

City and County of San Francisco



MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT

Environmental Review Record for the **Housing Opportunities for Persons With AIDS (HOWPA)** **Grant Program**

Activities subject to 24 CFR Part 58

2025-2026

**Environmental Review
for Activities/Projects that are Exempt or
Categorically Excluded Not Subject to Section 58.5
Pursuant to 24 CFR Part 58.34(a) and 58.35(b)**

Project Information

Project Name: City and County of San Francisco 2025-2026 Housing Opportunities for Persons With AIDS (HOWPA) Grant Program

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

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: N/A

Preparer: Madeleine Sweet, Compliance Coordinator (MOHCD)

Certifying Officer Name and Title: Gloria Woo, Director of Data, Evaluation, and Compliance (MOHCD)

Consultant (if applicable): N/A

Project Location: City and County of San Francisco Various Locations:
See attached Appendices A-C

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

The project consists of overall non-construction costs for the HOPWA Program. HOPWA program funds will be used to prevent homelessness of persons with HIV/AIDS and to meet the housing needs of persons with HIV/AIDS, including lease/rental assistance, shared housing arrangements, apartments, single room occupancy (SRO) dwellings and community residences. Supportive services may also be included in the program.

Level of Environmental Review Determination:

☒ Activity/Project is Exempt per 24 CFR 58.34(a), (3)

☒ Activity/Project is Categorically Excluded Not Subject To §58.5 per 24 CFR 58.35(b)(2)

Funding Information

Grant Number	HUD Program	Funding Amount
CAH25F003	HOPWA	\$8,202,000

Estimated Total HUD Funded Amount: \$8,202,000

This project anticipates the use of funds or assistance from another Federal agency in addition to HUD in the form of (if applicable): N/A

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$8,202,000

Compliance with 24 CFR §50.4 and §58.6 Laws and Authorities

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


Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR 50.4 and 58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §58.6		
Airport Runway Clear Zones and Accident Potential Zones 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>All of the projects discussed herein are outside of the thresholds contained in 24 CFR 51 Part D. None of them are within 15,000 feet of a military airport or 2,500 feet of a civilian airport.</p> <p>In fact, the entire City and County of San Francisco lies outside of a 15,000 feet radius of its nearest airport - military or civilian.</p> <p>The nearest airport to any San Francisco city or county line is the San Francisco International Airport (SFO). Giving the most generous boundaries to SFO and measuring the distance using the San Francisco City and County line closest to those airport boundaries airport, the distance is approximately 27,964 feet.</p> <p>As such, no project within the San Francisco County lines can possibly come within 15,000 feet of a military airport nor 2,500 feet of a civilian airport.</p> <p>The project is in compliance with Airport Hazards requirements. Furthermore, the project does not lie within an Airport Clear Zone or Accident Potential Zone.</p> <p>Source Documents:</p> <ol style="list-style-type: none">1. City/County Association of Governments of San Mateo County, 2012 (November). Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport.

		<p>Available at https://ccag.ca.gov/wp-content/uploads/2018/01/SFO-AIA- B.pdf (Prepared by Jacobs Consultancy, and Clarion.) Accessed March 11, 2025.</p> <p>2. Google Earth Pro, "CCSF Proximity to SFO", March 11, 2025</p>
<p>Coastal Barrier Resources</p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located in a coastal barrier resource area.</p> <p>Source Document:</p> <p>1. 16 USC §3501(a)(1) which defines the locations of coastal barrier resource areas. The Pacific Coast of the Continental United States is not included in that definition.</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project does not involve mortgage insurance, refinance, acquisition, repairs, rehabilitation, or construction of a structure, mobile home, or insurable personal property. The program sites are not located in a FEMA-designated Special Flood Hazard Area.</p> <p>Source Documents:</p> <p>1. City and County of San Francisco Interim Floodplain Map. Internet Web Site: https://sfgsa.org/san-francisco-floodplain-management-program Accessed on March 8th, 2025.</p> <p>2. United States Federal Emergency Management Administration. FEMA Issued Flood Maps, San Francisco County. Internet Web Site: https://msc.fema.gov Accessed on March 8th, 2025.</p>

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

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
N/A	

Preparer Signature:  Date: 3/15/2025

Name/Title/Organization: **Madeleine Sweet, Compliance Coordinator, MOHCD**

Agency Official Signature: 
[Gloria Woo \(Mar 17, 2025 09:20 PDT\)](#) Date: Mar 17, 2025

Name/Title: **Gloria Woo, Director of Data, Evaluation, and Compliance, MOHCD**

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

Appendix A:
List of Various HOPWA Projects

2025-2026 HOPWA Administrative Projects						
Level of Review: 24 CFR 58.34(a)(3) Administrative and Management Activities						
Agency Name	Project	Project Address	Project City	Project Zip	Project Description	HOPWA Funding Amount
Mayor's Office of Housing and Community Development	General HOPWA administration pool	1 South Van Ness Avenue	SF	94103	General HOPWA administration pool	\$240,000
Mayor's Office of Housing and Community Development	Housing info and referral pool	1 South Van Ness Avenue	SF	94103	Housing info and referral pool	\$45,000
Mayor's Office of Housing and Community Development	Capital grant pool - HOPWA	1 South Van Ness Avenue	SF	94103	Capital grant pool - HOPWA	\$317,000
Mayor's Office of Housing and Community Development	TBRA Salary and Fringe	1 South Van Ness Avenue	SF	94103	TBRA Salary and Fringe	\$498,000
Total HOPWA Administrative						\$1,100,000

2025-2026 Supportive Services HOPWA Projects

Level of Review: 24 CFR §58.35(B)(2) Supportive services including, but not limited to, health care, housing services, permanent housing placement, day care, nutritional services, short-term payments for rent/mortgage/utility costs, and assistance in gaining access to local, State, and Federal government benefits and services.

