

David A. Paterson
Governor



Deborah VanAmerongen
Chairperson

New York State Division of Housing and Community Renewal

Hampton Plaza
38-40 State Street
Albany, NY 12207

November 2, 2009

VIA ELECTRONIC AND U.S. MAIL

Ari Goldstein, Project Manager
Harlem Congregations For Community Improvement
2854 Frederick Douglass Blvd
New York, NY 10039
ari@rosecompanies.com

Re: SHARS Number: 20086027
Harlem Congregations For Community Improvement
Erbograph Apartments
203 West 146th Street, City of New York, New York County

Dear Mr. Goldstein:

On April 9 and 12, 2009, the New York State Division of Housing and Community Renewal (DHCR), published a "Combined Notice of Finding of No Significant Impact and Intent to Request Release of Funds". DHCR is the designated tax credit agency for the disbursement of funds in connection with the federal Tax Credit Assistance Program authorized under the "American Recovery and Reinvestment Act". DHCR prepared the combined FONSI after compiling its "TCAP Programmatic Environmental Review Record" dated April 9, 2009. On June 17, 2009, DHCR received a notice of Authority to Use Grant Funds, which certifies that the requirements under 24 CFR Part 58 of HUD environmental review regulations had been satisfied.

DHCR has determined that the Environmental Review Record, dated November 2, 2009, for the above referenced project complies with the requirements of 24 CFR Part 58 of HUD Environmental Review regulations. This letter constitutes clearance of the environmental review of this project and removal of the limitation on commitment of HUD TCAP assistance per [24 CFR 58.22(b)]. A copy of this letter and the ERR will be posted at <http://nysdhcr.gov/general/ARRA/EnvironmentalReview.htm>.

DHCR, in compliance the New York State Environmental Quality Review Act (SEQRA), accepts the determination of The New York State Housing Trust Fund Corporation (HTFC), which issued an Unlisted Negative Declaration, dated March 31, 2009.

If you have any questions or concerns regarding this environmental clearance letter, please contact me at (518) 402-3392 or bwizzell@nysdhcr.gov.

Sincerely,

Barbara H. Wigzell, R.A.
Certifying Officer
SEQR Officer

Cc: Cathy Frangella, TCAP Program Manager
Pauline Friday, HTFC Project Manager
Wayne Petterson, DHCR Program Management

Web Site: www.dhcr.state.ny.us
Email address: dhcrinfo@dhcr.state.ny.us

Environmental Assessment
Site Specific Review

Responsible Entity: NYS Division of Housing and Community Renewal (DHCR)

Certifying Officer: Barbara H. Wigzell, RA, DHCR

Program Name: The Tax Credit Assistance Program (TCAP)
American Recovery and Reinvestment Act (ARRA) of 2009

Federal Agency: U.S. Department of Housing and Urban Development (HUD)

Project #: 20086027

Project Sponsor: **Harlem Congregations for Community Improvement**

Project Name: **Erbograph Apartments**

Project Site Address: 203 West 146th Street
City of New York

Project County: New York County

Estimated project costs: 24,006,546.00

Total TCAP Award: 4,388,019

Project Sponsor Address: 2854 Frederick Douglass Blvd
New York, NY 10039

Primary Contact's Name: Ari Goldstein

E-Mail address: ari@rosecompanies.com

Telephone Number: 917-542-3656

Program Classification: 58.36 - Environmental Assessment

ENVIRONMENTAL FINDING: [58.40(g)]

Finding of No Significant Impact - The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact - The project may significantly affect the quality of the human environment.

The undersigned hereby certifies that DHCR has conducted an environmental review of the project identified above and prepared the attached environmental review record in compliance with all applicable provisions of the National Environmental Policy Act of 1969, as amended, (42 USC sec. 4321 et seq.) and its implementing regulations at 24 CFR Part 58.

