



U.S. Department of Housing and Urban Development

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

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Site-Specific Checklist

Project Information

Project Name: Home Repair Program

Responsible Entity: City of Houston, Housing & Community Development Dept.

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: Texas/Houston

Preparer: David Alfaro, Environmental Investigator IV

Reviewer Name and Title: Melissa Lahey, Environmental Manager

Grant Recipient (if different than Responsible Entity):

Consultant (if applicable):

Direct Comments to: hcdenvironmental@houstontx.gov

Project Location: 5638 Tucker St, Houston, TX 77087

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The work on this house is part of the Home Repair Program – and entails Reconstruction.

A Tier I Broad Environmental Assessment was completed for the Single-Family Home Repair Program - CDBG for rehabilitation and reconstruction activities. The Authority to Use Grant Funds was approved on January 8, 2020. Please note supplemental reviews have been completed for this AUGF for additional grant years as funding has become available.

The goal in the HRP is to address repairs to alleviate threats to health, life, and safety hazards resulting from substandard conditions. We target homes owned and occupied by households earning no more than 80 % of Area Median Family Income.

Our program is not limited to low- and moderate-income elderly (62 or older) and disabled homeowners, but to also give priority to homes of employed applicants with minors, and unemployed applicants providing full-time care to disabled household members.

1. Tier III - Reconstruction
 - a) Those costing excess of \$80,000

Compliance with 24 CFR 50.4, 58.5, 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 §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This location is outside of the HUD required search distances for civilian airports (2,500 feet) and military airports (15,000 feet). This project will be performed in zip code 77087, outside the zip codes in the airport clear zones. As far as airports are concerned, the affected areas include zip codes 77017, 77032, 77034, 77059, 77061, 77062, 77073, 77075, 77338, 77396, and 77598.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The subject site is located outside of the floodway, the 100-year floodplain and the 500-year floodplain; flood insurance is not required by HUD federal regulations. 5638 Tucker St. appears to be Zone X-unshaded, FEMA Flood Panel No. 48201C0895N, effective date 5/2/2019. There is no evidence of preliminary or pending flood hazard changes for the property. See attached Flood Map Changes Viewer.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	While parts of Harris County do lie within the boundaries of the Coastal Zone, the subject property is not within those boundaries. Please refer to attached map.

<p>Contamination and Toxic Substances</p> <p>24 CFR Part 50.3(i) & 58.5(i)(2)</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>During a site visit to the subject property on 8/15/2024, no evidence of prior use as a gas station, dry cleaner, motor vehicle repair facility, printing facility, photo lab, junkyard or waste treatment, storage, or disposal facility such as sign posts, abandoned or inoperable pumps, store fronts, or dilapidated car storage was observed. There were no apparent industrial drums on the site or adjoining properties. There is no evidence to suggest fill dirt has been brought onto the site from another location. No pits, ponds, lagoons, stained soil, or discolored water was observed. There was no distressed vegetation (lawn) observed at any of the homes in the area. There were no visible vents or fill pipes observed on the site or adjoining site other than the one connected to the city water meter which does not appear to pose any environmental risk of note. No chemical odors were detected during the site visit. A copy of the site-specific field contamination and ecological checklist is included. The water is supplied by a municipal water purveyor. The area is mixed-use properties, including residential and commercial. The subject site appears to be a well-maintained residence with typical residential fencing surrounding the lot. The adjoining lot to the south is vacant with security fencing and 'no dumping' signs. An adjoining property to the southwest is a tool repair facility, Texas A&D Tool Repair, that repairs air, hydraulic, electric, gas, and diesel tools and motors. Another adjoining property to the west is Desco Coatings of Houston, a flooring contractor. Both are light industrial facilities with evidence of use of petroleum-based products and/or other regulated chemicals visible through open garage doors during the site visit. There were no containers related to the flooring company outside of the facility. However, there were a few containers of various sizes and three drums with unknown contents stored outside associated with the tool repair company.</p>
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These containers were stored on the concrete area of the vacant lot adjoining to the south of the residence. Upon further inspection, these containers were stored on an elevated platform on top of the concrete, and there was no evidence of leaks or spills from the containers and drums. Additional items in the laydown area appear to be temporary and are not related to storage of chemicals.

Based on the distance of the laydown area from the residence, lack of observable spills, stains, or odors, and lack of distressed vegetation, the laydown area and drums appear to represent a de minimis environmental condition without need for further evaluation.

The site was observed to be a regular-shaped, developed residential property with residences on the northern and eastern tracts of land. The southern adjacent property is a vacant lot with a small concrete pad utilized as a temporary storage area for a small industrial facility. There were no signs of leaks, spills, or vegetative distress noted on the property or at any of the adjacent residential and industrial properties. None of the adjacent or surrounding properties appear to pose an environmental concern to the site.

Using NETROnline and a search for EPA, State, and Tribal Equivalent listed facilities - < ¼, ½ and/or 1-mile radius of the site was performed. A search of the TCEQ Central Registry did not indicate the presence of PSTs on or adjacent to the subject property. The NETROnline search yielded the following:

CERCLA removals/orders:

There is one (1) CERCLA Facility (Sharp Performance Chemical), 0.12 miles away, to the southwest.

