

Portland, Maine



Yes. Life's good here.

Mary Davis
Division Director, Housing & Community Development Division

March 7, 2017

MAR 16 2017

0343-17

Kirk F. Mohny, Director
Maine Historic Preservation Commission
55 Capitol Street State House Station #65
Augusta, ME 04333

Dear Mr. Mohny:

Enclosed are photos of the property located at 37 and 63 Front Street, Portland, Maine. The City of Portland is conducting an environmental review for

- (1) HUD approval of the Section 18 Demo-Disposition for the redevelopment of units of rental housing available to low and very-low income households.

In addition, the City of Portland, acting as the responsible entity for the Portland Housing Authority (PHA) is conducting an environmental review for

- (2) Project-Based Section 8 Housing Vouchers provided by the Portland Housing Authority.

Project Name: Front Street, Portland Maine

Brief scope of work:

The Portland Housing Authority created a Strategic Vision Plan for all its Public Housing properties in late 2015. As part of that effort, PHA outlined its priority projects that needed renovation or re-development. The Front Street development, 50 units of family housing that is part of the Washington Gardens Asset Management Project (AMP) was identified as the highest need property. The subsequent Obsolescence Study found the housing is beyond cost-effective repair and the most efficient means of providing safe, decent housing for our residents is to demolish the buildings and re-develop the housing. PHA is applying to HUD under Section 18 Demolition / Disposition to demolish this public housing and replace it with 80 affordable housing units and 20 market rate units. An application may not be approved until the environmental review is complete.

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Section B – No Historic Properties Affected (**Not eligible for listing in the National Register or No Effect**)

I find that there are no properties in the project area of historic, architectural or archaeological significance as defined by the National Historic Preservation Act of 1966 (as amended), or that this project will not affect those qualities which make this property significant.

Date: 3/21/17

By: Kirk F. Mohnney

MHPC# 0343-17

Kirk F. Mohnney
State Historic Preservation Officer



Mary Davis

Division Director, Housing & Community Development Division

HISTORIC IMPACT DETERMINATION - Date Submitted: March 7, 2017

PART I: Proposed Scope of Work

The Portland Housing Authority created a Strategic Vision Plan for all its Public Housing properties in late 2015. As part of that effort, PHA outlined its priority projects that needed renovation or re-development. The Front Street development, 50 units of family housing that is part of the Washington Gardens Asset Management Project (AMP) was identified as the highest need property. The subsequent Obsolescence Study found the housing is beyond cost-effective repair and the most efficient means of providing safe, decent housing for our residents is to demolish the buildings and re-develop the housing. PHA is applying to HUD under Section 18 Demolition / Disposition to demolish this public housing and replace it with 80 affordable housing units and 20 market rate units. An application may not be approved until the environmental review is complete.

PHA, and its development entity Portland Housing Development Corporation, will apply for CDBG funds in 2017 to help pay for demolition of the exiting 19 buildings and some of the costs of temporary relocation of residents. A related entity, Front Street Housing Re-Development, LP, will apply in 2017 for HOME funds from the City of Portland as well as Low-Income Housing Tax Credits and HOME funds from Maine State Housing Authority, to pay for the re-development of Front Street. Other sources of funds will be local foundations, the Federal Home Loan Bank of Boston AHP Direct Subsidy and Subsidized Advance loan, owner equity and other amortizing loans.

PROPERTY INFORMATION:Age: Address: 37 and 63 Front Street, Portland, MaineProperty Owner: Portland Housing Development CorporationFunction: HUD CDBG, HOME and Project-Based Section 8 Housing Vouchers to redevelop and expand existing housing.**PART II: To be completed by the State Historic Preservation Office****Section A – An Adverse or No Adverse Effect (significant cultural resource affected)**

I find that the subject property is either eligible or listed in the National Register of Historic Places. Based upon the proposed scope of work and the historic property's significant characteristics, I find this project will have _____ effect on those qualities which make this property significant.

Date: _____

By: _____

Kirk F. Mohney

State Historic Preservation Officer

Portland, Maine



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Please examine this information in accordance with the procedures for protection of historic and cultural resources (36 CFR Part 800) to determine whether the proposed construction will have an adverse effect on this property as a historic or cultural resource. Please sign below in the appropriate location and return this form to me.

