

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

September 11, 2009

SENT VIA ELECTRONIC AND U.S. MAIL

Len Sedney, Director of Environmental Services
New York State Housing Finance Agency
641 Lexington Avenue,
New York, NY 10022

Re: Parkside Commons Preservation, L.P.
Parkside Commons
1935-2001 East Fayette St., Syracuse, Onondaga County

Dear Mr. Sedney:

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 based this 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 September 10, 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)].

DHCR, in compliance with the New York State Environmental Quality Review Act (SEQRA), concurs with the NYS Housing Finance Agency's Type II determination, dated June 15, 2009.

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

Sincerely,

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

Cc: Cathy Frangella, TCAP Program Manager

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 #: N.A.

Project Sponsor: **Parkside Commons Preservation, L.P.**

Project Name: **Parkside Commons**

Project Site Address: 1935 - 2001 East Fayette Street
Syracuse NY 13224

Project County: Onondaga

Estimated project costs: \$28,427,229

Total TCAP Award: \$8,900,000

Project Sponsor Address: 60 Columbus Circle
New York, NY 10023

Primary Contact's Name: Len Sedney

E-Mail address: lsedney@nyhomes.org

Telephone Number: 212-872-0468

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 NYS Housing Finance Agency 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: Len Sedney
Title/Agency: Director, Env.Services
New York State Housing Finance Agency

Date: 9/10/09

Project Name: Parkside Commons
SHARS #: N.A.

Environmental Assessment **Site Specific Review**

Project Description:

Funding from HUD's Tax Credit Assistance Program (TCAP) is being sought in connection with a project known as Parkside Commons (the "Project"). The Project will consist of the acquisition and rehabilitation of a 393 unit, multifamily rental development, consisting of 14 apartment buildings, located at 1935-2001 East Fayette Street (Tax Map ID # 036.-01-18.0) in the City of Syracuse, Onondaga County, New York. The Project has an existing HFA mortgage from 1994 under the name "Rolling Green." The Project was constructed in two phases in 1948 and 1962. The entire 14-building, 393-unit complex was renovated in 1980 and was refinanced in 1994 as an LIHTC project. Amenities include laundry facilities, a playground, a community room, and outdoor parking lots for tenants. The management office is located on the premises. The Project is presently 97% occupied. The Borrower proposes a substantial rehabilitation to be undertaken with tenants in place. The proposed scope of work consists of interior and exterior capital improvements and apartment upgrades. Major improvements include the full modernization of elevators, new bathrooms and kitchens, new appliances, upgrading of the security system, installation of indoor and outdoor lighting, landscaping, new roofs, sidewalk and parking lot repairs, renovation of common areas, new windows, and painting. Upon completion of the rehabilitation there would be no change in the number of dwelling units which would remain at 393.

The project is determined to be categorically excluded according to 24 CFR 58.35(a)(3)(ii).

The project has been determined to be a Type II SEQR action.

Summary of Findings and Conclusions

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

(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

No alternatives considered. Project is a substantial rehab of a multi-family residential building that was initially constructed in 1948.

No Action: Under no-action conditions, the existing buildings on the project site would remain in their current state with building conditions continuing to deteriorate. The residential buildings would lose an opportunity of a funding source for needed improvements.

Action: See "Project Description" above.

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

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

An asbestos-containing materials (ACM) survey has been completed for the project site. Where ACM have been documented all materials to be removed will be disposed of according to the requirements of the NYS Department of Labor regulations at 12 NYCRR Part 56, as amended.

Undamaged and undisturbed ACM will be managed by an Operations & Maintenance Plan, that is currently in place. A copy of the final clearance report will be submitted to HFA for the environmental review record.

A Lead-Based Paint (LBP) Hazard Evaluation Report was prepared for the project in 2002 as part of HUD's lead-based paint inspection and risk assessment program. A Paint Maintenance Program was developed to monitor lead based components that exceed federal threshold levels as well as comply with all disclosure requirements. A LBP Disturbance of Lead-Containing Materials Contract Specifications has been prepared and all rehabilitation work will be done in compliance with 24 CFR Part 35 "Lead-based Poisoning Prevention in Certain Residential Structures". A final clearance document will be submitted to HFA & DHCR for the environmental review record.

Radon sampling was performed in 2008 and again in early 2009. Additional radon sampling was performed to confirm elevated results identified in the initial sampling event in one unit. Retesting confirms that one unit is showing elevated readings and a mitigation system is planned for that unit.

