

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

May 3, 2024

City of Tallahassee  
300 S. Adams Street  
Tallahassee, FL 32303  
850-891-6566

This notice shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Tallahassee.

**REQUEST FOR RELEASE OF FUNDS**

On or about Wednesday, May 22, 2024, the City of Tallahassee will submit a request to the HUD Jacksonville Office for the release of Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974, as amended, and HOME Investments Partnership Program (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, to undertake a project known as the Wallis Street Single Family Neighborhood for the purpose of constructing single family detached homes for sale to low and moderate income buyers, with an estimated total project cost of \$3,500,000 on property located on nine lots on South Meridian and Wallis Street (2302 and 2308 S. Meridian, 401-403 Wallis, 405-407 Wallis, and 409-411 Wallis), Tallahassee, Florida.

**FINDING OF NO SIGNIFICANT IMPACT**

The City of Tallahassee has 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 City of Tallahassee's Housing Division, Renaissance Building, 3<sup>rd</sup> Floor, 435 N. Macomb Street, Tallahassee, Florida, and may be examined or copied weekdays 8:00 A.M to 5:00 P.M. EST. A copy of the ERR is also available online at <https://cpd.hud.gov/cpd-public/environmental-reviews>, or [www.tal.gov.com/housing/news&publicnotices](http://www.tal.gov.com/housing/news&publicnotices).

**PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to the City of Tallahassee's Housing Division, 300 S. Adams Street, B-27, Tallahassee, Florida, or via email at [housing@tal.gov.com](mailto:housing@tal.gov.com). All comments received by Monday, May 20, 2024, will be considered by the City of Tallahassee prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

**ENVIRONMENTAL CERTIFICATION**

The City of Tallahassee certifies to HUD that Dr. Kimball Thomas in his capacity as Director of the Department of Housing and Community Resilience consents 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 the City of Tallahassee to use Program funds.

### **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of fund and the City of Tallahassee's certification for a period of fifteen days following the anticipated submission date or its actual 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 the City of Tallahassee; (b) the City of Tallahassee 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 costs 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 Jacksonville Field Office at Charles E. Bennett Federal Building, 400 West Bay Street, Suite 1015, Jacksonville, FL 32202. Potential objectors should contact HUD to verify the actual last day of the objection period.

Dr. Kimball Thomas, Director  
Department of Housing and Community Resilience



U.S. Department of Housing and Urban  
Development  
451 Seventh Street, SW  
Washington, DC 20410  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://espanol.hud.gov)

## Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

### Project Information

**Project Name:** CLT-Wallis-Street-Neighborhood

**HEROS Number:** 900000010386996

**Project Location:** 401 Wallis St, Tallahassee, FL 32301

#### **Additional Location Information:**

There are several contiguous/non contiguous parcels forming the project area. The exact addresses are listed on the attached project summary and map.

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

The project involves new construction of twenty single family detached and duplex style townhomes, associated parking and community amenities. The homes will be sold to low and moderate income buyers. The buildings will be one story in height. The urban infill subject property consists of approximately 2.5 acres of previously developed but currently vacant and wooded land. The subject properties are bounded by South Gadsden to the West; South Meridian to the East; and single family and multifamily developments to the North and South. There are multifamily residential units to the South; single family residential units to the East and North; and single-family residential units and light commercial (a church) to the West. The Direct Area of Potential Effects (APE) includes only the subject property, as no off-site ground disturbance is proposed. The Indirect (Visual) APE includes any vicinity properties within an approximate 0.10-mile viewshed to the subject property, as delineated on the attached map. At present, this housing development project will not require new stormwater retention facilities. Infrastructure plans will instead include sidewalks as well as a functional city-scape aesthetic (i.e., complimentary trees, etc.) that will further serve to redefine the character of the neighborhood, including acquisition of other existing structures/parcels to revitalize the area. According to the reviewed subject property historical information, the subject property was previously developed as single-family properties prior to 2000 but had fell into disrepair. During 2012, the City used HUD Neighborhood Stabilization Program (NSP) funds to purchase the properties. The buildings were demolished, and the parcels placed into the City's land bank, the Tallahassee Community Land Trust. The property has been maintained since demolition with regular mowing, debris removal, and clearing underbrush in anticipation of redevelopment. A condition of the NSP grant was that the parcels were to be redeveloped as affordable housing. This project will meet those requirements as stated in the original NSP grant.

