



U.S. Department of Housing and Urban Development
 451 Seventh Street, SW
 Washington, DC 20410
www.hud.gov
espanol.hud.gov

**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: 85-SWC---Housing-Works

HEROS Number: 900000010491372

Start Date: 08/18/2025

State / Local Identifier:

Project Location: 85 SW Columbia St, Bend, OR 97702

Additional Location Information:

N/A

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

Central Oregon Regional Authority, dba Housing Works, is purchasing an unimproved 1.45-acre site in Bend, ultimately to develop the site and construct 56 units of affordable rental housing. American Community Survey Data shows that the census tract where the site is located had a 21% decrease in poverty over recent 5 years. At the same time, no new low-income housing developments were constructed in this area. This may suggest that the area is experiencing gentrification. The site is adjacent to a thriving commercial and retail sector, driven in part by walkability and the proximity to very high-income earners. This development will allow employees at these various retail, restaurant, and services establishments the opportunity to live close to work, and provide economic development support by locating a workforce adjacent to retail and service jobs. Housing Works intends to improve and complete SW Commerce Avenue along the property frontage as part of this development. The current project schedule estimates infrastructure and design work will be complete by June 2026, and construction will start in August 2026. Construction will be finished in late fall 2027. The developer intends to implement a 60-year land use covenant and serve households earning less than 50% 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: 58.35(a)(5)

Funding Information

Grant Number	HUD Program	Program Name	
B-23-PH-41-0002	Community Planning and Development (CPD)	Pathways to Removing Obstacles to Housing (PRO Housing)	\$1,750,000.00

Estimated Total HUD Funded Amount: \$1,750,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$25,120,000.00

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

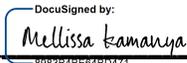
Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, 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	<p>The U.S. EPAs map of Radon Zones was search 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.</p> <p>The site is currently vacant and buildings are anticipated to constructed by December 2029.</p>	N/A	No mitigation is needed. The project will acquire a vacant property that falls within the US EPA Zone 3 designation. An EPA Zone 3 designation indicates a low potential for elevated indoor radon levels, with an average level of less than 2 pCi/L (picocuries per liter).
Contamination and Toxic Substances	While the Phase 1 ESA did not identify any recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or historical recognized environmental conditions (HRECs), it did identify a Significant Data Gap. The report states that if additional information becomes available regarding the origin of the stockpiles on the site, it could affect the	N/A	Testing of the stockpiles is underway. Upon completion of the testing, results shall be provided to the Responsible

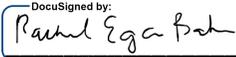
	<p>conclusion of this Phase I ESA report. Due to the unknown origin of the stockpiles located on TL 1700, the stockpiles shall either 1) be removed prior to the sale transaction with confirmation sampling and analyses that the underlying soils are not contaminated from potential leaching or 2) the stockpiles remain but both the stockpiles and underlying soil shall be sampled and analyzed for contamination prior to the sale transaction.</p>		<p>Entity. If contamination is identified, a mitigation plan to remove the contamination must be provided.</p>
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Determination:

<input type="checkbox"/>	<p>This categorically excluded activity/project converts to EXEMPT 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; Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project; OR</p>
<input checked="" type="checkbox"/>	<p>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, publish NOI/RROF and obtain "Authority to Use Grant Funds" (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR</p>
<input type="checkbox"/>	<p>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)).</p>

Preparer Signature:  Date: 9/4/2025

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

Responsible Entity Agency Official Signature:  Date: 9/4/2025

Name/ Title: Rachael 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).