Agency Name	Project	Project Address	Project City	Project Zip	Project Description	HOPWA Funding Amount
Catholic Charities CYO of the Archdiocese of San Francisco	Peter Claver Community RCFCI	1340 Golden Gate Ave	SF	94115	Residential Care Facility for Chronically Ill (RCFCI) persons with HIV/AIDS	\$567,698
PRC	Leland House	141 Leland Avenue	SF	94134	Transitional Residential Care Facility (TRCF) for persons with HIV/AIDS	\$1,123,216
Mission Action, Inc.	Richard M. Cohen Residence	220 Dolores Street	SF	94103	Transitional Residential Care Facility (TRCF) for persons with HIV/AIDS	\$399,481
Maitri Compassionate Care	Maitri Compassionate Care	401 Duboce Avenue	SF	94117	Residential Care Facility for Chronically Ill (RCFCI) persons with HIV/AIDS	\$333,098
Rafiki Coalition for Health and Wellness	Brandy Moore House	1761 Turk Street	SF	94124	Transitional housing facility for persons with HIV/AIDS	\$100,000
County of San Mateo	San Mateo HOPWA Program	225 37th Avenue	San Mateo	94403	Comprehensive case management and community-based services for very low-income persons with HIV/AIDS	\$878,507
Total HOPWA Supportive Services						\$3,402,000

2023-2024 HOPWA Tenant Based Rental Assistance Level of Review: 24 CFR 58.35(b)(1) Tenant Based Rental Assistance						
Agency Name	Project	Project Address	Project City	Project Zip	Project Description	HOPWA Funding Amount
Mayor's Office of Housing and Community Development	Long term rental subsidy and housing advocacy program for persons with HIV/AIDS	1 South Van Ness Avenue	SF	94103	Long term rental subsidy and housing advocacy program for persons with HIV/AIDS	\$3,700,000
Total HOPWA TBRA						\$3,700,000

HOPWA FUNDING TOTALS	
Total HOPWA Administrative	\$1,100,000
Total HOPWA Supportive Services	\$3,402,000
Total HOPWA TBRA	\$3,700,000
TOTAL HOPWA FUNDS	\$8,202,000






HOPWA 2025-2026 Statutory Worksheet FINAL 3.16.25

Final Audit Report

2025-03-17

Created:	2025-03-17
By:	madeleine.sweet@sfgov.org madeleine.sweet@sfgov.org (madeleine.sweet@sfgov.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3MuTjHfvBOncEfpqpNBcOvXEU9tG-ik2

"HOPWA 2025-2026 Statutory Worksheet FINAL 3.16.25" History

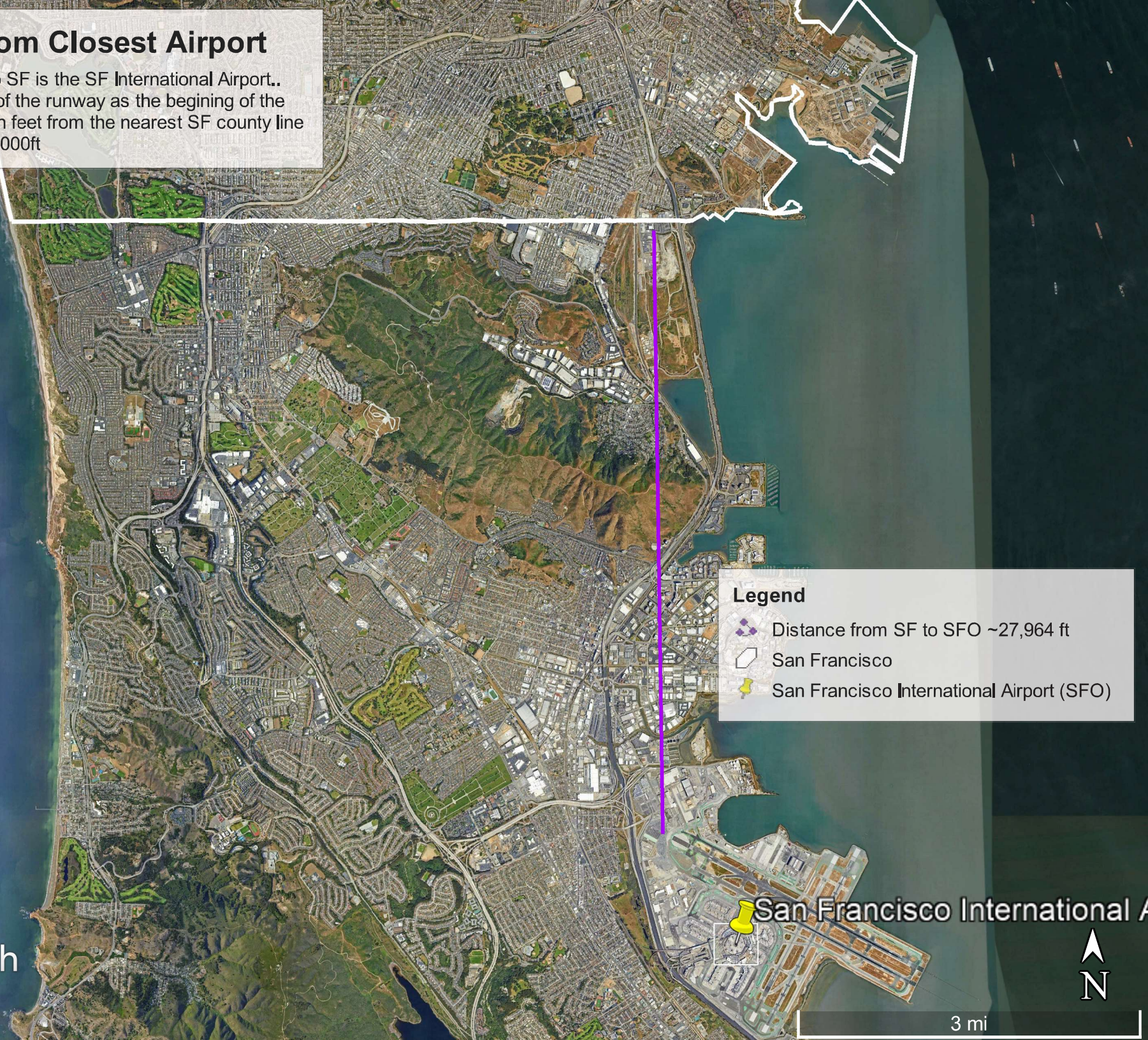
-  Document created by madeleine.sweet@sfgov.org madeleine.sweet@sfgov.org (madeleine.sweet@sfgov.org)
2025-03-17 - 6:46:56 AM GMT
-  Document emailed to Gloria Woo (gloria.woo@sfgov.org) for signature
2025-03-17 - 6:47:15 AM GMT
-  Email viewed by Gloria Woo (gloria.woo@sfgov.org)
2025-03-17 - 4:16:58 PM GMT
-  Document e-signed by Gloria Woo (gloria.woo@sfgov.org)
Signature Date: 2025-03-17 - 4:20:08 PM GMT - Time Source: server
-  Agreement completed.
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Appendix B:




