



**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: Hawk View Apartments Redevelopment

Responsible Entity: City of Reno

Grant Recipient (if different than Responsible Entity): Housing Authority for the City of Reno

State/Local Identifier: Reno, Washoe County, Nevada

Preparer: BEC Environmental, Inc.

Certifying Officer Name and Title: Jackie Bryant, Assistant City Manager

Consultant (if applicable): BEC Environmental, Inc.
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Project Location:

The Hawk View Apartments are located at 1500 Steelwood Lane and 2531 Tripp Drive (two entrances to the complex), Reno, Nevada 89512, on Washoe County Assessor parcels #004-292-17 (1500 Steelwood Lane) and #004-292-18 (2531 Tripp Drive). See **Appendix 1 – Vicinity Map**.

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

Hawk View Apartments currently consists of 100 multifamily units within 25 two-story buildings and includes one single-story maintenance building, one single-story laundry facility, and a clubhouse (Figure 1). The two parcels total 6.5 acres. The Housing Authority of the City of Reno (RHA—owner) plans to convert their Hawk View Apartments property from a public housing project to a project-based Section 8 project under the demolition and disposition rules authorized by Section 18 of the U.S. Housing Act of 1937. RHA plans to demolish all 28 buildings and rebuild the apartments to current standards using Home Means Nevada Initiative funds (American Rescue Plan Act SLFRF dollars), 4% Low Income Housing Tax Credit (LIHTC) equity, tax-exempt bonds, and RHA HUD-held reserves. The new three-story buildings will add an additional 104 multi-bedroom units to the Hawk View Apartments complex for 204 total units.

Demolition is proposed to begin in December 2023, with the construction of the replacement buildings/units completed in June 2025.

The new housing would be a 100% affordable family development targeted to households with incomes at or below 50% of the area median income (AMI).

The new units would have modern energy-efficient features and include a percentage of units accessible to disabled persons. The unit mix would be primarily two-bedroom units, with a centrally located activity center/building with an on-site management office, supportive services, and resident amenities.

HAWK VIEW APARTMENTS

THREE-STORY ALTERNATIVE 1

APRIL 2023



Figure 1. Aerial photo of the existing Hawk View Apartments overlaid with the proposed site rebuild.

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

The Hawk View Apartments were originally constructed in 1984. The Apartments meet the US Housing and Urban Development (HUD) threshold for obsolescence based on a recent physical needs assessment of the property. RHA will increase the density of the site within the current parcel boundaries by replacing the two-story buildings with three-story buildings, enabling RHA to maximize available affordable housing. The additional units may be one- to three-bedroom in size.

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

HUD generally approves demolition or disposition applications if the public housing units were physically obsolete. The Hawk View apartments were determined to have substantial physical issues that could not be corrected in a cost-effective manner.

The area surrounding the project site is largely characterized by ongoing residential, commercial, and municipal development. This development includes the continual modernization and expansion of nearby transportation corridors including US 395 to the east, Interstate 80 to the south, and North McCarran Boulevard to the north. Additionally, the Spring View Apartment affordable housing complex is currently under construction adjacent east to the Hawk View Apartments. The project area was incorporated into the City of Reno in the 1990s.

The site is pedestrian friendly with access to public transportation, schools, shopping, and employment opportunities. Demand for housing in this area is supported by established waiting lists at comparable properties.

The real estate market in Northern Nevada has been growing steadily over the last decade. Demand for housing has surged in the Reno housing market due to an influx of large companies and jobs in Northern Nevada. Despite a slowdown in real estate sales due to COVID-19, the median price for an existing single-family home in the city of Reno went up to \$519,434 in early 2023, a decrease of 5.6% from a year ago but 46.9% higher over the last three-year period. The median sales price for a single-family home in 2017 was around \$300,000. This strong housing demand continues to put pressure on the available supply creating a situation where there are very limited economically viable and zoned appropriate areas for affordable housing. Households now need to spend half to three-quarters of their income to afford a median home. The apartment vacancy rate in Reno-Sparks continues to be below the national average, reflecting the tight demand for units in the area. Reno-Sparks' average vacancy rate fell to 2.66% during the first quarter of 2023. The Washoe County unemployment rate was 4.4% in April 2023, but was 3.1% for 2022.

Under the current zoning, APN 004-292-17 could have a max density of 114 units, and APN 004-292-18 could have a max density of 90 units for a total project unit count of 204 units.

The Orr Ditch runs east/west between the two parcels; no modifications will be made to the Ditch. A geotechnical survey was conducted in April 2023 (**Appendix 2 – Geotechnical Information**).