### Funding Information

Grant Number	HUD Program	Program Name
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B-22-MC-12-0019	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$250,000.00
M-22-MC-22-0221	Community Planning and Development (CPD)	HOME Program	\$500,000.00

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

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$3,500,000.00

**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.

<b>Law, Authority, or Factor</b>	<b>Mitigation Measure or Condition</b>
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	None
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	None
Hazards and Nuisances including Site Safety and Site-Generated Noise	None
Energy Efficiency	None
Employment and Income Patterns	None
Demographic Character Changes / Displacement	None
Educational and Cultural Facilities (Access and Capacity)	None
Commercial Facilities (Access and Proximity)	None
Health Care / Social Services (Access and Capacity)	None
Solid Waste Disposal and Recycling (Feasibility and Capacity)	None
Waste Water and Sanitary Sewers (Feasibility and Capacity)	None
Water Supply (Feasibility and Capacity)	None
Public Safety - Police, Fire and Emergency Medical	None
Parks, Open Space and Recreation (Access and Capacity)	None
Transportation and Accessibility (Access and Capacity)	None
Unique Natural Features /Water Resources	None
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	None
Climate Change	None

Environmental Justice EA Factor	None
Permits, reviews, and approvals	To be determined based on final engineering and site design to include but not limited to: Building Permits Plumbing Permit Electrical Permit Clearing and Grading Wastewater Construction Permit DEP Permits for water and sewer

**Project Mitigation Plan**

Once the final studies are completed, the project will undergo final permitting review. Any specific requirements to address infrastructure and land development code will be finalized.

**Determination:**

<input checked="" 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: 4-24-2024

Name / Title/ Organization: Jean Amison / Housing Division Manager / TALLAHASSEE

Certifying Officer Signature: *Kimball Thomas* Date: 04/24/2024

Name/ Title: Dr. Kimball Thomas, Director, Housing and Community Resilience

**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).**

**Environmental Assessment  
Determinations and Compliance Findings  
for HUD-assisted Projects  
24 CFR Part 58**

**Project Information**

**Project Name:** CLT-Wallis-Street-Neighborhood

**HEROS Number:** 900000010386996

**Responsible Entity (RE):** TALLAHASSEE, 300 S Adams St Tallahassee FL, 32301

**RE Preparer:** Jean Amison

**State / Local Identifier:**

**Certifying Officer:** Dr. Kimball Thomas

**Grant Recipient (if different than Responsible Entity):**

**Point of Contact:**

**Consultant (if applicable):**

**Point of Contact:**

**Project Location:** 401 Wallis St, Tallahassee, FL 32301

**Additional Location Information:**

There are several contiguous/non contiguous parcels forming the project area. The exact addresses are listed on the attached project summary and map.

**Direct Comments to:**

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

The project involves new construction of twenty single family detached and duplex style townhomes, associated parking and community amenities. The homes will be sold to low and moderate income buyers. The buildings will be one story in height. The urban infill subject property consists of approximately 2.5 acres of previously developed but currently vacant and wooded land. The subject properties are bounded by South Gadsden to the West; South Meridian to the East; and single family and multifamily developments to the North and South. There are multifamily residential units to the South; single family residential units to the East and North; and single-family residential units and light commercial (a church) to the West. The Direct Area of Potential Effects (APE) includes only the subject property, as no off-site ground disturbance is proposed. The Indirect (Visual) APE includes any vicinity properties within an approximate 0.10-mile view-shed to the subject property, as delineated on the attached map. At present, this housing development project will not require new stormwater retention facilities. Infrastructure plans will instead include sidewalks as well as a functional city-scape aesthetic (i.e., complimentary trees, etc.) that will further serve to redefine the character of the neighborhood, including acquisition of other existing structures/parcels to revitalize the area. According to the reviewed subject property historical information, the subject property was previously developed as single-family properties prior to 2000 but had fell into disrepair. During 2012, the City used HUD Neighborhood Stabilization Program (NSP) funds to purchase the properties. The buildings were demolished, and the parcels placed into the City's land bank, the Tallahassee Community Land Trust. The property has been maintained since demolition with regular mowing, debris removal, and clearing underbrush in anticipation of redevelopment. A condition of the NSP grant was that the parcels were to be redeveloped as affordable housing. This project will meet those requirements as stated in the original NSP grant.

