

# Environmental Assessment

## Determinations and Compliance Findings for HUD-assisted Projects

### 24 CFR Part 58

#### **Project Information**

**Project ID:** PR-SIH-00029B #03 and PR-SIH-00029B #04

**Project Name:** Lote C, Guayama – Jose E. Bellon Apartments and Lote D, Guayama – Mirasol Apartments

**Responsible Entity:** Puerto Rico Department of Housing

**Grant Recipient** (if different than Responsible Entity): Not Applicable

**Program:** Social Interest Housing (SIH) Program

**State/Local Identifier:** Puerto Rico / Municipio de Guayama

**Preparer:** Steve Swick, HORNE LLP

**Certifying Officer Name and Title:** Santa D. Ramirez, Permits and Environmental Compliance Officer

**Consultant** (if applicable): HORNE LLP

**Direct Comments to:** infoCDBG@VIVIENDA.PR.GOV

**Project Location:** Street Jose E. Bellon Num. 5 and Street Mirasol Num. 12, Guayama, PR 00785.

Latitude 17.989169, longitude -66.113413 and latitude 17.989416, longitude -66.113385

Parcel cadastral # 420-022-013-13 and 420-022-013-06

**Description of the Proposed Project** [24 CFR 58.32; 40 CFR 1508.25]: Ponce Neighborhood Housing Services (NHS), under the CDBG-DR Social Interest Housing (SIH) Program proposed the purchase of land and development of a new housing projects within the historic district of the Municipality of Guayama. Construction will take place on land that previously housed residences and currently the parcels are clean and free of structures. Figure 1 illustrates the location of the parcels for projects #3 and #4.

The use of the structure on each of the two separate parcels will be housing. The development on each parcel is one (1) building with two (2) levels and two (2) apartments per level. So, there will be four (4) apartments in each building and one (1)

building on each of the two (2) separate parcels. This is a total of eight (8) apartments for this aggregated project and it is contemplated that from two (2) to four (4) people will occupy each apartment. Each apartment has two (2) bedrooms, one (1) bathroom, living room, kitchen, laundry, and balcony. The housing area is 727 SQFT (Square Feet) and a balcony area of 63.25 SQFT (Square Feet), for a total construction area per apartment of 790.25 SQFT. The building has two apartments per level of 790.25 SQFT each, a warehouse and stair area of 135 SQFT, the total area of the building per level is 1,715.50 SQFT. Equipment is not contemplated; solar heater and solar system installations will be left. It is not contemplated to install electric generator.

**Statement of Purpose and Need for the Proposal** [40 CFR 1508.9(b)]: This program consists of providing temporary housing at affordable costs that allows families to organize their finances so that, in a reasonable time, they can acquire a permanent home. The alternatives to this project are to build structures elsewhere; however, it is believed that this location is ideal (see Alternatives discussion below). There are no environmental impacts associated with this project which is discussed further in the subsequent sections of this Environmental Review Record. Agencies consulted for this environmental review are also discussed in subsequent sections of this document.

Ponce NHS is dedicated to serving low-income communities in the southern and central areas of Puerto Rico. Its trajectory began in 1993 with the development of the Affordable Housing Development Project, in the urban area of the municipality of Ponce. After this Ponce NHS expanded its services to more than 15 municipalities of the South Coast and Center of the island. They focus on the area of housing counseling, from the acquisition, conservation, to the preservation of housing. Financial action plans and family budgets are prepared for participants to educate them on implementing healthy finances. After the passage of Hurricane Maria, the Housing Counseling and Community Socioeconomic Development Programs have continued to offer counseling, education, training, food delivery and vouchers for the acquisition of materials/appliances, rehabilitation, reconstruction and revitalization of homes/communities. As a result, Ponce NHS has managed to assist more than 5,000 families, over 18 municipalities and more than 75 communities on the southern and central coast of Puerto Rico.

**Existing Conditions and Trends** [24 CFR 58.40(a)]: The existing area for the proposed construction of the housing solutions is currently empty parcels. However, the parcels were once used for residential housing, just like the surrounding area. Therefore, there is no change in land use associated with this project. In the absence of this project, the parcels would either be undeveloped or more residential housing would be built on these parcels.

## **Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
B-17-DM-72-0001 and B-18-DP-72-0001	CDBG-DR, Social Interest Housing Program	\$29,352,203

**Estimated Total HUD Funded Amount:** \$902,873.34 (#3 = \$451,436.67, #4 = \$451,436.67)

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$902,873.34 (#3 = \$451,436.67, #4 = \$451,436.67)

## **Compliance with 24 CFR 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 or approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is not within 15,000 feet of a military airport (161,873 feet) or 2,500 feet of a civilian airport (149,938 feet), nor is it within an airport Runway Protection Zone (RPZ). The project is in compliance with Airport Hazards requirements. See the attached Airports map (Figure 2).
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project is not located in a CBRS Unit. It is 21,066 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. See the attached CBRS map (Figure 3).
<b>Flood Insurance</b>  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 project site is located in a Zone X, Panel 72000C2130J, effective 11/18/2009. The project does not require flood insurance or is excepted from flood insurance; therefore, is in compliance with flood insurance requirements. See the attached Flood Map (Figure 4).
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5</b>		
<b>Air Quality</b>	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project consists of the acquisition of two lots for the construction of two (2)

