

COMBINED PUBLIC NOTICE

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND INTENT TO REQUEST FOR RELEASE OF FUNDS

August 19, 2020
Clackamas County
Community Development Division
2051 Kaen Road, Suite 245
Oregon City, Oregon 97045
(503) 655-8591

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Clackamas Development Division.

REQUEST FOR RELEASE OF FUNDS

On or about September 21, 2020 the above-named Clackamas County will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Section 18 Disposition/Demolition funds under Section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p) (1937 Act) for the Hillside Park Redevelopment Project.

The Hillside Park land and housing units are owned by the Housing Authority (HACC) of Clackamas County. The project site is on a 16 acre property at 2887 SE Hillside Court in Milwaukie, Oregon 97222. The project site is located in an existing residential area that is within the Metro Urban Growth Boundary.

The project includes demolition of one hundred (100) housing units in seventy-five (75) one-story houses built in 1941. The project would build as many as five hundred (500) new units of affordable and market rate housing. Current Hillside Park residents will be assisted with permanent relocation, including the option to return to a redeveloped unit upon completion. In addition to the residential development, HACC plans to build a community center, new open space, a playground, a sports court, and potentially commercial or office space.

Redevelopment will include the razing and removal of all structures, demolition of existing roads and infrastructure to build a new street grid and new infrastructure as mandated by the City of Milwaukie and incorporated into the Hillside Park Master Plan. Construction of this project will meet all of the following: All post-construction runoff will be completely infiltrated or used onsite; and the project will not impact an area of natural habitat, a wetland, or a riparian area and the project will comply with all state and local building codes and storm water regulations.

FINDING OF NO SIGNIFICANT IMPACT

A Phase I Environmental Site Assessment of the proposed project site was completed on August 20, 2019 by EvrenNorthwest. The Phase I Environmental Assessment found no significant environmental hazards. The County of Clackamas has conducted an Environmental Assessment and determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the Community Development offices, 2051 Kaen Road, Suite 245, Oregon City, Oregon and may be examined or copied Monday through Thursday 8:30 A.M. to 5:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the ERR may submit written comments to Clackamas County Community Development Division at the above address. All comments received by September 21, 2020 will be considered by Clackamas County prior to authorizing submission of a request for release of funds. Commentors should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

Clackamas County certifies to HUD that Clackamas County and Mark Sirois, in his capacity as Community Development Manager and Certifying Officer, consent to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows Clackamas County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Clackamas County certification received by October 6, 2020 or a period of fifteen days from its receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Clackamas County; (b) Clackamas County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred cost or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD Portland Office of Public Housing at: Portland_RROF@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Mark Sirois
Certifying Officer