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

On March 25, 2009, the City Commission approved the submittal of the City of Tallahassee's application to the Florida Department of Community Affairs, now the Department of Commerce, to receive federal funds from the Neighborhood Stabilization Program (NSP), an initiative of the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG). NSP provided funding to local governments via the state to acquire vacant, bank-owned, or foreclosed properties in target neighborhoods. Existing units would be demolished and rebuilt; vacant properties would be designated as future build sites of affordable units, returning these properties to the community's housing stock with restrictions that they are made available for very-low, low, and moderate-income households for a period of fifteen years. Nine lots on South Meridian and Wallis Street (2302 and 2308 S. Meridian, 401-403 Wallis, 405-407 Wallis, and 409-411 Wallis) were acquired and the structures demolished for future development. In 2021, the City Commission approved the Tallahassee Lenders' Consortium as the area's Community Land Trust in partnership with the County. The agreement with the CLT provided for donation/lease

of City and County owned parcels to the CLT for future development for affordable housing in perpetuity. In 2022, prior to the expiration of the City's agreement with DCA regarding the disposition of the NSP-purchased parcels, the City donated these lots to the CLT for affordable housing development. In 2023, in alignment with the City's Strategic Plan objectives, as well as the number one goal in the City's HUD Consolidated plan, the City and County partnered with the CLT to begin development on these sites. It should be noted, 'no choice limiting actions have been taken' (An EA was completed prior to the acquisition and disposition of the sites in 2010 with the understanding a new EA/ERR would be completed prior to any new development). According to the 2018 ACS data since 2009, the population in the Tallahassee increased by 4.9% from 181,376 persons to 190,180 persons. The number of households in the City increased by 3.4% from 73,007 households to 75,508 households. Between 2009 and 2018, the median household income increased by 24.6% from \$35,147 to \$43,799. As population has increased, the demand for additional housing units, especially affordable housing, has also increased. Analysis of the data indicates that the most common housing problem facing Tallahassee's residents is cost burden and shows that a total of 28,898 households (24,755 renters and 4,143 owners) are experiencing cost burden greater than 30%. This represents 75% of Tallahassee's LMI households. Additionally, the population that experiences the greatest level of housing problems are extremely low-income households (0-30% AMI). In addition, the need for affordable homeownership has risen in proportion to population increases, with the median price of housing rising 3% or greater each year. Coupled with high interest rates, homeownership is not affordable to most households at or below 80% AMI. The units built will be 2 and 3- bedroom units for families, sold to first time homebuyers at or below 80% AMI, and the land held in the trust in perpetuity, ensuring the home remains affordable long term. This is a perfect partnership opportunity for the City, County, and CLT to produce affordable units.

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

Nine lots on South Meridian and Wallis Street (2302 and 2308 S. Meridian, 401-403 Wallis, 405-407 Wallis, and 409-411 Wallis) were acquired and the structures demolished for future development. An Environmental Assessment was completed in 2010 at the time of acquisition/disposition. No impacts to the environment were identified. PRESENT CONDITION OF THE SITES: The urban infill subject property consists of approximately 2.5 acres of previously developed but currently vacant and wooded land. The subject properties are bounded by South Gadsden to the West; South Meridian to the East; and single family and multifamily developments to the North and South. There are multifamily residential units to the South; single family residential units to the East and North; and single-family residential units and light commercial (a church) to the West. AREA OF POTENTIAL EFFECT (APE): The City/RE is submitting this project under HUD's 24 CFR Part 58 Environmental Assessment, consisting of new construction of fifteen (15) single family detached and duplex-style

residential units. The Direct Area of Potential Effects (APE) includes only the subject property, as no off-site ground disturbance is proposed. The Indirect (Visual) APE includes any vicinity properties within an approximate 0.10-mile view-shed to the subject property, as delineated on the attached map. At present, this housing development project will not require new stormwater retention facilities. Infrastructure plans will instead include sidewalks as well as a functional city-scape aesthetic (i.e., complimentary trees, etc.) that will further serve to redefine the character of the neighborhood. DIRECT APE HISTORY: According to the reviewed subject property historical information, the subject property was previously developed as single-family properties prior to 2000 but had fell into disrepair. During 2012, the City used HUD Neighborhood Stabilization Program (NSP) funds to purchase the properties. The buildings were demolished, and the parcels placed into the City's land bank, the Tallahassee Community Land Trust. The property has been maintained since demolition with regular mowing, debris removal, and clearing underbrush in anticipation of redevelopment. A condition of the NSP grant was that the parcels were to be redeveloped as affordable housing. This project will meet those requirements as stated in the original NSP grant. REVIEW OF HISTORIC PROPERTY LISTINGS: A review of the National Register of Historic Places and historic district maps indicates that the subject properties are not listed on the National Register of Historic Places and is not located within, or adjacent to, a Historic District. The environmental assessment completed at time of acquisition and demolition indicated no impact to historic properties or structures. CURRENT ENVIRONMENTAL CONDITIONS: The City of Tallahassee does not lie within a Coastal Barrier Resource Area or Coastal Zone; there are no wild or scenic rivers or aquifers that will be affected by the development. A biological survey was completed in November 2023 on the subject sites and there are no critical habitats present. There are no flood zones, floodways, or wetlands in the area that will be impacted.

