

To: All interested Agencies, Groups, and Individuals:

This is to give notice that the United States Department of Housing and Urban Development (HUD) under Part 58 has determined that the following property undergoing the Public Housing Authority's (PHA) 5-Year Environmental Clearance Review is located in the 100-year floodplain. The City of Salem, the HUD responsible entity, will be identifying and evaluating practicable alternatives to locating the action in the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The project is known as Glen Creek Village, located at 1260-1320 Orchard Heights Road Northwest, Salem, Marion County, Oregon. The property is currently developed with seven one- and two-story residential buildings and a community center/office building located on approximately 7.56 acres. For the five-year review, the PHA submits a description of the activities it anticipates undertaking at a site over a five-year period. Future undertakings for the Glen Creek Village site may include modernization activities involving the building envelope, interior modernization, and as-needed routine maintenance and repair work. The buildings are located within the 100-year floodplain and the southeastern undeveloped portion of the property is located in a FEMA designated floodway. Floodways are that portion of the floodplain which is effective in carrying flow, where the flood hazard is generally the greatest, and where water depths and velocities are the highest. The project parcel may be separated into two separate tax lots with the undeveloped portion of the lot containing the floodway to be donated to the City of Salem to be used as greenspace. This action of real estate involves no physical impacts to the environment. The intended use of the residential property would not be changed under this undertaking. Furthermore, the project does not involve new construction, substantial rehabilitation, expansion of a building's footprint, or changes to the existing unit count.

The City of Salem has reevaluated the alternatives to the buildings in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988 are available for public inspection, review, and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments. This activity will have no significant impact on the environment for the following reasons:

- As any rehabilitation and repairs will be on existing buildings, the rehabilitation activity will not have an impact on the natural and beneficial values within the floodplain.
- There are programs and other methods planned to mitigate the impacts of the floodplain to the tenants.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Salem at the following address on or before July 22, 2022: 350 Commercial Street NE, Salem, Oregon 97301 and 503-540-2471, Attention:

Mr. Michael Brown. Comments may also be submitted via email at mbrown@cityofsalem.net. A full description of the project may also be reviewed at the Urban Development Department, 350 Commercial Street NE, Salem OR 97301 from 8 a.m. - 5 p.m., M-F.

Date: July 14, 2022