

Appendix A

Scoping Report



SCOPING REPORT

for

HOPE SF Development at Alice Griffith Housing Development

March 2011

Prepared for:

San Francisco Mayor's Office of Housing

Prepared by:

**Tetra Tech, Inc.
San Francisco, California**

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SECTION 1

INTRODUCTION AND SCOPING OVERVIEW

The San Francisco Mayor's Office of Housing (MOH), acting for the US Department of Housing and Urban Development (HUD), is the lead agency for implementing National Environmental Policy Act (NEPA) requirements for development projects. The MOH is preparing an Environmental Impact Statement (EIS) to evaluate the environmental and socioeconomic effects of implementing the HOPE SF Development at Alice Griffith Housing Development.

1.1 SCOPING OVERVIEW

The Code of Federal Regulations (CFR), Part 40, Section 1501.7 describes federal requirements for determining the scope of issues to be addressed and for identifying the significant issues related to a proposed action. The sections below address MOH's approach to meeting these requirements.

Public Outreach (per 1507.1(a)(1))

As part of the scoping process, MOH sent the Notice of Intent (NOI) and a cover letter to 12 federal agencies, 24 state agencies, 30 regional and local agencies, and 527 private groups, representatives of Native American groups, and individuals.

Scope of Issues (per 1507.1(a)(2) and (3))

Through the scoping process, MOH considered the full range of environmental resources and issues to determine which issues are significant and which are not significant. As a result, the following resources will be analyzed in the EIS:

- Traffic and Transportation
- Air Quality
- Hazardous Materials and Waste
- Land Use and Land Use Planning
- Noise
- Socioeconomic Characteristics
- Environmental Justice
- Utilities and Public Services

- Visual Character/Aesthetics
- Water Resources
- Floodplains and Hydraulics
- Geology and Soils
- Cultural Resources
- Energy
- Biological Resources

Lead Agency Assignment (per 1507.1(a)(4))

MOH will serve as the lead agency with responsibility for the EIS. There are no cooperating agencies.

Available Environmental Impact Documents (per 1507.1(a)(5))

The Candlestick Point – Hunters Point Shipyard Phase II Development Plan Draft Environmental Impact Report (November 12, 2009) analyzed a proposed project across a large area that included the Alice Griffith project site. Data generated as part of that effort will be used to the extent practical in the EIS.

Other Environmental Review and Consultation Requirements (per 1507.1(a)(6))

Other regulatory requirements for the proposed action include the following:

- Section 106 of the National Historic Preservation Act
- Section 7 of the Endangered Species Act
- Executive Order 11988 - Floodplain Management
- Executive Order 11990 - Wetland Protection
- Executive Order 12898 – Environmental Justice
- All statutes and regulations listed at 24 CFR Parts 58.5 and 58.6
- Compliance with all applicable state and local codes, ordinances, and regulations

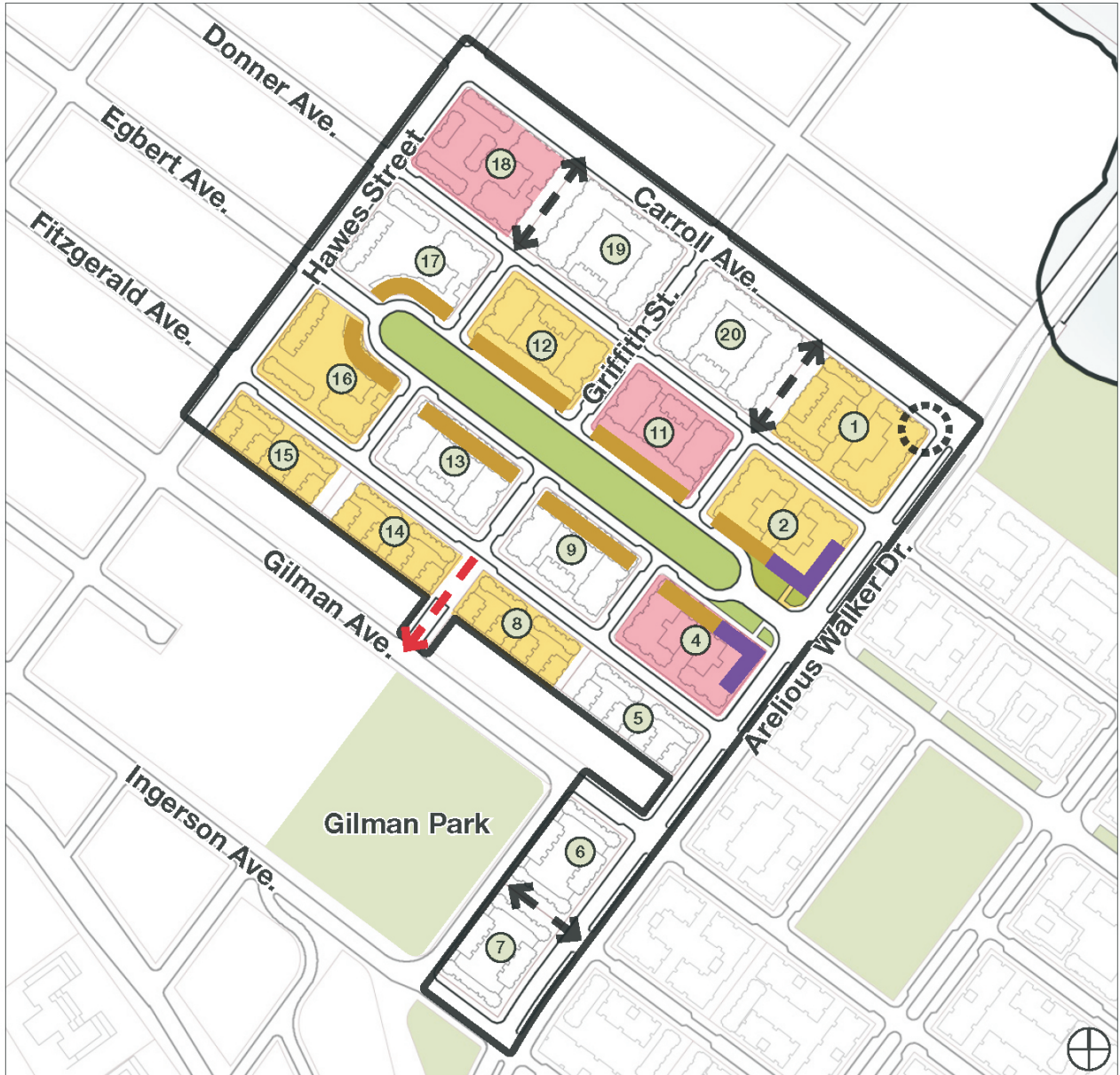
Timing (per 1507.1(a)(7))

The tentative schedule is for release of the Final EIS in September 2011, signing of the Record of Decision in October 2011, and implementation of the proposed action starting in January 2012.

1.2 PROJECT DESCRIPTION AND LOCATION

The proposed action includes up to 1,210 new residences on approximately 20 net acres that includes the San Francisco Housing Authority (SFHA) Alice Griffith public housing site and two adjacent non-SFHA properties. Housing would include one-for-one replacement of 256 public housing units on the site and 954 market-rate and below-market sale and rental units. The new residential buildings would have a maximum building height of 65 feet, and would include townhomes, stacked townhomes, and four- to five-story stacked flats.

The new 1.4-acre Alice Griffith Neighborhood Park would extend for several blocks near the center of the neighborhood, parallel with Egbert Avenue (See Figure 1-1). The park would include community gardens, sports facilities, picnic areas, and other recreation amenities.



Legend

- S1 – Residential Street Wall 40 ft Minimum
- S2/G1 – Mid-block Break (pedestrian mews or vehicular laneways)
- S3 – Griffith Street – Public Right-of-Way (Pedestrian or Vehicular Way)
- Parks
- G3 – Encouraged Ground Floor Commercial or Community Facilities Space
- G4 – Important Intersections
- Block Numbers
- Alice Griffith Replacement Blocks
- Workforce Housing Blocks

Site Plan

San Francisco, California

Additional amenities would include neighborhood retail establishments, community facilities and services, open space, and new streets and sidewalks.

Redevelopment of the Alice Griffith site would proceed in phases and would not displace current residents. The initial phases would develop vacant portions of the Alice Griffith Housing site and current residents would then occupy public housing replacement units before structures are demolished in subsequent phases.

1.3 NOTICE OF INTENT

On December 8, 2010, HUD published in the *Federal Register* the NOI to prepare an EIS for the Alice Griffith Development (see Appendix A). The docket number assigned by the *Federal Register* to the project is FR-5467-N-01. The NOI and a cover letter announcing the beginning of the scoping period NOI was sent to over 600 interested parties, including federal, state, and local agencies, residents of the project site, and residents within 300 feet of the project site. The NOI and cover letter presented an overview of the proposed action and alternatives, described the scoping process, and provided instructions for submitting public comments.

1.4 SCOPING MEETING

The MOH held a public scoping meeting on January 5, 2011, to solicit input on the scope, process, and timing of the EIS. The meeting was held in the auditorium of the Bret Harte Elementary School at 1035 Gilman Avenue, San Francisco, and was attended by several current Alice Griffith residents and other interested parties. Also in attendance were various City of San Francisco staff, the project sponsor, and the EIS preparers.

A presentation was provided by MOH on the proposed project and the environmental review process, including the anticipated timing for the public release of the Draft EIS and subsequent actions and approvals necessary for the project to commence. This was followed by a presentation by the project sponsor on various design and thematic elements of the project, as well as various amenities to be included either in the project or in the vicinity as part of the greater redevelopment of the Candlestick Point neighborhood. A public comment hearing then followed and questions and comments were fielded to MOH, the project sponsor, and the EIS preparers. These questions and comments primarily concerned the construction timing of the project and the potential impacts to residents due to construction activities, as well as other potential impacts concerning schools, aesthetics, traffic, and noise. Copies of the meeting materials are presented in Appendix B; transcripts of the meeting are provided in Appendix C.