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

Additional Studies Performed

Phase I Environmental Assessment-EMG (11/24/08)
Freddie Mac Multi-Family Environmental Report (7/23/09)
HUD Noise Assessment, EMG, dated August 19, 2009

List of Attachments

1. Environmental Assessment Checklist Site Specific
2. Statutory Checklist Site Specific
3. No Impact Determination from the NYS Office of Parks, Recreation and Historic Preservation & Documentation of Consultation with THPO
4. Flood Insurance Rate Map; Community Panel # 360595 0004 E
5. Phase I Environmental Site Assessment, EMG, dated July 23, 2009
6. HUD Noise Assessment, EMG, dated August 19, 2009
7. Comprehensive Asbestos Inspection Report-EMG (12/31/08)
8. Asbestos Abatement Plan Specifications
9. Asbestos Operations & Maintenance Plan
10. Lead Risk Paint Hazard Evaluation Report
11. LBP Paint Maintenance Program, ATC Associates, 2/7/2007
12. LBP Disturbance of Lead-Containing Materials Contract Specifications
13. Radon Testing - Phase I Environmental Assessment - EMG, dated 2/5/2009 & 7/23/2009 & RDS Environmental dated 7/2/09
14. Mold Prevention Plan, EMG, dated May 27, 2009
15. HFA Type II SEQR Determination

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

NYS Office of Parks, Recreation and Historic Preservation (OPRHP);
U.S. Federal Emergency Management Agency (FEMA)
Property Condition Survey-Velocity Consulting;
City of Syracuse Aerial Photographs

Statutory Checklist

Site Specific

[24CFR §58.5 and 58.6]

SHARS #: N.A.
 Project Name: Parkside Commons
 Project Address: 1935 - 2001 East Fayette Street
 Syracuse, NY 13224
 Date: September 10, 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 New York State Office of Parks, Recreation and Historic Preservation (NYS OPRHP) was consulted and the proposed project will not have any adverse impacts upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places (See attached letter from NYS OPRHP dated 9/11/08. The Tribal Historic Preservation Office was consulted (See attached Letter to THPO dated 8/10/09)
Floodplain Management [24 CFR 55, Executive Order 11988]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project not located in "Special Flood Hazard Area". Located in Zone "C" on Flood Insurance Rate Map # 360595 0004 E (attached).
Wetlands Protection [Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project is not located within a federally identified wetland. Projects involving rehabilitation of existing structures are not required to be reviewed for consistency with Executive Order 11990.
Coastal Zone Management Act [Sections 307(c),(d)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project is not located within the boundaries of New York State's Coastal Zone. Projects involving rehabilitation of existing structures (without a change in building footprint or use) do not require review for consistency with the Coastal Zone Management Act (CZMA).
Sole Source Aquifers [40 CFR 149]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project is not located in an area overlying a sole source aquifer. Projects involving rehabilitation of existing structures are not required to be reviewed for consistency with 40 CFR 149.
Endangered Species Act [50 CFR 402]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed project is located in a developed area of the City of Syracuse. The proposed project will not result in any significant effects related to the Endangered Species Act. Buildings proposed for rehabilitation are not required to be reviewed for consistency with 50 CFR 402.
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are no designated Wild, Scenic or Recreational Rivers within Onondaga County.
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project would not generate significant levels of traffic, therefore no exceedance of the National Ambient Air Quality Standard (NAAQS) associated with criteria contaminants would result. Residential uses are below de minimis air quality impact levels set by U.S. EPA and therefore no significant impacts on air quality will result.
Farmland Protection Policy Act [7 CFR 658]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project will not impact Prime, Unique or Statewide Important Farmland. Urban land is exempt from 7 CFR 658 if already committed to urban development.
Environmental Justice [Executive Order 12898]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is intended to serve an existing need for affordable housing. The project will have no adverse health or environmental effects which disproportionately impact a minority or low-income population relative to the community at large.
Noise Abatement and Control [24 CFR 51 B]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The proposed project involves rehabilitation of existing apartment buildings, and, therefore there would be no increase in traffic volumes attributable to the proposed project that could result in significant adverse mobile source noise

