



U.S. Department of Housing and Urban Development
Office of Multifamily Housing
Region X Multifamily HUB

Endangered Species Protocol
HUD Multifamily Housing
Western Washington projects

Updated January 23, 2007

The following Endangered Species protocol has been established to comply with the Endangered Species Act and the requirements of the U.S. Fish and Wildlife and National Marine Fisheries Services (“The Services”) *for Western Washington Multifamily projects.*

Proposed Construction Projects

- The Services require all Proposed Construction projects in Western Washington to have a qualified Biologist prepare a Biological Assessment. The Biological Assessment (B/A) must address the proposed project’s impact on endangered species and essential fish habitat. The Lender must submit the B/A to HUD with the Pre-Application package. (In the case of a 202/811 project, the sponsor/consultant will submit the B/A to HUD along with the SuperNOFA application.)
- Multifamily Housing will forward the B/A to The Services for the required Informal Consultation. The goal is to obtain clearance from The Services so that HUD’s environmental assessment can be approved. Response times from these agencies vary widely depending on their workload, so it is important to provide the B/A to HUD at the earliest possible time to prevent delays to your project.
- Multifamily Housing and the Services encourage Low Impact Development that reduces storm water runoff.

Refinances

- If the project is a straight refinance with only minor repairs (no new construction or remodeling and no increase in impervious surfaces), Multifamily Housing can make a “No Effect” determination without consulting with The Services. A Biological Assessment is not required for this type of refinance.
- However, if the refinance includes an addition to the structure, remodeling, or increase in impervious surface, then the protocol for Proposed Construction must be followed.

202/811 SuperNofa Project Submissions

- The Services have imposed the same clearance procedures for 202/811 projects as for insured projects.
- The sponsor/consultant must submit a Biological Assessment with the SuperNOFA application package as described previously under “Proposed Construction Projects.”

Please contact a Multifamily Appraiser should you have questions regarding the Endangered Species Protocol.

The Services Websites: <http://wdfw.wa.gov/> <http://www.nwr.noaa.gov/>