<p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>		<p>buildings with a two-level structure on each parcel. Each structure will consist of two apartments per level and will be four apartments per residential parcel location (8 apartments total). The construction and operation of this project will not have impact and complies with the Clean Air Act. The project is not located in a non-attainment municipality of Puerto Rico (Arecibo, Bayamon, Catano, Salinas, San Juan, Toa Baja)(see attached EPA published list of Puerto Rico Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants.", <a href="https://www3.epa.gov/airquality/greenbook/anayo_pr.html">https://www3.epa.gov/airquality/greenbook/anayo_pr.html</a>, Appendix A).</p>
<p><b>Coastal Zone Management</b>  Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes    No <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project is not located in and does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is located 8,983 feet from the coastal zone (Figure 5). The project is in compliance with the Coastal Zone Management Act.</p>
<p><b>Contamination and Toxic Substances</b>  24 CFR Part 58.5(i)(2)</p>	<p>Yes    No <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>Site contamination was evaluated through online data search and 8 toxic sites are located within 3,000 feet of the project area, with no toxic sites within 500 feet of the project sites. The closest toxics site is 775 feet away from the project area. There are 2 NPDES sites (PRASA Guyama WTP (potable water filter plant), Registry 110009814969, 775 feet away; Municipality of Guyama, Registry 110057198438, 1,277 feet away) and 6 Hazardous Waste Sites (Formacia El Amal #22, Registry 11012267135, 1,631 feet away; PUCPR Guayama Center, Registry 110007813107, 1,645 feet away; Casa Luis Pales Matus, Registry 110037441426, 1,854 feet away; KMART #3853, Registry 110004893483, 1,916 feet away; PRASA Guayama Microbiological Lab, Registry</p>

		<p>110004889960, 2,120 feet away; and Pontificia Universidad Catolica, Registry 110004888471, 2,957 feet away). On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. See the attached Toxics table (Exhibit A) and map (Figure 6).</p>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project and proposed activity will have No Effect on listed species due to the nature of the sector, which is urban and the distance to the closest habitat is 23,333 feet. This project is in compliance with the Endangered Species Act. See attached Critical Habitats map (Figure 7). If a Puerto Rican Boa is found in the project activity site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the Construction Manager shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa (as established by the USFWS Puerto Rican Boa Conservation Measures Guideline, <a href="https://ipac.ecosphere.fws.gov/guideline/design/population/156/office/41430.pdf">https://ipac.ecosphere.fws.gov/guideline/design/population/156/office/41430.pdf</a>).</p>
<p><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The only Gas stations less than a mile away from the project site, are operating with below ground storage tanks. There are no Explosive and Flammable Hazards within 1 mile of distance from the project with above ground storage containers. Therefore, it is in compliance with HUD Explosive and Flammable Hazards regulations. Refer to Figure 8, Explosive and Flammable Hazards Map.</p>

<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>This project does not include any activities that could potentially convert agricultural land to non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. The project is located in "Not Prime Farmland". See the attached Farmlands map (Figure 9).</p>
<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>This project does not occur in a floodplain, nor an ABFE. The project is in compliance with Flood plain management requirements. See attached ABFE map (Figure 10).</p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>Based on the project description, consultation with the Puerto Rico State Historic Preservation Office (SHPO) is required. SHPO is in concurrence with No Adverse Effect for these undertakings, conditioned to archaeological monitoring during ground disturbing activities to be implemented based on the submitted customized archaeological monitoring plans that have been approved by SHPO. See attached agency correspondence to/from SHPO (Appendix B and C).</p>
<p><b>Noise Abatement and Control</b></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>There are no potential noise generators:</p> <ul style="list-style-type: none"> <li>A. Up to 1,000 feet from a major road – 1,575 feet to PR-3.</li> <li>B. Up to 3,000 feet from a railroad – 146,632 feet to railroad.</li> <li>C. Up to 15 miles from an airport – 28 miles to Mercedita International Airport at Ponce.</li> </ul> <p>This project is in compliance with Noise Control Act of 1972.</p>
<p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended,</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>There are no sole source aquifers in Puerto Rico. The project is in</p>

particularly section 1424(e); 40 CFR Part 149		compliance with this citation without further evaluation.
<b>Wetlands Protection</b>  Executive Order 11990, particularly sections 2 and 5	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no wetlands within or in the immediate vicinity of the project area. The project is in compliance with Executive Order 11990. See the attached Wetlands map (Figure 11).
<b>Wild and Scenic Rivers</b>  Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not within the proximity of a NWSRS river. The nearest Wild and Scenic River is 144,000 feet northeast of the project site. Therefore, this project is in compliance with the Wild and Scenic Rivers Act. See the attached map (Figure 12).
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b>  Executive Order 12898	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	There were no findings in this review that would indicate an adverse impact on sensitive populations. The project is in compliance with Executive Order 12898.



