



U.S. Department of Housing and Urban
Development
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**Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: 1000 Market Street RAD Conversion and Rehabilitation Project

Responsible Entity: City and County of San Francisco, Mayor's Office of Housing and Community Development

Grant Recipient (if different than Responsible Entity): San Francisco Housing Authority

State/Local Identifier:

Preparer: Eugene T. Flannery

Certifying Officer Name and Title: Katha Hartley, Acting Director, Mayor's Office of Housing and Community Development

Consultant (if applicable):

Direct Comments to: Eugene T. Flannery, Environmental Compliance Manager, MOHCD, One South Van Ness Avenue, 5th Floor, San Francisco, CA 94103

Project Location: 1000 Market Street, San Francisco, CA 94102 APN: 0350/001

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

Community Housing Partnership, a 501(c)(3) nonprofit corporation, seeks to convert the San Cristina, located at 1000 Market Street, San Francisco, to funding under the federal Rental Assistance Demonstration Program (RAD) under the United States Housing Act of 1937, as amended, and/or The Consolidated and Further Continuing Appropriations Act of 2012, Public Law 112-55. Conversion to RAD will create financially sustainable real estate assets with a minimum of 20-year useful life, improve resident experience, and ensure the sustainability of San Cristina in order to preserve 58 single-room occupancy units of housing for extremely low income, homeless individuals.

Under RAD, Community Housing Partnership will be able to leverage additional private resources, and will convert its Mod Rehab Section 8 Contract subsidy payments to RAD project-based Section 8 vouchers (PBVs) for the existing Mod Rehab assisted units. The development will receive increased rent subsidies while continuing to be 100 percent affordable for low-income, homeless households.

The requirements of the RAD program include completing physical upgrades that are noted in a Physical Condition Assessment (PCA). The PCA for the San Cristina recommends upgrades with an estimated cost of \$1,054,578, which is less than 75% of the total estimated cost of replacement after rehabilitation, and there will be no change in the unit density or in land use due to the project.

Clean stone veneer, ceramic wainscot tile repairs and paint; Replace exterior entry doors; Replace exterior metal exit doors; Wood subfloor repair and prep for new linoleum sheet flooring; Replace with low-flow

faucets - commercial grade; Replace with low-flow showerheads - commercial grade; Replace/repair radiators Elevator modernization – short-term repairs; Elevator modernization – replacement; Replace community kitchen & corridor flooring; repair/replace 1st floor; Replace exit signs with LED fixtures; Replace exterior lighting with LED fixtures; Replace acoustic ceiling tiles ;Paint interiors walls and ceiling of common areas floors 1 thru 4; Replace community kitchen electric ranges; Replace bathroom countertops and sinks ;Replace shower surrounds; Replace Community Bathroom and unit vanities; Replace bathtubs; Replace interior doors; Paint interiors walls and ceiling of a portion of the apartments; Replace hard-surface flooring at apartments; Replace ceiling fans with Energy Star/LED light combo fans; Perform feasibility study of trash room; Replace sanitary risers due to age and chronic leaks; Replace skylights.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5. This proposal is determined to be categorically excluded according to:

24 CFR §58.35(a)(5): Acquisition (including leasing) or disposition of, or equity loans on an existing structure, or acquisition (including leasing) of vacant land provided that the structure or land acquired, financed, or disposed of will be retained for the same use.

24 CFR §58.35(a)(ii): Rehabilitation of multifamily residential buildings and improvements when the following conditions are met:

- A. Unit density is not changed more than 20 percent;
- B. The project does not involve changes in land use from residential to non-residential; and
- C. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

Additionally, those activities not related to acquisition and rehabilitation are exempt per 24 CFR 58.34

(a)(1) Environmental and other studies, resource identification and the development of plans and strategies;

(a)(5) Inspections and testing of properties for hazards or defects;

(a)(8) Engineering or design costs.

Funding Information

Grant Number	HUD Program	Funding Amount
	RAD	NA

Estimated Total HUD Funded Amount: No HUD Funding

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$1,054,578

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project does not lie within an Airport Clear Zone or Accident Potential Zone. Source Documents: City/County Association of Governments of San Mateo County. Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport. Adopted July 2012. Google Earth Map
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not located in a coastal barrier resource area. Source Document: 16 USC §3501(a)(1) which defines the locations of coastal barrier resource areas. The Pacific Coast of the Continental United States is not included in that definition. San Francisco Planning Report
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project involves the acquisition, construction or rehabilitation of structures, buildings or mobile homes. The project site is not located in a FEMA designated Special Flood Hazard Area FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time. The project is neither within a known FEMA floodplain nor within the preliminary Flood Insurance Rate Map prepared for the City and County of San Francisco in November 2015. The project would not involve either direct or indirect support of development in a floodplain.

