



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

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

Project Information

Project Name: Galveston Rental Housing Replacement Program- Development Area 2

Responsible Entity: Texas General Land Office

Grant Recipient (if different than Responsible Entity): City of Galveston

State/Local Identifier: B-08-DI-48-0001/DRS72121039

Preparer: Kelly Warner, Environmental Specialist

Certifying Officer Name and Title: Pete Phillips, Deputy Director of Community Development and Revitalization

Grant Recipient (if different than Responsible Entity): City of Galveston

Consultant (if applicable):

Direct Comments to: Pete Phillips, Deputy Director of Community Development and Revitalization

Project Location: Development Area 2: Stewart Rd. and 73rd St Neighborhoods

This area contains Census Tracts 7257, 7256 and 7258 in Galveston, Texas. This development area is bounded by 81st street to the west, Seawall Blvd to the south, 57th Street to the east, and Offatts Bayou to the north.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]: This project intends to replace rental housing stock that was lost during Hurricane Ike in 2008. A study done in July 2014 identified areas called “Housing Opportunity Zones” that would affirmatively further fair housing and be strong candidates as the focus for the replacement housing.

This project will consist of new, reconstructed, or rehabilitated single-family homes, duplexes, tri-plexes, and four-plexes that will be available to low to moderate income individuals. A tiered review is being performed as an environmental assessment and once individual properties are identified, a site-specific review will be performed for each property/project.

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

Rental housing was damaged during Hurricane Ike leaving many working families with nowhere to go after the storm. By adding additional rental units to Galveston island, people will be able to return to the island and live in close proximity to their jobs.

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

Hurricane Ike damaged 75% of the island’s structures. The road to recovery has been slow, but promising because newly installed infrastructure has been hardened against future flood events.

Water Improvements: The City of Galveston’s 30th Street pump station provides water to about half of the island’s residents. The state of the art facility replaced the pump station that flooded during Hurricane Ike and had been operational since 1903. The new pump station includes a higher barrier wall that will help to prevent flooding in future events. It is also equipped with generators and automatic switches that will allow it to continue to function. Other water projects on the island include: new water lines, replacing old water lines, repairing/replacing fire hydrants, and installing valves and water sampling stations.

Wastewater Improvements: The City constructed a new Main Wastewater Treatment Plant that is a state of the art, elevated facility that is designed to withstand future storms. Smaller projects like installation of elevated generators at Lift Stations on the island also ensure the continuous operation of the stations and uninterrupted sewage treatment in the event of another major storm.

Road improvements: Reconstruction of existing roadways is occurring all across the city of Galveston. These improvements will return many streets to their original width, including furnishing and installing sub-grade, concrete surface, curb, sidewalks, driveways, wheelchair ramps, lighting, fire hydrants, modify existing signals, remove and replace the existing water, sewer, and storm infrastructure, and provide other associated appurtenances. Projects like these will restore and ensure function of the roads on the island for primary use and emergency vehicle use.

Funding Information

Grant Number	HUD Program	Funding Amount
B-08-DI-48-0001	CDBG-DR	\$15,174,925

Estimated Total HUD Funded Amount: \$15,174,925

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$15,174,925
This estimate includes the costs for state administration, project delivery, developer’s acquisition costs, and construction.

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

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Although the boundary of census tract 7257 is within 2500 feet of a civilian airport, (Scholes International Airport) the census tract is zoned residential and not within the runway clear zone. Additionally, there are currently no plans to expand the airport “in the next 10 years, if ever” per Mr. Mike Shahan, Airport Director and if the airport were to expand, the census tract would not be within the runway clear zone. There are no military airports within 15,000 feet. See Attachment A, Airport Hazards <i>(GRHRP Mapping Application accessed 10/4/2016, NPIAS Map, Air-Nav.com</i>