1.5 PUBLIC COMMENTS

Throughout the scoping process, four sets of written scoping comments were received and four speakers provided their comments during the scoping meeting. These comments are summarized in Section 2 and are reproduced in Appendix D.

SECTION 2

SCOPING COMMENTS

This section summarizes the received comments and includes recommendations for addressing the comments in the EIS.

2.1 GENERAL PROJECT

Comments

- Develop (or design) the area near Egbert Avenue and Hawes Street, which is currently a retaining wall, to discourage illegal waste dumping, vermin, and crime. (Emma and Joe Henderson)
- Include in the proposed redevelopment the principles of the partnership among HUD, the US Department of Transportation (DOT), and the Environmental Protection Agency (EPA) to better coordinate federal housing, transportation, and environmental protection investments. (EPA)
- Coordinate during the planning phase with DOT, EPA, the Neighborhood Parks Council, and the EcoCenter. (EPA)
- Incorporate smart growth principles into the proposed redevelopment. (EPA)
- Consider limiting parking to a half parking space per unit and having all off-street parking unbundled. (Sierra Club)
- Consider including an anchor food market of about 20,000 square feet in the project area. (Sierra Club)
- Consider the use of separate household meters for gas, water, and utilities to promote conservation. (Sierra Club)
- Consider including renewable energy since the project area is in a sunny part of San Francisco. (Sierra Club)
- Consider including a gray water system for flushing and locally treated water systems for irrigation to help San Francisco meet the commitment of reducing water diversions from the Tuolumne River. (Sierra Club)

- Consider including as much open space as possible and diverting roof rainwater away from the Southeast Water Treatment plant, which has limited capacity. (Sierra Club)
- Clarify in the EIS the proposed site layout and how the public housing would be located within the project site. (Jonique Green)
- Explain how the project construction phasing is taking place and if the people closest to the vacant lot would have to vacate their homes first. (Jonique Green)
- Consider locating the higher-density buildings away from the hill and the northeast side of the project site. (Dominica Henderson)
- Consider a pedestrian-friendly plan. The park in the center would be similar to the existing cul-de-sac, which does not allow a straight walk from one side of the project site to the other. (Maxine Pauson)
- Consider removing the cul-de-sac before the construction starts to make it easier for the project residents to walk within the project site. (Maxine Pauson)
- Explain what would happen to the playground behind the community center. (Gladys Harris)
- Explain where children would play when the playground is being replaced during construction. (Emily Wade-Thompson)
- The proposed project should include retail space. (Maxine Pauson)
- Consider including local convenience stores and self-service laundries. (Maxine Pauson)

EIS Recommendations

The EIS will address these comments by providing a detailed description of the proposed project, including the proposed site layout and the connection of the project site with the surrounding neighborhood. The EIS will describe the project's compliance with the local green ordinance and the sponsor's commitment to achieve the Leadership in Energy and Environmental Design Neighborhood Development Gold standard. The EIS will also address the impacts of the construction phases on residents, will identify appropriate mitigation measures to reduce the impacts, and will analyze alternatives to the projected project. Further, the proposed project will be analyzed in the context of the development of the Candlestick Point- Hunters Point Shipyard Project to describe the connection between the project and the surrounding area and to consider the cumulative beneficial and adverse impacts. Relevant programs and agreements between the project sponsor and local, state, and federal agencies, and adopted mitigation measures from the Candlestick Point-Hunters Point Shipyard, Phase II Environmental Impact Report will be discussed where applicable in the context of both project-specific and cumulative impacts, as well as analysis of the project alternatives.

2.2 PUBLIC INVOLVEMENT

Comments

- The commenter noted that there was not a big attendance at the scoping meeting and wanted to know the details of the public outreach program. (Emily Wade-Thompson)

- The commenter requested that the project proponents coordinate throughout the review process with the principal of the Bret Harte Elementary School. (Emily Wade-Thompson)

EIS Recommendations

The EIS will present a chronology of public outreach concerning the project, as well as outline the steps and programs for public outreach and involvement in the EIS process, including further public meetings and comment periods.

2.3 LOCAL RESIDENTS

Comment

- The commenter asked how families would be supported during the project implementation period and if school enrollment be affected. (Emily Wade-Thompson)

EIS Recommendations

The EIS will address this comment by analyzing the impacts of the proposed project on the residents of the community and will identify appropriate mitigation measures to reduce any project-related impacts to community activities, including school enrollment and facilities, park access, and emergency and social services.

2.4 AIR QUALITY

Comments

- The Draft EIS should discuss the air quality impacts and take into consideration emissions resulting from equipment, demolition, and construction. The Draft EIS should provide a discussion of the baseline air quality conditions, a description of federal and state air quality regulations, and a rigorous assessment of direct, indirect, and cumulative effects from both construction and post-construction of the proposed project on air quality. (EPA)
- The Draft EIS should describe specific commitments to mitigate emissions that would prevent further degradation of air quality. Further, it should include an estimate of the air quality benefits that result from each mitigation measure proposed. (EPA)
- The Draft EIS should describe if the proposed project would meet general conformity requirements, in accordance with the associated state implementation plans, and should recommend preparing a draft General Conformity Determination, when relevant. (EPA)
- The Draft EIS should include the following mitigation measures to reduce construction emissions (EPA):

Fugitive Dust Source Controls:

- Stabilize open storage piles and disturbed areas by covering, watering, or including a chemical/organic dust palliative, where appropriate. This applies to both inactive and active sites, during workdays, weekends, holidays, and windy days.

- Install wind fencing and phase grading operations, where appropriate, and operate water trucks to stabilize surfaces under windy conditions.
- When hauling material and operating equipment (other than that used for earth moving), prevent spills and limit speeds to 15 miles per hour. Limit speed of earth-moving equipment to 10 miles per hour.

Mobile and Stationary Source Controls:

- Reduce use, trips, and unnecessary idling of heavy equipment.
- Maintain and tune engines per manufacturer's specifications to perform at EPA certification levels and to perform at verified standards applicable to retrofit technologies.
- Use periodic unscheduled inspections to limit unnecessary idling and to ensure that construction equipment is properly maintained, tuned, and modified to be consistent with established specifications.
- Prohibit any tampering with engines and require continuing adherence to manufacturer's recommendations.
- If practicable, lease new equipment meeting the most stringent of applicable federal or state standards. In general, commit to the best available emission control technology.
- Where suitable, use EPA-registered particulate traps and other appropriate controls to reduce emissions of diesel particulate matter and other pollutants at the construction site.

Administrative Controls:

- Coordinate with the Bay Area Air Quality Management District (BAAQMD) and identify a construction schedule to minimize cumulative impacts of simultaneous construction and development projects in the region.
- Identify all commitments to reduce construction emissions and update the air quality analysis to reflect additional air quality improvements.
- Identify where implementation of mitigation measures is rejected based on economic infeasibility.
- Prepare an inventory of construction equipment and identify suitability of add-on emission controls for each piece of equipment before groundbreaking.
- Use the cleanest available fuel engines in construction equipment and identify opportunities for electrification.
- Meet EPA diesel fuel requirements for off-road and on-highway vehicles, and, where appropriate, use alternative fuel, such as natural gas and electric vehicles.
- Develop a construction traffic and parking management plan that minimizes traffic interference and maintains traffic flow.
- Locate construction equipment and staging zones away from sensitive receptors (day care centers, schools, nursing homes, hospitals, and other health care facilities) and away from fresh air intakes to buildings and air conditioners.

- Consider levels of current and future traffic and existing air quality conditions in the vicinity of the proposed redevelopment and revise the project design and plans, as appropriate. (EPA)
- Identify sensitive receptors within the project area and specify how construction and long-term impacts on these receptors would be minimized. (EPA)

EIS Recommendations

The EIS will provide a conformity analysis, in compliance with the Clean Air Act, and will address direct, indirect, and cumulative air quality impacts of the proposed project during construction and operation. The EIS will discuss potential health risk issues related to demolition of buildings, construction activities, and residential exposure to emissions from vehicle traffic. Further, the EIS will identify sensitive receptors in the project area and will analyze the health risk impacts from the proposed project on the sensitive receptors. The analysis will discuss adopted mitigation measures and regulatory criteria from the BAAQMD as well as identify any additional mitigation measures to reduce potential health risks.

2.5 TRAFFIC

Comments

- With the main entrance of the project site on Fitzgerald Avenue, consider in the analysis the impacts of the increase in traffic, knowing that the number of proposed units would be four times higher than the existing number of units. (Emma and Joe Henderson)
- Consider adding car share programs or shuttles to offset the number of new vehicles generated by the new residents at the project site. (Emma and Joe Henderson)
- Include a traffic management plan that would discourage speeding along Hawes Street by adding traffic calming tools and providing more access to the project site from Hawes Street. (Emma and Joe Henderson)
- Explain how the proposed project would connect with the surrounding roadways. (Dominica Henderson)
- Consider providing more access and interaction between the project site and the surrounding area. (Dominica Henderson)

EIS Recommendations

The EIS will include a traffic analysis that addresses traffic impacts on local roadways, both with the project and the overall cumulative development of Candlestick Point and Hunters Point. Appropriate mitigation measures to reduce traffic and safety impacts will be identified for both project construction and operation.