		<p>Source Documents:</p> <ol style="list-style-type: none"> 1. City and County of San Francisco Interim Floodplain Map. Internet Web Site: http://sfgsa.org/sites/default/files/Document/SF_Citywide.pdf Accessed on August 8, 2017. 2. United States Federal Emergency Management Administration. FEMA Issued Flood Maps, San Francisco County. Internet Web Site: https://msc.fema.gov/portal/search Accessed on August 8, 2017.
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STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The project does not involve acquisition of undeveloped land, a change in land use, major rehabilitation that would cost 75% or more of the property value, or new construction. The project does not meet thresholds for review by the Bay Area Air Quality Management District (BAAQMD) for air quality impacts, as it is minor in nature; thus, the project conforms to the State Implementation Plan (SIP).</p> <p>The building was constructed in 1913, before the 1978 federal bans on friable asbestos-containing building materials became effective. Therefore, project activities could result in a release of these materials. Renovation or demolition activities would require an asbestos and LBP survey and possibly abatement. Removal of asbestos materials would comply with the National Emissions Standards for Hazardous Air Pollutants and the Bay Area Air Quality Management District Regulation 11, Rule 2.</p> <p>Source Document:</p> <ol style="list-style-type: none"> 1. HUD Exchange at https://www.hudexchange.info/programs/environmental-review/air-quality website accessed on August 8, 2017 2. San Francisco Planning Department, Planning Report for 1000 Market Street.
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is located more than 100 feet from the San Francisco Bay shoreline; therefore, no formal finding of consistency with the San Francisco Bay Plan is required. The project activity does not involve activity within a Coastal Zone Management Area (CZM) area.</p> <p>Source Documents:</p>

		<p>1. San Francisco Bay Conservation and Development Commission. San Francisco Bay Plan. Adopted 1973. Reprinted in February 2008. http://www.bcdc.ca.gov/laws_plans/plans/sfbay_plan.shtml</p> <p>2. United States National Oceanic and Atmospheric Administration. State Coastal Zone Boundaries, California. Internet Web Site: http://coastalmanagement.noaa.gov/mystate/docs/StateCZBoundaries.pdf</p> <p>3. San Francisco Property Information Map: http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM//?dept=planning</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>Based on the construction of the onsite structure in approximately 1913, lead based paint materials may be present onsite. Renovation or demolition activities would require a LBP survey and possibly abatement.</p> <p>Removal of asbestos materials would comply with the National Emissions Standards for Hazardous Air Pollutants and the Bay Area Air Quality Management District Regulation 11, Rule 2.</p> <p>The project has the potential to disturb lead based paint. Construction activities that disturb materials or paints containing any amount of lead are subject to certain requirements of the Cal/OSHA lead standard contained in Title 8, CCR Section 1532.1. Deteriorated paint is defined to be Title 17, CCR, Division 1, Chapter 8, Section 35022 as a presumed lead-based paint that is cracking, chalking, chipping, peeling, non-intact, failed, or otherwise separating from a component. Demolition of a deteriorated lead containing paint component would require waste characterization and appropriate disposal.</p> <p>In addition, lead-based paint remediation and stabilization associated with the proposed project will comply with the HUD Lead Safe Housing Rule 24 CFR Part 35, Subpart R — Methods and Standards for Lead-Paint Hazard Evaluation and Hazard Reduction Activities. Subpart R provides standards and methods for evaluation and hazard reduction activities required in subparts B, C, D, and F through M of 24 CFR Part 35.</p> <p>Source Documents:</p>