Funding Information

| Grant Number | HUD Program | Funding Amount |
|---------------------|-------------------------------------|-----------------------|
| | HUD-held Reserve/MTW Block Grant | \$ 7,550,000 |
| | Section 8 Project Based Vouchers | |

Estimated Total HUD Funded Amount: \$ 7,550,000

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:
\$73,276,099**

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 |
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| 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"/> | <p>Not Applicable to This Project. The proposed project is not located within 15,000 feet of a military airport or 2,500 feet of a civilian airport.</p> <p>The nearest airport, Reno-Tahoe International Airport (RNO), is located approximately 15,600 feet (2.95 miles) south of the subject site as shown in Appendix 3 – Airports. There are no military airports in the area.</p> <p>The project is located outside all potential airport impact areas for both the Reno-Tahoe International Airport and the Reno-Stead Airport (the Reno-Stead is a general aviation facility more than eight miles northwest of the subject site).</p> <p>Determination made Erika Balderson, BEC Environmental, Inc., on May 22, 2023.</p> |
| 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"/> | <p>Not Applicable to This Project. The proposed project is not located within a Coastal Barrier Resources unit; there are no Coastal Barrier Resource units within the state of Nevada as shown in Appendix 4 – Coastal Barrier Resources.</p> <p>Determination made by Erika Balderson, BEC Environmental, Inc., on May 22, 2023.</p> |
| Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | <p>Not Applicable to This Project. The subject site is not located within a Federal Emergency Management Agency (FEMA)-identified Special Flood Hazard Area (SFHA). The project area is located within Zone X, Area of Minimal Flood</p> |

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| [42 USC 4001-4128 and 42 USC 5154a] | | <p>Hazard, outside the 0.2-Percent Annual Chance Flood Hazard Zone, as depicted on the National Flood Hazard Layer FIRMette Panel Number 32031C3045G Effective March 16, 2009, in Appendix 5 – FEMA Floodplain and Flood Hazard Information.</p> <p>Determination made by Erika Balderson, BEC Environmental, Inc., on May 31, 2023.</p> |
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STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

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| <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>Finding of No Impact. Areas of the country where air pollution levels persistently exceed the National Ambient Air Quality Standards (NAAQS) may be designated as areas of “nonattainment” by the Environmental Protection Agency (EPA). The EPA Green Book provides detailed information about NAAQS designations, classifications, and nonattainment status. (Appendix 6 – Nevada Nonattainment Status).</p> <p>All geographic areas of Washoe County currently attain all NAAQS. Land use planning projects are accounted for in the Regional Transportation Plan, which conforms to air quality plans. This project is in conformance with Washoe County’s portion of Nevada’s State Implementation Plans. This project does not exceed de minimis levels for the maintenance area pollutants of carbon monoxide (CO) and particulate matter (PM10).</p> <p>Construction activities can contribute to air pollution through the operation of diesel engines, generators, vehicle use, and working with toxic materials (i.e., asbestos). Demolition of existing structures and grading may require additional Air Quality Management Division (AQMD) review to ensure compliance with federal and local requirements.</p> <p>All construction sites generate dust. Construction dust is classified as PM₁₀. The Hawk View Apartments project would disturb an area greater than one acre, therefore a Dust Control Permit application must be submitted to the Washoe County Health District, AQMD.</p> <p>Proposed energy efficiency improvements, such as more energy-efficient appliances could</p> |
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| | | <p>contribute to a reduction in carbon monoxide emissions.</p> <p>Determination made by Erika Balderson, BEC Environmental, Inc., on May 26, 2023.</p> <p>Francisco Vega, Director, AQMD, Washoe County Health District, concurred on June 22, 2023.</p> |
| <p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p> | <p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>Not Applicable to This Project. Coastal Zone Management resources will not be impacted. The State of Nevada is not a coastal state within or bordering an ocean, the Gulf of Mexico, or the Great Lakes; therefore, the state does not contain a designated Coastal Zone, as shown in the Coastal Barrier Resources Area Map found in Appendix 4.</p> <p>Determination made by Erika Balderson, BEC Environmental, Inc., on May 26, 2023.</p> |
| <p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p> | <p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>Finding of No Impact. A Phase I Environmental Site Assessment (ESA) of the project area was completed on April 21, 2023 (Appendix 7 – Phase I Environmental Site Assessment). The ESA site reconnaissance revealed no evidence of recognized environmental conditions (REC), controlled recognized environmental conditions (CREC), or historical recognized environmental conditions (HREC). It was noted, however, potential asbestos-containing material (ACM) had been identified at the property during previously performed asbestos surveys. Removal of such materials will need to be addressed per EPA regulations and Washoe County Health District permitting for demolition and disposal of hazardous material.</p> <p>Demolition of existing structures and grading may require additional AQMD review to ensure compliance with federal and local requirements.</p> <p>Determination made within the Phase I ESA by James Koch, Certified Environmental Manager, Wood Rodgers, Inc., April 21, 2023.</p> <p>Francisco Vega, Director, AQMD, Washoe County Health District, concurred on June 22, 2023.</p> |
| <p>Endangered Species</p> | <p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>Finding of No Impact. The subject site is located within a developed, residential/commercial mixed-use urban area and project</p> |

