental Site Assessment (ESA) and Asbestos Survey. The Phase I ESA identified a registered 250-gallon Underground Storage Tank (UST) was decommissioned and removed from the subject property in 1990. The UST file did not contain maps or figures depicting the UST's former location, nor were any post-decommissioning soil confirmation analytical data. No further information was available within the UST file

pertaining to the USTs removal. The Phase I ESA indicated although there is no known confirmation sampling or formal closure by the DEQ, based on the removal of the tank, no reported contamination, and unknown location, no further investigation appeared necessary at the time. The Phase I ESA recommended if residual staining or contamination is encountered during future redevelopment of the property, applicable environmental regulations should be used.

The Asbestos Survey identified asbestos-containing materials (ACMs) in the wallboard system and black mastic in flooring. Abatement of these materials will occur prior to renovation. City permits will be required for major activities associated with the construction rehab.

Mitigation Measures/Conditions/Permits (if any): In consultation with Native American Tribal partners, an inadvertent discovery plan has been developed should the need arise during any ground disturbance. Carpet with black mastic will be removed. Walls with asbestos containing joint compound and surface texture will be abated.

Asbestos-containing material will be removed by a licensed asbestos abatement contractor prior to any renovation, demolition or repair work that will impact those material. Any material encountered that are not specifically mentioned in the Phase I report will be considered asbestos containing and a sampling will be completed to determine that the materials are non-asbestos containing. The removal of asbestos containing material requires the use of appropriate engineering controls, by a contractor licensed by the State of Oregon. The work methods utilized will include the use of wet methods, negative pressure enclosure, and decontamination facility.

Estimated Project Cost: The estimated cost for the project is \$925,000. CFP investment is \$425,000.

FINDING OF NO SIGNIFICANT IMPACT

The City of Salem has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of Salem's Urban Development Department at 350 Commercial Street NE, Salem, Oregon. To request an electronic copy or to review the environmental review documents by appointment contact Shelly Ehenger, Program Manager III, via email at sehenger@cityofsalem.net. Documents may be examined by appointment or copied in person weekdays 8:00 A.M. to 5:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the City of Salem's Urban Development Department. All comments received by November 21, 2022 will be considered by the City of Salem prior to authorizing submission of a request for release of funds. Comments should specify which Notice is being addressed.

RELEASE OF FUNDS

The City of Salem certifies to HUD that Keith Stahley in his capacity as City Manager consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in

relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows United Way Mid-Willamette Valley to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Salem's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Salem; (b) the City of Salem has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to the HUD Oregon State CPD Field Office, Edith Green-Wendell Wyatt Federal Office Building, 1220 SW 3rd Avenue, Suite 400, Portland, OR 97204-2825. Potential objectors should contact HUD to verify the actual last day of the objection period.

Keith Stahley, ICMA-CM, City Manager
City of Salem