**Maps, photographs, and other documentation of project location and description:**

- [LCPA - Parcel Details.pdf](#)
- [TLCGIS \\_Property Information Sheet.pdf](#)
- [Project Summary.pdf](#)
- [Wallis Street Parcels Final.pdf](#)

**Determination:**

✓	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
	Finding of Significant Impact

**Approval Documents:**

**7015.15 certified by Certifying Officer  
on:**

**7015.16 certified by Authorizing Officer  
on:**

**Funding Information**

<b>Grant / Project Identification Number</b>	<b>HUD Program</b>	<b>Program Name</b>	<b>Funding Amount</b>
B-22-MC-12-0019	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$250,000.00
M-22-MC-22-0221	Community Planning and Development (CPD)	HOME Program	\$500,000.00

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$750,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$3,500,000.00

**Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities**

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

<p><b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b></p>		
<p><b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act. Minimal impact to air quality is expected during the construction of this development. Temporary impacts will be consistent with general construction activities (dust, paint fumes, etc) but will have no permanent effect on the surrounding environments.</p>
<p><b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.</p>
<p><b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) &amp; 58.5(i)(2)]</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.</p>
<p><b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>A biological assessment was completed. It was determined that this project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.</p>
<p><b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site.</p>

		The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. The parcels were residential structures prior to demolition of those structures in 2010. The project is in compliance with the Farmland Protection Policy Act.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106.
<b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A Noise Assessment was conducted. The noise level was acceptable: 55.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.
<b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

**Impact Codes:** An impact code from the following list has been used 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	Mitigation
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	A concurrency application will be required for this project. Staff will perform the traffic analysis if desired by the applicant, or the applicant may submit a traffic analysis with the concurrency application. Applicant must address all outstanding concurrency comments and pay any outstanding mitigation prior to issuance of site plan or subdivision approval. The Gas Utility review is in compliance with Title 49, CFR, Part 192 and Chapter 25-12, Florida Administrative Code. Natural gas is available for this facility. The proposed project is consistent with the allowed uses and density allowed in the Central Urban (CU) future land use category [Future Land Use Element Policy 2.2.8] of the Tallahassee-Leon County Comprehensive Plan Future Land Use Map (FLUM). DOCS: Presubmittal comments	None
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Aquifer protection has no issues with proposed project. The buildings are proposed on existing lots. Environmental Permits are not required. No unique farmland or features. DOCS: Presubmittal comments	None
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	During the noise evaluation, there are no noise hazards identified in the area. The parcels are well situated and absent of heavy vegetation and underbrush. Noise during construction will be normal and minimal and brief. DOCS: Noise Evaluation, Biological assessment	None
<b>SOCIOECONOMIC</b>			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Employment and Income Patterns	2	South Monroe/SR 27 is one of the main roads through the City of Tallahassee and is home to its largest employers such as State Offices and Restaurants, along with numerous small businesses. It provides easy access to all areas of the City, as well as siting near the Capital City Country Club, City Hall, and Cascades Park. DOCS: Map of South Monroe showing businesses	None
Demographic Character Changes / Displacement	1	The census tract is largely minority, low income renters, with 143 vacant units as of 2023. According to historical market data, the majority of the City's single family units were built prior to 1990, thus making those units older and deteriorating as low income homeowners are unable to make periodic repairs and capital improvements to structures. In addition, the City will be following Fair Housing laws to ensure fair and equitable access to the new units for income-qualified buyers without regard to race, religion, sex, etc. -No displacement will occur; the vacant dilapidated units were purchased by the City in 2010 as part of the Neighborhood Stabilization Program. Those units were demolished and the lots have been vacant since. This development will bring people back to the neighborhood and provide a community space for the public. DOCS: This EA, project summary, census data, market analysis from 2020 ConPlan, Fair Housing Marketing Plan	None
Environmental Justice EA Factor	1	No adverse environmental impacts were identified in the project's total environmental review. -Community engagement: public notice prior to disposition to CLT; CC public meeting; AAP meetings for public input on projects and activities; posting of notice of no impact - No superfund sites nearby -The project does not create adverse environmental or human health impacts (see the whole of this EA); the sites were previously developed	None

