DETERMINATION OF LEVEL OF REVIEW

ERR GRANT# NE26P07850126

Project Name: Scottsbluff County Housing Authority Program Year: 2026

Project Location: Four Scottsbluff County Housing Authority owned properties in Scotts Bluff County including sites in Scottsbluff, Gering, Minatare, and Morrill.

Project Description (*Attach additional descriptive information, as appropriate to the project, including narrative, maps, photographs, site plans, budgets and other information.*):

The Scotts Bluff County Housing Authority (SBCHA) proposes to undertake a five-year program of capital improvements, modernization, maintenance, and rehabilitation activities at its public housing properties located in Scottsbluff, Gering, Minatare, and Morrill, Nebraska. The improvements are planned for the 2026–2030 period and will be funded primarily through the U.S. Department of Housing and Urban Development (HUD) Capital Fund Program.

The purpose of the project is to preserve and improve SBCHA's existing public housing inventory, maintain safe and sanitary living conditions, improve building systems and energy efficiency, enhance security and accessibility, and extend the useful life of the properties. The proposed activities will occur primarily within existing developed public housing sites and buildings.

Over the five-year period, SBCHA anticipates approximately $460,638 in Capital Fund expenditures annually. Planned physical improvements identified in the Five-Year Capital Fund Action Plan include the following:

- **Unit Modernization and Rehabilitation:** Approximately seven to eight dwelling units per year will be temporarily taken offline and remodeled. Work may include interior rehabilitation, replacement or repair of fixtures and finishes, plumbing and electrical improvements, and other modernization activities necessary to maintain safe and functional housing units.
- **Electrical Improvements:** Installation and improvement of electrical main boxes and the replacement of transformers where needed on properties in collaboration with Nebraska Public Power District (NPPD).
- **Laundry and Building System Improvements:** Improvements to the Lost Sock laundry room at Bluff View, including new washers and dryers, a 100-gallon water heater, and HVAC improvements.
- **Security Improvements:** Purchase and installation of security cameras and associated internet infrastructure at Colson Manor and Morrill Manor.
- **Window Replacement:** Replacement of windows at Rebecca Winters, anticipated to occur in phases during 2027 and 2028.

- **Water, Sewer, and Plumbing Improvements:** Replacement and improvement of water and sewer lines, plumbing systems, and main shutoffs serving approximately 20 units at Bluff View. This work may include excavation and other associated ground disturbance.
- **Door and Locking System Improvements:** Installation of a new locking system and rekeying of public housing units throughout Scotts Bluff County.
- **Community and Common Area Improvements:** Rehabilitation of community rooms, laundry rooms, and bathrooms at Minatare, Bluff View, and Morrill. Improvements may include flooring, painting, furniture, appliances, electrical work, fixtures, countertops, sinks, toilets, and doors.
- **HVAC and Water Heater Replacement:** Replacement of HVAC systems and water heaters serving approximately eight two-story buildings at Bluff View.
- **Management and Operational Improvements:** Certain Capital Fund expenditures will also support eligible management and operational activities, including staff training, information technology, equipment, insurance, salaries, and other ongoing operational needs.

The proposed improvements will generally involve rehabilitation, modernization, repair, and replacement of existing facilities and infrastructure within or immediately associated with established SBCHA public housing properties. No acquisition of new property, construction of new housing developments, or expansion of the existing housing sites is identified in the current Five-Year Capital Fund Action Plan. The scope includes some activities that may involve ground disturbance, particularly utility and water/sewer infrastructure improvements.

The HUD Environmental Review will evaluate the proposed five-year program and the four SBCHA project locations in Scottsbluff, Gering, Minatare, and Morrill to determine compliance with applicable environmental requirements prior to the commitment or expenditure of HUD funds for activities subject to environmental review. The review will encompass the reasonably anticipated activities identified in the 2026–2030 Capital Fund Action Plan and document applicable environmental conditions and compliance requirements for the proposed improvements.

The subject project has been reviewed pursuant to HUD regulations 24 CFR Part 58, "Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities," and the following determination with respect to the project is made:

☐ **Exempt** from NEPA review requirements per 24 CFR 58.34(a)(____)

☐ **Categorically Excluded NOT Subject** to §58.5 authorities per 24 CFR 58.35(b)(____)

X **Categorically Excluded SUBJECT** to §58.5 authorities per 24 CFR 58.35(a)(3)(ii)
(A Statutory Checklist for the §58.5 authorities is attached.)

☐ An **Environmental Assessment** (EA) is required to be performed. (An Environmental Assessment performed in accordance with subpart E of 24 CFR Part 58 is attached.)

☐ An **Environmental Impact Statement** (EIS) is required to be performed.

The ERR (see §58.38) must contain all the environmental review documents, public notices and written determinations or environmental findings required by Part 58 as evidence of review, decision making and actions pertaining to a particular project. Include additional information including checklists, studies, analyses and documentation as appropriate.

Bryan Venable **Preparer Name**	Bryan Venable **Signature**
Executive Director PADD **Title**	10/16/2026 **Date**

Mark Harris **Responsible Entity Certifying Officer**	 **Signature**
Chairman **Title**	 **Date**