

**Highland Manor**  
**Pre-rehabilitation Environmental Report**  
**Havre, Montana**  
*An Affordable Housing Development*

February 22, 2022

**Purpose**

This Preliminary Environmental Report represents the due diligence investigations conducted by District 4 Human Resource Development Council (HRDC 4) and Highland Manor Residences 4, LLLP (HM4) in order to satisfy the Housing Trust Fund Environmental Property Standards found in 24 CFR Part 93.301(f)(2) *Rehabilitation Projects Environmental Requirements* related to the acquisition and rehabilitation of 32 units of affordable housing.

**Project Information and Location**

This project will result in the rehabilitation of 32 units of affordable family housing. This project will not result in any change of land use or unit density. Project activities are limited to acquisition and rehabilitation. This affordable housing development is located at 1315 and 1325 Jefferson Ave. Havre, MT. The project is conveniently located in close proximity to critical goods and services such as grocery stores, medical services and first responders, government offices and more.

**24 CFR §93.301(f)(2) Criteria Analysis**

**§93.301(f)(2)(i) Historic Preservation**

The Montana State Historic Preservation Office determined that the existing structure is not listed and is not eligible for listing on the National Register.

If archaeological resources or human remains are discovered on the project site during construction, HRDC 4 and HM4 will consult with affected tribes and/or descendant communities and comply with the Native American Graves Protection and Repatriation Act (25 U.S.C. 3001-3013), State law and/or local ordinance. However, this is not anticipated because the project is located on a previously developed site and involves rehabilitation of existing housing units.

Supporting documentation is located in Appendix A.

**§93.301(f)(2)(ii) Farmland**

Notice CPD 16-14 states, "If the project activities consist solely of rehabilitation, then the project will not result in the conversion of unique, prime, or locally significant agricultural properties to urban uses." The Highland Manor project consists solely of rehabilitation.

Please refer to HRDC 4's Highland Manor Housing Trust Fund application and Appendix B.

**§93.301(f)(2)(iii) Airport Zones**

The EPA NEPA Assist tool was used to determine that the proposed project is not located within 15,000 feet of a military airport or within 2,500 feet of a civilian airport.

Supporting documentation is located in Appendix C.

**§93.301(f)(2)(iv) Coastal Barrier Resource System**

Montana is not a coastal state and the proposed project is not located within a Coastal Barrier Resource System unit. Highland Manor is located approximately 570 miles from the nearest coast.

Supporting documentation is located in Appendix D.

**§93.301(f)(2)(v) Coastal Zone Management**

Montana is not a coastal state and does not have a coastal zone management plan. Highland Manor is located approximately 570 miles from the nearest coast.

Supporting documentation is located in Appendix E.

**§93.301(f)(2)(vi) Floodplains**

The proposed project is not located within a floodway. According to FEMA's FIRM map, the project is located in an Area of Minimal Flood Hazard and is not within a floodplain.

Supporting documentation is located in Appendix F.

**§93.301(f)(2)(vii) Wetlands**

This project is not located within a jurisdictional or non-jurisdictional wetland according to the US Fish and Wildlife Service National Wetlands Inventory, and no activities, structures, or facilities will impact a wetland.

Supporting documentation is located in Appendix G.

**§93.301(f)(2)(viii) Explosives and Hazards**

As documented in the Capital Needs Assessment, and elsewhere in the Highland Manor HTF application, there are currently 32 dwelling units. Rehabilitation activities will not increase residential densities. Therefore, pursuant to CPD Notice 16-14, the project is in compliance with this requirement.

Supporting documentation is located in Appendix H.

**§93.301(f)(2)(ix) Contamination**

The project is not located within 0.25 miles of a Superfund or CERCLIS site or other contaminated site reported to Federal, State, or local authorities.

A Phase I Environmental Site Assessment found no Recognized Environmental Conditions (RECs) at the proposed project site. This report does recommend conducting a survey for asbestos and lead-based paint. The project was constructed after 1978 and, therefore, for the purposes of this HTF environmental report, additional lead-based paint investigations are not necessary. Additionally, the Phase I ESA recommends methamphetamine sampling in Unit 12 of the north building because of suspected methamphetamine use in that unit.

The Phase II Environmental Site Assessment completed in December, 2021 documents the absence of Asbestos Containing Materials (ACM), radon levels were below the threshold level for mitigation, no mercury containing thermostats were found, the results of methamphetamine sampling showed all samples were less than the 2021 MDEQ decontamination standard, and two 2-foot light fixtures had no information on the light ballasts and are considered suspect for PCBs.

