



U.S. Department of Housing and Urban  
Development  
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Washington, DC 20410  
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**Environmental Review for Activity/Project that is  
Categorically Excluded Subject to Section 58.5  
Pursuant to 24 CFR 58.35(a)**

**Project Information**

**Project Name:** Bella-Pines

**HEROS Number:** 900000010502831

**Start Date:** 10/13/2025

**State / Local Identifier:**

**Project Location:** 63080 Deschutes Market Rd, Bend, OR 97701

**Additional Location Information:**  
N/A

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

The funding will enable The Latino Community Association (LCA) to acquire a 2.9-acre vacant lot at 60380 Deschutes Market Road. LCA will lease the land to United Housing Partners for the development of 102 affordable apartments. They will partner to provide onsite services to the tenants. The current project schedule estimates construction will start in November 2026. Construction will be finished in early fall 2028. The property owner intends to implement a 60-year land use covenant and serve households earning less than 60% of Area Median Income (AMI).

**Level of Environment Review Determination:**

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

**Funding Information**

Grant Number	HUD Program	Program Name	
2024/7	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$275,000.00
B-23-PH-41-0002	Community Planning and Development (CPD)	Pathways to Removing Obstacles to Housing (PRO Housing)	\$2,250,000.00

**Estimated Total HUD Funded Amount:** \$2,525,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$3,053,000.00

**Mitigation Measures and Conditions [CFR 1505.2(c)]:**

Summarized below are 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 or Condition	Comments on Completed Measures	Complete
Contamination and Toxic Substances	The U.S. EPAs map of Radon Zones was searched for Deschutes County, which falls within the U.S. EPA Zone 3 designation for Radon levels. This designation correlates to a predicted average indoor radon screening level of less than 2 picocuries per liter (pCi/L), which is below the U.S. EPA action level of 4 pCi/L. No mitigation is needed.	N/A	The U.S. EPAs map of Radon Zones was searched for Deschutes County, which falls within the U.S. EPA Zone 3 designation for Radon levels. This designation correlates to a predicted average indoor radon screening level of less than 2 picocuries per liter (pCi/L), which is below the U.S. EPA action level of 4 pCi/L. No mitigation is needed.

**Determination:**

<input type="checkbox"/>	This categorically excluded activity/project converts to <b>EXEMPT</b> per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; <b>Funds may be committed and drawn down after certification of this part</b> for this (now) EXEMPT project; OR
<input checked="" type="checkbox"/>	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, <b>publish NOI/RROF and obtain "Authority to Use Grant Funds"</b> (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
<input type="checkbox"/>	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: Melissa Kamanya Date: 10-14-2025

Name / Title/ Organization: Mellissa Kamanya / Affordable Housing Coordinator / BEND

Responsible Entity Agency Official Signature: Racheal Baker Date: 10-14-25

Name/ Title: Racheal Baker, Housing Division Manager

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).