

U.S. Department of Homeland Security
Louisiana Recovery Office
1 Seine Court
New Orleans, Louisiana 70114



FEMA

**FINDING OF NO SIGNIFICANT IMPACT
CHANGE OF LOCATION GENERAL OGDEN HOUSING PROJECT
NEW ORLEANS, ORLEANS, LOUISIANA
*FEMA-1603-DR-LA***

Introduction

On August 29, 2005, Hurricane Katrina, a Category 3 hurricane, struck the Gulf Coast Region. The subsequent storm surge damaged levees, resulting in flooding throughout much of the City of New Orleans. As a result of wind and flooding, HANO's entire portfolio of affordable housing and associated structures were damaged. Scattered sites located at Chef Menteur Highway, Old Gentilly Road, and America Street suffered substantial damage. These buildings provided over 100 bedrooms of affordable housing to HANO's per-Katrina portfolio.

As a result of damages from Hurricane Katrina, the Federal Emergency Management Agency (FEMA) was authorized under Presidential disaster declaration FEMA-1603-DR-LA to provide Federal assistance to designated disaster areas in Louisiana. The Robert T. Stafford Disaster Relief and Emergency Assistance Act (PL 93288) Section 406 authorizes FEMA's Public Assistance (PA) Program to provide financial and other forms of assistance to State and local governments to support response, recovery, and mitigation efforts following Presidentially declared disasters.

FEMA proposes to supplement the findings of the U.S. Department of Housing and Urban Development's *Environmental Assessment for Proposed General Ogden Housing Development Project, New Orleans, Louisiana* (March 2007). U.S. Department of Housing and Urban Development (HUD) prepared the EA dated March 2007, pursuant to the National Environmental Policy Act (NEPA), the President's Council on Environmental Quality regulations implementing NEPA (40 Code of Federal Regulations [CFR] Parts 1500-1508), and 24 CFR Part 5. The purpose of the Supplemental Environmental Assessment (SEA) is to update the environmental analyses and to document the potential environmental impacts of the proposed construction and realignment activities.

The Proposed Action activities will include the demolition of seven (7) buildings at 1400, 1408, 1416, 1424, 1432, 1433, and 1440 General Ogden, and the new construction of twenty-two (22) units, eighteen (18) of which will be public housing/tax credit units and four (4) will be tax credit/Section 8 project based housing units. Redevelopment efforts will populate the development with two (2), three (3), and four (4) bedroom duplex units designed to be compatible with the neighborhood. All outdated infrastructure will be removed and replaced (i.e. water, gas, and sewer lines). Environmental hazards such as asbestos and contaminated soil will also be removed. The goal in redeveloping the area is to foster the neighborhood revitalization efforts, which include programs emphasizing economic growth and community pride..

Findings

FEMA has made the following determination from the information contained in the HUD's EA:

The above described action would not result in any significant adverse impacts related to geology, soils, hydrology, floodplains, wetlands, water quality, air quality, vegetation, wildlife, state and federally listed threatened and endangered species, cultural resources, socioeconomics (including minority and low income populations), safety, security, noise, hazardous materials, toxic wastes, traffic, or transportation. Based on the information analyzed, FEMA has determined that the implementation of the proposed action would not result in significant adverse impacts to the quality of the natural and human environment. The proposed alternative is not anticipated to have the potential for significant cumulative effects when combined with past, present, and reasonably foreseeable future actions in accordance with 44 CFR Part 10.8 (d)(3)(x). As a result of this FONSI, an EIS will not be prepared (44 CFR Part 10) and the proposed action as described in the SEA may proceed.

The following summarizes the required mitigation and are the conditions that must be met as part of implementing this proposed project:

CONDITIONS AND MITIGATION MEASURES

Based upon the studies and consultations undertaken in this Supplemental EA, several conditions must be met and mitigation measures must be taken by the applicant prior to and during project implementation.

- All work shall comply with EPA guidelines for removal of contaminated soils. This will include testing for contaminants and determining the area of contamination. Excavation of contaminated soils and safe transport and proper disposal of contaminated soil in a regulated landfill. Excavated contamination area will be lined with a geo textile membrane and clean soil will be used to replace contaminated soils.

- A storm water pollution prevention plan should be prepared and BMP's for storm water management should be implemented to minimize any detrimental effects to water quality during project implementation.
- If during the course of work, archaeological artifacts (prehistoric or historic) or human remains are discovered, the applicant shall stop work in the vicinity of the discovery and take all reasonable measures to avoid or minimize harm to the finds. The applicant shall inform their Public Assistance contacts at FEMA, who will in turn contact FEMA Historic Preservation (HP) staff. The applicant will not proceed with work until FEMA HP completes consultation with the SHPO. In addition, if unmarked graves are present, compliance with the Louisiana Unmarked Human Burial Sites Preservation Act (R.S. 8:671 et seq.) is required. The applicant shall notify the law enforcement agency of the jurisdiction where the remains are located within twenty-four hours of the discovery. The applicant shall also notify FEMA and the Louisiana Division of Archaeology at 225-342-8170 within seventy-two hours of the discovery. Failure to comply with these stipulations may jeopardize receipt of FEMA funding.
- To reduce potential short-term effects to air quality from construction related activities, the contractor should use Best Management Practices to reduce fugitive dust generation and diesel emissions.
- All construction activities should be conducted in a safe manner in accordance with OSHA requirements.
- If hazardous constituents are unexpectedly encountered in the project area during the proposed construction operations, appropriate measures for the proper assessment, remediation and management of the contamination should be initiated in accordance with applicable federal, state, and local regulations.
- Appropriate measures to prevent, minimize, and control spills of hazardous materials should be taken, and any hazardous and non-hazardous wastes generated should be disposed of in accordance with applicable federal, state, and local requirements.
- The applicant is responsible for acquiring any necessary permits prior to commencing construction at the proposed project site in accordance with applicable local, state, and federal regulations.