The Phase II ESA made the following recommendations:

1. Verify that building materials in Apartments 15 and 25 as well as the VSF in Apartment 5 be sampled for asbestos.
2. No actions are recommended to address lead in the drinking water system, as the lead results were all below the EPA action limit.
3. No methamphetamine remediation is necessary because all meth samples were found to be less than the 2021 MDEQ contamination standard.
4. Light fixtures determined to be suspect for containing PCBs should be disposed of as a universal waste in accordance with 40 CFR §761.62 and Section 3006 of RCRA. Also, magnetic ballasts discovered during renovations are to be considered PCB containing unless labelled with the words “electronic” or “no PCBs”.
5. Radon mitigation is not required because the results of all tests were less than the EPA action level of 4.0 pCi/L.

Rehabilitation work will follow through with the recommendations made by the Phase II ESA.

Supporting documentation is located in Appendix I.

### **§93.301(f)(2)(x) Noise**

No major road is within 1000’ and no railroad is within 3000’. The one airport within 15 miles of the project site produces a de minimis amount of noise that will not impact the project. It is determined that the interior noise levels do not exceed 45dB.

Supporting documentation is located in Appendix J.

### **§93.301(f)(2)(xi) Endangered Species**

This project does not involve actions which could jeopardize the continued existence of any endangered or threatened species, as designated by the US Fish and Wildlife Service or National Marine Fisheries Service. As evidenced in the consultation with the US Fish and Wildlife Service, there are no endangered, threatened, or candidate species of concern, and there are no critical habitats within the project area. This project will not result in the destruction or adversely modify the designated critical habitat of such species.

Supporting documentation is located in Appendix K.

**§93.301(f)(2)(xii) Wild and Scenic Rivers**

The project is not located near a Wild and Scenic River. Project activities will not be inconsistent with conservation easements, land-use protections, and restrictions adjacent to wild and scenic rivers, as designated/listed by Department of Agriculture or Interior.

Supporting documentation is located in Appendix L.

**§93.301(f)(2)(xiii) Safe Drinking Water**

Rehabilitation improvements will only use lead-free pipes, solder, and flux.

According Phase II Environmental Site Assessment prepared in December 2021, lead levels in Highland Manor's water do not exceed EPA's threshold and therefore Highland Manor's pipes are considered lead-free.

The Phase II ESA supporting documentation is located in Appendix I and the Safe Drinking Water certification from the project architect is located in Appendix M.

**§93.301(f)(2)(xiv) Sole Source Aquifers**

The project avoids and does not have the potential to contaminate sole source aquifer areas. The project does not overlie a sole source aquifer.

Supporting documentation is located in Appendix N.

**Sage Grouse**

Highland Manor is located within Havre city limits and, therefore does not affect Sage Grouse habitat.

Supporting documentation is located in Appendix O.

**Capital Needs Assessment**

The Highland Manor Capital Needs Assessment is included in Appendix P.

## Highland Manor Preliminary Environmental Report Findings Summary

Each criterion listed in 24 CFR Part 93.301(f)(2) *Rehabilitation Projects Environmental Requirements*, and others as required by the Montana Department of Commerce, has been analyzed and it is determined that the Highland Manor rehabilitation project will not adversely impact the environment and the proposed rehabilitation activities are in compliance with 24 CFR Part 93.301(f)(2).

**Highland Manor Compliance with  
Environmental Provisions 24 CFR 93.301(f)(2) Rehabilitation**

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**Historic Preservation**

Select one of the following:

The project is NOT listed or eligible for listing in the National Register of Historic Places individually or as part of an historic district.

<http://www.nps.gov/nr/research/>

*Document that the project is not listed or eligible to be listed on the National Register of Historic Places by a qualified professional.*

The project is listed or eligible to be listed on the National Register of Historic Places, individually or as part of an historic district, and work DOES NOT include demolition and MEETS the Secretary of Interior's Standards for Rehabilitation. <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

*Document that the project is listed or eligible to be listed on the National Register of Historic Places and how the work meets the Secretary of Interior's Standards for Rehabilitation (photos, architectural plans, and certification by the qualified professional).*

Project cannot be funded with HTF.

Note: If archaeological resources or human remains are discovered on the project site during construction, consult with affected tribes and/or descendant communities and comply with the Native American Graves Protection and Repatriation Act (25 U.S.C. 3001–3013), State law and/or local ordinance (e.g., State unmarked burial law).