<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project activity involves a previously developed urban property and thus would have no effect on any natural habitats or federally protected species. The project site is entirely developed and therefore does not support these species' habitat requirements.</p> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. City of San Francisco Planning Department Property Information Map, http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM/?dept=planning , site accessed on August 8, 2017. 2. City of San Francisco Planning Department. San Francisco General Plan. Internet Web Site: http://www.sf-planning.org/ftp/General_Plan/index.htm . Accessed on August 8, 2017. 3. California Department of Fish and Game. Natural Diversity Database Report, CNDDDB Wide Tabular Report, Federally Listed Species for San Francisco County. https://www.dfg.ca.gov/biogeodata/cnddb/ Site Accessed August 8, 2017
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project will not result in an increased number of people being exposed to hazardous operations by increasing residential densities, converting the type of use of a building to habitation, or making a vacant building habitable. The project does not involve explosive or flammable materials or operations.</p> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. United States Department of Housing and Urban Development. Environmental Criteria and Standards. 24 CFR Part 51 2. San Francisca Department of Public Health List of Above Ground Storage Tanks in San Francisco, 3. United States Department of Housing and Urban Development. Siting of HUD-Assisted Projects Near Hazardous Facilities: Acceptable Separation Distances from Explosive and Flammable Hazards. Office of Community Planning and Development, Office of Environment and Energy. Washington, CD September 1996.

<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site consists of urban land; therefore, the project would not affect farmlands. There are no protected farmlands in the City and County of San Francisco.</p> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. United States Department of Agriculture. 7 CFR Part 658.2(a) Farmland Protection Policy Act 2. United States Department of Agriculture, Natural Resources Conservation Services. Web Soil Survey. Internet Web Site: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx . Accessed on August 8, 2017.
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Federal Emergency Management Agency [24 CFR 55, Executive Order 11988] (FE MA) prepares Flood Insurance Rate Maps (FIRMs) that identify areas subject to flood inundation, most often from a flood having a one percent chance of occurrence in a given year (also known as a “base flood” or “100-year flood”). FEMA refers to the portion of the floodplain or coastal area that is at risk from floods of this magnitude as a Special Flood Hazard Areas (SFHA). No finalized flood hazard zones have been mapped by the Federal Emergency Management Agency (FEMA) in San Francisco.</p> <p>FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time.</p> <p>The project is neither within a known FEMA floodplain nor within the preliminary Flood Insurance Rate Map prepared for the City and County of San Francisco in November 2017. The project would not involve either direct or indirect support of development in a floodplain.</p> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. City and County of San Francisco Interim Floodplain Map. Internet Web Site: http://sfgsa.org/Modules/ShowDocument.aspx?documentid=1761 Accessed on August 8, 2017. 2. United States Federal Emergency Management Administration. FEMA Issued Flood Maps, San Francisco County. Internet Web Site: https://msc.fema.gov/portal/search . Accessed on August 8, 2017.

<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The building which was initially constructed in 1913 is more than 50 years old. As such it is subject to the Programmatic Agreement By And Among The City And County Of San Francisco, The California State Historic Preservation Officer, And The Advisory Council On Historic Preservation Regarding Historic Properties Affected By Use Of Revenue From The Department Of Housing And Urban Development Part 58 Programs (PA).</p> <p>The San Francisco Mayor's Office of Housing and Community Development has reviewed the project under the 2007 Programmatic Agreement and determined that the project activities connected with the undertaking are exempt from review by the SHPO or ACHP per Stipulation IV.C. The building itself has been evaluated for National Register eligibility and is eligible for listing thereon.</p> <p>No Affect on Historic Properties</p> <p>Source Documents:</p> <ol style="list-style-type: none"> 1. City and County of San Francisco. Programmatic V Agreement by and among the City and County of Son Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected by Use of Revenue from the Department of Housing and Urban Development Part 58 Programs. January 19, 2007; 2. City of San Francisco Planning Department Property Information Map, http://ec2-50-17-237-182.compute-1.amazonaws.com/PIM///?dept=planning 3. United States Advisory Council on Historic Preservation. 36 CFR Part 800 Protection of Historic Properties.
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project would not create new noise sources and would have no noise impacts under HUD guidelines. The project does lie within 15 miles of San Francisco International Airport, but because the project would not significantly expand existing operations, this airport noise would not have an effect on the area.</p> <p>Source Documents:</p>