Preparer Signature:

NAME: Heather M. Spitzberg
Title/Agency: Environmental Analyst
NYS Division of Housing and Community Renewal

Date: November 2, 2009

Project Name: Erbograph Apartments
Project #: 20086027

Environmental Assessment **Site Specific Review**

Project Description:

Harlem Congregations for Community Improvement proposes demolition of an existing 3-story warehouse building and new construction of an 8-story building for seniors, with 65 residential units, on a .29 acre site at 203 West 146th Street in the City of New York, New York County. The building will include resident common spaces, tenant storage, laundry facilities, an eighth floor roof terrace and parking places. The design and construction of the project will follow the NYS Division of Housing and Community Renewal's guidelines for the "Green Building Initiative." Public water and sewer are available at the site. Site work will include demolition of the existing structure, grading and excavation, construction of parking areas and sidewalks, finish grading and landscaping.

Summary of Findings and Conclusions

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

The proposed project is being developed by a non-profit developer of affordable housing. The only other alternative considered is a No Action Alternative, described in more detail below. As described below, absent the requested funding, the project site would remain vacant and needed affordable housing for low-income individuals would not be provided.

No Action: If no actions are taken, the existing site would remain vacant and the benefits to low and moderate income households who need safe and decent affordable housing, would be lost. Through inaction, New York State will lose an opportunity to construct affordable housing projects and provide a large number of construction and related jobs in a time of economic uncertainty.

Action: Refer to project description above.

The construction of this project will not cause any significant, adverse environmental impacts.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]

Toxic or Hazardous Substances and Radioactive Materials: A Phase I Environmental Assessment (ESA), prepared by GZA GeoEnvironmental, Inc. (GZA), dated May 31, 2007, reported the following recognized environmental conditions: soils contaminated with metals and/or polynuclear aromatic hydrocarbons and volatile vapors beneath the existing building slab; an open spill case on the adjoining property across W.146th St. from the site involving the seepage of #2 fuel oil into the building's basement; and, trash and debris in the alleyway along the western wall of the building. Additionally, the presence of asbestos containing material (ACM) and lead based paint (LBP) were observed. In August, 2007, GZA submitted a Revised Remedial Action Workplan (RAP), which proposes remediation measures for these sources of contamination, to the New York City Department of Environmental Protection (DEP). On August 17, 2007, DEP sent a letter to the project sponsor stating that the RAP is acceptable.

The RAP provides for several remedial action activities, including building decommissioning and demolition, pre-remediation soil acceptance, soil excavation and disposal, post-excavation soil sampling, soil vapor mitigation and clean fill certification. All of these activities must be performed in accordance with the RAP and copies of all RAP sample results must be forwarded to the HTFC Environmental Analysis Unit.

Additionally, it is HTFC's policy, in this situation, to require the installation of a sub-slab depressurization system (SSDS). Accordingly, HTFC requires that an SSDS be installed to mitigate indoor air quality concerns in accordance with NYSDOH "Guidance for Evaluating Soil Vapor Intrusion in the State of New York," October 2006. Prior to occupancy and release of HTFC funds, the following must be provided in regard to the SSDS:

- a. The SSDS design must be forwarded to the HTFC Architectural & Engineering Unit (A&E) for review and acceptance prior to installation. After installation and start-up of the system, the sponsor must provide testing results that demonstrates the system is depressurized and functioning properly, prior to occupancy. It is understood that confirmatory air sampling and final pressure field extension test cannot be conducted until after the heating season starts and possibly after occupancy. The final testing results and final report must be submitted to the HTFC Environmental Analysis Unit (EAU) as soon as they become available.
- b. Once it is completed, a copy of the RAP Closure Report and any follow-up Reports must be forwarded to the HTFC EAU. The Closure Report must certify, in the form of a signed clearance letter from GZA, the following:
 - That the RAP was performed in accordance with all applicable regulations and that all hazards have been mitigated in accordance with the applicable regulations;
 - That the building is safe for occupancy; and
 - The sponsor must continually operate the system for the life of the building.

