



U.S. Department of Housing and Urban Development
 451 Seventh Street, SW
 Washington, DC 20410
www.hud.gov
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**Environmental Assessment
 Determinations and Compliance Findings
 for HUD-assisted Projects
 24 CFR Part 58**

Project Information

Project Name: BCHA-Dakota-II-Redevelopment

HEROS Number: 900000010259966

Project Location: 215 W Bowen Ave, Bismarck, ND 58504

Additional Location Information:

The project involves demolition of a series of 3 buildings located in a cul-de-sac and development of an empty lot. 1. 215 West Bowen Avenue Bismarck, Burleigh County, ND 58504 (0642-001-040) Burleigh Housing Addition, Block 1, Lot 9 to the City of (21,238 Sq. ft.) 2. 419 S. Washington St, Bismarck ND 58504 (0642-001-010), Block 1, Lot 3 (19,153 Sq. ft.) 3. 423 S Washington St, Bismarck ND 58504 (0642-001-005), Block 1, Lot 2 (20,009 Sq. ft.) 4. 415 S. Washington St, Bismarck ND 58504 (0642-001-015), Block 1, Lot 4 (21,071 Sq. ft.)

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

Burleigh County Housing Authority (BCHA) is partnering with Beyond Shelter, Inc. (BSI) to develop Dakota II Apartments and Townhomes (Dakota II Redevelopment). Dakota II Redevelopment will include abatement and demolition of an existing public housing site owned and operated by BCHA and replacing with 34 newly constructed rental units. Once demolition is complete the site will be raised out of the 100-year flood plain with fill. The demolition of the Cul-de-Sac apartments (17 units) and the new construction of the project (34 units) will increase the much-needed affordable housing stock in Bismarck. The redevelopment site is located at 215 W. Bowen Avenue, Bismarck, ND. Financing will include Low Income Housing Tax Credit equity, Housing Trust Fund, Capital Fund Program, CDBG, Affordable Housing Program, and a bank loan. The Dakota II Apartments will consist of a three-story building with twenty (20) one-bedroom apartments for individuals 62 and better. Four (4) of the one-bedroom apartments will be fully disabled/universally accessible. Dakota II Townhomes will feature fourteen (14) two-bedroom townhome units, in three buildings. The townhomes will be marketed for general occupancy, to serve families or qualified individuals. The townhome component will include three (3) accessible single-story units and the remaining townhome units will be two stories. As part of the demolition and new construction, the 17 units in the Cul-De-Sac apartments will be repositioned from public housing units to a project-based vouchers units. Dakota II Apartments will have project-based vouchers for all units. Construction of Dakota II Apartments is scheduled to begin in the Spring of 2023.

Funding Information

Grant Number	HUD Program	Program Name
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B-21-MC-38-0003	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)
ND021	Public Housing	Public Housing Capital Fund (including CFFP and other grants)
NDHFA	Community Planning and Development (CPD)	Other CPD Program

Estimated Total HUD Funded Amount: \$841,350.60

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$11,752,924.00

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
Flood Insurance	For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less.
Floodplain Management	Letter of Map Revision Based on Fill (LOMR-F) will be requested from Federal Emergency Management Agency (FEMA). The proposed new buildings will be elevated so that the lowest habitable floor is 2 feet above the Base Flood Elevation (BFE) in accordance with the requirements of the City of Bismarck Floodplain Overlay District
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	No mitigation plan required
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	The City of Bismarck has an Erosion and Sediment Control Plan which guides all construction projects.
Energy Efficiency	no mitigation measure required.
Employment and Income Patterns	No mitigation measures required

Demographic Character Changes / Displacement	No mitigation measures required. The City of Bismarck will make sure that URA measures are applied and followed.
Educational and Cultural Facilities (Access and Capacity)	No mitigation measures required.
Commercial Facilities (Access and Proximity)	No mitigation measures required.
Health Care / Social Services (Access and Capacity)	No mitigation measures required.
Solid Waste Disposal and Recycling (Feasibility and Capacity)	No mitigation measures required
Waste Water and Sanitary Sewers (Feasibility and Capacity)	No mitigation measures required.
Water Supply (Feasibility and Capacity)	No mitigation measure required
Public Safety - Police, Fire and Emergency Medical	No mitigation measures required
Parks, Open Space and Recreation (Access and Capacity)	No mitigation measures required
Transportation and Accessibility (Access and Capacity)	No mitigation measures required
Unique Natural Features /Water Resources	No mitigation measures required
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	No mitigation measures required.
Climate Change	no mitigation measures required
Environmental Justice EA Factor	No mitigation measure required
Other Factors 1	no mitigation measures required.
Permits, reviews, and approvals	Demolition Permit Floodplain development Permit Community Acknowledgment for the project's proposed LOMR - F Construction Storm Water Permit Site Plan Review Building Permits
Environmental Quality	Minimize the disturbance of any asbestos-containing material and prevent any asbestos fiber release episodes.

Project Mitigation Plan

The above measures and conditions will be monitored by the City of Bismarck and the State of North Dakota appropriate agencies. Project is expected to begin Spring 2023

Determination:

<input type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature: _____ **Date:** _____

Name / Title/ Organization: Maureen Mungai / / BISMARCK

Certifying Officer Signature: _____ **Date:** _____

Name/ Title: _____

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).