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		<p>with old dilapidated and dangerous structures removed making way for new energy-efficient healthy housing in its place. This action will revitalize the neighborhood by offering a single-family courtyard-style community (see maps/concept drawings) - Through the City's HUD Annual Plan and Consolidated Planning process, the City fosters positive development by supporting a shared neighborhood vision and working with community partners to ensure a successful revitalization that values culture, health, positive human development. Of the needs identified in the City's Consolidated Plan, Affordable Housing (and increasing access to AH) is one of the main needs and goals, specifically adding new units. These new single family residences will address missing middle opportunities for low income, financially disadvantaged households at or below 80% AMI while revitalizing the neighborhood. - DOCS: This EA, HUD ConPlan, Maps, Concept/Drawings, Source of Funds (HOME, CDBG)</p>	
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	2	A School Impact Analysis Form will need to be completed; However, there should be no significant barriers in the future. Several schools are in proximity including pre-k all the way to college (FAMU). DOCS: Map of schools in vicinity of project	None
Commercial Facilities (Access and Proximity)	2	The project is located near the main North/South business corridor for the City, with easy access to public transportation. Nearby businesses include fast food chains, grocery stores, banks, pharmacy, retail. Coming soon to the area is the City's new Southside Transit Center and new community park. DOCS: Map of businesses in vicinity of project	None
Health Care / Social Services (Access and Capacity)	2	The project is located near the main North/South business corridor for the City, with easy access to public transportation.	None

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		Nearby businesses include fast food chains, grocery stores, banks, pharmacy, retail, and health/social services. Coming soon to the area is the City's new Southside Transit Center and new community park. DOCS: Map of health care facilities in vicinity of project	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	This site will be approved for use of 96-gallon residential garbage barrels and 64-gallon recycle collection barrels. Type-A Site Plan drawing must show storage location of garbage and recycle collection containers. Site plan shall show a designated location that provides a minimum space of 4' wide x 4' deep for each solid waste collection barrel. A minimum of one garbage and one recycling barrel is required per unit. A unit is defined as a structure that has its own dedicated electric meter. This storage area must be accessible to collection personnel and at the same grade as the access area leading to the containers. DOCS: presubmittal comments	None
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Prior to this new project, the site was the home of several single family structures now demolished. The site is therefore already equipped with Waste Water and Sanitary Sewers. Water and sewer are available to the site through City utilities. DOCS: presubmittal comments	None
Water Supply (Feasibility and Capacity)	2	As with the wastewater answer above, the site was previously occupied by single family residences and already has adequate water supply on site. Water and sewer are available to the site through City Utilities. DOCS: presubmittal comments	None
Public Safety - Police, Fire and Emergency Medical	2	The project site is already being served by City of Tallahassee Fire and Police Departments. Prior to permitting, the final plans must show the locations of fire hydrants; all installs will be done according to code and Fire Safety standards. DOCS: presubmittal comments	None

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Parks, Open Space and Recreation (Access and Capacity)	1	The missing middle design concept will allow maximum use of the green space to create a pocket park and community space for the newly created pocket neighborhood. This green space will benefit the immediate vicinity providing safe spaces for play and gathering. DOCS: See engineering report and site plans	None
Transportation and Accessibility (Access and Capacity)	2	The project is located within the Multimodal Transportation District (MMTD). It is also located near public transportation with the new Southside Transit Station within walking distance that will be constructed in the near future. DOCS: presubmittal comments	None
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2	No unique and natural features found on site (biological assessment); no water resources (aquifers, wetlands, floodplain, farmlands) DOCS: See those submitted for each statutory citation above	None
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	A biological assessment (wildlife) was completed and NFI/Urban forest requirements (vegetation, legacy trees) reviewed. There is no wildlife or wilderness areas nearby. DOCS: See biological assessment completed; email from Environmental Services dated 3/25/2024	None
Other Factors 1			
Other Factors 2			
<b>CLIMATE AND ENERGY</b>			
Climate Change	2	Air pollution: this housing development will be newly constructed utilizing energy-efficient materials. As the City is in an attainment status, the urban forest protects against the effects of climate change. - Extreme temperature and health: these new units will have high energy-rated central HVAC systems and other energy-saving features such as hurricane-rated doors, windows, and roofing to protect against extreme heat and other natural hazards. -Extreme temperature and labor:	None

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		not applicable to this project. Construction is expected to take place during the cooler months. -Flooding and traffic, property - coastal and inland: no coastal flooding hazards; the site is not located in a flood zone; per the engineer in presubmittal planning process, the development should provide drainage and access easements with inverted crowns to direct stormwater to the ROW. Final elevations of each structure will be a minimum of 2 feet above the highest grown elevation. DOCS: Coastal hazards map; air pollution map; architectural designs; presubmittal comments	
Energy Efficiency	1	these new units will have high-energy rated central HVAC systems and other energy-saving features such as hurricane-rated doors, windows, and roofing to protect against extreme heat and other natural hazards. DOCS: Architectural designs	None