		<i>accessed 10/4/2016, Scholes Airport Layout Plan, Email from Mike Shahan dated 10/6/2016, HUD Airport Worksheet)</i>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Development Area 2 is not in a coastal barrier resource unit. The closest unit, TX-05P, is over 7 miles away. There is no impact anticipated to Coastal Barrier Resources.</p> <p>See Attachment B, Coastal Barrier Resources</p> <p><i>(USFWS Coastal Barrier Resource System Mapper accessed 10/4/2016)</i></p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>Most of development area 2 is located in Zone AE and partially in Zone AO and can be found on Preliminary Flood Map (DFIRM) Panel Nos. 48167C0438G (Zone AE) and 48167C0439G (Zones AE and AO). The City of Galveston participates in the NFIP and each property owner will be required to maintain flood insurance.</p> <p>See Attachment C, Flood Insurance and Floodplain Management</p> <p><i>(FEMA RiskMap6 mapping tool accessed 10/7/2016, NFIP List)</i></p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project proposes to rehabilitate and reconstruct existing buildings in Galveston County. Galveston County is in a marginal 8-hr Nonattainment Area (1997 and 2008 8-hr standard); however, the project is not expected to exceed any of the <i>de minimis or threshold</i> emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district. Standard dust mitigation techniques will be utilized during construction to control dust. This will include wet suppression of dust for any exterior demolition work and any earth movement. For interior demolition, units will have proper dust mitigation in place to limit dust from escaping.</p>

		<p>See Attachment D, Clean Air <i>(TCEQ Nonattainment Area Map</i> https://www.tceq.texas.gov/assets/public/permitting/air/factsheets/factsheets-psd-na-maparea.pdf, <i>TCEQ Houston-Galveston-Brazoria: Current Attainment Status</i> https://www.tceq.texas.gov/airquality/sip/hgb/hgb-status (accessed 10/11/2016) and <i>HUD Air Quality Worksheet</i>)</p>
<p>Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The project is located in Galveston County which is located in a coastal management zone. Each project will be submitted to the Texas General Land Office, Coastal Management Office for coordination once all individual properties are identified, during the site-specific review.</p> <p>See Attachment E, Coastal Zone Management <i>(Texas General Land Office “The Coastal Zone” Map</i> http://www.glo.texas.gov/coast/coastal-management/forms/files/CoastalBoundaryMap.pdf; <i>Email from Coastal Zone Management Program, GLO dated 10/11/2016</i>)</p>
<p>Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No <input type="checkbox"/> <input type="checkbox"/></p>	<p>This item will be addressed in the site-specific review, once all properties have been identified. A broad level Phase I environmental site assessment has been completed for the development area.</p> <p>Each property will be examined at the site-specific level to determine if mitigation for lead and/or asbestos is necessary. If so, appropriate abatement and disposal according to local, state, and federal requirements will occur.</p> <p>See Appendix 1, Phase I ESA Report <i>(Phase I ESA Report dated December 2016, Berg-Oliver Associates, Inc.)</i></p>
<p>Endangered Species</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the USFWS and TPWD, there are no critical habitats within the project area. Species lists were reviewed for</p>

<p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>		<p>potential habitat within the development area. The development area is zoned for residential use and will be in previously disturbed urban areas. There will be no effect on threatened or endangered species.</p> <p>See Attachment F, Endangered Species (<i>USFWS iPaC Report generated 10/19/2016, TPWD list of Rare, Threatened, and Endangered Species of Texas, Effect Determination Memo</i>)</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No <input type="checkbox"/> <input type="checkbox"/></p>	<p>Preliminary research was conducted due to the number of storage tanks and oil refineries in the area. Documentation was requested from the TCEQ on the number and size of the tanks. TCEQ supplied a list of tanks and preliminary calculations were performed from the information provided. This item will be addressed in the site-specific review, once all properties have been identified.</p> <p>See Attachment G, Explosive and Flammable Hazards</p> <p>(<i>Table provided by TCEQ, ASD Calculations per HUD ASD tool, Maps with ASD</i>)</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>All reconstruction and rehabilitation projects are located in a developed, urban area where there is no prime farmland. According to the NRCS Web Soil Survey, the development area is currently designated as urban use land. Therefore, the project sites will not have an adverse impact.</p> <p>See Attachment H, Farmlands Protection (<i>NRCS Web Soil Survey dated 10/19/2016</i>)</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>Most of development area 2 is located in Zone AE and partially in Zone AO which can be found on Preliminary Flood Map (DFIRM) Panel Nos. 48167C0438G and 48167C0439G. The 8-Step Process as outlined in 24 CFR Part 50.22 was completed to document that there are no practicable alternatives to developing in the floodplain. The project plans will include mitigation measures to include examining</p>