*Document all consultation correspondence with the affected tribe and/or descendant communities, and how compliance with the Native American Graves Protection and Repatriation Act (25 U.S.C. 3001–3013), State law and/or local ordinance (e.g., State unmarked burial law) has been met.*

**Farmlands**

Select one of the following:

The project activity IS solely rehabilitation.

*Document a summary of rehabilitation activities that are part of the project.*

The project will NOT convert unique, prime or significant (state or local) farmland to an urban use - <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm> or <https://tigerweb.geo.census.gov/tigerweb/>  
*A map from the Web Soil Survey showing that the project site is not a unique, prime or statewide or locally significant agricultural property, or a TigerWeb map showing the project is in an urban area.*

Project cannot be funded with HTF.

### **Airport Zones**

Select one of the following:

The project is NOT located within a Runway Protection Zone (RPZ) of a civilian airport or the clear zone or Accident Potential Zone (APZ) of a military airfield.  
<https://www.epa.gov/nepa/nepassist>

*A map showing the site is not within 15,000 feet of a military airport or within 2,500 feet of a civilian airport.*

*If within 15,000 feet of a military airport, a map showing the site is not within a designated APZ or a letter from the airport operator stating so.*

*If within 2,500 feet of a civilian airport, a map showing the site is not within a designated RPZ or a letter from the airport operator stating so.*

Project cannot be funded with HTF.

### **Coastal Barrier Resources**

Select one of the following:

The project is NOT located within a Coastal Barrier Resources System unit.  
<http://www.fws.gov/CBRA/Maps/Mapper.html>

*A map showing that the project site is not located in a CBRS Unit OR a statement that the state contains no CBRS units.*

Project cannot be funded with HTF.

### **Coastal Zone Management**

Select one of the following:

The project is NOT located in a Coastal Zone, or it has been determined that the project IS CONSISTENT with the State Coastal Zone Management Plan.  
<https://www.hudexchange.info/environmental-review/coastal-zone-management/>

*Document that the project site is not located in a Coastal Zone. If a project is located*

*within a Coastal Zone document that the project is consistent with the State Coastal Zone Management Plan, this may require contacting the state Coastal Zone Management Agency to obtain a letter of consistency.*

Project cannot be funded with HTF.

**Floodplains**

Select one of the following:

The project is NOT located in the Floodway, Coastal High Hazard Area or 100-year or 500-year floodplain on the latest FEMA floodmap (including preliminary maps and Advisory Base Flood Elevations).

<https://msc.fema.gov/portal>

*FEMA FIRM or other latest-available data from FEMA showing the project location is not within a floodplain.*

100-year floodplain -

If there are no practicable alternatives to substantial improvement the structure IS elevated at least to the base flood elevation (BFE) or floodproofed to one foot above the BFE and the project IS NOT a Critical Action.

*Document whether there is a practicable alternative. If so, select a site outside the floodplain. If there is no practicable alternative, provide the FIRM or latest-available FEMA data and if the structure will be substantially improved, document that the structure has been elevated at least the BFE or floodproofed be substantially improved, document that the structure has been elevated at least the BFE or floodproofed to one foot above the BFE that elevated and floodproofed buildings must adhere to National Flood Insurance Program standards, and that the project is not a Critical Action.*

Floodway –

The project IS a functionally dependent use.

*Provide the FIRM or latest-available FEMA data and document that the structure is a functionally dependent use.*

Coastal High Hazard Area –

The project IS designed for location in a coastal high hazard area consistent with the FEMA National Flood Insurance Program requirements for V Zones.

*Provide the FIRM or latest-available FEMA data and document that the structure is designed for location in a coastal high hazard area consistent with the FEMA National Flood Insurance Program requirements for V Zones, and that the structure is not a Critical*



*Action.*

- 500-year floodplain –  
The project is NOT a Critical Action.

*Provide the FIRM or latest-available FEMA data and document that the structure is not a Critical Action.*

- Project cannot be funded with HTF.

**Wetlands**

Select one of the following:

- The project will NOT adversely impact a wetland. The project will NOT drain, dredge, channelize, fill, dike, impound, or perform grading activities in wetlands.

<http://www.fws.gov/wetlands/Data/Mapper.html>

*A map showing the project is not located in a jurisdictional or non-jurisdictional wetland.*

- Project cannot be funded with HTF.