2.6 HAZARDOUS MATERIALS

Comments

- The Draft EIS should identify whether the existing structures contain asbestos. If present, the Draft EIS should describe the measures that would be implemented to comply with the requirements of the National Emissions Standards for Hazardous Air

Pollutants (NESHAPs) and the Asbestos Hazard Emergency Response Act (AHERA). (EPA)

- The Draft EIS should describe measures that would be taken for proper removal and disposal of asbestos-containing structural materials. (EPA)
- The Draft EIS should include a clearance program to ensure human health and environmental protection after demolition. (EPA)
- The Draft EIS should discuss compliance of the proposed project with the Bay Area Air Quality Management District’s asbestos removal requirement. (EPA)

EIS Recommendations

The EIS will discuss the potential presence of asbestos, lead-based paint, and other hazardous materials in the structures and will describe appropriate abatement measures, in compliance with the NESHAPs, AHERA, and the Bay Area Air Quality Management District requirements. Compliance with the requirement of the San Francisco Health Code Articles 21 and 22 will also be included to identify potential hazardous materials that may be present in the soil within fill areas prior to excavation and construction. Mitigation measures and adopted regulatory handling and disposal activities will be discussed should such materials be found. In addition, the EIS will discuss the status of past and present hazardous materials remediation activities in the vicinity.

2.7 ENVIRONMENTAL JUSTICE

Comments

- The Draft EIS should include the area of potential impact used for the environmental justice analysis and should provide a source of demographic information. (EPA)
- The Draft EIS should identify whether the proposed alternatives would disproportionately and adversely affect low-income or minority populations in the surrounding area. (EPA)
- The Draft EIS should provide mitigation measures for any adverse impacts. (EPA)
- The environmental justice analysis should do the following (EPA):
 - Define the potential concerns, including any issues raised during the scoping period.
 - Discuss key issues where environmental justice is a concern, such as relocation, air quality, noise, vibration, access to property, and pedestrian safety.
 - Define the reference community and compare the project’s impacts on the affected community to those of the reference community.
 - Disclose whether the project would result in disproportionate impacts on the low-income or minority population and make sure the conclusion is consistent throughout the Draft EIS. If the Draft EIS identifies a potential environmental justice issue, it should clearly state how the identified issue would impact the low-income and minority population.

- Present in the environmental justice section the findings and reference the document's section where these findings are thoroughly analyzed.
- If there would be potential impacts on the environmental justice population, propose appropriate mitigation measures to reduce the level of impacts.

EIS Recommendations

The EIS will analyze the proposed project's impacts on low-income and minority populations. The analysis will identify the affected community and a reference community. The project's impacts on the affected community will be compared to its impacts on the reference community. The EIS will define the reference community based on relevant geographic and demographic characteristics. In the event that significant adverse impacts related to environmental justice are identified, the analysis will provide appropriate mitigation measures. The EIS will incorporate EPA guidance materials, including the *Toolkit for Assessing Potential Allegations of Environmental Injustice*, in determining potential impacts on environmental justice communities.

Appendix A
Scoping Notices

Dated: December 2, 2010.

Ronald Y. Spraker,

Associate General Deputy Assistant Secretary for Housing.

[FR Doc. 2010-30694 Filed 12-7-10; 8:45 am]

BILLING CODE 4210-67-P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-5467-N-01]

Notice of Intent To Prepare Environmental Impact Statement for the HOPE SF Development at Alice Griffith Public Housing Development, San Francisco, CA

AGENCY: Office of the Assistant Secretary for Community Planning and Development, HUD.

ACTION: Notice intent.

SUMMARY: HUD gives notice to the public that the City and County of San Francisco's Mayor's Office of Housing (MOH) as the Responsible Entity in accordance with 24 CFR 58.2, intends to prepare a Draft Environmental Impact Statement (EIS) for redevelopment of the Alice Griffith Public Housing as part of its HOPE SF development program. Funding for the project may include HUD funds from programs subject to regulation by 24 CFR part 58; these include, but are not limited to, Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974 and Home Investment Partnership Program (HOME) grants under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990 as amended, Project Based Section 8 Vouchers under the United States Housing Act of 1937, Section 8(o)(13) and Public Housing operating subsidies for mixed income developments authorized under the U.S. Housing Act of 1937, Section 35. This notice is in accordance with regulations of the Council on Environmental Quality (CEQ). Federal agencies having jurisdiction by law, special expertise, or other special interest should report their interests and indicate their readiness to aid in the EIS effort as a "Cooperating Agency."

A Draft EIS will be prepared for the proposed action described herein. Comments relating to the Draft EIS are requested and will be accepted by the contact person listed below. When the Draft EIS is completed, a notice will be sent to individuals and groups known to have an interest in the Draft EIS and particularly in the environmental impact issues identified therein. Any person or agency interested in receiving

a notice and making comment on the Draft EIS should contact the person listed below within 30-days after publication of this notice.

This EIS will be a NEPA document intended to satisfy requirements of Federal environmental statutes. In accordance with specific statutory authority and HUD's regulations at 24 CFR part 58 (Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities), HUD has provided for assumption of its NEPA authority and NEPA lead agency responsibility by the City and County of San Francisco.

ADDRESSES: All interested agencies, groups, and persons are invited to submit written comments on the project named in this notice, and the Draft EIS to the contact person shown below. The office of the contact person should receive comments and all comments so received will be considered prior to the preparation and distribution of the Draft EIS. Particularly solicited is information on reports or other environmental studies planned or completed in the project area, major issues and dates that the EIS should consider, and recommended mitigation measures and alternatives associated with the proposed action. Federal agencies having jurisdiction by law, special expertise or other special interest should report their interest and indicate their readiness to aid in the EIS effort as a "Cooperating Agency."

FOR FURTHER INFORMATION CONTACT: Eugene Flannery, Environmental Compliance Manager, Mayor's Office of Housing, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103; Phone: (415) 701-5598; FAX: (415) 701-5501; e-mail: eugene.flannery@sfgov.org.

SUPPLEMENTARY INFORMATION:

A. Background

The MOH, acting under authority of section 104(g) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(g)), section 288 of the HOME Investment Partnerships Act (42 U.S.C. 12838), section 26 of the United States Housing Act of 1937 (42 U.S.C. 1437x) and HUD's regulations at 24 CFR part 58, in cooperation with other interested agencies, will prepare an EIS to analyze potential impacts of the Alice Griffith Public Housing revitalization program under HOPE SF (Cal 118). The proposed development would be located on approximately 20 net acres in the southeastern portion of San Francisco on the San Francisco South Quadrangle 7.5-minute U.S.G.S. topographic quadrangle map. The project site is bounded by Gilman

Avenue on the south, Hawes Street on the west, Carroll Avenue on the north, and Arelious Walker Drive on the east. This EIS will be a NEPA document intended to satisfy requirements of Federal environmental statutes.

The proposed action would demolish and replace the existing 256 public housing units at the Alice Griffith Public Housing Development which were built in 1962. The proposed action would proceed in phases and would not displace existing residents. The initial phases would develop currently vacant portions of the Alice Griffith site, and existing residents would then occupy replacement public housing units before existing structures would be demolished in subsequent phases. Overall, the Project would develop a total of up to 1,210 units of public housing, affordable housing, below-market rate housing, and market-rate housing at the Alice Griffith site. It will provide new affordable housing that is targeted to the lower income levels of the Bayview population, including new units that are suitable for families, seniors, and young adults on 20 net acres along with development of adjacent non-SFHA property. Housing would include one-for-one replacement of 256 public housing units currently on the site, and 954 market-rate and below-market for-sale and rental units. Maximum buildings height would be up to 65 feet. A new 1.4-acre Alice Griffith Neighborhood Park would extend for several blocks near the center of the neighborhood.

There are three alternatives to the proposed action to be analyzed in the EIS. The alternatives are all variation of the project density. Alternative sites for the project were explored early in the process and it was determined that no other more viable site was available.

Alternative B, Replacement of the Alice Griffith Housing Units

Number of Units: 256.

Acres: 15 acres.

No neighborhood park.

Percent Reduction: 79 percent.

Alternative C, Reduced Development Alternative

Number of Units: 875 units, distributed as follows:

256 Alice Griffith 1:1 Replacement Housing.

248 Affordable Housing Units <60% AMI.

37 Inclusionary Housing Units 80-120% AMI.

111 Workforce Housing Units 120-160% AMI.

223 Market Rate Housing Units.

Acres: 20 acres.

New 1.4-acre Alice Griffith Neighborhood Park.
Percent Reduction: 27 percent.

Alternative D, No Project Alternative

No changes to the existing conditions. The proposed redevelopment is consistent with requirements for a mixed-use, mixed-income housing project. The project site currently contains 256 residential units, a community center, a boys and girls club and a pump house. The residential units are in primarily two story structures. Much of the existing infrastructure would be demolished, and replaced, also in phases. Additional community space will be developed to provide a range of community uses (e.g., social services space, educational facilities, library, neighborhood services, commercial uses).

B. Need for the EIS

The proposed project may constitute an action significantly affecting the quality of the human environment and an EIS will be prepared on this project by the City and County of San Francisco's MOH in accordance with the National Environmental Policy Act of 1969 (42 U.S.C. 4321 *et seq.*). Responses to this notice will be used to: (1) Determine significant environmental issues, (2) identify data that the EIS should address, and (3) identify agencies and other parties that will participate in the EIS process and the basis for their involvement.

C. Scoping

A public EIS scoping meeting will be held on a date within the comment period and after at least 15 days of publishing this Notice of Intent. Notices of the scoping meeting will be mailed when the date has been determined. The EIS scoping meeting will provide an opportunity for the public to learn more about the project and provide input to the environmental process. At the meeting, the public will be able to view graphics illustrating preliminary planning work and talk with MOH staff, and members of the consultant team providing technical analysis to the project. Translators will be available. Written comments and testimony concerning the scope of the EIS will be accepted at this meeting.