However, if the sponsor demonstrates to the HTFC A&E Unit that installation of an SSDS is impossible because of site conditions, prior to site disturbing activities, the sponsor and the HTFC A&E and EAU must agree to an acceptable alternative, which must include confirmatory indoor air testing and certification from GZA regarding safe occupancy, as described, above.

The EPA Map of Radon Zones for New York State indicates that properties in New York County have low potential for radon levels to exceed the EPA action level.

List of Additional Studies Performed, Attachments, Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

THE FOLLOWING DOCUMENTS ARE AVAILABLE FOR REVIEW BY REQUEST TO THE DHCR CERTIFYING OFFICER at: bwigzell@nysdhcr.gov or (518) 402-3392.

- Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007
- FIRM Map Panel Number 3604970079F, dated September 5, 2007
- New York City Department of Housing Preservation (HPD), City Environmental Quality Review Act (CEQR) Negative Declaration issued on October 14, 2008
- New York City Department of Environmental Protection letter dated August 17, 2007
- New York City Department of Housing Preservation (HPD), City Environmental Quality Review Act (CEQR) Negative Declaration issued on October 14, 2008
- NYS Coastal Zone Atlas

- NYS Department Of Health “Guidance for Evaluating Soil Vapor Intrusion in the State of New York,” October 2006
- NYS Housing Trust Fund Corporation Negative Declaration, dated March 31, 2009
- NYS Office of Parks, Recreation and Historic Preservation
- Phase I Environmental Assessment (ESA), prepared by GZA GeoEnvironmental, Inc. (GZA), dated May 31, 2007
- Revised Remedial Action Workplan (RAP), prepared by GZA GeoEnvironmental, Inc., dated August, 2007
- Thermal/Explosive Hazards Report, prepared by AKRF, dated October 28, 2009

APPENDIX A
Statutory Checklist
Site Specific
[24CFR §58.5 and 58.6]

Project #: **20086027**
Project Name: **Erbograph Apartments**
Project Address: 203 West 146th Street
City of New York, New York County

Date: November 2, 2009

For each listed statute, executive order or regulation, record the determinations made. Note reviews, consultations or mitigation measures required:

A - Not Applicable to this project OR B - Consultation, Permit and/or Mitigation Required

Then, make a determination of compliance or consistency in the Section provided.

Factors	A	B	Determinations and Compliance Documentation
Historic Preservation [36 CFR 800]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project has been reviewed in accordance with Section 106 of the National Historic Preservation Act of 1966. A letter from the NYS Office of Parks, Recreation and Historic Preservation, dated May 4, 2007 indicates that the proposed construction will have "No Effect" on cultural or historic resources.
Floodplain Management [24 CFR 55, Executive Order 11988]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project site is not in a Special Flood Hazard Area, according to the FIRM Map Panel Number 3604970079F, dated September 5, 2007.
Wetlands Protection [Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is new construction on a previously improved urban lot. No impacts to wetlands are anticipated to result from this action.
Coastal Zone Management Act [Sections 307(c),(d)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	According to the New York State Coastal Atlas, the site is not located in a coastal zone.
Sole Source Aquifers [40 CFR 149]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is not located in a SSA Area.
Endangered Species Act [50 CFR 402]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is new construction on a previously improved urban lot. No impacts to endangered species are anticipated to result from this action.
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is not located near a WSRR.
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is in New York County, which is in nonattainment for PM-2.5 and is in a nonattainment area and classified as "moderate" for 8-Hr Ozone and PM-10. Ozone is created by emissions of volatile organic compounds (VOC) and nitrogen oxides (NOx). Both VOCs and NOx are emitted by transportation and industrial sources. Particulate matter includes dust, dirt, soot smoke and liquid droplets directly emitted into the air by sources such as factories, power plants, cars, construction activity, fires and natural windblown dust.