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| <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p> | | <p>activities would occur within an urban landscape. The US Fish and Wildlife Service (USFWS) provided information about species protected under the Endangered Species Act potentially in the vicinity of the subject site (regardless of the urban character of the area). Impacts on endangered species are not expected; species identified by the USFWS are not likely to exist in the developed urban environment due to lack of habitat, nor were the species observed during the May 2, 2023, site survey.</p> <p>The USFWS identified six species protected under the Endangered Species Act in the general vicinity of the project area: cui-ui (<i>Chasmistes cujus</i>), Lahontan cutthroat trout (<i>Oncorhynchus clarkia henshawi</i>), Sierra Nevada yellow-legged frog (<i>Rana sierrae</i>), Carson wandering skipper (<i>Pseudocopaeodes eunus obscurus</i>), monarch butterfly (<i>Danaus plexippus</i>), and Webber's ivesia (<i>Ivesia webberi</i>). These species (fishes, an amphibian, insects, and a plant) are not expected to be impacted based on project location, lack of sufficient or appropriate habitat, and vicinity. The USFWS identified no critical habitat within the project area (Appendix 8 - Endangered Species Supporting Documentation, USFWS consultation letter).</p> <p>Determination made by Erika Balderson, BEC Environmental, Inc., May 31, 2023, 2023.</p> |
| <p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p> | <p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>Finding of No Impact. The proposed project does not include a hazardous facility (a facility that mainly stores, handles, or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries). No above-ground storage tanks or other evidence of explosive or flammable hazards were observed on or adjacent to the subject site during the Phase I ESA site visit on April 18, 2023 (Appendix 7), nor the subsequent site visit conducted on May 2, 2023.</p> <p>Determination made within the Phase I ESA by James Koch, Certified Environmental Manager, Wood Rodgers, Inc., April 21, 2023, and Erika Balderson, BEC Environmental, Inc., May 2, 2023.</p> |
| <p>Farmlands Protection</p> | <p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>Finding of No Impact. The US Department of Agriculture, Natural Resources Conservation Service, has designated the soils for the project</p> |

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| <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p> | | <p>site as “Not Prime Farmland.” (Appendix 9 – Farmland Classification). The project would not convert one land use to another; the project is on land already in or committed to urban development (7 CFR 658.2(a)).</p> <p>Based on historical research, the site historically supported agriculture as early as the late 1800’s. The current Hawk View Apartments were constructed in 1984.</p> <p>Determination made by Erika Balderson, BEC Environmental, Inc., May 26, 2023.</p> |
| <p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p> | <p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>Not Applicable to This Project. The project area is not located within a FEMA-identified SFHA. The project area is located within Zone X, Area of Minimal Flood Hazard, outside the 0.2-Percent Annual Chance Flood Hazard Zone, as depicted on the National Flood Hazard FIRMette Panel Number 32031C3045G Effective March 16, 2009, in Appendix 5.</p> <p>Determination made by Erika Balderson, BEC Environmental, Inc., on May 31, 2023.</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 <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>Consultation/Review Procedures Required – Historic Resources not Affected. Section 106 Consultation was conducted with the Nevada State Historic Preservation Office (SHPO).</p> <p>In accordance with Section 106 of the National Historic Preservation Act (NHPA), a literature review and pedestrian survey of historic resources within and around the project site was conducted on May 2, 2023. The area of potential effect (APE) for this project was determined during this pedestrian survey. Based on the results, a finding of no adverse effect to historic properties for this undertaking was recommended.</p> <p>A summary of the investigation and finding recommendations, per NHPA Section 106, was received by the Nevada State Historic Preservation Office (SHPO) on May 18, 2023 (Appendix 10 – SHPO Section 106 Consultation Checklist).</p> <p>Nevada SHPO concurred with the finding of No Historic Properties Affected.</p> <p>Robin K. Reed, Deputy State Historic Preservation Officer, Nevada SHPO, concurred</p> |