D. EIS Issues

The MOH has preliminarily identified the following environmental elements for discussion in the EIS: Earth (geology, soils, topography); air quality; water (surface water movement/quantity, runoff/absorption, flooding, groundwater movement/quantity/

quality); plants and animals; energy use; noise; land use and socioeconomic factors (land use patterns, relationship to plans/policies and regulations; population; housing and relocations); environmental justice (disproportionately high and adverse effects on minority and low income populations); historic and cultural resources; aesthetics, light and glare; parks and recreation; public services and utilities (fire, police, parks/recreation, communications, water, stormwater, sewer, solid waste); and transportation (transportation systems, parking, movement/circulation, traffic hazards).

Questions may be directed to the individual named in this notice under the heading **FOR FURTHER INFORMATION CONTACT**.

Dated: December 2, 2010.
Mercedes M. Márquez,
Assistant Secretary for Community Planning and Development.

[FR Doc. 2010-30844 Filed 12-7-10; 8:45 am]

BILLING CODE 4210-67-P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-5469-N-01]

Federal Housing Administration (FHA): FHA Maximum Loan Limits for 2011

AGENCY: Office of the Assistant Secretary for Housing—Federal Housing Commissioner, HUD.

ACTION: Notice.

SUMMARY: This notice announces that FHA has posted on its Web site the single-family maximum loan limits for 2011. The loan limit limits can be found at <http://www.hud.gov/offices/adm/hudclips/letters/mortgagee/>.

FOR FURTHER INFORMATION CONTACT: Karin B. Hill, Director, Office of Single Family Program Development, Office of Housing, Department of Housing and Urban Development, 451 7th Street, SW., Washington, DC 20410-8000; telephone number 202-708-2121 (this is not a toll-free number). Persons with hearing or speech impairments may access this number through TTY by calling the toll-free Federal Information Relay Service at 800-877-8339.

SUPPLEMENTARY INFORMATION: The FHA maximum loan limits for 2011 apply to mortgages insured under the following sections of the National Housing Act: Sections 203(b) (FHA's basic 1-4 family mortgage insurance program, including condominiums), 203(h) (mortgages for disaster victims), 203(k) (rehabilitation mortgage insurance) and 255 (Home

Equity Conversion Mortgages). The loan limits apply to forward loans that were originated and received credit approval within the stated effective date for all programs herein except for Section 255 (HECM). The loan limits are applicable to all HECMs that have been assigned a FHA case number within the period January 1, 2011 through September 30, 2011.

FHA's regulations at 24 CFR 203.18b provide for requests to be made to FHA to change the established area loan limits. The regulations at 24 CFR 203.18b provide the procedures by which changes are to be requested and the procedures can also be found in FHA Mortgagee Letter 2007-01. Requests to changes to the maximum area loan limits should be made no later than the date specified in the mortgagee letter announcing the 2011 maximum loan limits. The 2007-01 Mortgagee Letter and, again, the Mortgagee Letter announcing 2011 maximum loan limits can be found at <http://www.hud.gov/offices/adm/hudclips/letters/mortgagee/>.

Dated: November 29, 2010.

Karin Hill,
Director, Office of Single Family Program Development.

[FR Doc. 2010-30687 Filed 12-7-10; 8:45 am]

BILLING CODE 4210-67-P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR 5463-N-01]

Notice of Web Availability and Opportunity for Public Comment on Updated Guidance for the Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons With Disabilities Programs Draft Notice

AGENCY: Office of the Assistant Secretary for Housing-Federal Housing Commissioner, HUD.

ACTION: Notice.

SUMMARY: Through this notice, HUD announces the availability on its Web site of a draft notice updating HUD's guidance for the Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for Persons with Disabilities Programs. HUD's draft notice provides revised procedures relating to processing activities after selection of Section 202 and Section 811 applications for fund reservations, including mixed-finance transactions. HUD will accept and consider comments from the public. Public comments must be submitted in

Appendix B

Scoping Meeting Materials

What is NEPA scoping?

Scoping is a part of the EIS process through which a federal agency describes a proposed action and possible alternatives. The agency then seeks input from other agencies, organizations, and the public on resources that could be affected, environmental issues to be considered, and the agency's planned approach to the analysis.

What is the purpose of this public scoping meeting?

The public scoping meeting is designed to solicit comments from the public and agencies on issues that should be considered in the EIS. This scoping meeting aims to:

- Present the proposed action;
- Define resources to be analyzed;
- Present the proposed approach;
- Provide key milestones in the EIS process.

The US Department of Housing and Urban Development and the Mayor's Office of Housing request input from interested people, organizations, and agencies on:

- Resources analysis;
- Possible action alternatives; and
- Impact assessment criteria.

We encourage you to provide your input during the public scoping and public review periods.

How do I provide my comments?

- Use the comment sheet provided tonight;
- Express a verbal comment to the court reporter tonight;
- E-mail comments to Eugene.Flannery@sfgov.org; or
- Mail comments to:

**Mayor's Office of Housing
Attn: Eugene Flannery
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103**

**Please provide comments by
January 12, 2011.**



We look forward to receiving your input.

Alice Griffith Revitalization—A HOPE SF Development

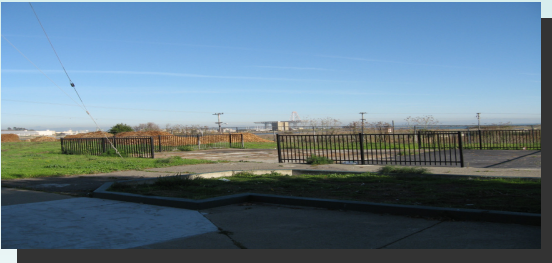


What is NEPA and the Public Scoping Process?

What is NEPA?

NEPA stands for the National Environmental Policy Act and:

- Is a federal law that is triggered by major federal actions that could significantly affect the quality of the human environment;
- Requires the identification and analysis of potential environmental effects before those actions take place;
- Is a “full disclosure” law, with provisions for public access to and participation in the decision making process; and
- Is a mechanism for evaluating potential environmental impacts and incorporating public involvement into the decision making process.



Legislative, Regulatory, and Interagency Framework

Governing NEPA

- NEPA of 1969;
- Council on Environmental Quality Regulations for Implementing NEPA (40 CFR, Parts 1500-1508); and
- The US Department of Housing and Urban Development NEPA regulations (24 CFR, Part 58)

What is an EIS?

An environmental impact statement, or EIS, does all of the following:

- Presents the analysis results of the potential environmental effects of a proposed action and alternatives;
- Is prepared when a proposed action could cause significant environmental effects or if the proposed action would generate significant public interest;
- Includes a description of baseline conditions for all resource areas against which effects of the proposed action and alternatives are evaluated;
- Identifies potential consequences and any appropriate mitigation (measures to reduce adverse impacts); and
- Includes opportunities for public involvement.

Steps in Preparing an EIS

1. Define the proposed action, purpose and need, alternatives, and decisions to be made;
2. Identify what needs to be analyzed (scoping), then refine the proposed action and alternatives;
3. Gather data, conduct analyses, and identify environmental effects of the proposed action and alternatives;
4. Publish a draft EIS for public and agency review;
5. Host a public meeting for the draft EIS to solicit comments;
6. Publish a Final EIS for public and agency review; and
7. Publish a Record of Decision.

Proposed Action

- Construction of up to 1,210 new homes, including row townhomes, stacked townhomes, and flats in 4- to 5-story buildings.
 - Replacement of 256 public housing units on a 1-for-1 basis;
 - Additional 954 market-rate and below market-rate units for sale and rent.

Potential Environmental Concerns

- Traffic;
- Air quality;
- Noise;
- Cultural resources;
- Hazardous materials; and
- Geological resources.

Public Involvement

Opportunities

- Public scoping meeting (verbal and written comments);
- Draft EIS public review period (written comments);
- Draft EIS public meeting (verbal and written comments); and
- Final EIS.

Public notices will be published when the draft and final EIS are released for public review.

Appendix C
Scoping Meeting Transcript

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ALICE GRIFFITH REVITALIZATION
A HOPE SAN FRANCISCO DEVELOPMENT
PUBLIC HEARING
SAN FRANCISCO, CALIFORNIA
WEDNESDAY, JANUARY 5, 2011

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REPORTED BY: MARYANN P. COSTA RPR, RMR, CSR NO. 5820
FILE NO.: A40B697

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ALICE GRIFFITH REVITALIZATION
A HOPE SAN FRANCISCO DEVELOPMENT
PUBLIC HEARING
SAN FRANCISCO, CALIFORNIA
WEDNESDAY, JANUARY 5, 2011

Public Hearing, Alice Griffith
Revitalization, A HOPE San Francisco Development, taken
at Bret Harte Elementary School, 1035 Gilman Avenue
Auditorium, San Francisco, California, commencing at
6:00 p.m., Wednesday, January 5, 2011, before
Maryann P. Costa RPR, RMR, CSR No. 5820.

1 P R O C E E D I N G S

2 --oOo--

3 MS. GREEN: Jonique J-O-N-I-Q-U-E Green.

4 Regarding the site plan, I wasn't able to see where
5 exactly the speaker -- or -- presenter -- said where the
6 public housing would go, and I just -- could we go back
7 to that slide so then I could see where exactly?

8 And then, as far as the -- you said you're actually
9 going past the existing site's boundaries, so, is that on
10 the Carroll Avenue side?

11 MR. ROBERTSON: The current boundary stops right
12 there, so, these two parcels, here, is just empty land
13 out there right now.