			<p>The proposed project is a residential use and unlikely to significantly impact air quality from emissions of VOCs, NOx or particulate matter.</p> <p>Since the project is for residential use there will be no significant increase on traffic.</p>
Farmland Protection Policy Act [7 CFR 658]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is new construction on a previously improved urban lot.
Environmental Justice [Executive Order 12898]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This project will facilitate the creation of affordable housing units. It is not located in a predominantly minority and low-income neighborhood. Neither the site nor the neighborhood will suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community-at-large. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
Noise Abatement and Control [24 CFR 51 B]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is not within the limiting distance from any highway, airport or railroad noise sources. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
Toxic or Hazardous Substances and Radioactive Materials [HUD Notice 79-33]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A Phase I Environmental Assessment (ESA), prepared by GZA GeoEnvironmental, Inc. (GZA), dated May 31, 2007, reported the following recognized environmental conditions: soils contaminated with metals and/or polynuclear aromatic hydrocarbons and volatile vapors beneath the existing building slab; an open spill case on the adjoining property across W.146th St. from the site involving the seepage of #2 fuel oil into the building's basement; and, trash and debris in the alleyway along the western wall of the building. Additionally, the presence of asbestos containing material (ACM) and lead based paint (LBP) were observed. In August, 2007, GZA submitted a Revised Remedial Action Workplan (RAP), which proposes remediation measures for these sources of contamination, to the New York City Department of Environmental Protection (DEP). On August 17, 2007, DEP sent a letter to the project sponsor stating that the RAP is acceptable.</p> <p>The RAP provides for several remedial action activities, including building decommissioning and demolition, pre-remediation soil acceptance, soil excavation and disposal, post-excavation soil sampling, soil vapor mitigation and clean fill certification. All of these activities must be performed in accordance with the RAP and copies of all RAP sample results must be forwarded to the HTFC Environmental Analysis Unit.</p> <p>Additionally, it is HTFC's policy, in this situation, to require the installation of a sub-slab depressurization system (SSDS). Accordingly, HTFC requires that an SSDS be installed to mitigate indoor air quality concerns in accordance with NYSDOH "Guidance for Evaluating Soil Vapor Intrusion in the State of New York," October 2006. Prior to occupancy and release of HTFC funds, the following must be provided in regard to the SSDS:</p> <p>a. The SSDS design must be forwarded to the HTFC Architectural & Engineering Unit (A&E) for review and</p>

		<p>acceptance prior to installation. After installation and start-up of the system, the sponsor must provide testing results that demonstrates the system is depressurized and functioning properly, prior to occupancy. It is understood that confirmatory air sampling and final pressure field extension test cannot be conducted until after the heating season starts and possibly after occupancy. The final testing results and final report must be submitted to the HTFC Environmental Analysis Unit (EAU) as soon as they become available.</p> <p>b. Once it is completed, a copy of the RAP Closure Report and any follow-up Reports must be forwarded to the HTFC EAU. The Closure Report must certify, in the form of a signed clearance letter from GZA, the following:</p> <ul style="list-style-type: none"> • That the RAP was performed in accordance with all applicable regulations and that all hazards have been mitigated in accordance with the applicable regulations; • That the building is safe for occupancy; and • The sponsor must continually operate the system for the life of the building. <p>However, if the sponsor demonstrates to the HTFC A&E Unit that installation of an SSDS is impossible because of site conditions, prior to site disturbing activities, the sponsor and the HTFC A&E and EAU must agree to an acceptable alternative, which must include confirmatory indoor air testing and certification from GZA regarding safe occupancy, as described, above.</p> <p>The EPA Map of Radon Zones for New York State indicates that properties in New York County have low potential for radon levels to exceed the EPA action level.</p>
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	<input checked="" type="checkbox"/>	<input type="checkbox"/> A Thermal/Explosive Hazard Report, prepared by AKRF, dated October 28, 2009, determined that there are no AST systems that are not within the Acceptable Separation Distance from the site.
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	<input checked="" type="checkbox"/>	<input type="checkbox"/> The site is not located within 2500 feet of any designated commercial service airports or within 15,000 feet of any military airfields.