Thank You.

Sincerely;

Mary P. Davis

Director of Housing & Community Development Division



PENOBSCOT NATION
CULTURAL & HISTORIC PRESERVATION
12 WABANAKI WAY, INDIAN ISLAND, ME 04468

CHRIS SOCKALEXIS – TRIBAL HISTORIC PRESERVATION OFFICER
E-MAIL: chris.sockalexis@penobscotnation.org

NAME	Mary Davis
ADDRESS	City of Portland Housing & Community Development Division Planning & Urban Development Department 389 Congress Street, Room 312 Portland, ME 04101
OWNER'S NAME	Portland Housing Authority
TELEPHONE	(207) 874-8711
FAX	
EMAIL	mpd@portlandmaine.gov
PROJECT NAME	Demolition of existing building and Construction of new apartment building at 37 & 63 Front Street
PROJECT SITE	Portland, ME
DATE OF REQUEST	April 5, 2017
DATE REVIEWED	April 26, 2017

Thank you for the opportunity to comment on the above referenced project. This project appears to have no impact on a structure or site of historic, architectural or archaeological significance to the Penobscot Nation as defined by the National Historic Preservation Act of 1966, as amended.

If Native American cultural materials are encountered during the course of the project, please contact my office at (207) 817-7471. Thank you for consulting with the Penobscot Nation Tribal Historic Preservation Office with this project.

A handwritten signature in black ink, appearing to read "Chris Sockalexis".

Chris Sockalexis, THPO
Penobscot Nation

Memorandum
Department of Planning and Development
Historic Preservation Office



To: Kristin Styles, CDBG Program Manager

Cc: Jay Waterman, Portland Housing Authority

From: Deborah Andrews, Historic Preservation Program Manager

Date: November 9, 2017

Re: FY' 18-19 CDBG Grant Request from Portland Housing Authority
for Front Street project

This is to confirm that Jay Waterman, representing Portland Housing Authority, has been in contact with this office regarding a proposed project on Front Street for which FY '18-'19 CDBG funding is being sought. As the project area is located outside a local historic district, no historic preservation review is required.

**City of Portland
Environmental Assessment**

Environmental Review Record

Program Name:	Portland Housing Authority – Project Based Vouchers
Project Name and Address:	Front Street, Portland, Maine
Project Description:	<p>The Portland Housing Authority created a Strategic Vision Plan for all its Public Housing properties in late 2015. As part of that effort, PHA outlined its priority projects that needed renovation or re-development. The Front Street development, 50 units of family housing that is part of the Washington Gardens Asset Management Project (AMP) was identified as the highest need property. Front Street is currently a 50-unit Public Housing community in the East Deering neighborhood of Portland, Maine. The project was built in 1971 to relocate residents of the Bayside neighborhood as part of Portland’s Urban Renewal effort and the creation of Franklin Arterial. Over 200 residential structures in Bayside, considered a blighted area, were taken by eminent domain and demolished. A portion of those families were moved to temporary housing at Front Street in Portland’s East Deering neighborhood.</p> <p>46 years later, this “temporary” housing was identified in Portland Housing Authority's 2015 Strategic Vision Plan as the top priority property for re-development due to deterioration of buildings, poor construction quality and structural issues with poor soils. A 2012 Physical Needs Assessment concluded that the buildings are at the end of their useful life, and PHA’s Strategic Vision Plan made them a top priority among the 1,000 apartments owned by PHA. A 2016 Obsolescence Study determined that renovations would be costlier than demolition and new construction. Given the age of the property, there is some hazardous materials that will only affect demolition. This will need to be removed as part of the demolition.</p> <p>PHA is applying to HUD under Section 18 Demolition and Disposition of the Housing Act of 1937 to re-develop the Front Street public housing. This will be the first time public housing will be demolished and redeveloped in Maine. The existing buildings will be demolished and replaced with 79 affordable housing units and 20 market rate units. PHA has also applied for CDBG funds to assist with the relocation costs associated with this project.</p>
Estimated Funding:	\$250,000 CDBG; \$777,600 TD Charitable Foundation, EPA Brownfields Grant, Section 9 Public Housing Capital