14 AUDIENCE MEMBER: It's a parking lot where they park
15 for football games.

16 MS. GREEN: Okay, I had more of clarification
17 questions, so, I still got the speaker comment card --

18 MR. BOCK: Well, actually, we can use that to make
19 sure we clarify this is in the EIS so that the details of
20 site plan are --

21 MS. GREEN: Right, because, as one of the persons
22 said, it's really hard to understand this proposed site
23 plan, especially without a legend and with -- what's your
24 name, sir?

25 MR. ROBERTSON: Jack.

1 MS. GREEN: When Jack spoke, I was confused. I know
2 this is a mixed use development, but, it seemed as though
3 you were having the public housing residents segregated
4 from the market rate, or whatever other residents that
5 were coming in, so, I had more clarifying questions,
6 again, versus public comment, and I just -- yeah, I just
7 have a lot of clarifying questions and so --

8 MR. ROBERTSON: Go ahead.

9 MS. GREEN: Okay, I wasn't able to hear all of
10 Eugene's presentation, but, I was just wondering about
11 the proposed -- when you start the new construction, I
12 don't understand why someone would want to be so close to
13 new construction, especially with allergies and things
14 that are going on now, so -- I know this is a phased
15 development, so, are you starting at the beginning in the
16 vacant lots and then having those people closest to the
17 lots evacuate their homes or how exactly are you
18 proposing to demolish --

19 MR. ROBERTSON: That hasn't been quite determined --

20 MS. GREEN: Okay.

21 MR. ROBERTSON: -- the actual sequence of events.
22 All we know is that it makes the most sense to start with
23 these two blocks because they're vacant. Nobody has to
24 move --

25 MS. GREEN: Right.

1 MR. ROBERTSON: -- until something is done.

2 So, one of the things we'll do is a survey with the
3 tenants to find out, you know, who is in what current
4 Alice Griffith homes and --

5 MS. GREEN: The current ones are in white?

6 MR. ROBERTSON: No -- well, the current ones are,
7 basically, all throughout -- and, remember, these streets
8 don't exist right now as they are. They're sort of
9 totally different.

10 So, we would come up with a plan to -- you know,
11 basically, what's called a construction mitigation plan,
12 to mitigate and minimize any disruption with regard to
13 dust and noise.

14 You know, it's not uncommon to have construction
15 going on in San Francisco across the street from other
16 housing where people live, so, we just need to be clearly
17 sensitive about that. And that's one of the things we
18 have to work through and see how we come up with a way
19 not to disrupt, you know, people with day-to-day living
20 while we're doing construction.

21 MS. GREEN: What's the current population size now
22 of Alice Griffith?

23 MR. ROBERTSON: I would have to ask.

24 MR. FLANNERY: About -- there are probably about 230
25 occupied households.

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MS. GREEN: Okay, so -- 230?

Okay, and then -- I think that's all of my questions -- I wanted to know, because they're earmarked for 256, and I was under the impression that there were more, so, I was wondering how were you matching them one-to-one if you're not matching all of the residents. But, since there's 235 of them, then, you will have more than enough.

So, is this strictly for Alice Griffith residents or can new public housing residents come in and apply?

MR. ROBERTSON: Well, the 256 -- there's 256 public housing homes there now, so, we'll rebuild 256, even if there's only 230 occupied currently --

MR. GREEN: Right.

MR. ROBERTSON: -- so, we'll build 256.

We really would defer to the Housing Authority. Presumably, everybody that's there would move in. So, if there's 230 people, say, move into the new ones, we have, potentially, you know, 26 vacant public housing units for eligible public housing families who could move into those. But, that would be, I think, a process through -- the Housing Authority would have to refer those residents into those units.

MS. GREEN: Okay, would there be a more detailed site plan for residents to actually get a feel of what

1 exactly they're stepping into?

2 MR. ROBERTSON: Yes, that would be the design
3 process, I mentioned, where we'll be hiring an architect
4 early this year -- probably within the next two, three
5 months or so -- and then we'll work with the residents to
6 help design the buildings.

7 MS. GREEN: Okay, so, they'll be a part of that
8 process?

9 MR. ROBERTSON: Yeah.

10 MS. GREEN. Okay.

11 MR. ROBERTSON: Before anybody moves in, they'll
12 be -- everybody will see what the buildings will look
13 like. There'll be a lot of pretty pictures of what the
14 buildings will be designed as before they even start
15 construction, so people get a sense of, you know, what
16 the new homes would look like.

17 MS. GREEN: Okay, then, a question might be for the
18 design process, but, what, as far as the housing sizes,
19 would they still be the same? Bigger? Smaller?

20 How would you do that?

21 MR. ROBERTSON: That's to be determined right now.
22 But, essentially, we're -- one of the things that we want
23 to do -- or we might need to do -- is match the same
24 number of bedrooms that currently exist within the public
25 housing.

1 The balance of the units that were non-public
2 housing would be, essentially, targetted towards what we
3 think the market wants, as well.

4 One of the first things we'll want to find out is
5 what the existing bedroom mix is out there. We don't
6 know how well that matches with the current household
7 sizes of the families that live out there, so, we want to
8 make sure that we're designing to the right family size;
9 and we know there's a lot of multiple bedroom units out
10 there right now.

11 MS. GREEN: Okay, thank you.

12 MR. BOCK: The next speaker we have signed up
13 tonight is Dominica Henderson.

14 MS. HENDERSON: Okay -- no -- Dominica -- and I'm a
15 neighbor of the site, so, I'm just going to say -- I'll
16 probably submit some written comment, but, I'm going to
17 say all of my issues.

18 One, I'm, particularly, concerned with the traffic
19 impacts to Fitzgerald Avenue. I'm not sure where the
20 main entrance -- or if there's going to be a main kind of
21 entrance to Alice Griffith -- but, I think that there
22 will be significant traffic impacts, particularly, to the
23 Fitzgerald Avenue area, because that's where the cars
24 coming out of right now. So, I think adding 1,000 more
25 units will, obviously, increase the number of cars that

1 will be travelling on the street; and it's pretty narrow
2 compared to Gilman Avenue and so I would hope that that
3 would be addressed in this EIS.

4 And then also I am also -- this is not the
5 appropriate place to say, but -- but, anyway, I think
6 that the site plan is fine, but, I would like to see more
7 detail later on, I guess, in the process, when it comes
8 to showing how the actual new units will interact with
9 our street.

10 One thing I would hope that comes out of this
11 process is that the new site interacts better with the
12 rest of the neighborhood because, right now, the site
13 just doesn't at all.

14 And it looks -- I mean, not only does it look
15 different than everything else, it doesn't even look at
16 everything else, and so, hopefully, we can figure out a
17 way to make it interact a little bit better with the
18 surrounding neighborhood, particularly, since there's a
19 weird slope on that end.

20 And that's it -- I think that might be all I have to
21 say right now -- but, I will submit my written comments
22 to you guys. Thank you -- oh -- wait -- no -- there is
23 one more thing -- sorry.

24 Also, just about the density of the buildings, I
25 think that to the extent that we can make sure that the

1 buildings -- that the density increasing, you know, from
2 the rest of the neighborhood and towards the back, I
3 don't think that the denser buildings should be in the
4 back of the site, but, I think that we have to work
5 together to create some kind of -- I don't know -- some
6 type of plan for it because I wouldn't want huge, dense
7 buildings to be at the top of the site where the hill is.
8 It seems like it would be silly, so -- yeah, that's it.
9 Thank you.

10 MR. BOCK: Those were the only two speakers we had
11 signed up tonight.

12 MS. PAUSON: Hi. My name is Maxine Pauson and I'm a
13 resident of Alice Griffith.

14 Can I see the site plan again?

15 So, I'm pretty much kind of concerned about the
16 middle park that -- already. There's cul-de-sacs and you
17 cannot go straight through the complex. That's a big
18 problem, especially, because a lot of people walk, and
19 you want to encourage more pedestrian traffic.

20 Like, back on Carroll, there's no pedestrian access
21 and there's no bus lines or anything behind there for
22 several blocks. And it just looks like you're cutting
23 off the middle on Griffith from being able to either walk
24 or ride through it, so, you're going to have to go all
25 the way around by bike or -- you know, you're saying

1 there's going to be more Muni and stuff, which is already
2 really a problem.

3 I'm adding it up at, like, three people per unit,
4 it's going to be at least 3,000 people in the new
5 complex -- and there's less than 1,000 now, so -- it's at
6 least going triple, if not more.

7 So, everybody who is there already is concerned
8 about having an increase in being able to get around the
9 complex.

10 And if there's construction sites and things
11 blocking, you already can't walk through, so, it would
12 seem like there needs to be some cleaning up of it before
13 the reconstruction starts. It would make it easier for
14 people living now. Thank you.

15 MR. FLANNERY: Anyone else want to give comments?

16 MS. GREEN: In regards to vehicle traffic, where,
17 exactly, are entrances and exits for this plan?

18 MR. ROBERTSON: Well, actually, every street that
19 goes through, actually, enter Fitzgerald and exit on
20 Donner. This is meant to be potentially pedestrian or
21 potentially vehicle. That's a design issue that has to
22 be worked out. But, you could also get through here and,
23 of course, through there and there.

24 MS. GREEN: What about down there by the Gilman
25 Park?

1 MR. ROBERTSON: Yeah, Gilman runs here. That's
2 existing housing along there, so, there's no way to get
3 in there.

4 The whole idea is to really have several accesses,
5 unlike now, where you just kind of come through that one
6 main entrance; and that I think would, hopefully, relieve
7 some of the Fitzgerald concern, too. But, there's
8 probably at least seven or 8 ways to get in and out of
9 that area.

