

**CITY OF VANCOUVER
ENVIRONMENTAL REVIEW RECORD**

For The
City of Vancouver
McCallister Village Mixed Use Housing Project
HOME Investment Partnership

A. APPLICANT:

City of Vancouver
HOME Program
PO Box 1995
Vancouver, WA 98668-1995
(360) 487-7952

Certifying Officer:

Peggy Sheehan, Community Development Manager
Community Planning
City of Vancouver, Washington

B. PROJECT DATA:

Project Name:	McCallister Village Mixed Use Housing Project
Subgrantee's Name:	Affordable Community Environments
Project Location:	NW 1/4,S21,T2N,R1E, Tax ID 152598-000
Time Frame:	December 2009 through December 2010
HOME Cost:	\$133,189

Project Contact Person:

Leah Greenwood
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Environmental Contact Person:

Matthew Mattia, Program Coordinator
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C. STATEMENT OF PURPOSE AND NEED FOR THE PROPOSAL: McCallister Village will provide affordable housing for low-income families in the Fruit Valley and West Vancouver market areas. According to ACE's 2008 project proposal, the Fruit Valley area median income for 2008 was \$33,500, well below the County median of \$64,000. Nearly 40% of households in Fruit Valley have incomes less than \$25,000 per year. In addition, ACE will provide affordable housing opportunities for three special needs populations: People with AIDS, the deaf and/or hard of hearing, and people recovering from substance abuse.

D. PROJECT DESCRIPTION: McCallister Village is a mixed-use project on two acres located in West Vancouver, Washington. The project will include 48 units of rental housing ranging

in size from studios to four-bedroom units. All units will serve households with incomes at 0-60% AMI, including some extremely low-income households and households with special needs. The project will include a 1,706 square foot community room to be utilized by property residents, school children, and Fruit Valley neighborhood residents. The community room will house various classes; including after school programs through a partnership with the Boys and Girls Club and Fruit Valley Elementary School; as well as cooking, gardening, computer, and financial literacy classes through ACE's partnerships with Washington State University, Volunteer Connections, and Credit Smart.

E. EXISTING ENVIRONMENTAL CONDITIONS AND TRENDS:

1. **Natural Setting:** The project will be located on a 2.01 acre vacant site in West Vancouver, WA adjacent to the public elementary school. The site is relatively flat and there is no vegetation, other than grass. No structures have ever been constructed on the site.
2. **Cultural Setting:** The site for McCallister Village is located in the Fruit Valley neighborhood (census tract 410.05), which is 78.8% low-moderate income area. McCallister Village will be adjacent to the Fruit Valley Elementary School, which houses a Family Resource Center. There is a school ball field that will abut the McCallister Village property. Further to the south (within 1/4 mile) is a neighborhood park with a playground and a community complex providing programs for residents. There are employment opportunities in the area, including Frito-Lay, BNSF Railroad and the Port of Vancouver. The site has frequent bus service, providing access to employment opportunities, Clark Community College, and Clark County Center for Public Health (including addiction and mental health services).

In the absence of the project, the site would likely remain vacant. However, based on the zoning and comprehensive plan designation, some type of mixed-use development would be appropriate for the site.

- F. POTENTIAL IMPACTS FROM THE PROJECT:** The Geotechnical Investigation Report completed by PBS Engineering and Environmental on May 17, 2008 concluded no special considerations were required to build the project on this site. The project has the strong support of the Fruit Valley neighborhood association. The project also incorporates sustainable design features, including recycled building materials and site improvements that minimize the consumption and run-off of water. The proposed project would have no significant adverse environmental impact.

G. CONCLUSION:

Upon review of this project and this site, the activity has been found not to be exempt or categorically excluded as described under 24 CFR 58.34 and 58.35. An Environmental Assessment has been prepared, and the McCallister Village project has been determined to have a Finding of No Significant Impact under 24 CFR 58.40 (g)(1). Land Acquisition and construction of the project will not significantly affect the quality of the human environment. No outstanding mitigation measures have been identified beyond standard site

as evidence by the attached Environmental Assessment and Compliance Findings for the Related Laws. This activity has been determined to have no significant impact. The activity will require publication of a FONSI notice and Request for Release of Funds (RROF).

PREPARED BY:

Signature on File

DATE: 11/16/09

Matthew Mattia
Program Coordinator
Community Planning
City of Vancouver, Washington

REVIEWED BY CERTIFYING OFFICER:

Signature on File

DATE: 11/16/09

Peggy Sheehan, Community Development Manager
Community Planning
City of Vancouver, Washington