

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

December 11, 2009

SENT VIA ELECTRONIC & U.S. MAIL

Duncan Barrett, COO
Omni Housing Development, LLC
40 Beaver Street
Albany, NY 12207

Re: SHARS Number: 20096028
Van Rensselaer Village
16th Street
City of Watervliet
Albany County

Dear Mr. Barrett:

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 December 11, 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 the New York State Environmental Quality Review Act (SEQRA), accepts the Type II determination of The New York State Housing Trust Fund Corporation (HTFC), dated December 11, 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
Jim Armstrong, HTFC Project Manager
Wayne Petterson, DHCR Program Management

Web Site: www.nysdhcr.gov
Email address: dhcrinfo@nysdhcr.gov

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 #: 20096028

Project Sponsor: **Watervliet HDFC, Inc.**

Project Name: **Van Rensselaer Village**

Project Site Address: 16th Street
City of Watervliet

Project County: Albany County

Estimated project costs: \$17,714,180

Total TCAP Award: \$ 3,830,907

Project Sponsor Address: 40 Beaver Street
Albany, NY 12207

Primary Contact's Name: Mr. Duncan Barrett

E-Mail address: dbarrett@omnihousing.com

Telephone Number: 518-432-4500

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: Mary Binder
Title/Agency: Environmental Analyst

Date: December 11, 2009

Project Name: Van Rensselaer Village
Project #: 20096028

Environmental Assessment Site Specific Review

Project Description:

Watervliet HDFC, Inc. proposes substantial rehabilitation of an existing 12 buildings with 100 units into proposed 17 buildings with 81 units by removing sections of some buildings. The two-story row houses for families, with 81 residential units, on a 5.8 acre site on 16th Street in the City of Watervliet, Albany County. Van Rensselaer Village Apartments is an existing project supervised by DHCR with 100 units in 12 garden apartment buildings. There is parking for 100 vehicles at present. The proposed scope of the project is substantial rehabilitation to reduce the total number of units to 81 and reconfigure the unit mix and building configuration. Through selective demolition, the long, low buildings will be divided thereby increasing the total number of buildings to 17, but lowering the overall density to 81 units. Work will include sprinkling the buildings, replacement of all windows and insulation of all exterior walls and additional insulation in the attic space, installation of high efficiency gas boilers and on-demand hot water in each unit and addition of central air conditioning. Also renovation of kitchens and bathrooms, replacement of appliances and lighting with Energy Star, the re-siding of all buildings and replacement of flat roofs with pitched roofs and making four units handicapped accessible will be conducted. The slab-on-grade buildings were constructed in 1972. Tenant relocation will be required. Building 9 contains the laundry facility. The design and construction of the project will follow the NYS Division of Housing and Community Renewal's guidelines for the "Energy Efficiency and Green Building Initiative." Public water and sewer are available at the site. The site has existing on-site parking.

Summary of Findings and Conclusions

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

No Action: If no action were taken, the existing buildings would remain in need of rehabilitation 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 preserve an affordable housing project and provide construction and related jobs in a time of economic uncertainty.

Action: Refer to project description above.

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

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

NOISE ABATEMENT AND CONTROL

The proposed rehabilitation is considered substantial since the construction cost is greater than 50% of the current market value of the property. The site is within the limiting distance from the D & H railroad tracks and Albany International Airport. The site is outside the DNL contours for the airport. The building closest to the track has a DNL of 78 dB, which is unacceptable. A letter from C.K. Dennis Architect dated November 30, 2009 documents that the building materials selected for the rehabilitation will maintain the maximum interior noise level at 45 dB. Central air conditioning will allow tenants to keep windows closed thereby maintaining the acceptable interior noise level. The rehabilitation improvements will provide benefits to the existing residents by greatly reducing the interior noise level over the existing conditions. It is logically assumed that the remainder of the buildings farther away from the tracks will also benefit from the sound reduction. No mitigation is required.

TOXIC OR HAZARDOUS SUBSTANCES

A Phase I ESA prepared by the Hillman Group, LLC on February 1, 2008 documented the following concerns: ACM, LBP and mold.

An asbestos-containing materials (ACM) survey, conducted by CT Male in October 2009 determined that ACM is present within the stick built units. The modular units have been proven not to contain ACM. All ACM will be abated in the stick built units according to the ACM removal and disposal specifications prepared by CT Male on

Environmental Assessment

Site Specific Review

Page 2 of 2

October, 2009. Evidence of proper ACM removal and disposal must be submitted to HTFC after removal is completed. This must include submission of a report by a qualified third party that summarizes the final testing/clearance for each site with waste manifests and air monitoring attached.