NOTES: This project received a previous 202 award from HUD. Accordingly, an Environmental Assessment and Compliance of Findings for the Related Laws was completed by HUD in August, 2007. For purposes of making its own environmental findings for the current TCAP award, HTFC reviewed the HUD Environmental Assessment and confirmed the accuracy of that information. Where pertinent, the HUD Environmental Assessment is incorporated by reference.

Heather M. Spitzberg

November 2, 2009

APPENDIX B
Environmental Assessment Checklist
Site Specific

Project #: **20086027**
 Project Name: **Erbograph Apartments**
 Project Address: 203 West 146th Street
 City of New York, New York County

Date: November 2, 2009

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]
 Evaluate the significance of the effects of the proposal on the character, features and resources of the project area.

Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a finding of impact. **Impact Codes:** (1) - No impact anticipated; (2) - Potentially beneficial; (3) - Potentially adverse; (4) - Requires mitigation; (5) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional materials as needed.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	The site is zone R7-2, which allows for the proposed building to be built as-of-right. The sites will be acquired from the New York City Department of Housing Preservation (HPD) in accordance with the site control approval dated May 5, 2009. The dispositions were reviewed by HPD in accordance with the City Environmental Quality Review Act (CEQR) and Uniform Land Use Review Procedure (ULURP), with a Negative Declaration issued on October 14, 2008.
Compatibility and Urban Impact	2	The project is intended to serve an existing need for affordable housing for income-qualified families, and is not likely to induce subsequent development which would result in adverse environmental impacts. The project site is located in close proximity to a range of services including retail and public transportation. The proposed new construction will meet NYS Energy Code standards. The scope of development of the currently proposed 65 residential units will have no anticipated adverse long term or cumulative impacts. Short term employment will be created during construction. The project will contribute to long term revitalization of this area. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.

Slope	1	The project is new construction on a previously improved level urban lot. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
Erosion	1	This project is within an MS4 jurisdiction and must comply with the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Municipal Separate Storm Water Systems (GP-0-08-002).
Soil Suitability	1	This new construction project will be required to follow local building code in regards to conducting soil borings.
Hazards and Nuisances including Site Safety	5	<p>A Phase I Environmental Assessment (ESA), prepared by GZA GeoEnvironmental, Inc. (GZA), dated May 31, 2007, reported the following recognized environmental conditions: soils contaminated with metals and/or polynuclear aromatic hydrocarbons and volatile vapors beneath the existing building slab; an open spill case on the adjoining property across W.146th St. from the site involving the seepage of #2 fuel oil into the building's basement; and, trash and debris in the alleyway along the western wall of the building. Additionally, the presence of asbestos containing material (ACM) and lead based paint (LBP) were observed. In August, 2007, GZA submitted a Revised Remedial Action Workplan (RAP), which proposes remediation measures for these sources of contamination, to the New York City Department of Environmental Protection (DEP). On August 17, 2007, DEP sent a letter to the project sponsor stating that the RAP is acceptable.</p> <p>The RAP provides for several remedial action activities, including building decommissioning and demolition, pre-remediation soil acceptance, soil excavation and disposal, post-excavation soil sampling, soil vapor mitigation and clean fill certification. All of these activities must be performed in accordance with the RAP and copies of all RAP sample results must be forwarded to the HTFC Environmental Analysis Unit.</p> <p>Additionally, it is HTFC's policy, in this situation, to require the installation of a sub-slab depressurization system (SSDS). Accordingly, HTFC requires that an SSDS be installed to mitigate indoor air quality concerns in accordance with NYSDOH "Guidance for Evaluating Soil Vapor Intrusion in the State of New York," October 2006. Prior to occupancy and release of HTFC funds, the following must be provided in regard to the SSDS:</p>