	Funds, Portland Housing Reserves; \$6.8M LIHTC equity; \$6.27M MaineHousing, Federal Home Loan Bank of Boston, PHA Sponsor Loan.
Project Developer	Portland Housing Authority Portland Housing Development Corporation
Environmental Determination:	Environmental Assessment, 24 CFR §58.36



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

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

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

Project Information

Project Name: 37 and 63 Front Street, Portland, Maine

Responsible Entity: City of Portland, Maine

Grant Recipient (if different than Responsible Entity): Portland Housing Authority

Preparer: Mary P. Davis, HCD Division Director, City of Portland

Certifying Officer Name and Title: Jon P. Jennings, City Manager

Grant Recipient (if different than Responsible Entity): Portland Housing Authority

Consultant (if applicable): N/A

Direct Comments to: Mary P. Davis, HCD Division Director, City of Portland

Project Location: 37 and 63 Front Street, Portland, ME

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

The Portland Housing Authority created a Strategic Vision Plan for all its Public Housing properties in late 2015. As part of that effort, PHA outlined its priority projects that needed renovation or re-development. The Front Street development, 50 units of family housing that is part of the Washington Gardens Asset Management Project (AMP) was identified as the highest need property. Front Street is currently a 50-unit Public Housing community in the East Deering neighborhood of Portland, Maine. The project was built in 1971 to relocate residents of the Bayside neighborhood as part of Portland's Urban Renewal effort and the creation of Franklin Arterial. Over 200 residential structures in Bayside, considered a blighted area, were taken by eminent domain and demolished. A portion of those families were moved to temporary housing at Front Street in Portland's East Deering neighborhood.

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PHA is applying to HUD under Section 18 Demolition and Disposition of the Housing Act of 1937 to re-develop the Front Street public housing. This will be the first time public housing will be demolished and redeveloped in Maine. The existing buildings will be demolished and replaced with 79 affordable housing units and 20 market rate units. PHA has also applied for CDBG funds to assist with the relocation costs associated with this project.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]: Environmental Assessment (24 CFR §58.36) Project is not exempt or categorically excluded under §58.34 and 58.35 therefore an environmental assessment is required. The thresholds for the preparation of an Environmental Impact Statement (EIS) under 24 C.F.R. Part 58 have not been met, and the findings in this Environmental Assessment do not warrant the preparation of an EIS.

Existing Conditions and Trends [24 CFR 58.40(a)]: No project alternative. A “no-project” alternative would not contribute towards providing decent, safe and sanitary affordable housing in the Portland area.

Funding Information

Grant Number	HUD Program	Funding Amount
CDBG	B-18-MC23-000	\$250,000
TBD	Section 18 Demolition/Disposition	\$TBD
TBD	Section 8 Project Based Vouchers	\$TBD

Estimated Total HUD Funded Amount: TBD

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$13,000,000

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		
1. Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Project site is approximately 3.3 miles east of Portland International Jetport, a commercial service airport, and outside the Jetport’s runway

		protection zones. See attached. There are no military airfields in Maine.
2.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"/>	Project site is not in John H. Chafee Coastal Barrier Resource System. See map of federal coastal barriers in Maine and related materials, attached. See also FIRM No230051 0007 C dated 12/08/1998, attached.
3.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"/>	Project site is in FEMA designated flood zone C, which is not a special flood hazard area. See FIRM No. 230051 0007 C dated 12/08/1998, attached. See Floodplain Managements below. No flood insurance required.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
4.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"/>	No Maine county is a non-attainment area. See EPA Green Book map and updated attached.
5.Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Site is in a municipality in the Maine coastal zone. See list at http://www.maine.gov/dacf/mcp/about/coastal_zone_map.htm . Federal consistency review is not required. The provision of PHA Project Based Housing Vouchers to the project developer once the developer has satisfied all requirements, including obtaining necessary permits for the project, does not involve a federal financial assistance activity listed in Maine's coastal management program as subject to federal consistency review. See Section III.D of <i>Maine Guide to Federal Consistency Review</i> dated 1/2013, attached.
6.Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Phase I ESA (see attached) report revealed no evidence of known or suspected Recognized Environmental Conditions (REC) in connection with the property. However, the Phase I identified the potential for urban fill at the Site as an environmental concern. Portions of the Site and vicinity are constructed on areas formerly part of Back Cover and subsequently built up by emplacement of fill materials of unknown origin, including potential "urban fill" soils. An environmental assessment of soil conditions was conducted in conjunction with geotechnical exploration and determined that any excess soils generated during the redevelopment of the Site will be classified as a "special waste" and will require proper handling and disposal. A Soil Management Plan will be developed to ensure proper characterization, handling and