Proximity to Nearest Airport


Proximity from Closest Airport

The nearest airport to SF is the SF International Airport..
Considering the end of the runway as the beginning of the
airport, the distance in feet from the nearest SF county line
to SFO is nearly ~28,000ft



Legend

-  Distance from SF to SFO ~27,964 ft
-  San Francisco
-  San Francisco International Airport (SFO)

 San Francisco International A

Google Earth

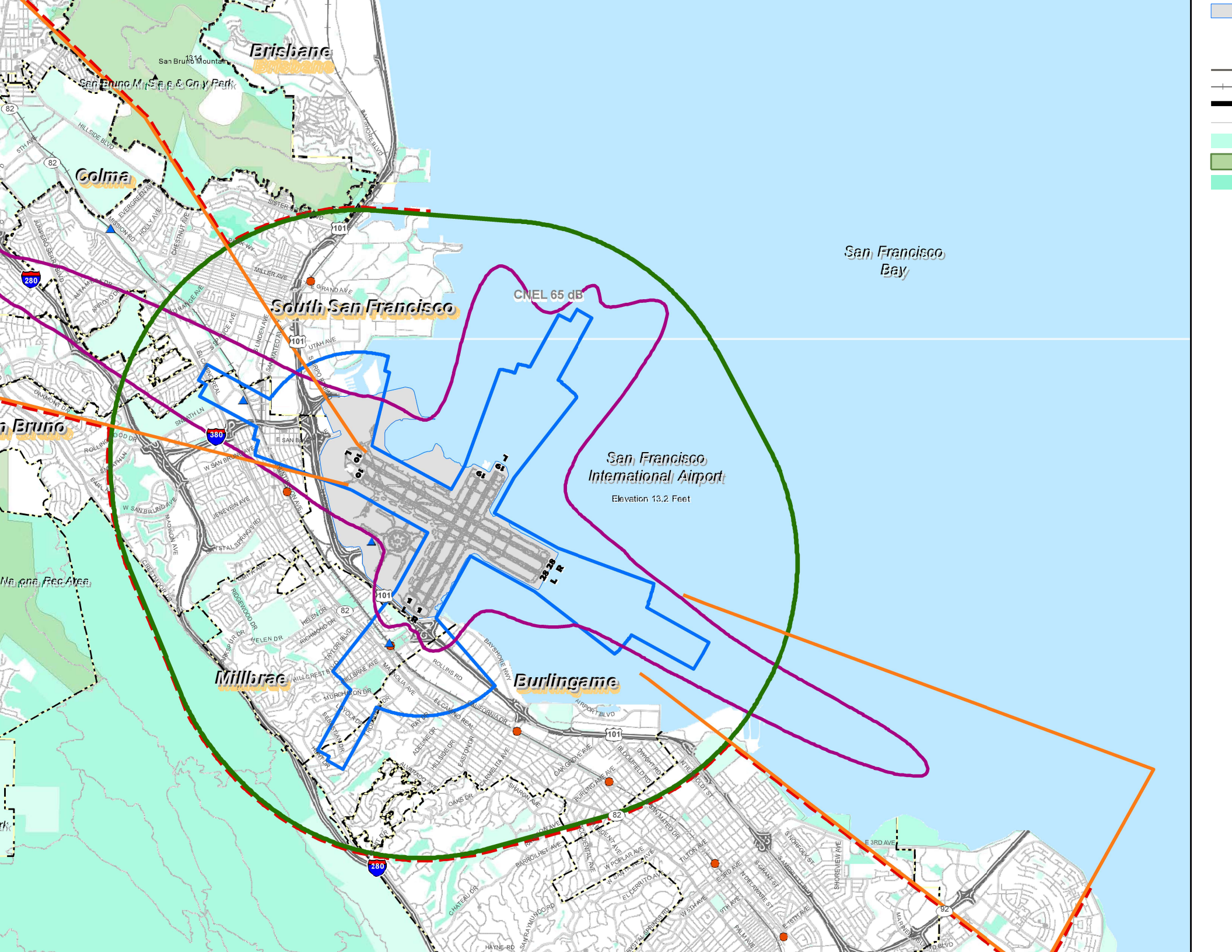
Data CSUMB SFML, CA OPC

Image © 2024 Airbus