**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits or approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

**Impact Codes:** Use an impact code from the following list to make the determination of impact for each factor.

**(1)** Minor beneficial impact

**(2)** No impact anticipated

**(3)** Minor Adverse Impact – May require mitigation

**(4)** Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed action is to develop Social Interest Housing which is compatible with zoning and existing land use (residential: SU, RI). There is a design that has been approved by the municipality as being in harmony with the area zoning/scale and urban design.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The soil is stable with no slopes, erosion and with proper drainage and storm water runoff systems. The site is located on urban flat lands with no probability of landslide. The landslide data indicates low landslide susceptibility (Figure 13).
Hazards and Nuisances including Site Safety and Noise	2	There are no specific environmental hazards that have been identified for this site. The site is not in a high Noise Level area, nor will the project generate any additional noise. Additionally, the project is located in a low population density area.
Energy Consumption	2	The proposed project already has the required energy infrastructure needed for its development as it is an existing residential area. Therefore, it should not trigger any significant changes to the current energy infrastructure.
Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	2	The project is not anticipated to have a significant impact on Employment and Income Patterns.
Demographic Character Changes, Displacement	1	The proposed project is anticipated to have a positive impact on the surrounding areas as it will bring an influx of new residents who will populate an otherwise unpopulated area of the municipality. There will be neither displacement nor adverse socio-economic effects since the project is a new housing complex.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	The proposed project will have no impact on educational or cultural facilities.
Commercial Facilities	2	The proposed project may aid in restoring the demand for local commercial services; however, not to the point of putting undue pressure on commercial facilities.
Health Care and Social Services	2	The proposed project will have no impact on Health Care and Social Services.
Solid Waste Disposal / Recycling	3	The proposed project will create new customers to the municipal waste disposal services. The municipality will plan and include accordingly these new customers so their impact will be minimized.
Wastewater / Sanitary Sewers	2	The proposed project already has the required Wastewater/Sanitary Sewers infrastructure needed for its development.
Water Supply	2	The proposed project already has the required Water Supply infrastructure needed for its development.
Public Safety - Police, Fire and Emergency Medical	2	The proposed project will have no impact on Public Safety.
Parks, Open Space and Recreation	2	The proposed project will have no impact to Parks, Open Space and Recreation. The property being used is residential and it will continue as residential use.
Transportation and Accessibility	3	The proposed project will create new customers requiring either transportation and accessibility or will require use of the public highways for transport and/or parking.
Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		

Unique Natural Features, Water Resources	2	The proposed project will be situated on previous residential property and will have no impact to unique natural features or water resources.
Vegetation, Wildlife	2	The proposed project will occur in land previously used for residential purposes and will continue in that capacity. There will be negative impact on wildlife.
Climate Change	2	The proposed project considered the potential impacts of climate change on the short- and long-term suitability and resilience of the project. The project will have no changes in foreseeable future conditions due to climate change.

**Additional Studies Performed:** None performed.

**Field Inspection** (Date and completed by):

July 21, 2022 – site visit by Jose L. Lugo.

July 29, 2022 – survey work by Jose L. Lugo.

October 14, 2022 – site visit photos by Exel Vargas / Jose L. Lugo.

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

FAA, National Plan for Integrated Airport Systems:  
[www.faa.gov/airports/planning\\_capacity/npias/reports/NPIAS-Report-2017-2021-Appendix-B-Part6.pdf](http://www.faa.gov/airports/planning_capacity/npias/reports/NPIAS-Report-2017-2021-Appendix-B-Part6.pdf)

John H. Chafee Coastal Barrier Resources System, Puerto Rico map.  
[www.fws.gov/CBRA/Maps/Locator/PR.pdf](http://www.fws.gov/CBRA/Maps/Locator/PR.pdf)

National Park Service, National Registry of Natural Landmarks.  
[www.nature.nps.gov/nnl/docs/NNLRegistry.pdf](http://www.nature.nps.gov/nnl/docs/NNLRegistry.pdf)

US Fish and Wildlife Service, Wild and Scenic Rivers – correspondence to Agency on October 16, 2018

National Wild and Scenic Rivers System: [www.rivers.gov/puerto-rico.php](http://www.rivers.gov/puerto-rico.php)

Puerto Rico Community Development Block Grant Disaster Recovery Action Plan, July 2018. [www.cdbg-dr.pr.gov/en/action-plan/](http://www.cdbg-dr.pr.gov/en/action-plan/)

Programmatic Agreement among the Federal Emergency Management Agency, the Puerto Rico State Historic Preservation Office and the Central Office for Recovery, Reconstruction and Resilience – amended to include the Puerto Rico Department of Housing. (Appendix F)

Sierra Research for Office of Mobile Sources. US Environmental Protection Agency. Report No. SR93-03-02, Evaluation of Methodologies to Estimate Nonroad Mobile Source Usage, March 19, 1993: <http://nepis.epa.gov/Exe/ZyPURL.cgi?Dockey=9100UR51.txt>