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| | | on a finding of no effect for the proposed Project on June 23, 2023. |
| <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 checked="" type="checkbox"/></p> | <p>Finding of No Impact. The HUD Day/Night Noise Level (DNL) calculator was used to determine potential noise levels at the project site. The DNL calculation worksheet is included in Appendix 11 - Noise Abatement and Control.</p> <p>The DNL calculation combined Nevada Division of Transportation (NDOT) average annual daily traffic (AADT) count for Clear Acre Lane Station 0312330 which is 670 feet east of the subject site (NDOT online Traffic Information Systems), North McCarran Boulevard Station 0310416 which is 380 feet north of the subject site, US 395 southbound onramp from McCarran Boulevard Station 0310410 which is 1,350 feet east of the subject site, and the Union Pacific railway (UP) 2,175 feet west of the subject site. The combined expected exterior site noise level from all sources was calculated to be 60 decibels (dB). The combined noise level, at or below 65 dB, is considered "Acceptable" under HUD requirements for outdoor noise levels.</p> <p>Determination made by Erika Balderson, BEC Environmental, Inc., May 26, 2023.</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>Not Applicable to This Project. The US EPA, Region 9, has not designated any sole source aquifers in the state of Nevada, as shown in the US EPA Region 9 Sole Source Aquifer map found in Appendix 12 –Sole Source Aquifers.</p> <p>Determination made by Erika Balderson, BEC Environmental, Inc., on May 22, 2023.</p> |
| <p>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>Not Applicable to This Project. The USFWS National Wetlands Inventory Mapper web application identified Orr Ditch bisecting the project site as a Riverine (National Wetlands Inventory Map in Appendix 13 – USFWS National Wetlands Inventory Map). Orr Ditch supports some aquatic life (no evidence of ESA-protected species) but would not be modified by this project.</p> <p>Determination made by Erika Balderson, BEC Environmental, Inc., on May 22, 2023.</p> |
| <p>Wild and Scenic Rivers</p> | | <p>Not Applicable to This Project. There were no designated Wild and Scenic Rivers near the</p> |

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| <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p> | <p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>subject site; Nevada has approximately 141,796 miles of river, but no designated Wild and Scenic Rivers, and no Study Rivers, as shown in Appendix 14 - Wild and Scenic Rivers Information.</p> <p>Nevada does not contain any Nationwide Rivers Inventory identified river segments which could potentially qualify as national wild, scenic, or recreational river areas.</p> <p>Determination made by Erika Balderson, BEC Environmental, Inc., on May 22, 2023.</p> |
| <p>Climate Change Impacts and Energy Efficiency</p> | <p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>Finding of No Impact. It has been recommended this project should integrate sustainable features that support the Reno City Council's Resolution supporting AQMD's Ozone Advance Program adopted April 13, 2016. The AQMD recommends electric vehicle (EV) charging-ready infrastructure be installed during construction. Installation of EV charging-ready infrastructure in multi-family projects is considerably less expensive during construction than as a stand-alone retrofit. Planning for charging stations during the design phase also allows many more feasible locations within the complex. Reducing tailpipe emissions has direct air quality benefits and many co-benefits including reducing Greenhouse Gas emissions.</p> <p>Solar photovoltaic (PV) systems provide clean energy and can permanently reduce utility bills for tenants. PV systems are very expensive but can be offset by various funding opportunities from NV Energy and the Governor's Office of Energy. These systems are not suitable for all projects, but PV was incorporated into a similar, local affordable housing project - the 40-unit Alpine Haven Apartments on Oddie Boulevard in Sparks.</p> <p>Reno is the fastest-warming metropolitan area in the United States. The City of Reno urban tree canopy is only 5-6%. Commercial and residential tree planting and maintenance have not kept pace with growth. To help achieve the goal of 10% set in the City of Reno's Urban Forestry Management Plan, ensuring existing and new trees are incorporated into this project is essential. Trees can help reduce energy costs, provide pedestrians with shaded facilities, cover and reduce the temperature of the built</p> |

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| | | <p>environment, and act as natural filters for harmful air pollutants.</p> <p>Installing cool roofs and walls via white or light-colored building exteriors and materials on this project is highly recommended to help reduce the Urban Heat Index and its various co-detriments.</p> <p>Francisco Vega, Director, AQMD, Washoe County Health District, concurred on June 22, 2023.</p> |
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ENVIRONMENTAL JUSTICE

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| <p>Environmental Justice</p> <p>Executive Order 12898</p> | <p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>Not Applicable to this Project. The proposed project is not expected to have a disproportionate effect on low-income or minority populations.</p> <p>The project would improve and increase housing for low-income families in an area with limited low-income housing options.</p> <p>A relocation plan for the current residents is being developed and will be finalized in Summer 2023.</p> <p>The subject site is located within an area (one-half mile radius of the site) containing a 52% minority population. Fifty percent of households within the one-half-mile radius were classified as low-income. See Appendix 15 – Environmental Justice Information.</p> <p>Determination made by Erika Balderson, BEC Environmental, Inc., on May 26, 2023.</p> |
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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 |
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| LAND DEVELOPMENT | | |
| Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design | 1 | <p>Housing is a high priority for the City of Reno, with the goal of building a balanced and diverse community by providing a mixture of housing choices to match the community’s needs.</p> <p>The proposed project site addresses two of the goals within the City of Reno 2020-2025 Five-Year Consolidated Plan, including increasing affordable rental housing opportunities and providing supportive services for special needs.</p> <p>The proposed building design would be a three-story complex similar in size to the surrounding apartments. The elevation profiles would have varied heights to break up the profile and to better blend with the surrounding area.</p> <p>The Hawk View Apartments project, as proposed, is in conformance with the City of Reno Master Plan and Zoning regulations.</p> |
| Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff | 2 | <p>No impacts to existing soils are expected. The site currently has a curb and gutter stormwater management system, and a Stormwater Pollution Prevention Plan would be required during construction.</p> <p>Wood Rodgers, Inc., completed a Geotechnical Investigation in May 2023 (Appendix 2). The survey report concluded debris and remnants from the demolished structures (concrete) and pavements (plantmix bituminous pavement) could be recycled and/or removed from the site. All undocumented fills and</p> |