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Appendix C:
SFO Contour Map

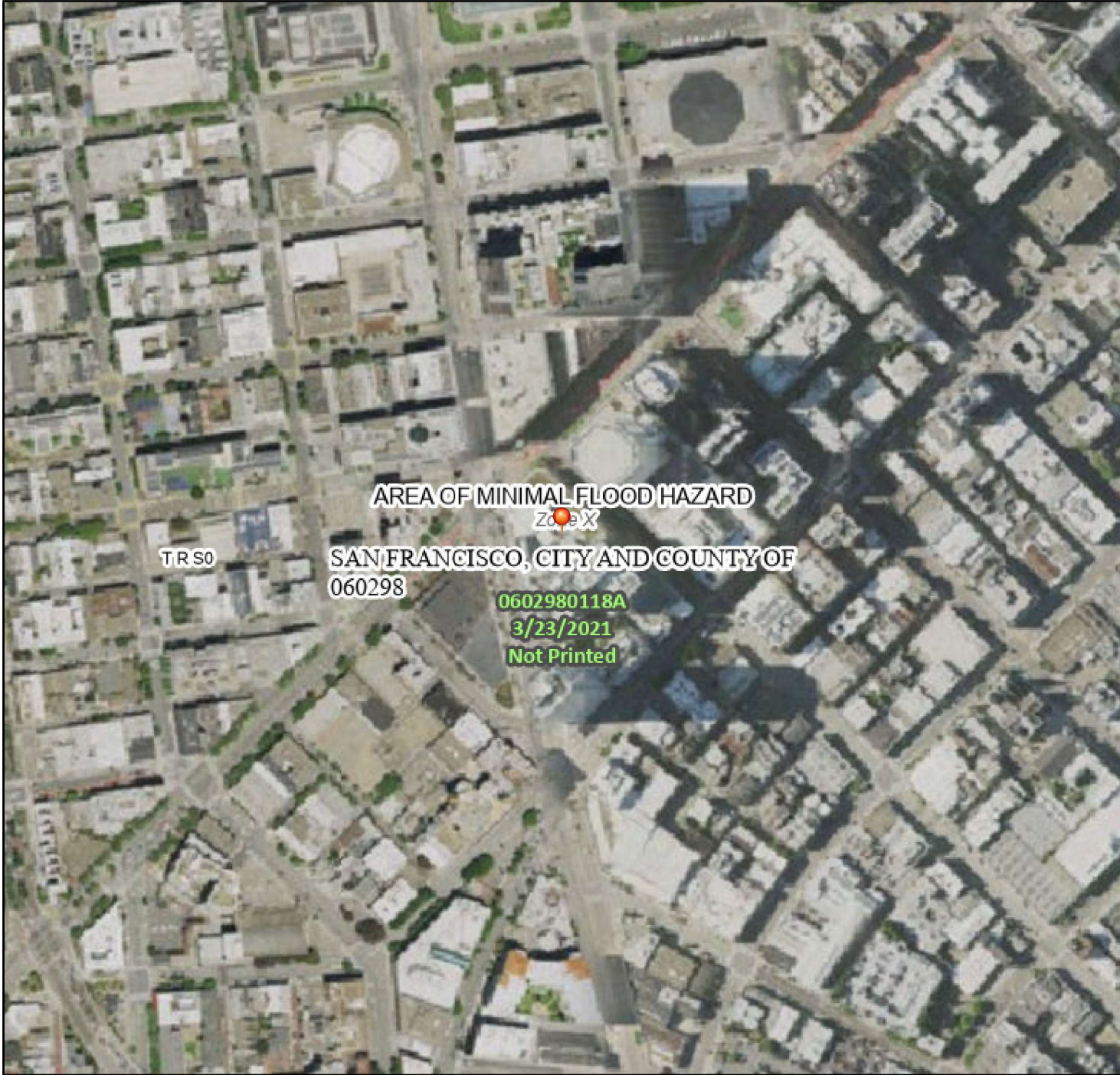


Appendix D:

FEMA FIRMette Maps

National Flood Hazard Layer FIRMette

122°25'26"W 37°46'44"N 1 South Van Ness Ave. San Francisco, CA



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs

GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer

OTHER AREAS		Levee, Dike, or Floodwall
		Channel, Culvert, or Storm Sewer

OTHER FEATURES		Cross Sections with 1% Annual Chance
		Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