US Environmental Protection Agency, National Ambient Air Quality Standards, Nonattainment Areas for Criteria Pollutants (Green Book): [www3.epa.gov/airquality/greenbook/anayo\\_pr.html](http://www3.epa.gov/airquality/greenbook/anayo_pr.html)

US EPA, Environmental Topics, Air Topics: [www.epa.gov/environmental-topics/air-topics](http://www.epa.gov/environmental-topics/air-topics)

US Fish and Wildlife Service, Environmental Conservation Online System: <https://ecos.fws.gov/ecp0/reports/species-listed-by-state-report?state=PR&status=listed>

Federal Emergency Management Agency, Flood Mapping Service: <https://msc.fema.gov/portal/home> (compilation of numerous maps)

Puerto Rico Planning Board, Communication regarding Floodplain Management, November 29, 2018.

US Fish and Wildlife Service, National Wetlands Inventory: [www.fws.gov/wetlands/data/mapper.html](http://www.fws.gov/wetlands/data/mapper.html) (compilation of numerous maps)

US Army Corps of Engineers, Jacksonville District, Antilles Section, Communication regarding Wetlands Management, November 13, 2018.

Puerto Rico Coastal Zone Management Program Plan, September 2009.

Puerto Rico Planning Board, Communication regarding Coastal Zone Management, November 16, 2018 (No response).

US EPA, Sole Source Aquifers. Esri HERE, Garmin, NOAA, USGS, EPA.

US Fish and Wildlife Service, Caribbean Ecological Services Field Office. E-mail communication regarding October 23, 2018 letter on Threatened and Endangered Species and Critical Habitats.

NOAA Fisheries / National Marine Fisheries Service, NEPA Coordinator Southeast Regional Office. Communication on October 16, 2018 regarding designated critical habitat. (No response).

US Geological Survey, Data Release of May Showing Concentration of Landslides Caused by Hurricane Maria, <https://doi:10.5066/F7JD4VRF>

**List of Permits Obtained:** Environmental permit (REA, DEA) from PR Permits Management Office. Other state permits.

**Public Outreach** [24 CFR 58.43]: PRDOH will publish the FONSI / NOI-RROF in compliance with NEPA regulations for HUD.

**Cumulative Impact Analysis** [24 CFR 58.32]: In accordance with 24 CFR 58.32 (Aggregation), there are no cumulative impacts associated with the placement of the housing projects on these residential parcels.

**Alternatives** [24 CFR 58.40(e); 40 CFR 1508.9]: One alternative would be to find another location in the municipality to place the housing units. However, the location of these units is ideal for Guayama community, and the parcels are already cleared (no demolition required). Plus, the current location is free from any environmental compliance issues. If other locations were found that had environmental issues, it could be more expensive to manage the mitigation. Or, if a location was found that was compliant with environmental, there could be existing structures that need to be demolished, which could create a need to manage lead-based paint and asbestos.

**No Action Alternative** [24 CFR 58.40(e)]:

The 'No-Action' alternative would mean that the applicant would not receive federal funding to provide affordable housing for social interest needs. The No-Action alternative would not allow for this much-needed social interest housing in the Guayama area.

**Summary of Findings and Conclusions:** The proposed activity has been found to not have any adverse effects on the environment nor is there the requirement for further consultation with any agency. There are no environmental review topics addressed that result in the need for formal compliance steps or the requirement for mitigation.