		<p>Per EPA, the site is a Superfund not in the National Priority List (NPL) and it is only a removal site (No Site Assessment Work Needed), no contaminants were found. Since no assessment was required, neither soil nor water was affected, and it was removal of contained waste only.</p> <p>RCRA CORRACTS Facilities: There are two (2) RCRA CORRACTS Facilities within a ½ mile radius of the subject property. Both are over 1760 ft (1/3 mile) from the site, which per ASTM 2600-10 is outside the area of concern (AOC) for Volatile Organic Compounds (VOCs).</p> <p>RCRA Generators: There are four (4) RCRA Generators Facilities within a ½ mile radius of the subject property. However, all of them are outside the ASTM Minimum search distance since any of those is adjoining to the property.</p> <p>RCRA Hazardous Waste Facilities: There are eight (8) sites listed under the state and tribal hazardous waste facilities. The sites are the following:</p> <ul style="list-style-type: none">- Alba Metal Finishing (0.17 miles away): Per EPA, TCEQ and Netronline, the property is a Small Quantity Generator (SQG) with no violations identified in the three-year compliance history.- Allied Dean-Chem (0.10 miles away): Per EPA, TCEQ and Netronline, the property is a Small Quantity Generator (SQG) with no violations identified in the three-year compliance history. TCEQ records shows some violations and notices of violations, but these were minor and all of them have been resolved.
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		<ul style="list-style-type: none">- Delta Specialty Coatings (0.25 miles away): Per EPA, TCEQ and Netronline, the property is a Small Quantity Generator (SQG) with no violations identified in the three-year compliance history.- Roan Industries INC (0.21 miles away): Per EPA, TCEQ and Netronline, the property is a Very Small Quantity Generator (VSQG) with no violations identified in the three-year compliance history.- S & S Plating (0.23 miles away): Per EPA, TCEQ and Netronline, the property is a Large Quantity Generator (LQG) with no violations identified in the three-year compliance history. TCEQ records show one corrective action, but the status is completed workload and is inactive.- United Rentals Highway (0.16 miles away): Per EPA, TCEQ and Netronline, the property is a Very Small Quantity Generator (VSQG) with no violations identified in the three-year compliance history.- Vanguard Metal Technologies (0.41 miles away): the facility is over 1,760 ft (1/3 mile) from the site, which per ASTM 2600-10 is outside the area of concern (AOC) for Volatile Organic Compounds (VOCs).- Vanguard Metal Technologies (0.27 miles away): Per EPA, TCEQ and Netronline, the property is a Large Quantity Generator (LQG) with no violations identified in the three-year compliance history. TCEQ records show one corrective action, but the status is completed workload and is inactive. <p>Leaking Petroleum Storage Tanks (LPSTs): There are nine (9) LPST sites within a ½ mile radius of the subject property. All sites are</p>
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over 528 ft (1/10 mile) from the site, which per ASTM 2600-10 is outside the area of concern (AOC) for Petroleum Hydrocarbon Contaminants of Concern (COCs).

Institutional control/engineering:

There is one (1) Innocent Owner Program (IOP) site within a ½ mile radius of the subject property. However, it is not in the property which per ASTM E1527-21 is outside the Approximate Minimum Search Distance.

Voluntary Cleanup Program Sites:

There are two (2) VCP sites within a ½ mile radius of the subject property. The sites are the following:

- HISD Future Elementary School (0.31 miles away): The VCP registration is inactive, and the project phase status is completed according to TCEQ VCP.
- United Rentals (0.20 miles away): The VCP registration is inactive, remediation was required at this site and was completed on 10/11/2018. The project phase status is now completed according to TCEQ VCP.

Brownfields – Industrial Hazardous Waste Facilities:

There are six (6) sites listed under the state and tribal hazardous waste facilities. Three of them are over 1,760 ft (1/3 mile) from the site, which per ASTM 2600-10 is outside the area of concern (AOC) for Volatile Organic Compounds (VOCs). Two more sites are previously mentioned under RCRA generators (S & S Plating and Vanguard Metal Technologies) and the other one is Safety Lights at 6701 Dixie Dr. Per TCEQ, there are no Commissioners' Actions, Criminal Convictions, Complaints, Discharges, Emergency Response Events, Emission Events or investigations related