**Supporting documentation**

- [City Presubmittal All Comments Report.pdf](#)
- [FFIEC Census Reports\(1\).pdf](#)
- [Wallis AFHMP Plan 3-27-2024.pdf](#)
- [NEPA Urban Forest Wallis Street TLC CLT Project.pdf](#)
- [NEPA Socioeconomic Maps.pdf](#)
- [NEPA Community Facilities schools.pdf](#)
- [NEPA Community Facilities healthcare.pdf](#)
- [NEPA Community Facilities.pdf](#)
- [NEPA Climate and Energy Coastal Hazards.pdf](#)

**Additional Studies Performed:**

Architectural designs Engineering designs Surveys \*These will be added as they are completed

**Field Inspection [Optional]:** Date and completed by:

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

See attached listing

[Contacts and Timeline.xlsx](#)

**List of Permits Obtained:**

To be determined based on final engineering and site design to include but not limited to: Building Permits Plumbing Permit Electrical Permit Clearing and Grading Wastewater Construction Permit DEP Permits for water and sewer

**Public Outreach [24 CFR 58.43]:**

The FONSI/RROF will be printed in the Tallahassee Democrat and on the City's website on Friday, May 3, 2024, for a 15-day public comment period, scheduled to end Monday, May 20, 2024. The partnership and potential project have been presented to the community at various groups as a representation of the partnership between the City, Leon County, and the Community Land Trust (the Tallahassee Lenders' Consortium). Any Commission approvals needed will be made during regularly scheduled Commission meetings which are open to the public.

**Cumulative Impact Analysis [24 CFR 58.32]:**

The Wallis Street Neighborhood Project will have positive cumulative impact on the environment, both in resiliency efforts and sustainability efforts. The project site currently is vacant but was previously occupied by single-family residential structures that were uninhabitable. As a result of the Neighborhood Stabilization Project funds provided through HUD, the site structures were demolished, and the City assumed ownership of the property. As such, the ground and soil were already disturbed from the previous use, and the site remains next to the main North/South corridor through town (US 27). The site is within close distance of public transportation and business options. The housing itself will be funded with HOME, SHIP, and private funding sources, subsidized to provide first-time homebuyers with affordable housing options. The project will incorporate sustainability factors during construction to help ensure consistency with environmental and code requirements. The combination of providing safe, decent, and environmentally friendly housing will enable the Community Land Trust to assist low-income homebuyers and create a positive environment that includes open green space for the surrounding neighborhood. As the developer, TLC has been instrumental in providing low and moderate-income persons with housing options in Tallahassee. Overall, the cumulative impacts of this project are positive. The review of the Laws and Authorities demonstrates that the environment will not be harmed because of individual and collective actions produced by this project. This project will enhance the environment by housing 20 + families who otherwise may be renting units they can no longer afford.

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

As with many locations in the City of Tallahassee, real estate property prices have made site acquisition difficult and often out of the price range of affordable housing developers. Parcels available near public transportation are particularly expensive. This parcel was purchased using NSP grant funds for the final intended use as affordable housing. Donating the land to the City's Community Land Trust (TLC) ensures its affordability in perpetuity. This combination of parcels and its proximity to public transportation and businesses, make it a perfect location for building a pocket neighborhood for missing middle families as part of the City's commitment to affordable housing. The site was, as previously mentioned, developed for single-family homes which had become dilapidated and were standing vacant. Considering the advantageous site control cost and the proximity to a heavily used transit corridor, there was no other site of affordable nature in the area.

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

The "no action" alternative was considered and rejected. Because the property was purchased under the NSP program with its final intended use to be affordable housing, keeping the land vacant is not an option for regulatory compliance. In addition, vacant land is vulnerable to negative impacts such as illegal encampments or illicit activity. These single-family structures of varying sizes will create a missing middle market for many low-income first-time homebuyers who would otherwise not be able to afford their own home. The neighborhood is close walking proximity to transit along with numerous services and employment opportunities along the Monroe Street Corridor and is considered the best use of the property.

**Summary of Findings and Conclusions:**

The main points of analysis identified in this Environmental Assessment include the minimal impacts noted as this is urban infill parcels which were previously developed. No adverse environmental conditions exist which would be impacted by the new construction or negatively impact the residents once the units are built. The project will be beneficial to the community bringing missing middle housing for low and moderate income homebuyers, neighborhood revitalization, and community green spaces, as well as improved infrastructure and traffic flow (because of the improved streetscaping). As noted in the presubmittal comments, during the permitting phase specific conditions will be noted for the placement of stormwater and infrastructure in order to receive permits to proceed. At this stage, no changes are noted and none are expected. Should changes to the site layout, number or type of units, or funding occur this EA will be updated and properly noted.