### **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

**Determination:**

**Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

**Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature: 

Date: 3/27/2023

Name/Title/Organization: Steve Swick, Senior Manager; HORNE LLP

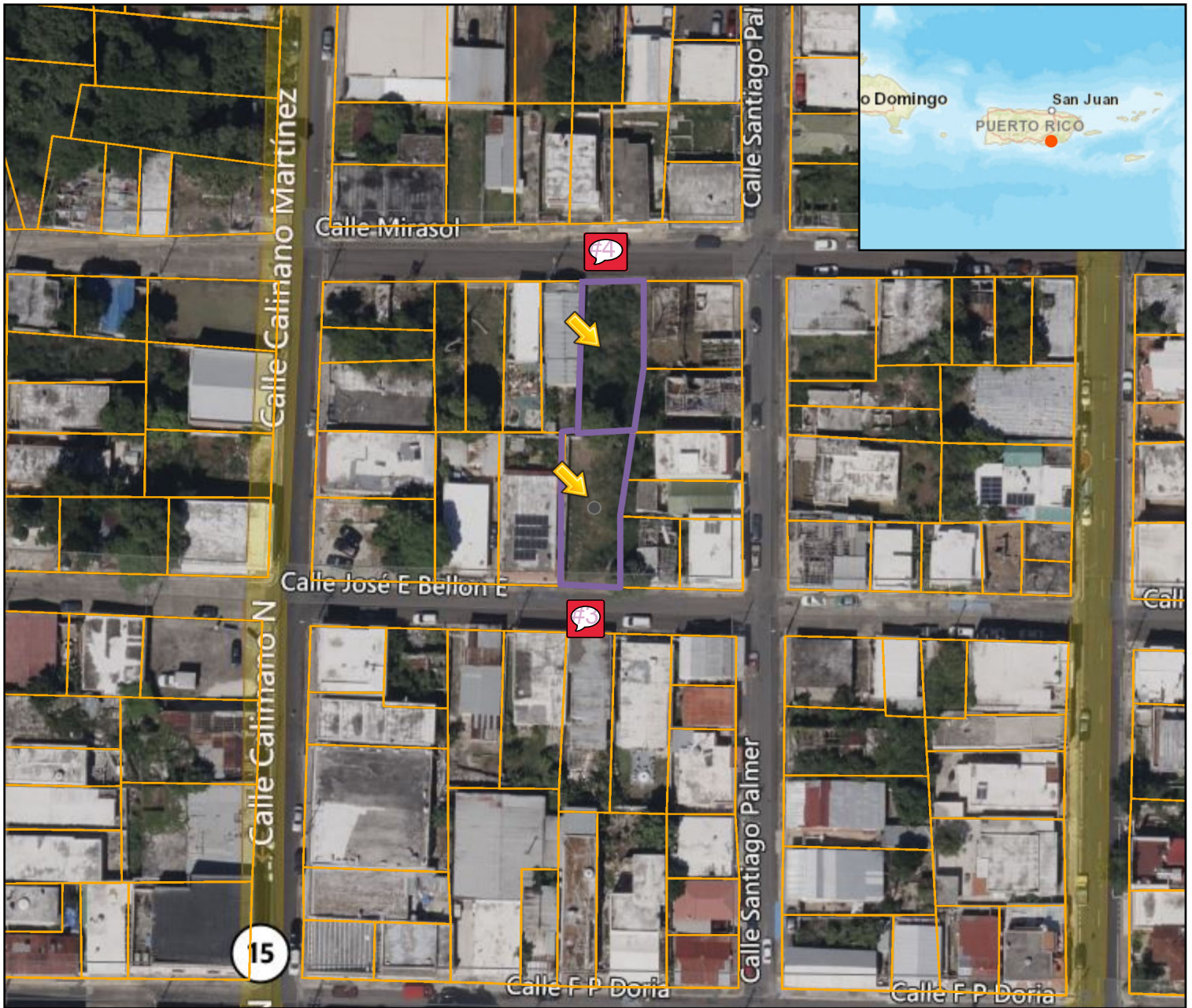
Certifying Officer Signature:  Date: March 27, 2023

Name/Title: Santa D. Ramirez Lebrón / Permits and Environmental Compliance Specialist

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).

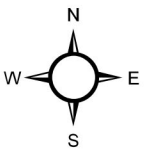
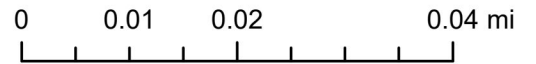


# Jose E Bellon / Mirasol Apart. Site



### Legend

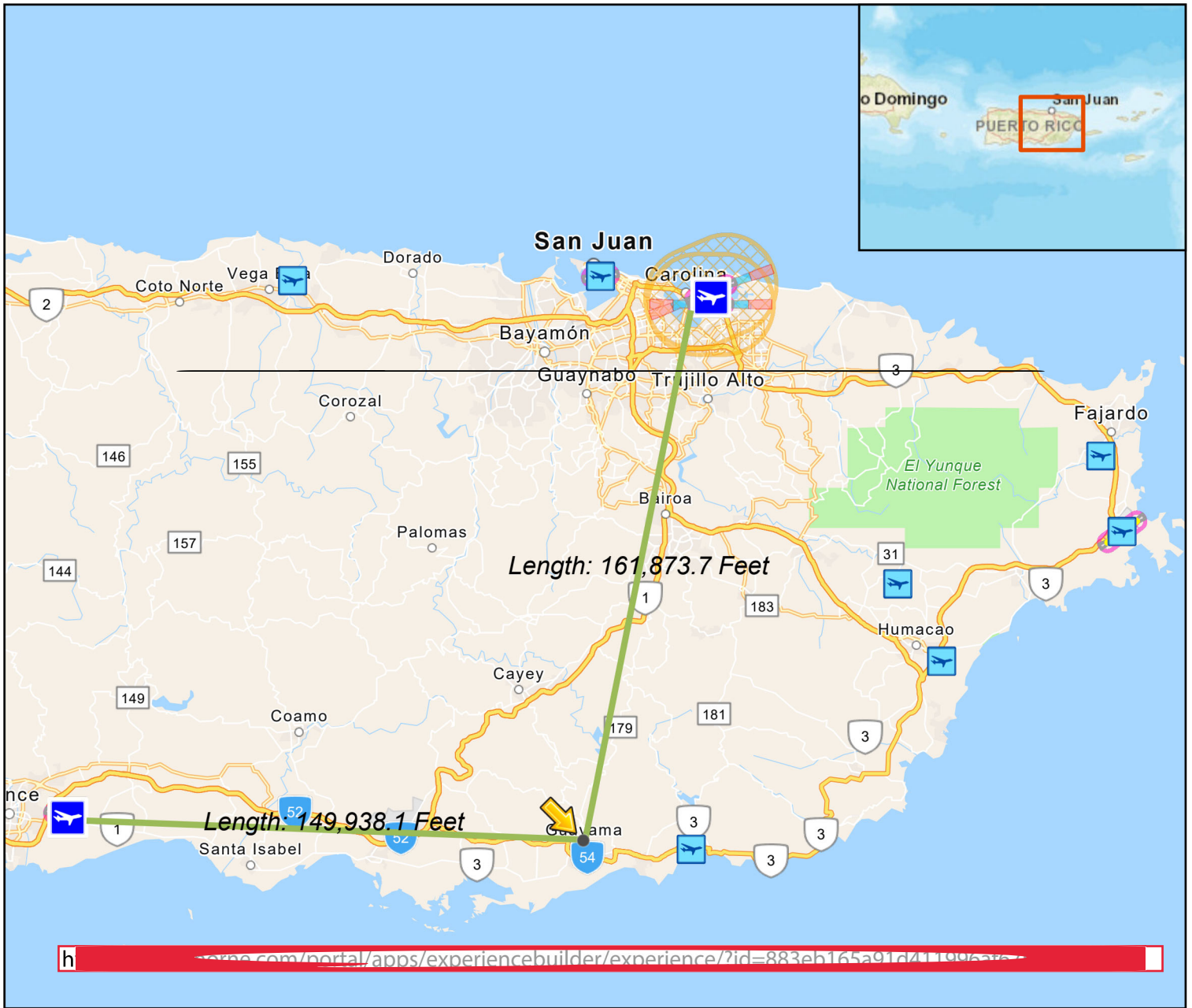
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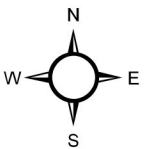
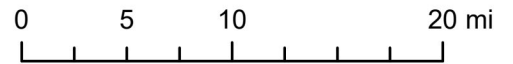