		<p>each project at the site-specific level to require all reconstruction projects to be constructed with the first livable floor at least 2 feet above base flood elevation. Each property identified for the project will be examined at the site-specific level to determine base flood elevation and appropriate mitigation for that site. Additionally, each property owner will be required to maintain flood insurance.</p> <p>See Attachment C, Flood Insurance and Floodplain Management</p> <p><i>(RiskMap6 preliminary flood maps, 8-step process, Early Floodplain Notice published 11/3/2016, Final Floodplain Notice published 11/25/2016, Email Notices to Interested Parties)</i></p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>If a home is 45 years old, or older, or constructed in a historic district, the individual project will be submitted to the Texas Historical Commission for review in accordance with Section 106 of the National Historic Preservation Act of 1966, during the site-specific review.</p> <p>Consultation with the following tribes was completed as a part of the broad review: Apache Tribe of Oklahoma, Comanche Nation, Oklahoma; Coushatta Tribe of Louisiana; Alabama-Quassarte Tribal Town; Tonkawa Tribe of Indians of Oklahoma; Wichita and Affiliated Tribes (Wichita, Keechi, Waco & Tawakonie), Oklahoma; and Alabama-Coushatta Tribe of Texas (see attached letters dated 10/13/2016 in Attachment H). A response letter was received, dated 11/10/2016, from the Alabama-Coushatta Tribe of Texas that concluded “no immediately known impacts to cultural assets of the Alabama-Coushatta Tribe of Texas are anticipated in conjunction with this proposal”. A response was also received from the Tonkawa Tribe of Oklahoma, dated November 28, 2016, that stated, “The Tonkawa Tribe has no specifically designated historical, religious</p>

		<p>and/or cultural significance in the Proposed Project Area”. Finally, a letter was received from the Comanche Nation, dated December 19, 2016, that stated “No Properties” were identified within our project area. In the event of the inadvertent discovery of archeological artifacts and/or human remains, activity in proximity to the location must cease and appropriate authorities, will be notified for additional consultations.</p> <p>See Attachment I, Historic Preservation <i>(TDAT listing accessed 10/11/2016, letters to each tribe; Response letters from the Alabama-Coushatta Tribe of Texas dated 11/10/2016, Comanche Nation dated 12/19/2016, and Tonkawa Tribe of Oklahoma dated 11/28/16)</i></p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p>This item will be assessed as part of each site-specific review once property addresses are identified. Noise mitigation will be performed to bring the internal noise level to a maximum of 45dB.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not in close proximity to a sole source aquifer. The project location is over 69 miles from the closest sole source aquifer.</p> <p>See Attachment J, Sole Source Aquifers <i>(NEPAssist Map accessed 10/19/2016)</i></p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>According to the USFWS wetlands mapper, there are a few wetland areas within development area 2. While development of wetlands is not proposed for the project, each site will be examined at the site specific level to determine if best management practices should be utilized to protect adjacent wetlands.</p> <p>See Attachment K, Wetlands Protection <i>(USFWS National Wetlands Inventory Mapper accessed 10/19/2016)</i></p>
<p>Wild and Scenic Rivers</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is over 416 miles away from the closest wild and scenic river. Additionally,</p>

Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)		<p>none of the inventory river segments are in Galveston County.</p> <p>See Attachment L, Wild and Scenic Rivers (<i>NEP Assist Map accessed 10/19/2016 and National Parks Service Inventory Rivers List https://www.nps.gov/ncrc/programs/rtca/nri/states/tx.html accessed 10/19/2016</i>)</p>
ENVIRONMENTAL JUSTICE		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p>The nature of the project is to provide relief for low to moderate income persons by replacing rental units that were damaged or destroyed during Hurricane Ike. Environmental Justice will be examined at the site-specific level for each property once addresses are identified to ensure there are no adverse environmental impacts including noise, flood, and contamination and toxic substances, on these target areas. By addressing any potential issues through mitigation, the projects are not expected to result in disproportionately adverse environmental effects on minority or low income populations.</p> <p>See Attachment M, Environmental Justice (<i>EJScreen Report Accessed 10/20/2016</i>)</p>