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| | | <p>disturbed areas from demolition must be dozed up, stockpiled, and qualified prior to use as fill. Structural fill separation from clay soils is required for standard spread footings (residential and retaining walls), slab-on-grade flooring (living space), site work (curbs, gutter, sidewalk, exterior slabs), and structural pavement sections. Separation is not required between structural/pt-slab foundations and clay soils.</p> <p>Limited amounts of oversize material (> 6 inches) will be encountered during trenching and excavations. Excavatability may be more difficult in utility trenches where removal of larger-sized particles can be difficult within the confines of a trench and could result in irregular trench widths where small boulders must be removed.</p> |
| Hazards and Nuisances including Site Safety and Noise | 2 | <p>The Phase I ESA, Appendix 7, listed no RECs, CRECs, or HRECs relating to the Subject Property with the exception of possible ACM within the buildings which would be abated by a licensed contractor prior to demolition of the buildings. No impact is anticipated involving hazards and nuisances including site safety.</p> <p>The project area is not located within the easement serving a high-voltage transmission line, radio/TV transmission tower, cell phone tower, microwave relay dish or tower, or satellite dish (radio, TV cable, etc.).</p> <p>The noise environment surrounding the proposed project area is typical of an urban neighborhood, with the most common noise sources being traffic along major roads surrounding the site and adjacent multi-family properties.</p> |

| Environmental Assessment Factor | Impact Code | Impact Evaluation |
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| SOCIOECONOMIC | | |
| Employment and Income Patterns | 2 | <p>Temporary construction jobs could be created during site activity. Nearby restaurants and services may experience an increase in patronage with the increased number of housing units, but the number would be small. The proposed project location is near multiple bus stops, which would allow residents access to job centers and other amenities throughout the city.</p> |
| Demographic Character Changes, Displacement | 2 | <p>The demographic character of the area is not anticipated to be appreciably modified; the area currently supports multi-family residential housing, including low-income housing.</p> <p>Property in Reno is in high demand and commands some of the highest rental rates in the region. The proposed project would provide increased affordable and safe housing opportunities for low-income residents making less than 50% of the adjusted median income.</p> |

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| Environmental Justice | 1 | <p>This environmental review has found no adverse environmental impacts from the proposed project. Safer, more modern, and energy-efficient units with improved access for people with disabilities. As such, this project is not expected to have disproportionately high or adverse human health or environmental effects on minority and/or low-income populations.</p> <p>A relocation plan for the current residents is being developed and will be finalized in Summer 2023.</p> |
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| Environmental Assessment Factor | Impact Code | Impact Evaluation |
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| COMMUNITY FACILITIES AND SERVICES | | |
| Educational and Cultural Facilities | 2 | <p>The proposed rebuild could add up to 104 new households to this area which could slightly increase demand for local schools, public service, and transportation. However, due to the existing 100 units and the infill location of this project, existing services and transportation routes have already been established for the area and would not be significantly impacted.</p> <p>Area schools may see a slight increase in the number of students (not all the new units will be occupied by families with school-age children). The effect of transferring students to the area schools is not expected to be significant.</p> |
| Commercial Facilities | 2 | <p>This area contains nearby shopping centers, dining options, and banking, providing residents with convenient access to amenities. The surrounding area provides residents with various extracurricular activities as well.</p> <p>Increased residential density provides an additional potential customer base for area facilities, thus providing a positive impact on the local commercial facilities, though it would be small. Existing retail and commercial services could benefit from the proposed project as 104 new housing units would generate customers for local businesses.</p> |
| Health Care and Social Services | 2 | <p>The City of Reno has multiple medical centers, the largest being Saint Mary's Regional Medical Center, Renown Regional Medical Center, and Veteran's Administration (VA) Sierra Nevada Health Care. The closest hospital to the subject site is Saint Mary's Regional Medical Center, less than four miles southwest of the subject site.</p> <p>Individuals who would be eligible to occupy the affordable units provided by the proposed project would also be eligible to receive social services through local, state, and federal agencies. Most the proposed project's future residents are expected to be individuals who currently reside at Hawk View Apartments or are from the surrounding area; therefore, it is reasonable to assume the proposed project would attract few residents who are not</p> |