			impacts. The project is not located within 15 miles of a functioning military airport. It is located within 1000 feet of a major road (Erie Blvd.), 3000 feet of a railroad and Syracuse Hancock Airport, is located 4 miles north of the project site. A HUD Noise Assessment was conducted. based on the HUD NOise Assessment levels are below 65 decibels and therefore the site is acceptable. (See attached Noise Assessment)
Toxic or Hazardous Substances and Radioactive Materials [HUD Notice 79-33]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Phase I Environmental Site Assessment completed in February, 2009 by EMG and subsequently updated on July 23, 2009. No "Recognized Environmental Conditions" (REC's) were identified in the Phase I Assessment.</p> <p>An asbestos containing material (ACM) survey has been prepared for the site. ACM removal & disposal during rehabilitation will conform to NYS Department of Labor regulations, 12 NYCRR Part 56. Following abatement, final clearance document from an independent third party will be submitted. Undamaged and undisturbed ACM will be managed by an Operations & Maintenance Plan, that is currently in place.</p> <p>A Lead-Based Paint Hazard Evaluation Report was prepared for the project as part of HUD's lead-based paint inspection and risk assessment program. An Operations and Maintenance Plan was developed to monitor lead based components that exceed federal threshold levels as well as comply with disclosure requirements. A LBP Disturbance of Lead-Containing Materials Contract Specifications have been prepared and all rehabilitation work will be done in compliance with 24 CFR Part 35 "Lead-based Poisoning Prevention in Certain Residential Structures". A final clearance document will be submitted to HFA & DHCR for the environmental review record. In addition, the project will be certified as in compliance with HFA's Green Guidelines which requires rehab projects to provide a scope of work in contract specifications for Lead Safe Work Practices.</p> <p>Radon sampling was performed in 2008 and again in early 2009. Additional radon sampling was performed to confirm elevated results identified in the initial sampling event in one unit. Retesting confirms that one unit is showing elevated readings and a mitigation system is planned for that unit.</p> <p>The Phase I Assessment identified mold as a potential issue in the boiler room. The Physical Needs Assessment (PNA) did not identify mold/moisture as an issue. A Mold Prevention Plan is now in place to manage mold & moisture issues (attached).</p>
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project not located within proximity to a stationary hazardous facility that stores, handles or processes chemicals or petrochemicals of an explosive or flammable nature in above-ground storage tanks. Projects involving rehabilitation (without expansion) are not required to be reviewed for consistency with 24 CFR Part 51C.
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project is not located within proximity to an airport clear zone or accident potential zone.

NOTES:

Len Sedney, Director of Environmental Services
Preparer

September 10, 2009
Date

END OF STATUTORY CHECKLIST

Environmental Assessment Checklist Site Specific

SHARS #: **N.A**
 Project Name: **Parkside Commons**
 Project Address: 1935 - 2001 East Fayette Street, Syracuse, NY 13224

Date: September 10, 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 proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Land Development feature of the Environmental Assessment Checklist.
Compatibility and Urban Impact	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Land Development feature of the Environmental Assessment Checklist.
Slope	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Land Development feature of the Environmental Assessment Checklist.
Erosion	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Land Development feature of the Environmental Assessment Checklist.
Soil Suitability	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Land Development feature of the Environmental Assessment Checklist.

Hazards and Nuisances including Site Safety	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Land Development feature of the Environmental Assessment Checklist.
Energy Consumption	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Land Development feature of the Environmental Assessment Checklist. The project will comply with HFA's Green Guidelines which requires rehab projects to provide ENERGY STAR rated appliances and water conservation rated plumbing fixtures.
Neighborhood Impacts		
Noise - Contribution to Community Noise Levels	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Neighborhood Impacts feature of the Environmental Assessment Checklist.
Air Quality - Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Neighborhood Impacts feature of the Environmental Assessment Checklist.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Neighborhood Impacts feature of the Environmental Assessment Checklist.
Socioeconomic		
Demographic Character Changes	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Socioeconomic feature of the Environmental Assessment Checklist.
Displacement	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Socioeconomic feature of the Environmental Assessment Checklist.

Employment and Income Patterns	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Socioeconomic feature of the Environmental Assessment Checklist.
Community Facilities and Services		
Educational Facilities	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
Commercial Facilities	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
Health Care	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
Social Services	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
Solid Waste	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
Waste Water	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
Storm Water	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
Water Supply	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.
Public Safety - Police	1	The proposed rehab project has been determined to be a

		<p>categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.</p>
- Fire	1	<p>The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.</p>
- Emergency Medical	1	<p>The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.</p>
- Open Space	1	<p>The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.</p>
- Recreation	1	<p>The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.</p>
- Cultural Facilities	1	<p>The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.</p>
- Transportation	1	<p>The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Community Facilities and Services feature of the Environmental Assessment Checklist.</p>
Natural Features		
Water Resources	1	<p>The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Natural Features component of the Environmental Assessment Checklist.</p>
Surface Water	1	<p>The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Natural Features component of the Environmental Assessment Checklist.</p>

Unique Natural Features and Agricultural Lands	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Natural Features component of the Environmental Assessment Checklist.
Vegetation and Wildlife	1	The proposed rehab project has been determined to be a categorical exclusion. Therefore, the project is not required to be assessed for this Natural Features component of the Environmental Assessment Checklist.
Flood Disaster Protection Act [Flood Insurance]	1	Project not located in "Special Flood Hazard Area". Located in Zone "C" on Flood Insurance Rate Map # 360595 0004 E.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	No impact. Project is not within the Coastal Barrier Resources System (U.S. FWS) or a Coastal Erosion Hazard Area (NYS DEC)
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	1	No impact. The proposed Project is not located within the vicinity of a airport runway clear zone.
Other Factors		
Other Factors		
Other Factors		

Comments:

Len Sedney, Director of Environmental Services
Preparer

September 10, 2009
Date

END OF ENVIRONMENTAL ASSESSMENT CHECKLIST