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation

(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	Project sites are required to be located in City of Galveston zoning districts which are appropriate for the proposed development without the need for zoning changes. Existing land uses in the development area is primarily low- to mid-density residential and commercial, consistent with the proposed construction of 1-4 unit residential structures. Projects must be designed in accordance with city codes and the GLO 2.2 Design Standards which address appropriate scale and design factors.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	3	The development area is located on eastern Galveston Island, which has rapidly draining sandy soils in areas of slight to moderate slope. The development area is in an existing urbanized zone with extant storm water collection infrastructure. Although the project building sites in the development area are nearly flat, the contractor shall implement erosion control measures during construction.
Hazards and Nuisances including Site Safety and Noise	3	Construction activities such as demolition, rehabilitation, and new construction have known hazards. Typical nuisances from such activities could include sidewalk closures and dust and noise, which would be addressed under existing regulations governing construction activity and best management practices. Rehabilitation activities could expose workers to potentially hazardous substances, including asbestos, lead-based paint, or other toxic materials. Construction activities will be performed during the weekday during normal business hours and shall take place at the housing sites. The contractor shall ensure that mandatory construction safety precautions are taken during construction. A Phase I environmental study will be conducted for each site and appropriate mitigation actions will be included in the site specific environmental reviews. During the site-specific assessment, a noise assessment will be conducted to determine if mitigation is needed to bring the noise to an acceptable level.
Energy Consumption	1	Energy consumption during construction may increase temporarily but no long term impact is expected. Project housing units shall be constructed of energy efficient building materials and include efficient fixtures and

	appliances, which will positively impact energy consumption.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	Construction of housing units will create temporary construction jobs. The project will provide affordable housing units for low income residents in high opportunity zones, facilitating economic integration and deconcentrating poverty within the city. Development area 2 is proximate to major employers including Galveston College, Kroger, Wal-Mart, Randall's, Schlitterbahn, Moody Gardens, and numerous restaurants and hotels.
Demographic Character Changes, Displacement	1	Provision of replacement affordable housing units, including fully accessible units, could provide opportunities for protected classes to reside in high opportunity zones. The projects are replacing housing units demolished following Hurricane Ike and are intended to partially address displacement caused by these earlier actions. No residents will be displaced by this project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The construction of replacement housing units will restore housing units that existed before Hurricane Ike, so no new construction of local educational or cultural facilities is anticipated to be necessary. Galveston ISD does not designate attendance zones for its schools but instead operates under a "school of choice" program where a student may attend any grade-appropriate school in the district. The ISD provides free bussing to the chosen school; therefore, the impact of increased enrollment at any single campus is expected to be negligible. The elementary schools in or adjacent to development area 2 are Oppe, Parker, and Burnet.
Commercial Facilities	1	The development area is an urbanized area of the city proximate to commercial facilities including general retail, financial and personal services, restaurants, and pharmacies. Local purchases of building materials and lodging and food for construction workers will have a temporary positive effect on commercial operations.
Health Care and Social Services	2	The construction of replacement housing units will partially restore pre-hurricane demand for health care and social services in the city. Existing health care and social services,

		including UTMB, Island Community Center (community health services, WIC), Family Service Center of Galveston County (family, victim and at-risk youth counseling), and St Vincent's House (health clinic, health screening) are accessible to residents of the development area via public transportation. Galveston Island also has many churches and other social service facilities within it's limits, so availability of social service facilities is also not expected to be an issue.
Solid Waste Disposal / Recycling	2	Solid waste is collected city-wide with current service to the development area, and recycling is voluntary at a single collection site. The number of proposed replacement housing units represents less than 1% of the total service area; therefore, a negligible effect is expected related to system capacity and reliability.
Waste Water / Sanitary Sewers	2	Water is distributed and sewer is collected city-wide with current service to the development area. The number of expected replacement housing units represents less than 1% of the total utility service area; therefore, a negligible effect is expected related to system capacity and reliability.
Water Supply	2	The number of proposed replacement housing units represents less than 1% of the total utility service area; therefore, a negligible effect is expected related to supply capacity and reliability.
Public Safety - Police, Fire and Emergency Medical	1	The construction of replacement housing units that meet current safety and building codes through rehabilitation or replacement of older structures and clearance and development of vacant lots will have a positive effect on public health and safety. The number of proposed replacement housing units represents less than 1% of the City's public safety departments' service areas; therefore, a negligible effect is expected related to service capacity and reliability.
Parks, Open Space and Recreation	2	The construction of replacement housing units will restore housing units that existed before Hurricane Ike, so no additional demand on local parks, open space or recreational facilities is anticipated. The projects will not add or remove any park, public open space, or recreational areas or facilities.
Transportation and Accessibility	2	The development area is served by a complete in-place street network with multiple routes to all parts of the city. Sidewalks in the area are largely intact and will be further considered for accessibility in the site-specific assessments. Fixed route bus transit service is currently available with stops at numerous locations in the development area. Dial-a-ride service is also available for

	individuals with mobility impairments. Development area 2 is served by Island Transit bus routes 5, 6, and 7 which connects the area with nearby grocery stores; UTMB pediatric urgent care and family medical clinics; Island Health Center; Galveston College; Island Community Center; parks (Kempner Park, Seawall Urban Park); and major city and county offices. Stewart Beach, UTMB and Texas A&M are accessible via transfer.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	This project will contain only sites located within the City of Galveston in areas that are already developed and considered urban land. Impact on Natural Features or Agricultural Land is not expected.
Vegetation, Wildlife	2	This project will contain only sites located within the City of Galveston in areas that are already developed and considered urban land. Impact on unique vegetation or wildlife is not expected. Re-vegetation of sites will be accomplished using native plant species.
Other Factors		None

