

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

May 2, 2026

City of Yakima Planning Division

129 N. 2nd Street

Yakima, WA 98901

509-575-6183

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Yakima Housing Authority.

REQUEST FOR RELEASE OF FUNDS

On or about May 19, 2026 the City of Yakima Planning Division will authorize the Yakima Housing Authority to submit a request to HUD for the release of funds under Section 8 Project Based Vouchers, to undertake a project known as Lewis, Spruce and Sixth Development – 914 E. Spruce St. for the purpose of constructing a new 2-story multifamily residential apartment building that will be comprised of 14 total units with 30 onsite surface parking spaces and will sit south of an already developed affordable housing unit owned by Yakima Family Housing LLC and operated by YHA, to help address housing needs identified through the Yakima Housing Authority waitlist.

FINDING OF NO SIGNIFICANT IMPACT

The City of Yakima Planning Division 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 Yakima City Hall 129 N. 2nd Street, Yakima, WA 98901 and may be examined or copied weekdays 8:30 A.M to 4:30 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Yakima Planning Division. All comments received by May 18, 2026 will be considered by the City of Yakima Planning Division prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Yakima Planning Division certifies to HUD that Victoria Baker in her capacity as City Manager 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 Yakima Housing Authority to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Yakima Planning Division'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 Yakima Planning Division; (b) the City of Yakima Planning Division 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 at 909 1st Ave, Seattle, WA 98104. Potential objectors should contact HUD to verify the actual last day of the objection period.

Victoria Baker, City Manager



U.S. Department of Housing and Urban
 Development
 451 Seventh Street, SW
 Washington, DC 20410
www.hud.gov
espanol.hud.gov

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

Project Information

Project Name: Lewis,-Spruce-and-Sixth-Development---914-E-Spruce
HEROS Number: 900000010527668
Start Date: 04/06/2026
Estimated End Date: 04/06/2027
Actual End Date:
Project Location: 914 E Spruce St, Yakima, WA 98901

Additional Location Information:

The proposed Spruce development will be located at 914 E Spruce Street, Yakima WA, 98901. The development will also be located in a residential mixed-use area and will not have any negative impact on the surrounding environment or neighborhood.

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

Lewis, Spruce and Sixth (LSS) is a scattered site development located at 316 N. Lewis, 914 E. Spruce and 415 N. Sixth. This development will infill three undeveloped sites in the City of Yakima and will help to address housing needs identified through the Yakima Housing Authority (YHA) waitlist. The waitlist identifies the need for additional studio, one-, and two-bedroom units for general low-income families, seniors and homeless at entry individuals. Each of the sites is adjacent to housing currently owned and operated by YHA to ensure efficiency. The locations are within a half mile of many services and many more within a half hour bus ride. Each site has a bus stop within a half mile. The proposed 914 E Spruce St site is a new 2-story multifamily residential apartment building that will be comprised of 14 total units with 30 onsite surface parking spaces and will sit south of an already developed affordable housing unit owned by Yakima Family Hosing LLC and operated by YHA with Raymond Jamesa as the Tax Credit Limited Partner.

Funding Information

Grant Number	HUD Program	Program Name	
41-4118253	Other	Section 8 Project Based Vouchers	\$1,757,340.00

Estimated Total HUD Funded Amount: \$1,757,340.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$18,230,295.00

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.

Law, Authority, or Factor	Mitigation Measure or Condition
Permits, reviews, and approvals	Land Use Permit * Engineering Permits pending by mid-December * Stormwater and waste pending by mid-December * Building Permits pending by mid-December * City of Yakima Type 1 Review

Project Mitigation Plan

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: 4/21/2026

Name / Title/ Organization: Trevor Martin / YAKIMA

Certifying Officer Signature:  Date: 4/24/2026

Name/ Title: Victoria Baker, city manager

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).