10 MS. GREEN: And are these -- is it going to be like
11 a gated-off type of community?

12 MR. ROBERTSON: No, on the contrary.

13 MS. GREEN: Okay, and then, are the streets big
14 enough for two cars or one car?

15 MR. ROBERTSON: For driving?

16 MS. GREEN: In both directions?

17 MR. ROBERTSON: Yes, those are meant to be two-way
18 streets, where the linear park is, where you can see how
19 it narrows, it would be one way.

20 Like, say, going to the right on the topside, that
21 would be one way direction, so, you'd kind of make a
22 loop; and the other direction would be on the other side.

23 MS. GREEN: And is the parking for the residents on
24 the street or is there some type of underground?

25 MR. ROBERTSON: It will be, primarily, within the

1 buildings. There will be a parking structure within the
2 buildings.

3 MS. GREEN: Okay, so, would the parking structures
4 about be at the bottom and the residents live on top of
5 the structure?

6 MR. ROBERTSON: Right.

7 MS. GREEN: Okay, and, you mentioned some type of
8 amenities. You would speak to the residents about what
9 they wanted. Where exactly would you put the building or
10 buildings?

11 MR. ROBERTSON: The community center, which is
12 likely to be there, somewhere, is undetermined yet. That
13 would be part of the design participation process where
14 it makes most sense to put; that it would likely be in
15 the ground floor of one of the new Alice Griffith
16 buildings. It's possible to have a stand-alone building
17 on the park, maybe, but it hasn't been thought through
18 yet.

19 And then the other amenities within the park, you
20 know, we'd like to include a community garden, if there's
21 a request, basketball court, playground, all those kinds
22 of things. It really would be driven by the residents
23 there.

24 MS. GREEN: And how large would this park be?

25 MR. ROBERTSON: That -- I don't recall the exact

1 size of that.

2 MR. FLANNERY: It's 1.3 acres

3 MS. GREEN: 1.3 acres? Okay, thank you.

4 MS. HARRIS: Gladys Harris.

5 Right along the Gilman, I see that to the right
6 there that's where the parking lot -- that's the existing
7 parking lot that's there that's coming -- I'm sorry -- I
8 don't have my glasses on, but -- where you said the
9 entrance from Gilman, there's another entrance to go in
10 exactly --

11 MR. ROBERTSON: Right there?

12 MS. HARRIS: Uh-hum. That's an existing parking
13 entrance. That area is an existing children's
14 playground.

15 What's going to happen with that just to the
16 right -- actually, to your left?

17 MR. ROBERTSON: This is existing housing right
18 there, I believe.

19 MR. FLANNERY: It's behind the Opportunity Center.

20 MS. HARRIS: Is that going to be removed?

21 MR. FLANNERY: I know what playground you're talking
22 about.

23 MS. HARRIS: That will -- that's on the Alice
24 Griffith site now?

25 MR. FLANNERY: Right, exactly.

1 MS. HARRIS: And that will be moved, but, that is
2 something that, with resident input, would be another
3 park or some other location?

4 MR. FLANNERY: Right behind the church.

5 MS. HARRIS: Okay, thank you.

6 MR. BOCK: Okay, anyone else have any other
7 comments, or, any other commenters that already spoke
8 have any additional comments for us tonight?

9 Okay, well, thank you, everyone, for coming out. If
10 you have any comments, the comment period is open until
11 January 12th.

12 There's comment cards;

13 You can E-mail them in;

14 Mail them in;

15 And good night.

16 MS. WADE-THOMPSON: Emily Wade-Thompson.

17 And my question is in reference to the school that's
18 here now and how is the moving of the parents, the
19 families, going to impact the environment at the school?

20 MR. FLANNERY: Your concern is the enrollment --
21 effect of the development of the project on enrollment at
22 this school?

23 MS. WADE-THOMPSON: Will the enrollment decrease?

24 MR. FLANNERY: Well, this is not -- this is
25 something that we will address in the EIS -- The effect

1 of the development on enrollment on the school,

2 And as Jack explained, we're not expecting anyone to
3 be displaced off site. They'll be given the opportunity
4 to live in the first phase housing, which is just a block
5 away from the existing housing, so, I can't say; but, I
6 don't think it would.

7 MS. WADE-THOMPSON: Okay, all right. I'm just
8 concerned because I know that, as things happened with
9 Malcolm "X" on the hill, the enrollment did decrease.

10 MR. FLANNERY: Well, we'll do our best to maintain
11 the viability of the community.

12 MS. WADE-THOMPSON: Okay, and, constantly be in
13 communication with the principal that's here; right?

14 MR. FLANNERY: Absolutely.

15 MS. WADE-THOMPSON: Because, when children already
16 experience some trauma, movement of their family does
17 affect how they perform in the classroom, so, I hope it's
18 something to think about in terms of moving.

19 MR. FLANNERY: We will address the education --

20 MS. WADE-THOMPSON: You can call me anytime because
21 I do work for the school district. I'll give you my
22 card.

23 MS. HARTLEY: If I could just add that one of the
24 strategies the Social Services provide, is working at
25 Alice Griffith now, is to address those sorts of

1 questions so that urban strategies can help tenants with
2 problems of living in a construction zone and the
3 difficulties of, you know, waiting to move into a new
4 building.

5 MS. WADE-THOMPSON: Right, all the trauma they will
6 experience.

7 MS. HARTLEY: Right, and keep as much stability as
8 possible given, but, also to bring new resources into
9 Alice Griffith to strengthen students' participation in
10 schools, parents' participation in the school. So, that
11 is definitely something that we are working on now.

12 MS. WADE-THOMPSON: Okay, thank you.

13 MS. HARRIS: Is this permanent or this is proposed?

14 MR. FLANNERY: This is proposed.

15 MS. WADE-THOMPSON: To not have that impact what's
16 going to happen we have to have a playground for our
17 children.

18 MR. FLANNERY: Right.

19 MS. WADE-THOMPSON: So, that's a 501(c)(3) -- is the
20 church -- so I just need to plan ahead, find out where
21 the children are.

22 MR. FLANNERY: Yeah, impact on childcare centers is
23 something that we would address in the EIS, and the
24 effects will be mitigated to maintain the level of
25 services.

1 MR. BOCK: Any other comments? Yes?

2 MS. PAUSON: I guess I just realize that this seems
3 to all be housing except for the park in the middle and
4 there's no -- I know you separated it saying some is
5 market rate, some is different kinds of housing, but,
6 where are all the stores and the other kinds of
7 improvements? Doesn't seem to be anything on there for
8 jobs or anything.

9 MR. FLANNERY: We will -- that's a question I don't
10 know that we can answer yet.

11 MS. BREKKE: I can speak a little bit to that. You
12 know, in other words, just a block away, there's going to
13 be a lot of neighborhood retail. We have 125,000 square
14 foot of neighborhood types of retail.

15 And then where the stadium is now there's going to
16 be a huge regional mall, 685,000 square feet, so there
17 will be a lot of job opportunities.

18 MS. PAUSON: It would help to see more of that.

19 MS. BREKKE: In context, I get your point.

20 MR. BOCK: Yeah, part of the analysis in the
21 environmental impact statement will go into details about
22 how the development fits into the regional mall context,
23 so -- the term that's used is cumulative impact, so -- as
24 you redevelop the Alice Griffith there's other
25 redevelopment happening around the site, we'll look at

1 how that all interfaces, what the effects are, both
2 positive effects and also what's the effect of all that
3 construction happening at the same time or in subsequent
4 years on air quality, noise in the community.

5 So, as Teresa indicated, while there isn't that kind
6 of retail or commercial development plan, specifically,
7 within the boundaries of Alice Griffith, there is the
8 opportunity for that to happen as part of more regional
9 development that's happening.

10 MS. PAUSON: I would also just add I received the
11 plan that's under development that regulates land use in
12 that area that does allow for retail on the ground floor.
13 So, it does become a design and market question as to
14 whether you might want to locate a corner convenience
15 store or retail or video store -- they don't exist
16 anymore, but -- you know, something. I think people want
17 it, definitely. I mean, they have little stores as it is
18 there, so -- there's nothing else.

19 MR. BOCK: It's not precluded. It's a use that is
20 allowed. It's a matter of --

21 MS. PAUSON: Okay, that's good to know -- and
22 laundry houses -- you know, there's just all kinds of
23 needs for living rather than going so far to the Bay View
24 Mall or whatever.

25 MR. BOCK: Thank you.

1 Any other comments or questions you folks have
2 tonight?

3 MS. GREEN: Someone mentioned something about the
4 Muni being able to travel in or around.

5 Would you explain that further to me?

6 MR. BOCK: Is there any kind of public
7 transportation plan?

8 MS. BREKKE: Both of us worked on this issue,
9 actually. There's going to be new transit, as well as
10 extension of existing lines in and around the entire
11 Candlestick Point neighborhood. There's also going to be
12 rapid transit. Again, what I think we need to show in
13 our environmental impact statement in this document is
14 Alice Griffith in context so you can see, you know, where
15 are the bus stops?

16 MS. GREEN: Right.

17 MR. LAWSON: What -- you know where are those kinds
18 of facilities going to be proposed? You can see it now
19 in the existing environmental impact report that was
20 prepared for the entirety of Candlestick Point Hunter's
21 Point Shipyard, but that's 10,000 pages, so, you may want
22 to just narrow your focus and we can provide that.

23 MS. GREEN: Right, okay. Thank you.

24 MR. BOCK: Will Lawson is a representative of San
25 Francisco Office of Economic and Workforce Development,

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was involved in the planning of this project, as well.

Any other questions or comments?

Great. Thanks, again, for everyone coming out tonight and good evening.

(Hearing concludes at 8:00 p.m.)

REPORTER'S CERTIFICATE

I, MARYANN P. COSTA RPR, RMR, C.S.R. NO. 5820,
Certified Shorthand Reporter, certify:

That the foregoing proceedings were taken
before me at the time and place therein set forth;

That the statements made at the time were
recorded stenographically by me and were thereafter
transcribed;

That the foregoing is a true and correct
transcript of my shorthand notes so taken.