**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.

<b>Law, Authority, or Factor</b>	<b>Mitigation Measure or Condition</b>	<b>Comments on Completed Measures</b>	<b>Mitigation Plan</b>	<b>Complete</b>
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	None	N/A	The City's Planning and Growth Management Department will determine this information during permitting. See the Presubmittla comments provided.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	None	N/A		
Hazards and Nuisances including Site Safety and Site-Generated Noise	None	N/A		
Employment and Income Patterns	None	N/A		
Demographic Character	None	N/A		

Changes / Displacement				
Environmental Justice EA Factor	None	N/A		
Educational and Cultural Facilities (Access and Capacity)	None	N/A		
Commercial Facilities (Access and Proximity)	None	N/A		
Health Care / Social Services (Access and Capacity)	None	N/A		
Solid Waste Disposal and Recycling (Feasibility and Capacity)	None	N/A	The City's UUPI Department will determine this information during permitting. See the Presubmittla comments provided.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	None	N/A	The City's UUPI Department will determine this information during permitting. See the Presubmittla comments provided.	

Water Supply (Feasibility and Capacity)	None	N/A	The City's UUPI Department will determine this information during permitting. See the Presubmittla comments provided.	
Public Safety - Police, Fire and Emergency Medical	None	N/A		
Parks, Open Space and Recreation (Access and Capacity)	None	N/A		
Transportation and Accessibility (Access and Capacity)	None	N/A		
Unique Natural Features /Water Resources	None	N/A		
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	None	N/A		
Climate Change	None	N/A		
Energy Efficiency	None	N/A		

**Project Mitigation Plan**

Once the final studies are completed, the project will undergo final permitting review. Any specific requirements to address infrastructure and land development code will be finalized.

**Supporting documentation on completed measures**

## APPENDIX A: Related Federal Laws and Authorities

### Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

### Screen Summary

#### Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

#### Supporting documentation

[RCZ.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

### Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

**1. Is the project located in a CBRS Unit?**

No

Document and upload map and documentation below.

Yes

#### Compliance Determination

This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

#### Supporting documentation

[map 2 CBRS.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

## Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

**1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?**

No. This project does not require flood insurance or is excepted from flood insurance.

Yes

**2. Upload a FEMA/FIRM map showing the site here:**

[FEMA Flood Map Service Center \\_ Search By Address.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

**Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?**

No

Based on the response, the review is in compliance with this section.

Yes

**4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?**

Yes

✓ No

**Screen Summary**

**Compliance Determination**

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

**Supporting documentation**

[\\_map\\_NFIP list\\_TLH.pdf](#)  
[20-04-3605A-120144.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

**1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

Yes

No

### Air Quality Attainment Status of Project's County or Air Quality Management District

**2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?**

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

### Screen Summary

#### **Compliance Determination**

The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act. Minimal impact to air quality is expected during the construction of this development. Temporary impacts will be consistent with general construction activities (dust, paint fumes, etc) but will have no permanent effect on the surrounding environments.

**Supporting documentation**

[map\\_4\\_Air Quality.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

### Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

**1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?**

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

#### **Screen Summary**

##### **Compliance Determination**

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

##### **Supporting documentation**

[map\\_5\\_CZM.pdf](#)

##### **Are formal compliance steps or mitigation required?**

Yes

No

## Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

**1. Evaluate the site for contamination. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property?**

✓ No

**Explain:**

A NEPAssist map and ECHO/CLM reports pulled from the area surrounding the project indicate there are no hazardous or toxic substances that could affect the health and safety of the occupants.

Based on the response, the review is in compliance with this section.

Yes

Check here if an ASTM Phase I Environmental Site Assessment (ESA) report was utilized. [Note: HUD regulations does not require an ASTM Phase I ESA report for single family homes]

### Screen Summary

#### **Compliance Determination**

On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.

CLT-Wallis-Street-  
Neighborhood

Tallahassee, FL

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**Supporting documentation**

[NEPAssist ECHO CLM STCM ASD.zip](#)

**Are formal compliance steps or mitigation required?**

Yes

No

### Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i> ); particularly section 7 (16 USC 1536).	50 CFR Part 402

**1. Does the project involve any activities that have the potential to affect species or habitats?**

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

**2. Are federally listed species or designated critical habitats present in the action area?**

- ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below. Documentation may include letters from the Services, species lists from the Services’ websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area.

**Screen Summary**

**Compliance Determination**

A biological assessment was completed. It was determined that this project will have No Effect on listed species because there are no listed species or designated critical habitats in the action area. This project is in compliance with the Endangered Species Act.