		<p>management of potentially impacted soils.</p> <p>A limited Hazardous Materials Inventory identified asbestos-containing materials which must be removed and disposed of by MEDEP-licensed abatement contractors prior to demolition or renovation that would disturb the materials. Results of laboratory analysis was non-detect for lead and PCBs. Identified hazardous materials will require abatement and/or special handling and special disposal prior to renovation and/or demolition.</p>
<p>7.Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>U.S. Fish and Wildlife Service (FWS) resource list includes the Northern Long-Eared Bat, a threatened species. Utilizing the FWS Key to the Northern Long-Eared Bat 4(d) Rule (see attached) it was determined that the Project activity does not involve tree removal and therefore the project may proceed, no permit is required.</p> <p>No endangered or threatened plant species or critical, essential or significant wildlife or plant habitats on project site.</p> <p>See attached.</p>
<p>8.Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Phase I ESA did not find other evidence of underground storage tanks (USTs) or above ground storage tanks (ASTs) on the site. Visual observation of the buildings located adjacent to the site and its surroundings did not indicate any above-ground tanks containing explosive or flammable substances.</p> <p>The Phase I did identify a flammable/hazardous storage cabinet in the basement of the community center building, which contained 30 to 40 miscellaneous sized, retail containers of over the counter chemicals, paints, spray paints, charcoal lighter fluid, as well as one-gallon portable gasoline container; these items are store inside the locked cabinet, are in good condition with no obvious evidence of leakage or staining. These will be properly addressed and managed/removed.</p>
<p>9.Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Project site is a previously developed urban site containing surface parking lots, walkways, and multiple multi-family buildings.</p>
<p>10.Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Project site is in FEMA designated flood zone C, which is not a special flood hazard area. See FIRM No. 230051 0013B dated 07/17/1986, attached.</p>

<p>11. 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 type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Maine Historic Preservation Commission (MHPC) has determined that there are no properties in the project area of historic, architectural or archaeological significance as defined by the National Historic Preservation Act of 1966 (as amended), or that his project will not affect those qualities which makes this property significant. See MHPC determination letter dated March 21, 2017 attached.</p>
<p>12. 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 checked="" type="checkbox"/></p>	<p>The project will not be adversely impacted by any major noise source. The Project site is approximately 3.3 miles from the Portland International Jetport, the closest civil airport, but outside the 55 DNL noise contour for the Jetport. One operating railroad is located 1,700 feet from the site, Washington Avenue is approximately 700 feet from the site but buildings and other development obstruct the line of sight between the site, the railroad, and the road.</p>
<p>13. 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>Project site is not located on or near, and project will not impact, any mapped sole source aquifer or significant sand and gravel aquifer. See attached showing locations of sole source aquifers on islands off the Maine coast and locations of significant sand and gravel aquifers in Portland. Project site will be connected to municipal water supply.</p>
<p>14. Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Project site is a developed urban site. National Wetlands Inventory (NWI) map of U.S. Fish and Wildlife Service does not indicate any wetlands on or adjacent to the project site. See NWI map, attached.</p>
<p>15. Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The only Maine river included in the National Wild and Scenic Rivers System is the Allagash Wilderness Waterway, which is over 150 miles north of Portland. See attached.</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		
16.Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project is consistent with Housing: Sustaining Portland's Future dated 11/18/2002, the housing component of the City of Portland Comprehensive Plan, which encourages greater housing density, more efficient use of vacant land, infill lots, and redevelopment opportunities, and housing development in the downtown near services and major arterials to increase the use of public transit and improve proximity to employment and services. The project site is located in the R-5 Residential. Multifamily housing is a permitted use in the R-5 zone. See attached.
17.Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The site topography generally slopes down to the south and east. A Geotechnical Report dated 9/1/16 prepared by Ransom Consulting indicated that ground improvements by impacts piers and supporting the buildings on pile foundations are the most feasible methods to support the proposed structural loads. See attached.
18.Hazards and Nuisances including Site Safety and Noise	2	No evidence of hazards and nuisances based on visual observation.
19.Energy Consumption	2	The project will conform to the Maine State Housing Authority Quality Standards and Procedures Manual, which incorporates the Maine Uniform Building and Energy Code and includes energy conservation standards for new and renovated projects financed by MaineHousing.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
20. Employment and Income Patterns	2	Project involves the construction of 100 unit rental housing project and will not affect employment or income patterns in the community.
21. Demographic Character Changes, Displacement	2	The use of the site as a 100 unit rental housing project will not change the character of the area. The other properties in the area of the site are residential.