I further certify that I am not a relative or
employee of any attorney of the parties, nor financially
interested in the action.

I declare under penalty of perjury under the
laws of California that the foregoing is true and
correct.

Dated this 17th day of January, 2011.

Maryann P. Costa



MARYANN P. COSTA RPR, RMR, C.S.R. NO. 5820

Appendix D
Written Scoping Comments



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105-3901

JAN 12 2011

Eugene Flannery
Environmental Compliance Manager
Mayor's Office of Housing
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Subject: Scoping Comments for the HOPE SF Development at Alice Griffith Public Housing Development, San Francisco, California

Dear Mr. Flannery:

The U.S. Environmental Protection Agency (EPA) has reviewed the Federal Register Notice published on December 8, 2010, requesting comments on the preparation of a Draft Environmental Impact Statement (DEIS) for redevelopment of the Alice Griffith Public Housing site as part of the HOPE SF development program. Our comments are provided pursuant to the National Environmental Policy Act (NEPA), Council on Environmental Quality (CEQ) regulations (40 CFR Parts 1500-1508) and Section 309 of the Clean Air Act.

HUD/DOT/EPA Partnership for Sustainable Communities

In June 2009, the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Transportation (DOT), and EPA entered into a partnership to better coordinate federal housing, transportation, and environmental protection investments. The partnership is based on the following principles:

- Provide more transportation choices
- Promote equitable, affordable housing
- Enhance economic competitiveness
- Support existing communities
- Coordinate and leverage federal policies and investment
- Value communities and neighborhoods

We encourage the Mayor's Office of Housing to integrate these principles into the proposed redevelopment, and to coordinate with HUD, DOT, EPA, and the following local efforts during planning to ensure that the development reflects the goals of the Partnership for Sustainable Communities.

Neighborhood Parks Council

EPA recently awarded the Neighborhood Parks Council (NPC) of San Francisco with a Brownfields Area-Wide Planning Pilot Program award. NPC will use EPA funding to facilitate community involvement in area-wide planning of the “Blue Greenway” to support revitalization in southeastern San Francisco. The Blue Greenway is a 13-mile corridor along the city’s southeastern waterfront, near the proposed redevelopment, where open spaces will be linked together for new recreational opportunities, nature discovery, and public access to the waterfront. The project area contains at least 12 brownfield sites near the Blue Greenway alignment. The area-wide planning process will leverage existing efforts to identify and reduce threats to human health and the environment, and will facilitate assessment and cleanup of brownfields in the target area by identifying site-specific reuses for brownfield sites.

EcoCenter at Heron’s Head Park Partnership

EPA recently awarded the EcoCenter at Heron’s Head Park Partnership with its National Achievement in Environmental Justice Award. The EcoCenter, also located near the proposed redevelopment, is the first environmental education center in the Bay Area that focuses on environmental justice and provides eco-literacy training for students, teachers, and communities in San Francisco. The EcoCenter also teaches green building through demonstration, featuring a solar array for energy production, onsite rainwater storage and wastewater treatment, a green roof, and sustainable landscaping at its facility.

Sustainable Design

To support the principles of sustainable communities, we also encourage incorporation of smart growth principles, green building, and green infrastructure into the proposed redevelopment. Information about smart growth can be found at http://www.epa.gov/smartgrowth/about_sg.htm. Information about green building can be found at <http://www.epa.gov/greenbuilding/>. Information on green infrastructure can be found at http://cfpub.epa.gov/npdes/home.cfm?program_id=298.

Air Quality

The DEIS should discuss the air quality impacts of this project and obtain all necessary permits, taking into consideration emissions resulting from equipment, demolition, and construction activities. The proposed project is located in the San Francisco Bay Area Air Basin, which is designated marginal nonattainment for the 8-hour ozone national ambient air quality standard (NAAQS) and non-attainment for the 24-hour NAAQS for fine particulate matter (PM_{2.5}). Because of the area’s nonattainment status, it is important to reduce emissions resulting from the project.

The DEIS should provide a discussion of the baseline air quality conditions in the project area, a description of federal and state air quality regulations, and a rigorous assessment of direct,

indirect, and cumulative effects of the proposed project on air quality. The analysis of air quality impacts should include direct, indirect and cumulative impacts from both construction and post-construction conditions. The DEIS should describe specific commitments to mitigate emissions that will prevent further degradation of air quality. An estimate of the air quality benefits that result from each mitigation measure proposed should be included in the DEIS.

The DEIS should describe whether the Project will or will not meet general conformity requirements in accordance with the associated state implementation plans. If the project is determined to potentially interfere with the attainment of NAAQS, HUD is required to conduct a conformity analysis to determine the likelihood and extent of interference. Though the Clean Air Act does not require a federal lead agency to prepare a draft General Conformity Determination as part of the NEPA process, EPA recommends this, when relevant, in the interest of full public disclosure and to better inform decision making.

Asbestos

The DEIS should identify whether structures to be demolished contain asbestos. Asbestos is regulated under Section 112 of the Clean Air Act (CAA) as part of the National Emissions Standards for Hazardous Air Pollutants (NESHAPs) program (40 CFR Part 61). The Asbestos NESHAPs cover demolition or renovation projects and requires that the owner/operator thoroughly inspect the facility for asbestos prior to the start of demolition or renovation and requires that all regulated asbestos-containing material be properly removed prior to the start of demolition or renovation. All individuals who inspect for asbestos, develop management plans, and conduct abatement work must be certified per the Asbestos Hazard Emergency Response Act (AHERA).

The DEIS should describe measures that will be taken to meet NESHAPs and AHERA requirements regarding proper removal and disposal of asbestos-containing structural materials to avoid accidental release of friable asbestos during the project. The DEIS should include a clearance program that would be conducted to ensure against human health or environmental risks at the site after movement/demolition activities are completed. HUD is also subject to the Bay Area Air Quality Management District's asbestos removal requirements, which should be discussed in the DEIS.

Construction Emissions Mitigation

EPA recommends that the following mitigation measures be committed to in the DEIS, as appropriate, to reduce construction emissions:

Fugitive Dust Source Controls:

- Stabilize open storage piles and disturbed areas by covering and/or applying water or chemical/organic dust palliative where appropriate. This applies to both inactive and active sites, during workdays, weekends, holidays, and windy conditions.
- Install wind fencing and phase grading operations where appropriate, and operate water trucks for stabilization of surfaces under windy conditions.

- When hauling material and operating non-earthmoving equipment, prevent spillage and limit speeds to 15 miles per hour (mph). Limit speed of earth-moving equipment to 10 mph.

Mobile and Stationary Source Controls:

- Reduce use, trips, and unnecessary idling from heavy equipment.
- Maintain and tune engines per manufacturer's specifications to perform at EPA certification levels and to perform at verified standards applicable to retrofit technologies. Employ periodic, unscheduled inspections to limit unnecessary idling and to ensure that construction equipment is properly maintained, tuned, and modified consistent with established specifications. The California Air Resources Board has a number of mobile source anti-idling requirements which could be employed. See their website at: <http://www.arb.ca.gov/msprog/truck-idling/truck-idling.htm>.
- Prohibit any tampering with engines and require continuing adherence to manufacturer's recommendations.
- If practicable, lease new equipment meeting the most stringent of applicable federal¹ or state standards². In general, commit to the best available emissions control technology. Tier 4 engines should be used for project construction equipment to the maximum extent feasible³. Lacking availability of non-road construction equipment that meets Tier 4 engine standards, the Mayor's Office of Housing and HUD should commit to using the best available emissions control technologies on all equipment.
- Utilize EPA-registered particulate traps and other appropriate controls where suitable to reduce emissions of diesel PM and other pollutants at the construction site.

Administrative Controls:

- Coordinate with the Bay Area Air Quality Management District to identify a construction schedule to minimize cumulative impacts from multiple development and construction projects in the region, if feasible, to minimize cumulative impacts.
- Identify all commitments to reduce construction emissions and update the air quality analysis to reflect additional air quality improvements that would result from adopting specific air quality measures.
- Identify where implementation of mitigation measures is rejected based on economic infeasibility.
- Prepare an inventory of all equipment prior to construction and identify the suitability of add-on emission controls for each piece of equipment before groundbreaking. (Suitability of control devices is based on: whether there is reduced normal availability of the construction equipment due to increased downtime and/or power output, whether there may be significant damage caused to the construction equipment engine, or whether there may be a significant risk to nearby workers or the public.)

¹ EPA's website for nonroad mobile sources is <http://www.epa.gov/nonroad/>.

² For ARB emissions standards, see: <http://www.arb.ca.gov/msprog/offroad/offroad.htm>.

³ Diesel engines < 25 hp rated power started phasing in Tier 4 Model Years in 2008. Larger Tier 4 diesel engines will be phased in depending on the rated power (e.g., 25 hp - <75 hp: 2013; 75 hp - < 175 hp: 2012-2013; 175 hp - < 750 hp: 2011 - 2013; and \geq 750 hp 2011- 2015).

- Utilize cleanest available fuel engines in construction equipment and identify opportunities for electrification. Meet EPA diesel fuel requirements for off-road and on-highway, and, where appropriate, use alternative fuels such as natural gas and electric.
- Develop a construction traffic and parking management plan that minimizes traffic interference and maintains traffic flow.
- Identify sensitive receptors in the project area, such as daycare centers, schools, nursing homes, hospitals, and other health-care facilities, and specify the means by which you will minimize impacts to these populations. For example, locate construction equipment and staging zones away from sensitive receptors and fresh air intakes to buildings and air conditioners.