**Explosives and Hazards**

Select one of the following:

- The rehabilitation of the building will NOT increase residential densities in the building.

*Please refer to the attached Capital Needs Assessment and Highland Manor HTF application.*

- The project will increase residential densities, and IS in compliance with the standards for acceptable separation distances, as set forth at 24 CFR part 51, subpart C.

<https://www.hudexchange.info/programs/environmental-review/explosive-and-flammable-facilities/>

*Document that the project meets the standards for acceptable separation distance.*

- Project cannot be funded with HTF.

**Contamination**

Select one of the following:

- The project is FREE of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended use of the property.

AND

The project IS NOT located within 0.25 miles of a Superfund or CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) site or other contaminated site reported to Federal, State, or local authorities without a statement in writing from the U.S. Environmental Protection Agency (EPA) or the appropriate State agency that there is no hazard that could affect the health and safety of the occupants or conflict with the intended use of the property.

Note: The CERCLIS Public Access Database has been retired. The EPA is transitioning to the Superfund Enterprise Management System, or SEMS. SEMS includes the same data fields and content as CERCLIS.

<https://www.hudexchange.info/environmental-review/site-contamination/>

*Document that the project is free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended use of the property. Document that the project is not located within 0.25 miles of a Superfund or CERCLIS site or other contaminated site reported to Federal, State, or local authorities without a statement in writing from the EPA or the appropriate State agency that there is no hazard that could affect the health and safety of the occupants or conflict with the intended use of the property.*

*Multifamily properties (more than 4 units) a Phase I ESA–ASTM is required. If the Phase I ESA identifies RECs, a Phase II ESA–ASTM will be required. If the Phase II indicates the presence of hazardous substances or petroleum products above applicable local, state, tribal or federal (LSTF) screening levels, coordination with the relevant LSTF oversight agency will be required to complete the remediation process and obtain a determination that no further action is required. Development of more than four single family structures in the same location, such as subdivision development, should be evaluated as multifamily*

*Single family properties - projects must avoid sites located within 0.25 miles of a Superfund or CERCLIS site or other contaminated site reported to Federal, State, or local authorities without a statement in writing from the EPA or the appropriate State agency that there is no hazard that could affect the health and safety of the occupants or conflict with the intended use of the property. In addition to the government records search, the screening process for single family does include a site visit. When the screening process raises concerns related to site contamination, it may be appropriate to contract with an environmental professional for preparation of a Phase I, testing and sampling, or other investigation.*

Project cannot be funded with HTF.

### **Noise**

Select one of the following:

- The internal noise level will be 45 decibels or less (mitigation may be required).  
<https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control/>

*Document that that interior noise levels will be no more than 45 dB.*

- Project cannot be funded with HTF.

### **Endangered Species**

Select one of the following:

- The project will NOT impact endangered or threatened species or their habitat.  
<https://www.hudexchange.info/programs/environmental-review/endangered-species/>

*Provide documentation that there are no endangered, threatened species, or critical habitat on the project site. If there are endangered, threatened species or critical habitat on the project site, document that the project will not jeopardize an endangered or threatened species, and will not adversely modify critical habitat. This may require informal consultation with FWS and/or NMFS.*

- Project cannot be funded with HTF.

### **Wild and Scenic Rivers**

Select one of the following:

- The project is not located near a Wild and Scenic River.

*Document that the project is not located near a Wild and Scenic River.*

- The project is located near a Wild and Scenic River and IS CONSISTENT with the River's Management Plan. <https://www.hudexchange.info/programs/environmental-review/wild-and-scenic-rivers/>

*Document that the project is located near a Wild and Scenic River, and the project is consistent with the River's Management Plan.*

- Project cannot be funded with HTF.

### **Sole Source Aquifers**

Select one of the following:

- The project will NOT impact a Sole Source Aquifer.  
<https://www.hudexchange.info/programs/environmental-review/sole-source-aquifers/>

*Document that the project site is not located on a SSA. If the project site located on a SSA provide documentation from EPA that the project will not impact the SSA (including*

*regional MOUs).*

Project cannot be funded with HTF.

**Safe Drinking Water**

Select one of the following:

The project CONTAINS lead-free pipes, solder, and flux.

<https://www.epa.gov/dwreginfo>

*Document that the project only uses lead-free pipes, solder, and flux (architectural plans, building specifications, and certification by qualified professional).*

Project cannot be funded with HTF.