A lead-based paint (LBP) survey prepared by Progressive Environmental on May 22, 2006 only found lead in balcony railings and exterior doors in one building, but assumed lead in those locations within all the buildings. A comprehensive survey performed by Alpine Environmental on July 13, 06 determined that lead was confirmed these same components in only buildings 9 and 11. Those components were removed and lead clearance was provided in a closure report prepared by Alpine in October 2006.

Many buildings have drainage issues and moisture problems. Mold was identified within the one building sampled by J. Whitehouse and Associates in a December 22, 2008 report. A Microbial Remediation plan prepared by CT Male in November 2009 outlines the procedure to rid all 12 units of mold contaminants. The remediation includes providing positive drainage around the buildings, repairing existing sump pumps and installing new sumps in building requiring them. The remediation must comply with New York City "Guidelines on Assessment and Remediation of Fungi in Indoor Environments" and all local, state and federal regulations. Evidence of proper mold removal and disposal must be submitted to HTFC once the work is completed, prior to permanent loan closing. This must include a summary report with waste disposal records attached. A certified industrial hygienist (CIH) must complete the final testing/clearance and submit this report.

The project site is located in an area with the potential for radon levels to exceed the U.S. Environmental Protection Agency (EPA) action level. Limited radon tests were conducted in the buildings in 2008 where testing revealed levels from 0.1 to 0.5 pCi/L. A "passive" soil depressurization system has been incorporated into each building design in accordance with EPA "Model Standards and Techniques for Control of Radon in New Residential Buildings", EPA 402-R-94-009, March 1994. Radon testing will be conducted when the buildings are complete, prior to occupancy, with test results forwarded to HTFC. A third-party air-monitoring contractor must complete the final testing/clearance with certified results by an authorized testing laboratory. The third party must submit a report summarizing the final testing/clearance for the entire project. If radon testing indicates that the radon level (in any buildings) exceeds the EPA action level of 4 pCi/L, an active fan, complete with alarm system, will be installed and re-tested (in the building) prior to occupancy to determine that radon levels are being maintained below recommended limits.

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

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

Interior Noise Assessment Report prepared by C.K. Dennis Architect dated November 30, 2009
EPA Map of Radon Zones for New York State
NYS Office of Parks, Recreation and Historic Preservation
NYS DEC Coastal Erosion Hazard Map
USFWS Coastal Barrier Resources System
A Phase I Environmental Site Assessment prepared by the Hillman Group, LLC on February 1, 2008
Lead-based paint (LBP) survey prepared by Progressive Environmental on May 22, 2006
Comprehensive LBP survey prepared by Alpine Environmental on July 13, 2006
LBP Clearance Report by Alpine Environmental in October 2006
Above Ground Storage Tank Survey by Evergreen Testing and Environmental Services on October 8, 2009
Mold Investigation by J. Whitehouse and Associates on December 22, 2008
Microbial Remediation Plan prepared by CT Male in November 2009
Limited radon testing in 2009
Asbestos Containing Materials survey by CT Male in October 2009

APPENDIX A
Statutory Checklist

Site Specific
[24CFR §58.5 and 58.6]

Project #: **20096028**
 Project Name: **Van Rensselaer Village**
 Project Address: 16th Street
 City of Watervliet
 Albany County
 Date: December 11, 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 14.09 of the NYS Parks, Recreation and Historic Preservation Law. A letter from the State Historic Preservation Officer, dated March 5, 2008 states that the project will have "No Impact" upon cultural resources. The Tribal Historic Preservation Officer with the St. Regis Mohawk Tribe stated on November 20, 2009 that the tribe has no further comments in regard to the project.
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 a letter dated February 6, 2008 from the City of Watervliet Code Enforcement Officer.
Wetlands Protection [Executive Order 11990]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed site disturbance proposed for the project is includes selective demolition of parts of existing buildings and reconfiguring of building layout to decrease the unit density. All areas were prior disturbed. There are no concerns for wetlands on the site.
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"/>	Proposed site disturbance proposed for the project is includes selective demolition of parts of existing buildings and reconfiguring of building layout to decrease the unit density. All areas were prior disturbed. There are no concerns for endangered species on the site.
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The project is not located near a Wild and Scenic Recreational River.
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Albany County is a nonattainment area for 8-Hr Ozone. 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. The proposed project is a residential use and unlikely to significantly impact air quality from emissions of VOCs and NOx. Since the project is for residential use there will be no significant increase on traffic.
Farmland Protection Policy Act [7 CFR 658]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is zoned for the intended use and therefore not subject to the Farmland Protection Policy Act. The project area does not lie in or within 500 feet of a