# Jose E Bellon / Mirasol Apart. Airports



## Legend

- Military Airports 15,000ft Buffer
- Civilian Airports 2,500ft Buffer
- Military Accident Potential Zones APZ 2
- Military Accident Potential Zones APZ 1
- Runway Protection Zones
- Airport Runways
- Major
- Minor Airport

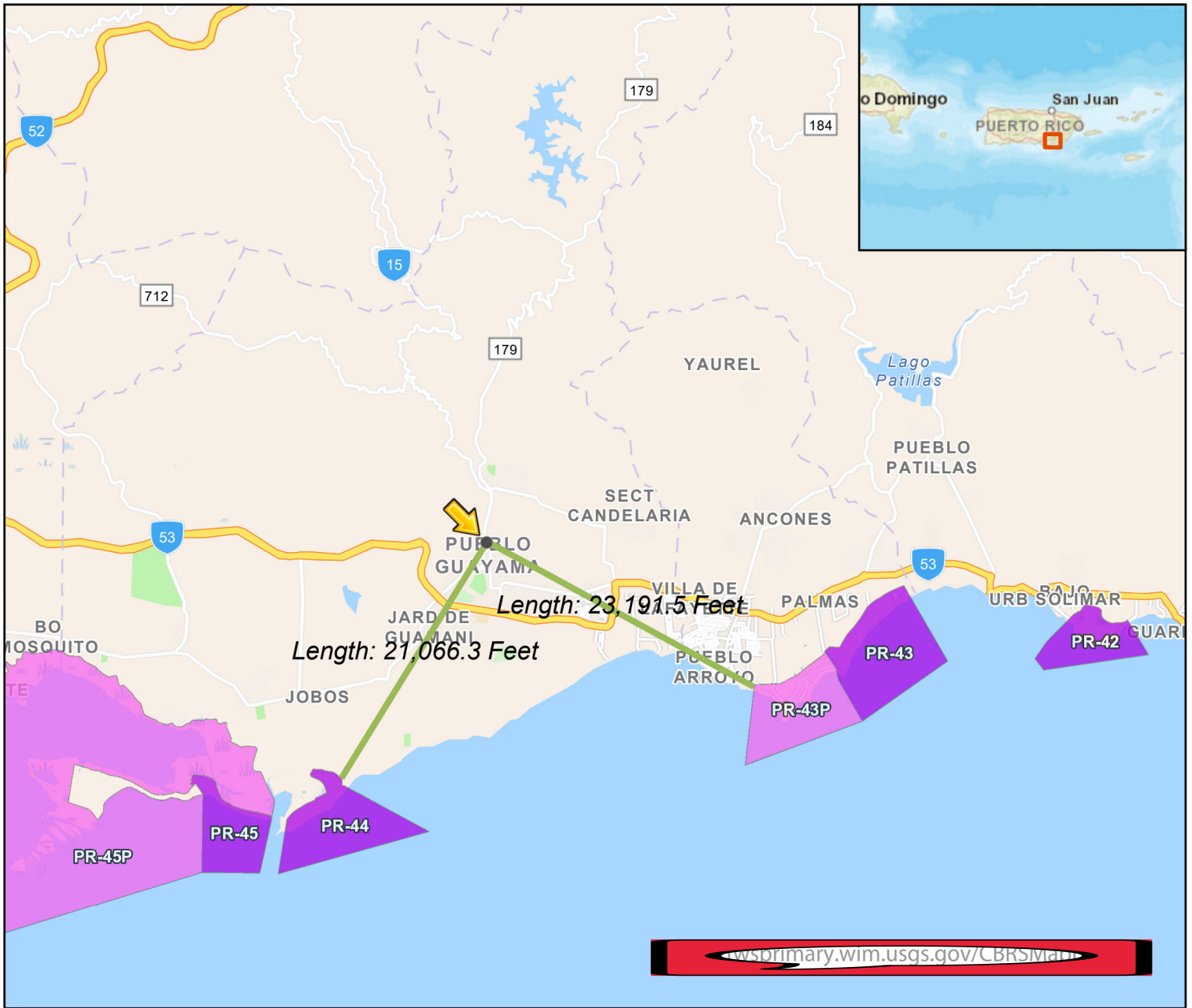


Airport Protection Zones

Major Civil and Military Airports