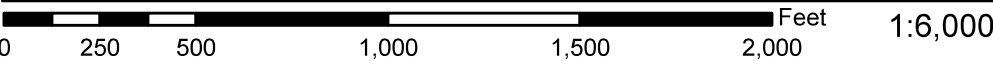
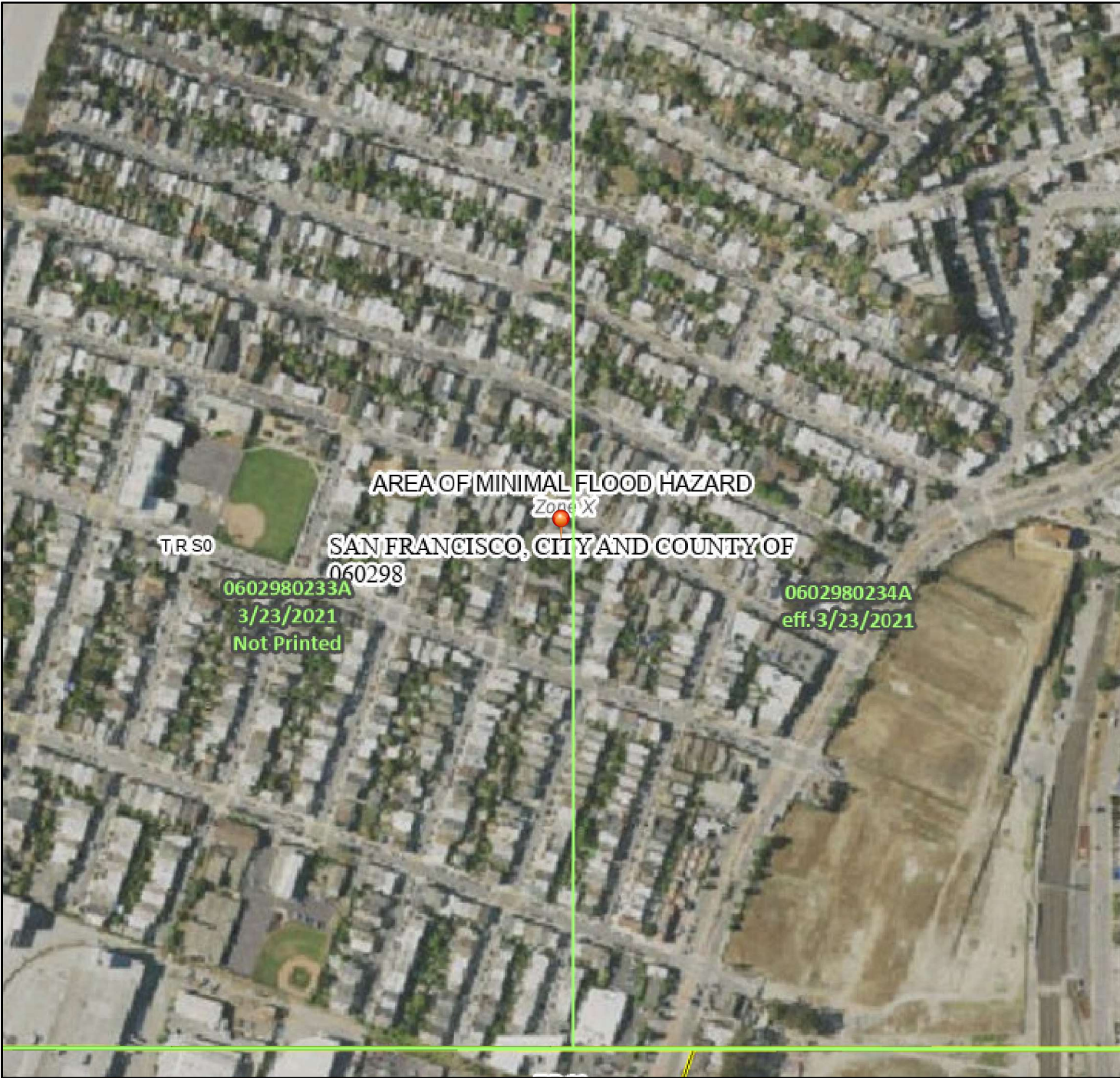
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/17/2025 at 7:15 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette

122°24'42"W 37°42'57"N

141 Leland Ave, San Francisco, CA



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

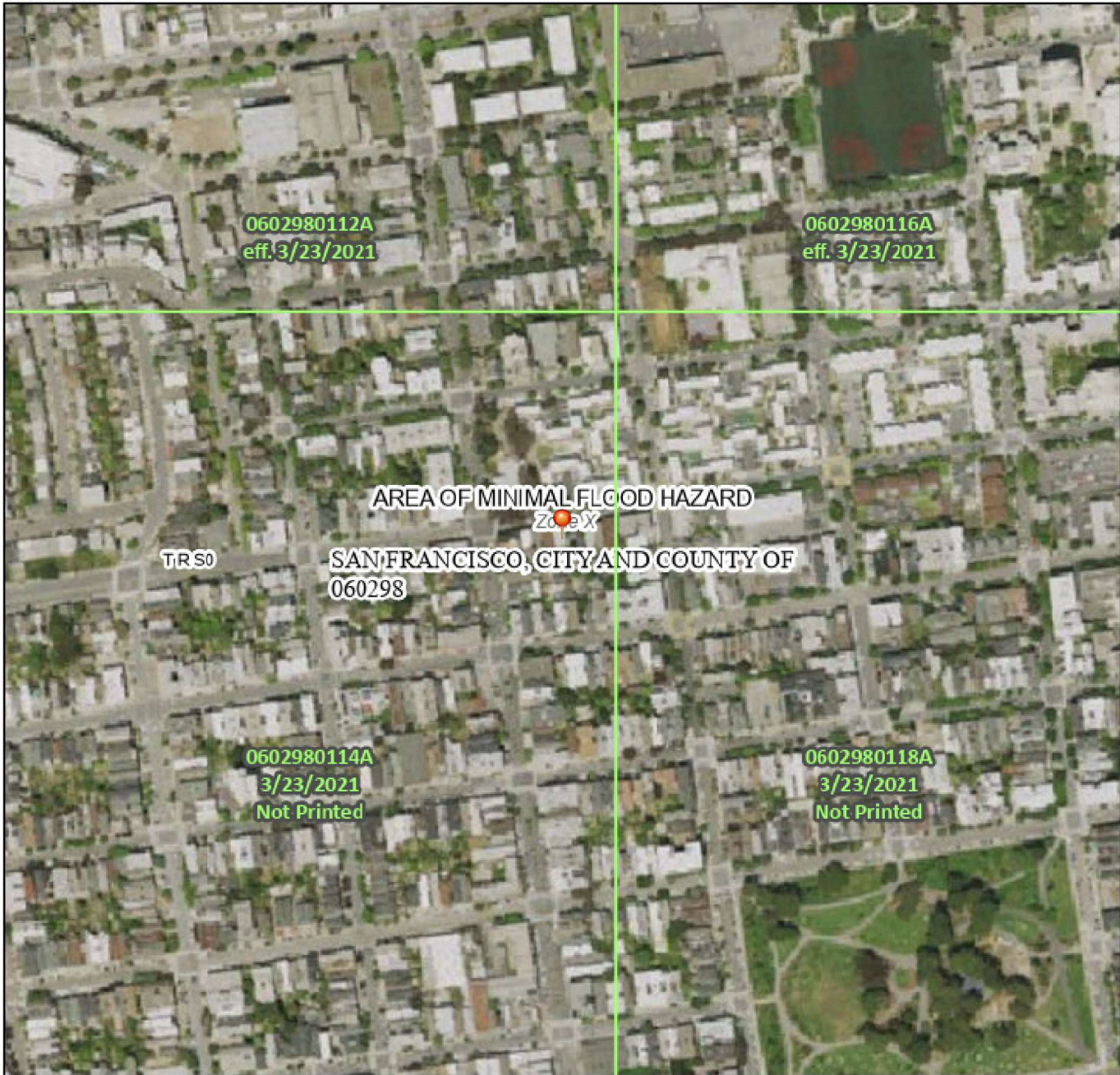
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/17/2025 at 10:32 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMMette

122°26'36"W 37°47'1"N 1761 Turk Street, San Francisco



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With EFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN	Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	- - - -	Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

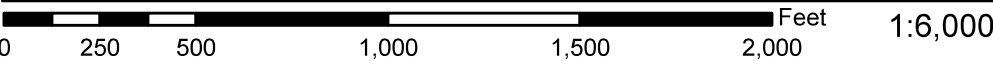
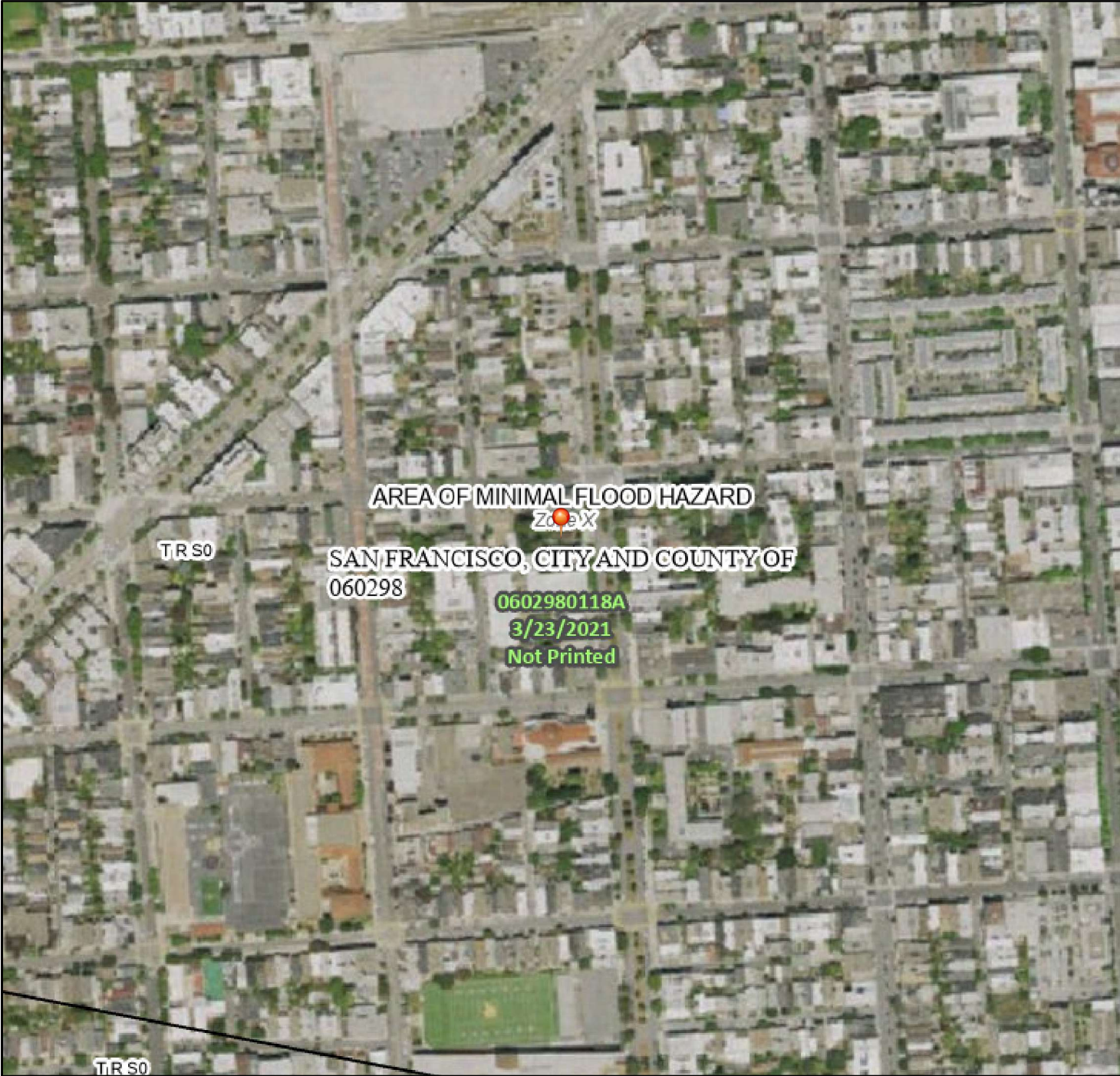
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This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette

122°25'56"W 37°46'11"N

220 Dolores Street, San Francisco, CA



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

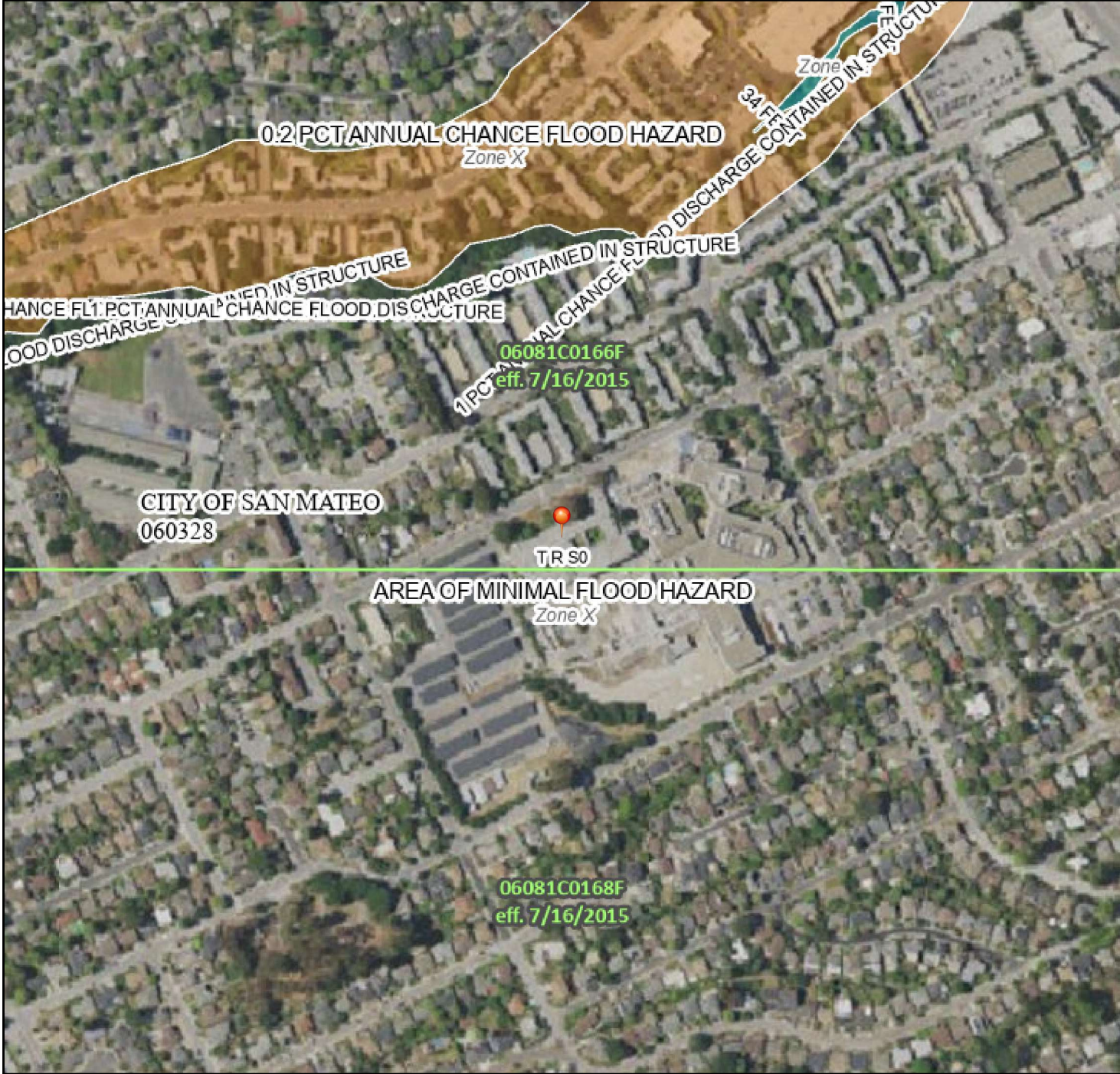
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

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National Flood Hazard Layer FIRMette

122°18'21"W 37°32'8"N 225 37th Ave, San Mateo, CA



0 250 500 1,000 1,500 2,000 Feet

1:6,000

122°17'43"W 37°31'39"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
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		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

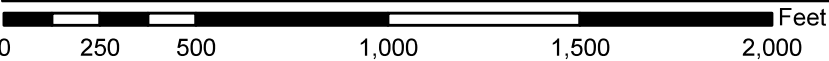
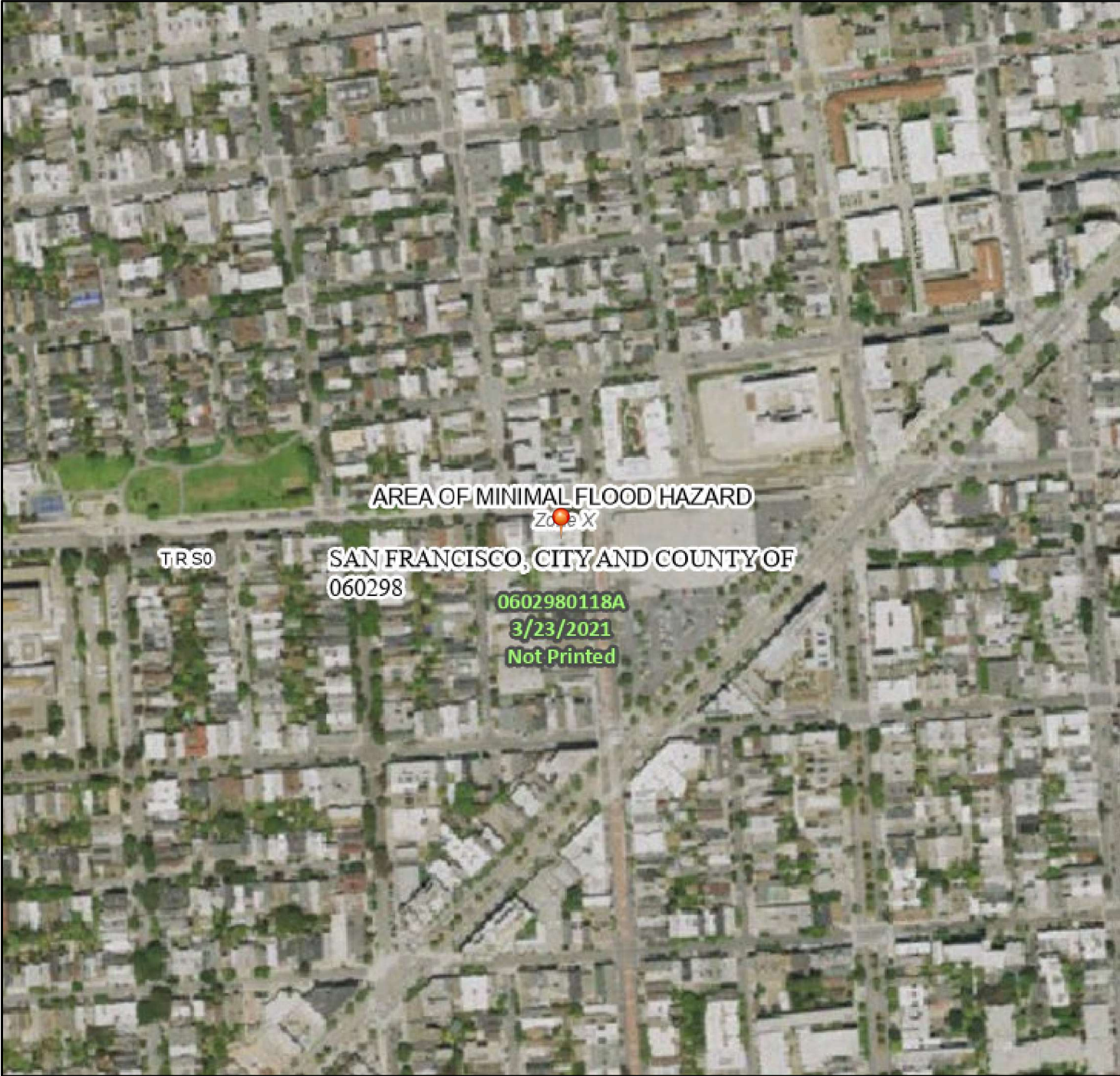
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National Flood Hazard Layer FIRMette