		<p>a. The SSDS design must be forwarded to the HTFC Architectural & Engineering Unit (A&E) for review and acceptance prior to installation. After installation and start-up of the system, the sponsor must provide testing results that demonstrates the system is depressurized and functioning properly, prior to occupancy. It is understood that confirmatory air sampling and final pressure field extension test cannot be conducted until after the heating season starts and possibly after occupancy. The final testing results and final report must be submitted to the HTFC Environmental Analysis Unit (EAU) as soon as they become available.</p> <p>b. Once it is completed, a copy of the RAP Closure Report and any follow-up Reports must be forwarded to the HTFC EAU. The Closure Report must certify, in the form of a signed clearance letter from GZA, the following:</p> <ul style="list-style-type: none"> • That the RAP was performed in accordance with all applicable regulations and that all hazards have been mitigated in accordance with the applicable regulations; • That the building is safe for occupancy; and • The sponsor must continually operate the system for the life of the building. <p>However, if the sponsor demonstrates to the HTFC A&E Unit that installation of an SSDS is impossible because of site conditions, prior to site disturbing activities, the sponsor and the HTFC A&E and EAU must agree to an acceptable alternative, which must include confirmatory indoor air testing and certification from GZA regarding safe occupancy, as described, above.</p> <p>The EPA Map of Radon Zones for New York State indicates that properties in New York County have low potential for radon levels to exceed the EPA action level.</p>
Energy Consumption	2	The project will comply with DHCR's Green Building Initiative, which includes sustainable building practices that place value on improved energy performance, comfort and simplified maintenance requirements that lead to financial efficiencies for the project.
Neighborhood Impacts		
Noise - Contribution to Community Noise Levels	1	The project is construction of 66 residential units with ___ parking spaces. It will not contribute to community noise levels and will not result in significant levels of traffic (a mobile noise source) or stationary noise sources.

Air Quality - Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	<p>The project is in New York County, which is in nonattainment for PM-2.5 and is in a nonattainment area and classified as "moderate" for 8-Hr Ozone and PM-10. Ozone is created by emissions of volatile organic compounds (VOC) and nitrogen oxides (NOx). Both VOCs and NOx are emitted by transportation and industrial sources. Particulate matter includes dust, dirt, soot smoke and liquid droplets directly emitted into the air by sources such as factories, power plants, cars, construction activity, fires and natural windblown dust.</p> <p>The proposed project is a residential use and unlikely to significantly impact air quality from emissions of VOCs, NOx or particulate matter.</p> <p>Since the project is for residential use there will be no significant increase on traffic.</p>
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	<p>The project is intended to serve an existing need for affordable housing for income-qualified families, and is not likely to induce subsequent development which would result in adverse environmental impacts. The project site is located in close proximity to a range of services including retail and public transportation. The proposed new construction will meet NYS Energy Code standards. The scope of development of the currently proposed 65 residential units will have no anticipated adverse long term or cumulative impacts. Short term employment will be created during construction. The project will contribute to long term revitalization of this area.</p>
Socioeconomic		
Demographic Character Changes	1	<p>The project will not alter the demographic character of the area. The project is intended to serve an existing need for affordable housing for income-qualified families. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.</p>
Displacement	1	<p>The project is new construction on a previously improved urban lot. No displacement will occur.</p>
Employment and Income Patterns	1	<p>The project will not alter the employment and income patterns in the area. The project is intended to serve an existing need for affordable housing for income-qualified families.</p>

