

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

2026-2027

**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 2026-2027 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
CAH26F003 and CAH25F003	HOPWA	\$7,685,046

Estimated Total HUD Funded Amount: \$7,685,046

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)]: \$7,685,046

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		
<p>Airport Runway Clear Zones and Accident Potential Zones</p> <p>24 CFR Part 51 Subpart D</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<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, 2026.</p> <p>2. Google Earth Pro, "CCSF Proximity to SFO", March 11, 2026</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, 2026.</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, 2026.</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: *MS* APPROVED
By Madeleine Sweet at 6:52 pm, Mar 16, 2026 Date: 3/16/2026

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

Agency Official Signature: *gloria woo* Date: 3/16/2026

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

2026-2027 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	1 South Van Ness Avenue	SF	94103	General HOPWA administration	\$224,491
Mayor's Office of Housing and Community Development	Program delivery for long term rental subsidy and housing advocacy program	1 South Van Ness Avenue	SF	94103	Program delivery for long term rental subsidy and housing advocacy program	\$339,122
Mayor's Office of Housing and Community Development*	HOPWA program contingency pool	1 South Van Ness Avenue	SF	94103	Long term rental subsidy, capital or other HOPWA program contingency	\$202,000
Total HOPWA Administrative						\$765,613

* This project (HOPWA Program Contingency Pool) is funded by two HOPWA funding sources from '25-26 Fiscal Year: \$50,000 in HOPWA PI, and \$255,000 in \$152,000 in HOPWA RP.

2026-2027 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 Avenue	SF	94115	Residential Care Facility for Chronically Ill (RCFCI) for persons with HIV/AIDS	\$567,698
County of San Mateo	San Mateo HOPWA Program	225 37th Avenue, Building A Suite 230	San Mateo	94403	Comprehensive case management and community-based services for very low-income persons with HIV/AIDS	\$885,781
Maitri Compassionate Care	Maitri Compassionate Care RCFCI	401 Duboce Avenue	SF	94110	Residential Care Facility for Chronically Ill (RCFCI) for persons with HIV/AIDS	\$333,098
Mission Action, Inc.	Richard M. Cohen Residence	220 Dolores Street	SF	94103	Transitional Residential Care Facility (TRCF) for persons with HIV/AIDS	\$399,481
PRC	Leland House	141 Leland Avenue	SF	94110	Transitional Residential Care Facility (TRCF) for persons with HIV/AIDS	\$1,123,216
Rafiki Coalition for Health and Wellness	Brandy Moore House	1761 Turk Street	SF	94115	Transitional housing facility for persons with HIV/AIDS	\$100,000
Total HOPWA Supportive Services						\$3,409,274

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	\$3,510,159
Total HOPWA TBRA						\$3,510,159

HOPWA FUNDING TOTALS	
Total HOPWA Administrative	\$765,613
Total HOPWA Supportive Services	\$3,409,274
Total HOPWA TBRA	\$3,510,159
TOTAL HOPWA FUNDS	\$7,685,046