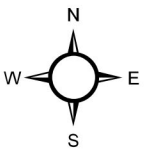
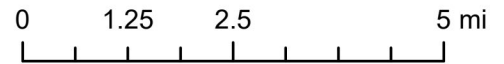


# Jose E Bellon / Mirasol Apart. CBRS



## Legend

- Otherwise Protected Area
- System Unit

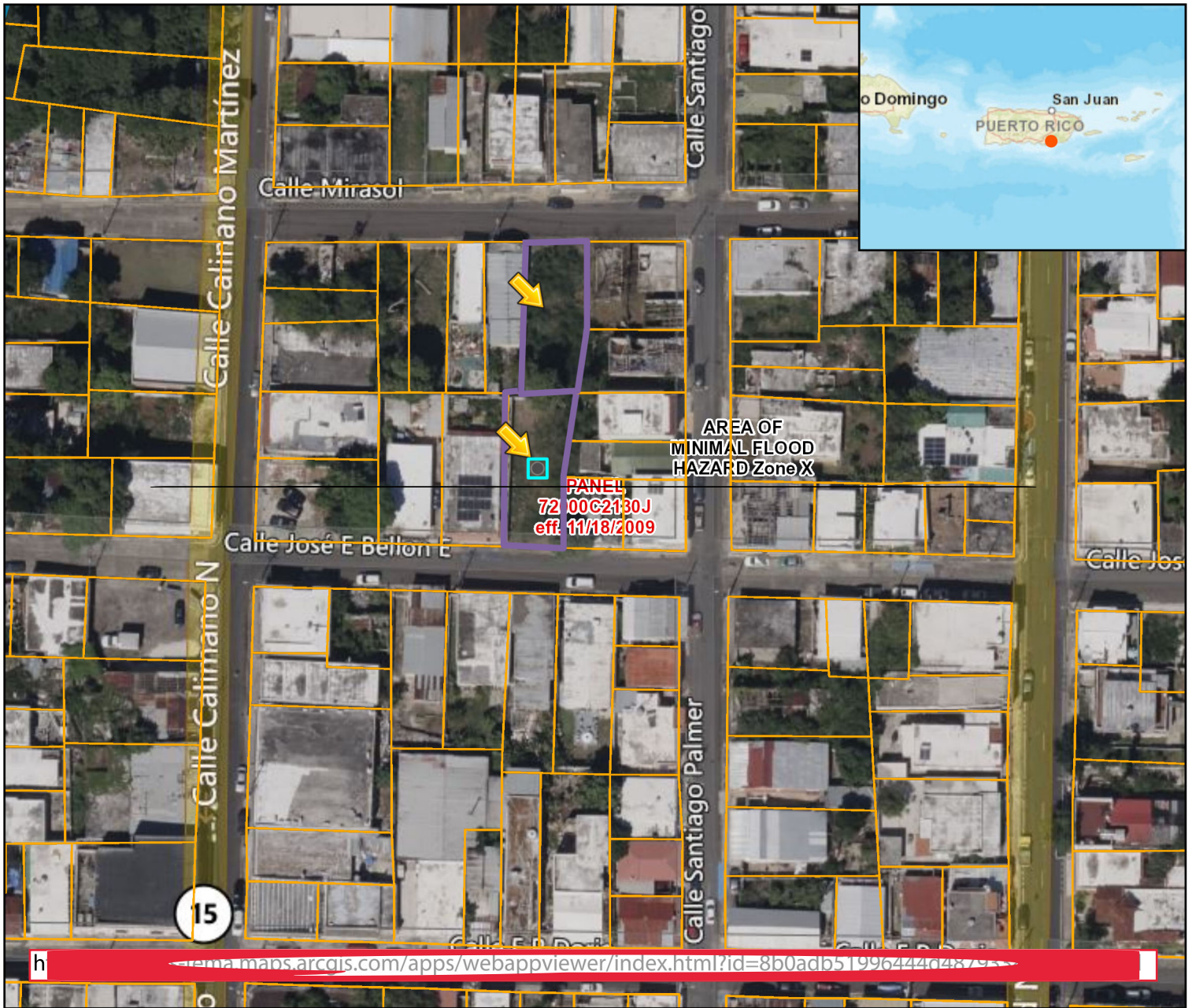


U.S. Fish and Wildlife Service

Coastal Barrier Resources Act Program

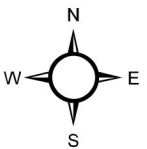
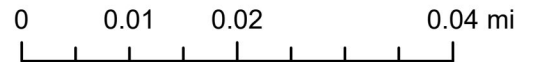