Additional Studies Performed:

A Phase I environmental site assessment (ESA) was performed for the entire development area by Berg-Oliver in December 2016 and is included in Appendix 1.

A Community Development & Housing Planning Study was completed July 2014

Field Inspection (Date and completed by):

Development Area Profile completed September 6-8, 2016 by Tim Jenkins

Site visits will be conducted for each property once identified.

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

- Environmental Protection Agency's (EPA) NEPAassist Mapping Tool
- United States Fish and Wildlife Service (USFWS) Coastal Barrier Resources System Mapper
- Federal Emergency Management Agency (FEMA) Map Service Center
- FEMA Region 6
- Galveston Rental Housing Replacement Program (GRHRP) Mapping Application
- U.S. Department of Housing and Urban Development (HUD) Worksheets
- Natural Resources Conservation Service (NRCS) Web Soil Survey
- TCEQ Current Attainment Status website
- Texas Commission on Environmental Quality (TCEQ) Nonattainment Area Map

Texas General Land Office “The Coastal Zone” Map
USFWS iPaC Report
TPWD Species List
Tribal Directory Assessment Information- TDAT
EPA Region 6 Sole Source Aquifers Map
USFWS National Wetlands Inventory Mapper
National Parks Service Inventory Rivers List

List of Permits Obtained:

None

Public Outreach [24 CFR 50.23 & 58.43]:

Early Floodplain Notice was published in the Galveston County Daily News on 11/3/2016 and one comment was received during the comment period.

A Final Floodplain Notice/FONSI/NOI-RROF notice was published 11/25/2016 and 0 comments were received during the 30-day comment period.

Cumulative Impact Analysis [24 CFR 58.32]:

Hurricane Ike damaged over 75% of the island’s structures and since that time, many recovery measures have been implemented. The GLO evaluated the cumulative effects of the project with past, present and reasonably foreseeable future projects in Development Area 2.

The City of Galveston utilized CDBG-DR funds to complete Fire station no. 4 at 8700 Cessna Drive and included a new 14,356 square foot fire station that included exterior-brick masonry, mechanical-HVAC, fire suppression, plumbing, electrical-light, communication, security and building interior, ADA compliant techniques, and associated appurtenances. The City of Galveston also purchased a fire pumper truck with equipment to replace the fire equipment lost during Hurricane Ike. These improvements ensure fire protection services are available to the area.

The City of Galveston is also using CDBG-DR funds to reconstruct the existing roadways on 69th Street, Saladia Street, 65th Street, and Avenue S to their original width, including furnishing and installing sub-grade, concrete surface, curb, sidewalks, driveways, wheelchair ramps, lighting, fire hydrants, modify existing signals, remove and replace the existing water, sewer, and storm infrastructure, provide other associated appurtenances, and perform site work associated with construction. These road improvements will restore and ensure the function of the road for primary access and emergency vehicle use. This project is not yet complete and in the pre-bid stage at this time.

Through the city’s Capital Improvement Funding, the following projects have been completed: street improvement and storm sewer inlets have been replaced on T ½ Street and 73rd Street and signals have been replaced at 61st Street. Ongoing development and revitalization in the project vicinity will continue in the foreseeable future making this area a desirable place to live, work, and play.

Several multifamily projects in Galveston include a 256-unit reconstruction of a vacant dilapidated apartment complex at 7302 Heards Lane and a 192-unit reconstruction of a vacant dilapidated apartment complex at 7200 Heards Lane. Both projects are 100% complete.

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

Alternative 1: Build rental housing off Galveston island. This alternative was ultimately rejected because it does not serve the project's purpose of replacing rental housing on the island near jobs. While building rental units on the mainland would eliminate the risk associated with building in a floodplain, it also forces people to drive much farther every day to get to work. Galveston island has many tourist attractions that are staffed by low-moderate income workers and these people want to live close to their jobs.

Alternative 2: Constructing the project in a different location on the island.