**Supporting documentation**

[Wallis Street Parcels Wildlife Assessment Letter 11202023.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

### Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

**1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?**

No

Yes

**2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?**

No

Yes

**3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:**

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

No

Yes

**4. Based on the analysis, is the proposed HUD-assisted project located at or beyond the required separation distance from all covered tanks?**

Yes

Based on the response, the review is in compliance with this section.

No

**Screen Summary**

**Compliance Determination**

There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements.

**Supporting documentation**

[ASD\\_9818704.pdf](#)

[ASD\\_9818312.pdf](#)

[ASD\\_9818181.pdf](#)

[ASD\\_9817924.pdf](#)

[ASD\\_9806248b.pdf](#)

[ASD\\_9806248a.pdf](#)

[ASD\\_9200266b.pdf](#)

[ASD\\_9200266a.pdf](#)

[ASD map.pdf](#)

[ASD FacLocTank.xlsx](#)

**Are formal compliance steps or mitigation required?**

Yes

No

### Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	<a href="#">7 CFR Part 658</a>

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

No

2. Does your project meet one of the following exemptions?

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

Yes

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

No

#### Screen Summary

##### Compliance Determination

This project includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. The parcels were residential structures prior to demolition of those structures in 2010. The project is in compliance with the Farmland Protection Policy Act.

##### Supporting documentation

[web soil zurvey zoning.pdf](#)

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Neighborhood

Tallahassee, FL

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[Web Soil Survey\\_results.pdf](#)  
[Web Soil Survey\\_map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

**1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]**

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)
- None of the above

**2. Upload a FEMA/FIRM map showing the site here:**

[FEMA Flood Map Service Center \\_ Search By Address.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

**Does your project occur in a floodplain?**

- No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary**

**Compliance Determination**

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988.

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Historic Preservation**

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" <a href="https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf">https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf</a>

**Threshold**

**Is Section 106 review required for your project?**

- No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.)
- ✓ No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
- Yes, because the project includes activities with potential to cause effects (direct or indirect).

**Threshold (b). Document and upload the memo or explanation/justification of the other determination below:**

The State Historic Preservation Office was contacted on 12/22/23; there was no response during the 30 day comment period. The parcels do not lie within a historic overlay district and the homes previously occupying the site were removed more than 10 years ago. The State Clearinghouse was contacted on 12/22/23 - they did not choose the project for review. The 8 tribes with interests in this area were contact; 7 did not respond during the comment period. One responded (Choctaw Nation of Oklahoma) with no effects to be noted. Based on the response, the review is in compliance with this section.

**Screen Summary**

**Compliance Determination**

Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106.

**Supporting documentation**

[Clearinghouse response\\_no effect.pdf](#)

[City of Tallahassee Invitation to Consult\\_Wallis Street Project.pdf](#)

[12222023\\_SHPO Clearinghouse emails.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

### Noise Abatement and Control

General requirements	Legislation	Regulation
HUD’s noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972  General Services Administration Federal Management Circular 75-2: “Compatible Land Uses at Federal Airfields”	Title 24 CFR 51 Subpart B

**1. What activities does your project involve? Check all that apply:**

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

**4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000’ from a major road, 3000’ from a railroad, or 15 miles from an airport).**

**Indicate the findings of the Preliminary Screening below:**

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

- ✓ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: 55

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 55

Document and upload noise analysis, including noise level and data used to complete the analysis below.

**Screen Summary**

**Compliance Determination**

A Noise Assessment was conducted. The noise level was acceptable: 55.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

**Supporting documentation**

[NOISE EVALUATION PACKET.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

### Sole Source Aquifers

General requirements	Legislation	Regulation
<b>The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.</b>	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

- Yes
- ✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

- ✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

### Screen Summary

#### Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

**Supporting documentation**

[US EPA Comments WallisStreetAHP ScopingComments.docx](#)  
[solesourceaquifer\\_TLH.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

### Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

**1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order**

No

Yes

**2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.**

**"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."**

No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

### Screen Summary

**Compliance Determination**

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

**Supporting documentation**

[NWI wetlands map.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

### Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

**1. Is your project within proximity of a NWSRS river?**

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

**Screen Summary**

**Compliance Determination**

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

**Supporting documentation**

[wildscenicrivers-TLD.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

### Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

**HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.**

**1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?**

Yes

No

Based on the response, the review is in compliance with this section.

#### Screen Summary

##### **Compliance Determination**

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

##### **Supporting documentation**

[FFIEC Census Reports.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

# \_WallisStreetEA\_FONSI\_ForSignature

Final Audit Report

2024-04-24

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