122°26'5"W 37°46'23"N

401 Duboce St, San Francisco, CA



1:6,000

122°25'27"W 37°45'55"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
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		Area of Undetermined Flood Hazard Zone D
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OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
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		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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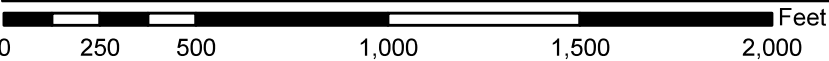
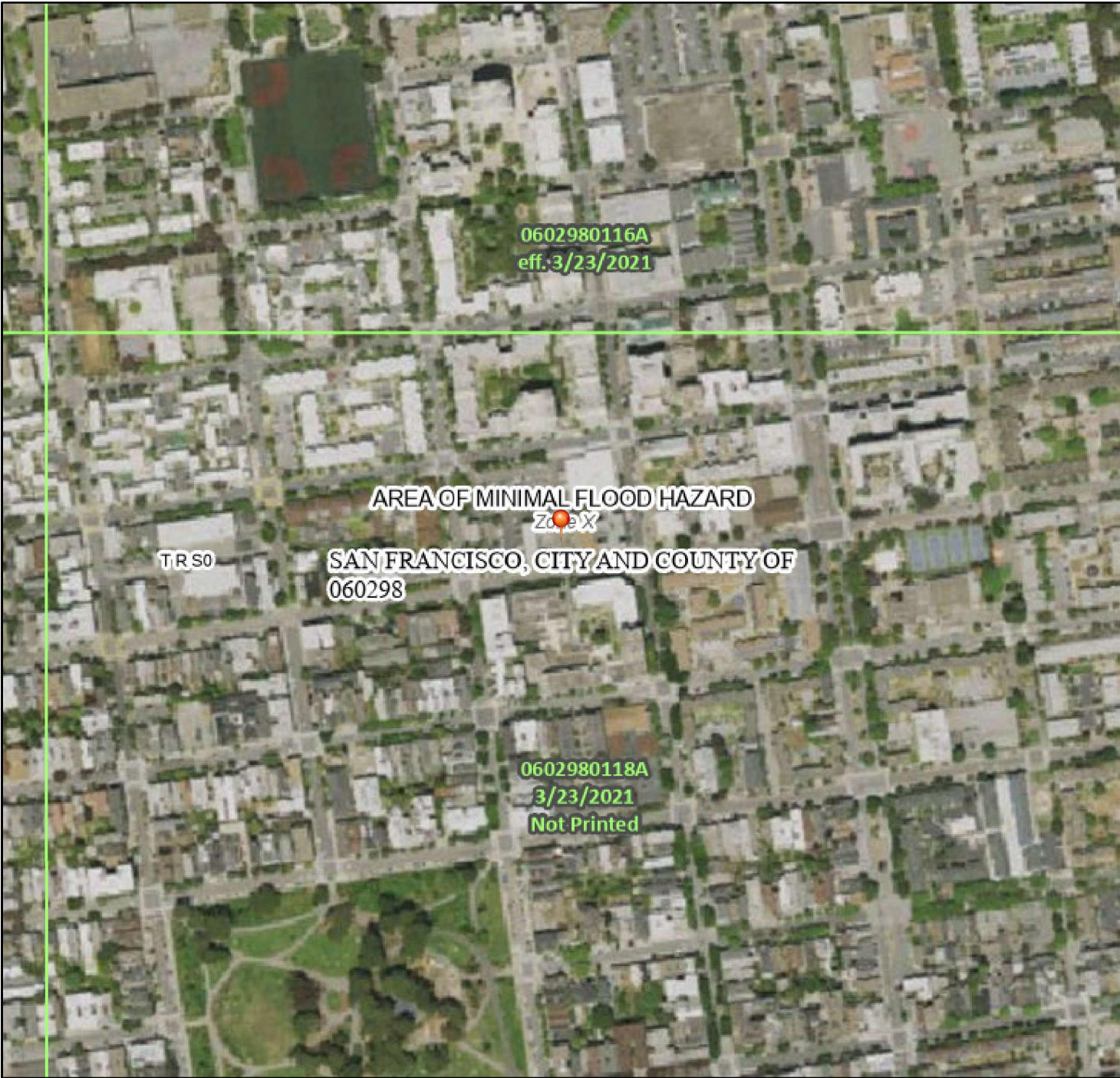
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/17/2025 at 10:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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National Flood Hazard Layer FIRMMette

122°26'17"W 37°47'1"N 1340 Golden Gate Ave. San Francisco



1:6,000

122°25'39"W 37°46'33"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

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