	<p>with this property. TCEQ records show one corrective action, but the status is completed workload and is inactive.</p> <p>Due to status and distances these sites are not foreseen to have any adverse impact on the subject property.</p> <p>A copy of the NETROnline environmental radius report is included along with a radius map showing the relative location of the subject property to the abovementioned facilities.</p> <p>Due to the age of this property, testing for lead-based paint and asbestos will be required, along with any necessary abatement and/or disposal of these substances as required by all applicable state, local, and federal rules, and regulations.</p> <p>According to data from the CDC's National Environmental Public Health Tracking Network and Texas Tech's Texas Radon Group, mean and median pre-mitigation radon levels in single-family first floor living areas in Harris County are between 0 and <2 pCi/L, which is well below the threshold for mitigation. However, single-family properties with basements in Harris County show a mean radon level of >8 pCi/L, which is significantly above the threshold and requires mitigation.</p> <p>According to data supplied by the CDC and Texas Tech, single-family properties without basement areas within Harris County will not require mitigation. However, properties with basement areas will require additional testing and potential mitigation.</p> <p>Since the property under review does not contain a basement nor is a basement proposed during reconstruction, additional testing and mitigation are not required at this</p>
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		<p>time. Should a basement area be constructed during this project, radon reduction best practices must be included during construction and the property should be tested for radon before becoming occupied. Any radon tests should be conducted in rooms that are living spaces, such as bedrooms, living rooms, or studies. If the test results are more than 4 pCi/L, a Soil Gas Mitigation Professional or a Qualified Contractor must be contacted to discuss the test results. If test results are consistently high enough, a mitigation system may be necessary.</p> <p>No environmental issues are foreseen, but in the event that any unexpected environmental conditions are discovered after closing/in the course of development, any ongoing work will need to cease until successful cleanup/mitigation of the unexpected environmental condition takes place, after which work can resume. HCDD environmental must be notified as soon as any such discovery is made so that the project can be re-evaluated.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The subject property is located outside of the floodway and floodplain. Floodplain Management regulations are not applicable. See attached flood map.</p> <p>5638 Tucker St. appears to be Zone X-unshaded, FEMA Flood Panel No. 48201C0895N, effective date 5/2/2019.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>A request for Section 106 review was sent to the Texas Historical Commission (THC) on August 15, 2024. The THC responded September 5, 2024, and made the following statement:</p> <p>Above-Ground Resources</p> <ul style="list-style-type: none"> Property/properties are not eligible for listing in the National Register of Historic

		<p>Archeology Comments:</p> <ul style="list-style-type: none"> No historic properties affected. However, if cultural materials are encountered during construction or disturbance activities, work should cease in the immediate area; work can continue where no cultural materials are present. Please contact the THC's Archeology Division at 512-463-6096 to consult on further actions that may be necessary to protect the cultural remains. <p>Please see attached letter.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>See attached noise evaluation. 5638 Tucker St. is located less than 1,000 feet from a major thoroughfare, and more than 3,000 feet from a rail line. While the nearest airport (Hobby) is less than 15 miles from the site and has been considered, its noise levels are below the elevated (i.e. 60 decibels (dB)) noise levels shown in the noise contour maps. Streets were determined to be major thoroughfares based on the Consolidated Transportation Planning Maps from the City of Houston's Planning & Development Dept.</p> <p>Noise levels at 5638 Tucker St. have been calculated at 56 dB which is ACCEPTABLE. Noise mitigation will not be required during construction.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project area does not lie within or near a wetland, according to National Wetland Inventory (NWI) maps.</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>While this site may potentially have the presence for asbestos, testing will take place, and abatement and proper disposal will be conducted as needed during demolition/reconstruction. Since all environmental issues are being addressed through mitigation as needed, issues</p>

		regarding environmental justice are not foreseen.
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Field Inspection (Date and completed by): **August 15, 2024, Melissa Lahey, Environmental Manager**

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
Contamination and Toxic Substances	<p>Due to the age of this property, testing for lead-based paint and asbestos will be required, along with any necessary abatement and/or disposal of these substances as required by all applicable state, local, and federal rules and regulations.</p> <p>Since the property under review does not contain a basement nor is a basement proposed during reconstruction, additional testing and mitigation are not required at this time. Should a basement area be constructed during this project, radon reduction best practices must be included during construction and the property should be tested for radon before becoming occupied. Any radon tests should be conducted in rooms that are living spaces, such as bedrooms, living rooms, or studies. If the test results are more than 4 pCi/L, a Soil Gas Mitigation Professional or a Qualified Contractor must be contacted to discuss the test results. If test results are consistently high enough, a mitigation system may be necessary.</p> <p>No environmental issues are foreseen, but in the event that any unexpected environmental conditions are discovered after closing/in the course of development, any ongoing work will need to cease until successful cleanup/mitigation of the unexpected environmental condition takes place, after which work can resume. HCDD environmental must be notified as soon as any such discovery is made so that the project can be re-evaluated.</p>
Historic Preservation	<p>No historic properties affected. However, if cultural materials are encountered during construction or disturbance activities, work should cease in the immediate area; work can continue where no cultural materials are present. Please contact the THC's Archeology Division at 512-463-6096 to consult on further actions that may be necessary to protect the cultural remains.</p>

Preparer Signature:

David Alfaro

Date: 9/6/2024

Name/Title/Organization: David Alfaro, Environmental Investigator IV, City of Houston,
Housing & Community Development Dept.

Reviewer Official Signature:

Melissa Lahey

Date: 9/6/2024

Name/Title: Melissa Lahey, Environmental Manager, City of Houston, Housing & Community
Development Dept.

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).