Affordable, available land meeting the land use requirements for the project, and in a higher opportunity area, with the City of Galveston are scarce. Since the broad environmental review has not revealed conditions that cannot be overcome through mitigation, this alternative is not favored.

Alternative 3: Constructing in the proposed location

Constructing within the development area that has been proposed is the preferred alternative. Based on the broad environmental review, the environmental conditions especially in regard to floodplain, can be overcome with proper mitigation and design planning. The subject area is located in a good location in reference to local businesses, educational institutions, social and medical facilities, public transportation, and is in compliance with the comprehensive and future land use plans of the City of Galveston.

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

The no action alternative is not feasible because it would not help alleviate the need for affordable low- to moderate- income rental housing within the City of Galveston. The project is meant to provide new rental stock to replace units that were lost due to Hurricane Ike.

Summary of Findings and Conclusions:

The purpose of this project is to develop safe and convenient rental housing to replace rental units that were destroyed by Hurricane Ike in 2008. The units will provide attractive, safe, affordable, low- to moderate- income rental housing in the Galveston community with access to local community amenities such as retail stores, restaurants, recreational space, jobs, schools, public transportation, medical and social services.

The broad environmental assessment evaluated the potential impacts of the project on key environmental resources and outlines the regulations that should be followed during the construction of the project. Development Area 2 includes construction within urban residential and commercial neighborhoods, many on previously disturbed lots. The project would have no significant impacts to traffic, solid waste, energy consumption, recreational parklands, and will not displace existing retail or residential facilities. The project will have no or minimal impacts on land use, the coastal zone, geology and soils, water resources, cultural resources, or biological resources. Elevated noise levels would be experienced temporarily during the construction phase

of the projects, but would cease upon the completion of construction. There will be no impact to the demographic character of the community. The surrounding area, and historic significance will be considered in the design of the new structures. The project would include reconstruction, new construction and rehabilitation which may contribute to a revitalization of the community, increase property values, and encourage additional residential and retail enhancements and growth.

Project sites will be located in the 100-year floodplain. Industry specific mitigation measures will be applied to return the area to its original condition and precautions will be taken to maintain minimal disturbance within the construction area. Construction will be advised to keep within compliance of State and local floodplain protection procedures. Floodplain concerns will be mitigated by raising the living environments 2 feet above the base flood elevation.

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
Floodplain Management [24 CFR 55, Executive Order 11988]	If a reconstruction or new construction site is located within the 100-year floodplain, mitigation will occur to minimize the impacts of flooding. The home will be elevated to at least two-feet above BFE, either by in-fill or pier and beam. Upon construction completion, the owner will be required to obtain and maintain flood insurance.
Noise Control [24 CFR 51B]	If the project site selected has a final DNL of above 65 decibels to 75 decibels, which is Normally Acceptable by HUD regulations, noise mitigation will be required. The noise mitigation will include, but not be limited to, STC rated material to comply with HUD’s noise standards, which require interior noise levels do not exceed 45dB. The contractor shall furnish certified documentation of the sound attenuation rating for the property to be documented in the site-specific ERR.
Toxic Chemicals and Radioactive Materials [24 CFR 58.5(i)]	If any issues with contamination are found on any specific site, revealed either through the site visit, during demolition, as a result of a Phase I or Phase II ESA, or an EnviroMapper search, the appropriate measures will be required to ensure contamination is remediated and

	<p>there will be no human exposure to any toxic chemicals or contaminants.</p> <p>If the site is a reconstruction or rehabilitation of a home or other structure built prior to 1978, testing for lead-based paint and asbestos will be required. If necessary, positive test results will be followed by proper abatement and disposal by a licensed individual, following all local, state and federal regulations.</p> <p>All documentation documenting mitigation has occurred will be retained in the site-specific ERR for that property.</p>
Historic Preservation [36 CFR 800]	<p>If any structure at the construction site is 45 years old or older, or if the site is within a historic district, a consultation with the Texas Historical Commission (THC) will occur. Architectural and archeological reviewers at the THC may need to review and approve all potential construction work to be done at this type of site. All correspondence and coordination with the THC will be documented in the site-specific ERR.</p>

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: 12/27/2016

Name/Title/Organization: Kelly Warner, Environmental Specialist, Community Development and Revitalization, GLO

Certifying Officer Signature: _____ Date: 12/28/2016

Name/Title: Pete Phillips, Deputy Director, Community Development and Revitalization, GLO

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).