Environmental Assessment Factor	Impact Code	Impact Evaluation
22. COMMUNITY FACILITIES AND SERVICES		
22.1 Educational and Cultural Facilities	2	Project involves the construction of a 100 unit rental housing project and will not affect community educational facilities. Site is located 2.1 miles from Merrill Auditorium in Portland, which offers year round concert and theatrical productions. Portland Public Library is located 2.2 miles from site.
22.2 Commercial Facilities	2	Hannaford grocery store with pharmacy is located 2.5 miles from site. Shaw's supermarket is located 2.7 miles from site. Post office is located 3 miles from site.
22.3 Health Care and Social Services	2	Major hospitals (Maine Medical Center and Mercy Hospital) are located 3 and 4.4 miles from site.
22.4 Solid Waste Disposal / Recycling	2	Existing residential rental project uses a private waste disposal service. The proposed new project will not impact solid waste disposal facilities in the area.
22.5 Waste Water / Sanitary Sewers	2	Project on the site will be connected to municipal sewer.
22.6 Water Supply	2	Project on the site will be connected to municipal water supply.
22.7 Public Safety - Police, Fire and Emergency Medical	2	Police station is located 2.5 miles from site; fire station and emergency medical is located 2 miles from site.
22.8 Parks, Open Space and Recreation	2	Available parks, including the Eastern Promenade, located .7 miles from project site; Deering Oaks, located about 3 mile from site; Back Cove, located .12 miles from site. The City of Portland offers a variety of recreational programs and activities for preschool, youth, family, teens, adults and senior adults at its five community centers year-round. Theatrical productions and concerts available at Merrill Auditorium, located 2.1 mile from project site. Art museum is located 3 mile from site. Portland Public Library is located 2.2 mile from site.
22.9 Transportation and Accessibility	2	Portland Metro Bus service route to site is attached.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
22.10 Unique Natural Features, Water Resources	2	None. Project site is an asphalt-paved parking and drive surfaces, light poles, signage, and curbing. Lawn areas are located on the northwestern and southeastern portions of the site.
22.11 Vegetation, Wildlife	2	Project site is an asphalt-paved parking and drive surfaces, light poles, signage, and curbing. Lawn areas are located on the northwestern and southeastern portions of the site. See Endangered Species and Fish and Wildlife
22.12 Other Factors		

Summary of Findings and Conclusions:

The proposed project is in compliance with applicable laws and regulations and will not have a significant adverse impact upon the human or natural environment. Beneficial impacts include (1) the combating of sprawl by using an urban infill site within driving distances to amenities, necessary services and recreational facilities, with municipal water and sewer service, (2) provision of affordable rental housing to low-moderate income households, and (3) the enhancement of long-term affordability by providing dwellings constructed in accordance with the Maine Uniform Building and Energy Code.

The thresholds for the preparation of an Environmental Impact Statement (EIS) under 24 CFR Part 58 have not been met, and the findings in this Environmental Assessment do not warrant the preparation of an EIS.

Alternatives Considered: No project alternative. A “no-project” alternative would not contribute towards providing decent, safe and sanitary affordable housing in the Portland area.

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: November 20, 2017

Name/Title/Organization: Mary Davis, Housing and Community Development Division
Director, City of Portland, Maine

Certifying Officer Signature: _____ Date: December 8, 2017
Name/Title: Jon P. Jennings, City Manager, City of Portland, Maine

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).