Mobile Source Air Toxics

Many studies have measured elevated concentrations of pollutants near large roadways. These elevated concentrations generally occur within approximately 200 meters of the road, although the distance may vary depending on traffic and environmental conditions. Pollutants measured with elevated concentrations include benzene, polycyclic aromatic hydrocarbons, carbon monoxide, nitrogen dioxide, black carbon, and coarse, fine, and ultrafine particles.

Recent studies have also examined the association between living near major roads and various adverse health endpoints. Several well-conducted epidemiologic studies have shown associations with cardiovascular effects, premature adult mortality, and adverse birth outcomes, including low birth weight and size. Traffic-related pollutants have been repeatedly associated with increased prevalence of asthma-related respiratory symptoms in children. Also, based on toxicological and occupational epidemiologic literature, several of the MSATs, including benzene, 1,3-butadiene, and diesel exhaust, are classified as known and likely human carcinogens. Thus, cancer risk, including childhood leukemia, is a potential concern in near roadway environments. For additional information on MSATs, please see EPA's MSAT website (<http://www.epa.gov/otaq/toxics.htm>).

Because of these concerns, EPA recommends that the Mayor's Office of Housing consider levels of current and future traffic, and existing air quality conditions in the vicinity of the proposed redevelopment, and use this information to inform project design and planning. Also, as stated above with regard to construction emissions, the DEIS should identify sensitive receptors in the project area, such as schools, daycare centers, nursing homes, and hospitals, and specify how impacts to these receptors due to both construction and long term land use associated with the project will be minimized. For example, locate construction equipment and staging zones away from sensitive receptors, away from fresh air intakes and buildings, and design neighborhoods such that sensitive receptors are not proximate to emissions sources, such as high-traffic roads.

Environmental Justice

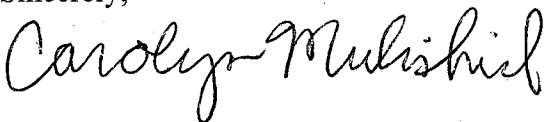
Executive Order 12898 addresses Environmental Justice in minority and low-income populations, and the Council on Environmental Quality (CEQ) has developed guidance

concerning how to address Environmental Justice in the environmental review process (<http://ceq.hss.doe.gov/nepa/regs/ej/justice.pdf>). The DEIS should include a description of the area of potential impact used for the environmental justice impact analysis and provide the source of the demographic information. The DEIS should identify whether the proposed alternatives may disproportionately and adversely affect low-income or minority populations in the surrounding area and should provide appropriate mitigation measures for any adverse impacts. The following are additional, specific steps EPA recommends for an adequate analysis of environmental justice impacts for a project of this nature.

- Define the potential environmental justice concerns, which is the first step in an environmental justice analysis. Include a discussion of any environmental justice issues raised during scoping meetings. Also briefly discuss the key issues where environmental justice is potentially a concern, such as relocation, air quality, noise, vibration, access to property, pedestrian safety, etc.
- Define the reference community, which, combined with defining the affected community, is the second analysis step. This is a critical step since the definitions are used to analyze whether there are disproportionately high and adverse human health or environmental impacts by comparing the impacts to the affected population with the impacts to the reference community. The DEIS should briefly summarize the affected community and reference community.
- Accurately disclose whether or not the project will result in a disproportionate and adverse impact on minority or low-income populations. Ensure this conclusion is reported consistently throughout the DEIS. If a potential environmental justice issue has been identified, the DEIS should clearly state whether, in light of all of the facts and circumstances, a disproportionately high and adverse human health or environmental impact on minority populations or low-income populations is likely to result from the proposed action and any alternatives. This statement should be supported by sufficient information for the public to understand the rationale for the conclusion.
- Briefly summarize the findings, provide a reference to other relevant sections of the document which describe the specific impacts in greater detail, and comment on whether or not there is an environmental justice impact for those potential environmental justice concerns which are discussed in detail in other sections of the document.
- Propose appropriate mitigation if disproportionately high and adverse human health or environmental impacts on minority populations or low-income populations are likely to result from the proposed action and any alternatives.

EPA appreciates the opportunity to comment on preparation of the DEIS. Once the DEIS is released for public review, please send two hard copies and, if available, one electronic copy to me at the address above (mail code: CED-2). Please contact me with any questions related to the comments provided in this letter (mulvihill.carolyn@epa.gov, 415-947-3554).

Sincerely,

A handwritten signature in black ink that reads "Carolyn Mulvihill". The signature is written in a cursive style with a large, prominent 'C' at the beginning.

Carolyn Mulvihill
Environmental Review Office

cc: Ernest Molins, HUD
Meredith Thomas, NPC
Malik Looper, EcoCenter

SIERRA CLUB
SAN FRANCISCO GROUP

85 Second Street, Box SFG, San Francisco, CA 94105

December 20, 2010

Eugene Flannery, Environmental Compliance Manager
Mayors Office of Housing
1 South Van Ness, Fifth Floor
San Francisco CA 94103

Re: Alice Griffith Scoping Comments

Dear Mr. Flannery,

The Sierra Club has the following EIR Scoping comments for the subject project:

- 1) The EIR should study limiting parking to a half parking space per unit and having all project off street parking unbundled i.e. paid for separately from rent or purchase. The site is close to transit.
- 2) The EIR should study inclusion of some ground floor commercial with the project. This will help fill the need for commercial in the neighborhood and make it possible for residents to buy more of their daily needs on foot. An anchor food market can be about 20,000 square feet.
- 3) The EIR should study the use of separate household meters for gas, water and utilities to promote conservation.
- 4) The EIR should study renewable energy: wind and/or solar electricity generation and solar hot water. This is the sunny side of town.
- 5) The EIR should study the inclusion of a gray water system for flushing and locally treated water systems for irrigation to help San Francisco meet our commitment to reduce water diversions from the Tuolumne River.
- 6) The EIR should include as much permeable open space as possible and divert roof rain water away from the limited capacity South East Water Treatment plant,

Paragraphs 1) and 2) will be part of San Francisco's response to SB 375, to reduce the production of global warming gases by reducing vehicle miles traveled.

Very truly yours,

Howard Strassner, Emeritus Chair Transportation Committee
419 Vicente, San Francisco CA 94116, 661-8786, (h,w) email: ruthow@dslextreme.com

From: Dominica Henderson <dominhen@gmail.com>
To: eugene.flannery@sfgov.org
Cc: Vanessa Lee <ms.vslee@gmail.com>, Pacific Hauling Company
<emma-and-joe@sbcglobal.net>
Date: 01/12/2011 05:05 PM
Subject: Comments to Alice Griffith EIS

Mr. Flannery,

We appreciate the opportunity to comment on the scope of the environmental review for the Alice Griffith public housing development. We would like to make a few points in the area of traffic.

1. The existing site has one way in and out. The main entrance is on Fitzgerald Avenue. We imagine that the numbers of vehicles at the site will be exponentially increased, which will significantly impact a street like Fitzgerald Avenue. The street is already quite narrow as compared to Gilman Avenue, but it bears the brunt of the traffic flow and a considerable amount of parking overflow from the public housing development or activities at Candlestick Park. We hope the study fully takes into consideration the impacts of increasing the number of units over 4 times the existing site, and we suggest adding car share programs or shuttles to offset the number of new vehicles that will be required by new residents of the site.
2. The current Hawes Street and Fitzgerald Avenue intersection is partially blocked because of problems with high rates of speed of the vehicular traffic. Years ago, several children were injured by speeding cars while walking home from Bret Harte Elementary School. We suggest that the studies performed should result in a traffic management plan that will discourage speeding and will decrease the rates of travel through utilizing traffic calming tools in the new street plan. Speed reduction may also be decreased by planning the site to have more interaction with the Hawes Street corridor so as to eliminate the feel of an alley way.

Finally, we would also like to encourage you to address the issues related to illegal dumping by properly planning and programming the space that is currently the retaining wall in the front of the site at Egbert Ave and Hawes Street. Proper planning of this open space, should it continue to be open space in the future, will greatly reduce crime, trash, and vermin on the new site and the neighborhood.

Thank you for the work that is being done on redeveloping this site. We hope to continue to participate in the planning and development process.

Sincerely,

Emma and Joe Henderson neighbors and property owners at 1112 Fitzgerald Avenue
Vanessa Lee and Fred Davis at 1108 Fitzgerald Avenue Dominica Henderson at 1104
Fitzgerald Avenue

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Dominica J. Henderson
1104 Fitzgerald Ave
San Francisco, CA 94124
415-671-2034 (home)
415-971-9175 (mobile)



CITY AND COUNTY OF SAN FRANCISCO
Mayor's Office of Housing
Public Scoping Meeting - NEPA REVIEW
HOPE SF Development at Alice Griffith Housing Development
San Francisco, CA
January 5, 2011
COMMENTS

Thank you for participating in tonight's Public Scoping Meeting on the NEPA review for the HOPE SF Development at Alice Griffith Housing Development. Your comments on the scope and focus of the environmental review are encouraged.

Name (Please print): Emily Wade-Thompson
Affiliation (if applicable): _____
Phone: _____ Email: _____
Address: _____
City, State, Zip: _____

COMMENTS

How will school enrollment be effected? Will student/families be supported during this stressful period?
I would like to be invited for next mtg.
What is the outreach?
Didn't see many residents

Mail Comments to: Mr. Eugene Flannery, Environmental Compliance Manager – Alice Griffith Project, 1 South Van Ness Avenue, Fifth Floor, San Francisco, CA 94103 Email: Eugene.Flannery@sfgov.org
For more information on Alice Griffith project, contact: Eugene Flannery
Phone: (415) 701-5598 or Email: Eugene.Flannery@sfgov.org