		<p>1. United States Department of Housing and Urban Development: The Noise Guidebook Environmental Planning Division, Office of Environment and Energy. September 1900.</p> <p>2. United States Department of Housing and Urban Development Environmental Criteria and Standards. 24 CFR Part 51</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not served by a US EPA designated sole-source aquifer, is not located within a sole source aquifer watershed, and would not affect a sole-source aquifer subject to the HUD EPA MOU.</p> <p>Source Documents:</p> <p>1. United States Environmental Protection Agency. Sole Source Aquifers subject to HUD-EPA Memorandum of Understanding, dated September 30, 1990.</p> <p>2. United States Environmental Protection Agency. Sole Source Aquifers in Region 9. Internet Website: http://www.epa.gov/region9/water/groundwater/ss_a.html</p> <p>Accessed on August 8, 2017.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project activities are not located near any coastal, riparian or bayfront wetlands. Therefore, the Proposed Action would not affect wetland or riparian areas.</p> <p>Source Document:</p> <p>1. United States Fish and Wildlife Service, Division of Habitat and Resource Conservation. Wetlands Geodatabase. Internet Web Site: http://www.fws.gov/wetlands/Data/Mapper.html</p> <p>Accessed on August 8, 2017.</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1973, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>No wild and scenic rivers are located within the City and County of San Francisco.</p> <p>Source Documents:</p> <p>1. United States National Park Service. Designated Wild and Scenic Rivers by State. California. Internet Web Site: http://www.blm.gov/wo/st/en/prog/blm_special_areas/NLCS/Rivers.html#California Accessed August 8, 2017</p>
<p>ENVIRONMENTAL JUSTICE</p>		

<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project would not result in disproportionately adverse environmental effects on minority or low income populations as the project does not involve displacement of residents. The rehabilitation activities would enhance the quality of life for low income residents of the complex.</p> <p>Source Documents:</p> <p>1. EPA NEPAAssist website: https://nepassist.epa.gov/nationalNEPAtools/NEPAaCall/analysis.aspx Site accessed on August 8, 2017.</p> <p>2. HUD Guidance and Technical Advice, Environmental Justice. http://portal.hud.gov/hudportal/HUD?srrv/progrmmoffices/commplanning/environment/review/iusUce</p>
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Field Inspection (Date and completed by): Rincon Consultants performed a reconnaissance of the subject property on February 2, 2015 accompanied by Marshall Johnson, the site manager and Victor Bernal the site janitorial worker. The purpose of the reconnaissance was to observe existing subject property conditions and to obtain information indicating the presence of recognized environmental conditions in connection with the property.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below 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
<p>Clean Air Clean Air Act, as amended,</p>	<p>Renovation or demolition activities would require an asbestos survey and possibly abatement. Removal of asbestos materials would comply with the National Emissions Standards for Hazardous Air Pollutants and the Bay Area Air Quality Management District Regulation 11, Rule 2.</p>

Contamination and Toxic Substances
24 CFR Part 50.3(i) & 58.5(i)(2)

Lead based paint materials may be present onsite. Although not considered a REC, renovation or demolition of the onsite structures would require a LBP survey and possibly abatement.

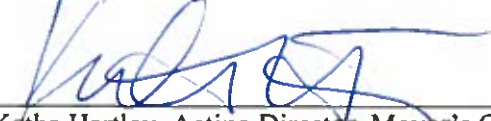
The project has the potential to disturb lead based paint. Construction activities that disturb materials or paints containing any amount of lead are subject to certain requirements of the Cal/OSHA lead standard contained in Title 8, CCR Section 1532.1. Deteriorated paint is defined to be Title 17, CCR, Division 1, Chapter 8, Section 35022 as a presumed lead-based paint that is cracking, chalking, chipping, peeling, non-intact, failed, or otherwise separating from a component. Demolition of a deteriorated lead containing paint component would require waste characterization and appropriate disposal.

In addition, lead-based paint remediation and stabilization associated with the proposed project will comply with the HUD Lead Safe Housing Rule 24 CFR Part 35, Subpart R — Methods and Standards for Lead-Paint Hazard Evaluation and Hazard Reduction Activities. Subpart R provides standards and methods for evaluation and hazard reduction activities required in subparts B, C, D, and F through M of 24 CFR Part 35.

Determination:

- This categorically excluded activity/project converts to **EXEMPT** per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

PREPARER SIGNATURE		August 29, 2017
PREPARER NAME, COMPANY	Eugene F. Flannery Mayor's Office of Housing and Community Development, City and County of San Francisco	DATE

RESPONSIBLE ENTITY AGENCY OFFICIAL / SIGNATURE		August 29, 2017
NAME, TITLE:	Katha Hartley, Acting Director, Mayor's Office of Housing and Community Development	DATE 8/29/17

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).