Community Facilities and Services		
Educational Facilities	1	The project proposes construction of 66 residential units for seniors. It will not place a significant demand on public schools. The local school system will have the capability to service the potential school-age children from the project. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
Commercial Facilities	1	The project will result in a significant positive effect on existing commercial establishments that are nearby to the site. The project is accessible to employment, shopping and services and there is adequate public transportation to these facilities. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
Health Care	1	The project proposes 66 residential units for seniors. Emergency health care providers, police and fire departments are located within 3-5 minutes of the project site. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
Social Services	1	The project proposes 66 residential units for seniors and will include a community room for use by the residents. The project will not place a significant demand on social services as there are a range of non-profit and state agencies accessible to the project site. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
Solid Waste	1	The project proposes 66 residential units for seniors. It will not place a significant demand on solid waste disposal services, which are provided by the City of New York. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
Waste Water	1	The project proposes 66 residential units for seniors. It will not place a significant demand on waste water services, which are provided by the City of New York. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
Storm Water	1	This project is within an MS4 jurisdiction and must comply with the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Municipal Separate Storm Water Systems (GP-0-08-002).

Water Supply	1	The project proposes 66 residential units for seniors. It will not place a significant demand on water supply services, which are provided by the City of New York. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
Public Safety - Police	1	The project proposes 66 residential units for seniors. It will not place a significant demand on police services, which are provided by the City of New York and are within 3-5 minutes of the project site. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
- Fire	1	The project proposes 66 residential units for seniors. It will not place a significant demand on fire department services, which are provided by the City of New York and are within 3-5 minutes of the project site. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
- Emergency Medical	1	The project proposes 66 residential units for seniors. It will not place a significant demand on emergency medical services, which are provided by the City of New York and are within 3-5 minutes of the project site. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
- Open Space	1	The project proposes 66 residential units for seniors. It will not place a significant demand on open space resources. Nor will open space resources be effected by the construction of the project. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
- Recreation	1	The project proposes 66 residential units for seniors. It will not place a significant demand on recreational resources. Nor will open recreational resources be effected by the construction of the project. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
- Cultural Facilities	1	The project proposes 66 residential units for seniors. It will not place a significant demand on cultural facilities. Nor will cultural facilities be effected by the construction of the project. Cultural facilities are available in abundance in New York City and public transportation is accessible to the site. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.

- Transportation	1	The project proposes 66 residential units with ___ parking spaces. It is not expected to generate significant levels of traffic. The project site is accessible by public transportation. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
Natural Features		
Water Resources	1	The project proposes 66 residential units in an urban area. It will not result in a significant effect on water resources, including groundwater and surface water. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
Surface Water	1	The project proposes 66 residential units in an urban area. It will not result in a significant effect on water resources, including groundwater and surface water. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
Unique Natural Features and Agricultural Lands	1	The project proposes 66 residential units in an urban area. It will not result in a significant effect on unique natural features or agricultural lands. The project site is not in an agricultural district. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.
Vegetation and Wildlife	1	The project proposes 66 residential units on a previously developed site in an urban area. It will not result in a significant effect on vegetation and wildlife. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007. Opinion letter from NYSDEC dated May 21, 2007.
Flood Disaster Protection Act [Flood Insurance]	1	The project site is not in a Special Flood Hazard Area, according to the FIRM Map Panel Number 3604970079F, dated September 5, 2007.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	According to the New York State Coastal Atlas, the site is not located in a coastal zone.
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	The site is not located within 2500 feet of any designated commercial service airports or within 15,000 feet of any military airfields. Environmental Assessment and Compliance Findings For the Related Laws prepared by HUD, dated August, 2007.

Other Factors		
Other Factors		
Other Factors		

Comments:

This project received a previous 202 award from HUD. Accordingly, an Environmental Assessment and Compliance of Findings for the Related Laws was completed by HUD in August, 2007. For purposes of making its own environmental findings for the current TCAP award, HTFC reviewed the HUD Environmental Assessment and confirmed the accuracy of that information. Where pertinent, the HUD Environmental Assessment is incorporated by reference.

Heather Spitzberg

November 2, 2009

END OF ENVIRONMENTAL ASSESSMENT CHECKLIST