			NYS Agricultural District certified pursuant to Agriculture and Markets Law, Article 25-AA, Sections 303 and 304.
Environmental Justice [Executive Order 12898]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This project will facilitate the preservation 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
Noise Abatement and Control [24 CFR 51 B]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The proposed rehabilitation is considered substantial since the construction cost is greater than 50% of the current market value of the property. The site is within the limiting distance from the D & H railroad tracks and Albany International Airport. The site is outside the DNL contours for the airport. The building closest to the track has a DNL of 78 dB, which is unacceptable. A letter from C.K. Dennis Architect dated November 30, 2009 documents that the building materials selected for the rehabilitation will maintain the maximum interior noise level at 45 dB. Central air conditioning will allow tenants to keep windows closed thereby maintaining the acceptable interior noise level. The rehabilitation improvements will provide benefits to the existing residents by greatly reducing the interior noise level over the existing conditions. It is logically assumed that the remainder of the buildings farther away from the tracks will also benefit from the sound reduction. No mitigation is required.
Toxic or Hazardous Substances and Radioactive Materials [HUD Notice 79-33]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>A Phase I ESA prepared by the Hillman Group, LLC on February 1, 2008 documented the following concerns: ACM, LBP and mold.</p> <p>An asbestos-containing materials (ACM) survey, conducted by CT Male in October 2009 determined that ACM is present within the stick built units. The modular units have been proven not to contain ACM. All ACM will be abated in the stick built units according to the ACM removal and disposal specifications prepared by CT Male on October, 2009. Evidence of proper ACM removal and disposal must be submitted to HTFC after removal is completed. This must include submission of a report by a qualified third party that summarizes the final testing/clearance for each site with waste manifests and air monitoring attached.</p> <p>A lead-based paint (LBP) survey prepared by Progressive Environmental on May 22, 2006 only found lead in balcony railings and exterior doors in one building, but assumed lead in those locations within all the buildings. A comprehensive survey performed by Alpine Environmental on July 13, 2006 determined that lead was confirmed these same components in only buildings 9 and 11. Those components were removed and lead clearance was provided in a closure report prepared by Alpine in October 2006.</p> <p>Many buildings have drainage issues and moisture problems. Mold was identified within the one building sampled by J. Whitehouse and Associates in a December 22, 2008 report. A Microbial Remediation plan prepared by CT Male in November 2009 outlines the procedure to rid all 12 units of mold contaminants. The remediation includes providing positive drainage around the buildings, repairing existing sump pumps and installing new sumps in building requiring them. The remediation must comply with New York City "Guidelines on Assessment and Remediation of Fungi in Indoor Environments" and all local, state and federal regulations. Evidence of proper mold removal and disposal must be submitted to HTFC once the work is completed, prior to permanent loan closing. This must include a summary report with waste disposal records attached. A certified industrial hygienist (CIH) must complete the final testing/clearance and submit this report.</p> <p>The project site is located in an area with the potential for radon levels to exceed the U.S. Environmental Protection Agency (EPA) action level. Limited radon tests were conducted in the buildings in 2008 where testing revealed levels from 0.1 to 0.5 pCi/L. A "passive" soil depressurization system has been incorporated into each building design in accordance with EPA "Model Standards and Techniques for Control of Radon in New Residential Buildings", EPA 402-R-94-009, March 1994. Radon testing will be conducted when the buildings are complete, prior to occupancy, with test results forwarded to HTFC. A third-party air-monitoring contractor must complete the final testing/clearance with certified results by an authorized testing laboratory. The third party must submit a report summarizing the final testing/clearance for the entire project. If radon testing indicates that the radon level (in any buildings) exceeds the EPA action level of 4</p>

			pCi/L, an active fan, complete with alarm system, will be installed and re-tested (in the building) prior to occupancy to determine that radon levels are being maintained below recommended limits.
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	An Above Ground Storage Tank Survey prepared by Evergreen Testing and Environmental Services on October 8, 2009 located several tanks within the limiting distance to the site. The Acceptable Separation Distances were calculated according to 24 CFR 51 and it was determined that all tanks are outside that distance. The tanks are also separated from the subject property by several streets and a large number of buildings and in some cases, the Hudson River.
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The subject property is located near the Albany International Airport, a designated airport, but it is not located in the clear zone.