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| | | <p>currently served by local social services. The proposed project would not substantially increase the demand for social services in the area.</p> <p>The project may be beneficial to the population served by Washoe County Social Service by increasing the available satisfactory affordable housing for low-income families.</p> |
| Solid Waste Disposal / Recycling | 2 | <p>The project is the replacement of a residential development which is not expected to generate large quantities of waste. Daily operation of the apartment complex would slightly increase the amount of solid waste currently being generated at the Hawk View Apartments; however, this increase is expected to be a small percentage of the solid waste currently generated. The percentage increase of residents in the area due to the larger apartment complex is not expected to significantly impact Waste Management operations or the Lockwood Regional Landfill (Class I and III waste sites).</p> <p>All garbage bins must have lids and be designed in such a manner to reduce the potential to attract vermin, rodents, and other animals. All waste must be removed within seven days.</p> <p>Robert Fyda, Division Director, Washoe County Health District, concurred on June 22, 2023.</p> |
| Waste Water / Sanitary Sewers | 2 | <p>The municipal sanitary sewer system operated by the City of Reno services the Hawk View Apartments and the surrounding area. Washoe County wastewater treatment includes the South Truckee Meadows Water Reclamation Facility and two smaller treatment facilities in the Cold Springs and Lemmon Valley hydrographic basins. Washoe County treats an average of five million gallons of wastewater per day at these three regional wastewater plants.</p> <p>The treatment of wastewater produced by the additional units at Hawk View Apartments would not be expected to have a significant impact on wastewater treatment operations in Washoe County.</p> |
| Water Supply | 2 | <p>Truckee Meadows Water Authority (TMWA), a not-for-profit, community-owned water utility, is responsible for the potable water supply for the subject property. The distribution system is comprised of more than 1,300 miles of water main pipelines, 93 booster pump stations, 140 pressure regulator stations, 42 storage tanks, and two treated water reservoirs. TMWA currently maintains two water reserves, Donner and Independence Lakes.</p> <p>The addition of 104 apartment units within the City of Reno is not expected to significantly impact current water usage levels or treatment operations; many of the new residents would be expected to move in from the surrounding Reno area. Additionally, the new landscaping would be more water-efficient than the current landscaping and irrigation system.</p> |

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| | | <p>Approved plans for onsite water infrastructure changes from the municipal purveyor (TMWA) will need to be obtained during demolition and construction.</p> <p>Robert Fyda, Division Director, Washoe County Health District, concurred on June 22, 2023.</p> |
| Public Safety - Police, Fire and Emergency Medical | 2 | <p>The proposed renovation/reconstruction project would improve fire access as well as upgrade accessible pathways and sidewalks.</p> <p>The Reno Police Department at 455 East 2nd Street is less than four miles southwest of the subject site.</p> <p>The replacement of 100 units of affordable housing with a 204-unit housing complex is not anticipated to increase the response time for the department.</p> <p>Reno Fire Station 2 is approximately one mile southwest of the subject site, with an average response time to the subject site of two minutes.</p> <p>The proposed project would increase the existing population at Hawk View Apartments. The increased or shifting population would not be large enough to degrade fire service ratios or response times.</p> <p>Advanced Life Support Services (ALS), fire, and Emergency Medical Services are provided by Reno Fire Department and ALS ambulance services are provided by the Regional Emergency Medical Services Authority (REMSA) through a franchise agreement with the Washoe County Health District. For the proposed location, REMSA's expected response time for calls is 8 minutes and 59 seconds for 90 percent of the calls.</p> |
| Parks, Open Space and Recreation | 2 | <p>The Reno Parks and Recreation Department provides programming for all ages and abilities, including sports leagues/camps/competitions, aquatics, arts, dance, community classes, senior outings, kids out-of-school programs, activities for people with disabilities, special events, and more. Residents can visit more than 147 park sites in the Cities of Reno and Sparks.</p> <p>The neighborhood where the project is located lacks sufficient open space, recreational or cultural facilities, and lacks suitable parks. The closest park/open space to the subject site, at approximately 1.5 miles, is Teglia's Paradise Park on the west side of El Rancho Drive. The subject site is located at the edge of the ten-minute walk zone for Teglia's Paradise Park. However, the site would include a picnic area and open recreation areas, and a combined activity center/management office for entertaining, supportive services, and other amenities.</p> |
| Transportation and Accessibility | 2 | <p>The proposed rebuild would add new households to this area which are not likely to increase demand on public services and transportation as the new residents would be expected to come</p> |