NOTES:

Mary Binder

Preparer

December 11, 2009

Date

APPENDIX B
Environmental Assessment Checklist
Site Specific

SHARS #: **20096028**
 Project Name: **Van Rensselaer Village**
 Project Address: 16th Street
 City of Watervliet
 Albany County
 Date: December 11, 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 zoned R-4, zoning as-of-right according to a letter dated February 6, 2008 from the City of Watervliet Code Enforcement Officer.
Compatibility and Urban Impact	1	The proposed project is compatible with the scale of development in the existing residential area.
Slope	1	The project will rehabilitate an existing apartment complex where existing slopes are relatively flat. The site is located in an MS4 and will comply with the SDPES requirements.
Erosion	1	The site is located in an MS4 and will comply with the SPDES requirements.
Soil Suitability	2	Many buildings have drainage issues and moisture problems, due to a high water table. The drainage problems will be remediated by providing positive drainage around the buildings, repairing existing sump pumps and installing new sumps in building requiring them.
Hazards and Nuisances including Site Safety	4	A Phase I ESA prepared by the Hillman Group, LLC on February 1, 2008 documented the following concerns: ACM, LBP and mold. An asbestos-containing materials (ACM) survey, conducted by CT Male in October 2009 determined that ACM is present within the stick built units. The modular units have been proven not to contain ACM. All ACM will be abated in the stick built units according to the ACM removal and disposal specifications prepared by CT Male on October, 2009. Evidence

		<p>of proper ACM removal and disposal must be submitted to HTFC after removal is completed. This must include submission of a report by a qualified third party that summarizes the final testing/clearance for each site with waste manifests and air monitoring attached.</p> <p>A lead-based paint (LBP) survey prepared by Progressive Environmental on May 22, 2006 only found lead in balcony railings and exterior doors in one building, but assumed lead in those locations within all the buildings. A comprehensive survey performed by Alpine Environmental on July 13, 2006 determined that lead was confirmed these same components in only buildings 9 and 11. Those components were removed and lead clearance was provided in a closure report prepared by Alpine in October 2006.</p> <p>Many buildings have drainage issues and moisture problems. Mold was identified within the one building sampled by J. Whitehouse and Associates in a December 22, 2008 report. A Microbial Remediation plan prepared by CT Male in November 2009 outlines the procedure to rid all 12 units of mold contaminants. The remediation includes providing positive drainage around the buildings, repairing existing sump pumps and installing new sumps in building requiring them. The remediation must comply with New York City "Guidelines on Assessment and Remediation of Fungi in Indoor Environments" and all local, state and federal regulations. Evidence of proper mold removal and disposal must be submitted to HTFC once the work is completed, prior to permanent loan closing. This must include a summary report with waste disposal records attached. A certified industrial hygienist (CIH) must complete the final testing/clearance and submit this report.</p> <p>The project site is located in an area with the potential for radon levels to exceed the U.S. Environmental Protection Agency (EPA) action level. Limited radon tests were conducted in the buildings in 2008 where testing revealed levels from 0.1 to 0.5 pCi/L. A "passive" soil depressurization system has been incorporated into each building design in accordance with EPA "Model Standards and Techniques for Control of Radon in New Residential Buildings", EPA 402-R-94-009, March 1994. Radon testing will be conducted when the buildings are complete, prior to occupancy, with test results forwarded to HTFC. A third-party air-monitoring contractor must complete the final testing/clearance with certified results by an authorized testing laboratory. The third party must submit a report summarizing the final testing/clearance for the entire project. If radon testing indicates that the radon level (in any buildings) exceeds the EPA action level of 4 pCi/L, an active fan, complete with alarm system, will be installed and re-tested (in the building) prior to occupancy to determine that radon levels are being maintained below recommended limits.</p>
Energy Consumption	2	The rehabilitation will comply with NYS Energy Code requirements. The design and construction of the project will follow the NYS Division of Housing and Community Renewal's guidelines for the "Energy Efficiency and Green Building Initiative."
Neighborhood Impacts		
Noise - Contribution to Community Noise Levels	4	<p>The project will not contribute to community noise levels and will not result in significant levels of traffic (a mobile noise source) or stationary noise sources.</p> <p>The proposed rehabilitation is considered substantial since the construction cost is greater than 50% of the current market value of the property. The site is within the limiting distance from the D & H railroad tracks and Albany International Airport. The site is outside the DNL contours for the airport. The building closest to the track has a DNL of 78 dB, which is unacceptable. A letter from C.K. Dennis Architect dated November 30,</p>