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| | <p>from the surrounding area. Residents would be able to take advantage of existing services and transportation routes.</p> <p>The addition of 104 units to the existing traffic levels could affect area traffic levels and flow. The project has the potential to also create construction traffic; however, these impacts are expected to discontinue once construction is completed.</p> <p>There are five public bus stops within less than a half mile of the project site; there are no bus stops immediately adjacent to the project site, but there are stops to the north on Clear Acre Lane, to the south on Wedekind Road, and to the west on Sutro Street. The Hawk View Apartments Reconstruction project is in Tier I Land as defined in the 2019 Truckee Meadows Regional Plan and is a high development priority area according to the same Plan. The Regional Transportation Commission (RTC) of Washoe County currently provides several fixed route service lines within 1/5 of a mile of this project. The AQMD recommends shaded pedestrian facilities that can provide connectivity to existing active and public transportation options to be incorporated.</p> <p>Francisco Vega, Director, AQMD, Washoe County Health District, concurred on June 22, 2023.</p> |
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| Environmental Assessment Factor | Impact Code | Impact Evaluation |
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| NATURAL FEATURES | | |
| Unique Natural Features, Water Resources | 2 | <p>A major drainageway (Truckee River) flows west to east approximately two miles south of the project site. Reno Municipal Code (RMC) contains standards governing the treatment and protection of this drainageway. The Truckee River is also identified as a significant hydrological resource and RMC contains additional standards designed to protect this natural resource if any realignment or disturbance of the river is necessary for development. The reconstruction of the Hawk View Apartments is not expected to impact the river.</p> <p>The proposed project would adhere to the Stormwater Pollution Prevention Plan through the National Pollutant Discharge Elimination System (NPDES) to maintain best management practices (BMPs) during construction.</p> <p>This project would be serviced by the regional Truckee Meadows Water Authority and would not need to use onsite groundwater. Connection to the municipal sewer system is required.</p> <p>The site is not located in a designated sensitive watershed area or in the watershed of a particularly sensitive natural area.</p> |

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| Vegetation, Wildlife | 2 | Impacts to native wildlife are expected to be minimal given the lack of native habitat within or adjacent to the proposed project site. Native vegetation would not be affected directly by the proposed project, nor would the project provide a source of noxious weeds or other non-native species. The site is currently developed; under the proposed project, the grounds would be landscaped and maintained. |
| Other Factors | | Not Applicable |

| Environmental Assessment Factor | Impact Code | Impact Evaluation |
|---------------------------------|-------------|--|
| CLIMATE AND ENERGY | | |
| Climate Change Impacts | 1 | <p>The reconstruction plans include improving energy efficiency within the complex which would reduce the carbon footprint of Hawk View Apartments. The reconstruction would also remove possible hazards for the residents, including ACM and lead-based paint.</p> <p>Additionally, this reconstruction has been designed to withstand, within the useful life of the project, the expected climate-related changes projected for the area; the current buildings were not constructed with this consideration. Improved energy efficiency will help reduce the impact of an anticipated increase in Heating and Cooling Degree Days (higher energy demand from an increased need to heat or cool a home) predicted for the Reno area.</p> |
| Energy Efficiency | 1 | The subject site is currently occupied by 100 multi-family residences; however, the proposed project could add up to 104 additional units, which would be a net increase in energy consumption. The possible increased consumption should be offset by the replacement of older appliances and inefficient windows with modern energy-efficient models. The installation of high-efficiency appliances and 'green' building materials would reduce the overall impact of the addition of living units. |

Additional Studies Performed:

- Phase I Environmental Site Assessment Report, Wood Rodgers, Inc., April 2023.
- Geotechnical Investigation Wood Rogers, Inc., May 2023.
- Nevada State Historic Preservation Office Section 106 Review, May 2023.

Field Inspection (Date and completed by):

- Phase I Environmental Site Assessment site visit, April 18, 2023, Wood Rodgers, Inc.
- Nevada State Historic Preservation Office site visit, May 2, 2023, BEC Environmental, Inc.

- Geotechnical Site Survey, April 2023, Wood Rodgers, Inc.

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

Agencies and Persons Consulted:

Additional comments were requested from individuals with specific local knowledge of area resources on June 6, 2023. These comment requests were provided to:

- Chief Dave Cochran, Reno Fire Department
- Nancy Diao, Ph.D., Director, Division of Epidemiology and Public Health Preparedness, Washoe County Health District
- Erin Dixon, Director, Environmental Health Services, Washoe County Health District
- Daniel Doenges, PTP, Director, Planning Department, Regional Transportation Commission
- John Enloe, Director, Natural Resources Planning & Management, Truckee Meadows Water Authority
- Kerrie Koski, P.E., Public Works Director, Public Works, City of Reno
- Angela Fuss, Assistant Development Services Director, Development Services, City of Reno
- Amber Howell, Director, Human Services Agency, Washoe County
- Michael Mischel, Engineering Manager, Reno Development Services
- Nathan Ulliot, Director, Parks and Recreation Department, City of Reno
- Jim Peterson, District Manager, Waste Management
- Gary Probert, P.E, Reno-Tahoe Airport Authority
- Chief Kathryn Nance, Reno Police Department
- Francisco Vega, PE, Director, Air Quality Management Division, Washoe County Health District

Sources:

- City of Reno Consolidated Plan, Program Years 2020-2025, accessed May 2023
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- City of Reno Master Plan, Land Use Plan, adopted December 2017
<https://www.reno.gov/government/departments/development-services/master-plan>
- FEMA Flood Map Service Center, accessed May 2023
<https://msc.fema.gov/portal>
- HUD 2022 and 2023 Small DDAs and QCTs, accessed May 2023
https://www.huduser.gov/portal/sadda/sadda_qct.html
- HUD Exchange Environmental Justice, accessed May 2023
<https://www.hudexchange.info/environmental-review/environmental-justice/>
- HUD Exchange Explosive and Flammable Facilities, accessed May 2023
<https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities/>
- HUD Exchange Noise Abatement and Control, accessed May 2023
<https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control/>
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- <https://rivers.gov/>
- NDEP Bureau of Waste Management, accessed May 2023
<https://www.nevadadot.com/doing-business/about-ndot/ndot-divisions/planning/traffic-information/-folder-401>
- NDOT Traffic Information System, accessed May 2023
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- Nevada Department of Wildlife NDOW Data, May 2023
http://www.ndow.org/Nevada_Wildlife/Maps_and_Data/Data/
- Nevada Natural Heritage Program Data, May 2023
http://heritage.nv.gov/get_data
- Reno-Tahoe International Airport, accessed May 2023
<http://www.renoairport.com/airport-authority/supporting-community/airport-plans>
- U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed May 2023
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
- U.S. EPA American Community Survey Summary Report, 2023, accessed May 2023
- U.S. EPA Attainment Status for Nevada, 40 CFR Part 81, accessed May 2023
http://www.ecfr.gov/cgi-bin/text-idx?SID=e195e84f2d0bd67c0de332882e14961a&mc=true&node=se40.20.81_1329&rgn=div8
- U.S. Fish & Wildlife Service Coastal Barrier Resources System Mapper, accessed May 2023
<https://www.fws.gov/ecological-services/habitat-conservation/cbra/maps/mapper.html>
- USFWS Information, Planning, and Consultation (IPaC) System Report, Consultation, May 2023
- U.S. Fish & Wildlife Service National Wetlands Inventory, accessed May 2023
<https://www.fws.gov/wetlands/data/mapper.HTML>
- Washoe County Assessor, accessed May 2023 <https://www.washoecounty.us/assessor/>

List of Permits Obtained:

None to date.

Public Outreach [24 CFR 50.23 & 58.43]:

Invitation to consult letters were submitted to area tribes on May 9, 2023. Those tribes included:

- Fort McDermitt Paiute and Shoshone Tribes of the Fort McDermitt Indian Reservation
- Paiute-Shoshone Tribe of the Fallon Reservation and Colony
- Pyramid Lake Paiute Tribe of the Pyramid Lake Reservation – Tribal Chairman and Tribal Historic Preservation Office
- Reno-Sparks Indian Colony, Tribal Historic Preservation Office – Tribal Chairman and Tribal Historic Preservation Office
- Walker River Paiute Tribe of the Walker River Reservation

- Washoe Tribe of Nevada and California – Tribal Chairman and Tribal Historic Preservation Office
- Yerington Paiute Tribe of the Yerington Colony and Campbell Ranch

A public notice was posted in the Reno Gazette Journal on July 3, 2023.

Cumulative Impact Analysis [24 CFR 58.32]:

The overall cumulative impact of the project is expected to be positive and beneficial. The project would increase the availability of affordable housing correlating with the City of Reno development plan and update aged and potentially dangerous low-income housing. The development would increase the available affordable housing opportunities for families.

The reconstruction of the Hawk View Apartments buildings may have minor and short-term impacts in the immediate vicinity from noise and construction traffic; however, these impacts are expected to discontinue once construction is completed and would not be out of character with the current level of new construction activity on adjacent parcels.

The project may impact existing traffic levels through the increase in population associated with 104 new apartment units. These increases would not be out of character for the current growth existing in Reno.

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

Alternative sites were not investigated as the project was to how best to repair Hawk View Apartments and bring the units up to current housing regulations. It was determined the most cost-effective choice for improving the quality of life for tenants was the complete replacement of the existing units. Alternative design plans were considered for this site, including variations on the number of units.

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

Under the No Action Alternative the Hawk View Apartments would not be replaced and would remain in unsatisfactory condition for the tenants, and no additional affordable housing units would be made available.

Summary of Findings and Conclusions:

A Finding of No Significant Impact has been concluded based on the information provided during the environmental review process. The surrounding area is a developed urban environment; this project will not produce additional impacts or changes out of character to the 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 |
|---------------------------|--------------------|
|---------------------------|--------------------|

Uniform Relocation Assistance and
Real Property Acquisition Policies
Act of 1970 (URA)

A relocation plan for the current residents is being developed
and will be finalized in Summer 2023.

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: Erika Balderson Date: 7/14/2023

Name/Title/Organization: Erika Balderson, Senior Environmental
Scientist, BEC environmental, Inc.

Certifying Officer Signature: [Signature] Date: 7/25/2023

Name/Title: Jacqueline Bryant
Assistant City Manager

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).