		2009 documents that the building materials selected for the rehabilitation will maintain the maximum interior noise level at 45 dB. Central air conditioning will allow tenants to keep windows closed thereby maintaining the acceptable interior noise level. It is logically assumed that the remainder of the buildings farther away from the tracks will also benefit from the sound reduction. The rehabilitation improvements will provide benefits to the existing residents by greatly reducing the interior noise level over the existing conditions. No mitigation is required.
Air Quality - Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	2	The proposed project is not sufficient scale to create a significant impact on regional air quality. The design and construction of the project will follow the DHCR's guidelines for the "Energy Efficiency and Green Building Initiative" to improve energy performance. In addition, new efficiency gas boilers and on-demand hot water will be installed.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	The redevelopment will provide a benefit by improving visual quality, use and scale in the surrounding neighborhood by rehabilitating and reducing the unit count on an outdated and delapidated apartment complex.
Socioeconomic		
Demographic Character Changes	1	The project will not alter the demographic character of the area. The inhabitants of the proposed projects would have similar demographic characteristics as the population residing in the surrounding neighborhood.
Displacement	4	The project is currently occupied, therefore relocation during rehabilitation activities will be conducted in compliance with HUD Handbook 1378 which provides policy and guidance in implementing 49 CFR Part 24 for HUD funded programs and projects.
Employment and Income Patterns	2	Upon the completion of the project, minor changes to employment and income patterns may result. Short term employment will be created during construction.
Community Facilities and Services		
Educational Facilities	2	The project may decrease demand on public schools operated or chartered in the City of Watervliet since the unit density will be reduced from 100 to 81 units for families.
Commercial Facilities	1	Project residents will continue to frequent retail establishments in the neighborhood.
Health Care	1	The project may decrease demand on health care facilities due to the decrease in unit count.
Social Services	1	The project will not place a significant demand on social services.
Solid Waste	1	The project may decrease the amount of solid waste due to the decrease in unit count. The project is served by a private waste hauler.
Waste Water	1	The project is served by municipal sewer where demand will decrease due to the decrease in unit count.

Storm Water	1	The project is within an MS4 jurisdictions and will be required to comply with the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Municipal Separate Storm Water Systems (GP-0-08-002), which includes preparation of a Stormwater Pollution Prevention Plan (SWPPP).
Water Supply	1	The site is served by municipal water, were demand will decrease due to the decrease in unit count.
Public Safety - Police	1	The project will have little or no impact on police services due to the unit decrease and local police departments will continue to provide police protection service.
- Fire	1	The project will have little or no impact on fire services due to the unit decrease and local police departments will continue to provide police protection service.
- Emergency Medical	1	The project will have little or no impact on emergency medical services due to the unit decrease.
- Open Space	1	The project is not expected to place a significant demand on open space resources.
- Recreation	1	The project is not expected to place a significant demand on recreation resources in the area.
- Cultural Facilities	1	The project will not result in impacts to cultural facilities. The Capital Region contains many world-class institutions, including museums, galleries, theaters and other facilities which are easily accessible by mass transit.
- Transportation	1	The project is not expected to generate significant levels of traffic and may reduce them due to decrease in unit count. The project has easy access to mass transit.
Natural Features		
Water Resources	1	The project is rehabilitation of an existing apartment complex and will not result in a significant effect on water resources, including groundwater and surface water. There are stream, lakes, ponds or wetland areas within or contiguous to the project area.
Surface Water	1	The project would not result in a significant effect on surface waters, as there are none located within or contiguous to the project area.
Unique Natural Features and Agricultural Lands	1	The project is rehabilitation of an existing apartment complex located in an urban center where there will be no impacts to unique natural features or agricultural lands.
Vegetation and Wildlife	1	Proposed site disturbance proposed for the project is includes selective demolition of parts of existing buildings and reconfiguring of building layout to decrease the unit density. All areas were prior disturbed. There are no concerns for endangered species on the site.
Flood Disaster Protection Act		The project site is not in a Special Flood Hazard Area, according to a letter

[Flood Insurance]	1	dated February 6, 2008 from the City of Watervliet Code Enforcement Officer.
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]	1	The project is not located within the Coastal Barrier.
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]	4	The subject property is located near the Albany International Airport, a designated airport, but it is not located in the clear zone.
Other Factors		The project has been provided a Type II designation in accordance with 6 NYCRR 617.5 (c) (2) by the HTFC SEQR Officer on December 11, 2009
Other Factors		
Other Factors		

Comments:

Mary Binder

Preparer

December 11, 2009
Date

END OF ENVIRONMENTAL ASSESSMENT CHECKLIST