# Jose E Bellon / Mirasol Apart. Flood



## Legend

- Parcels
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- FEMA Floodzone Panels - Effective

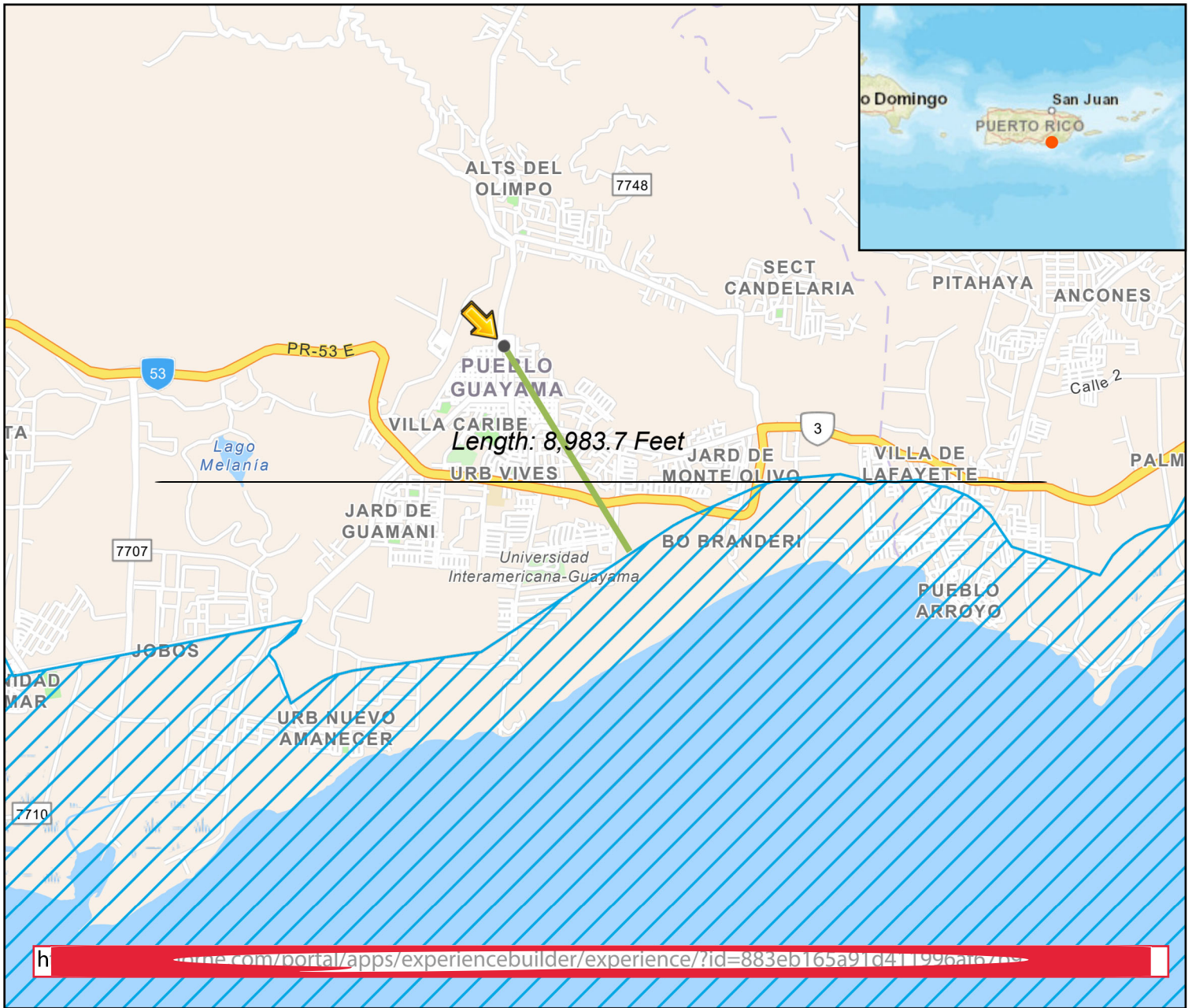


FEMA Map Service

Flood Insurance Rate Maps

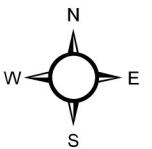
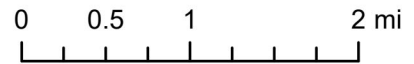


# Jose E Bellon / Mirasol Apart. CZM



## Legend

Coastal Zone Management Act Boundary

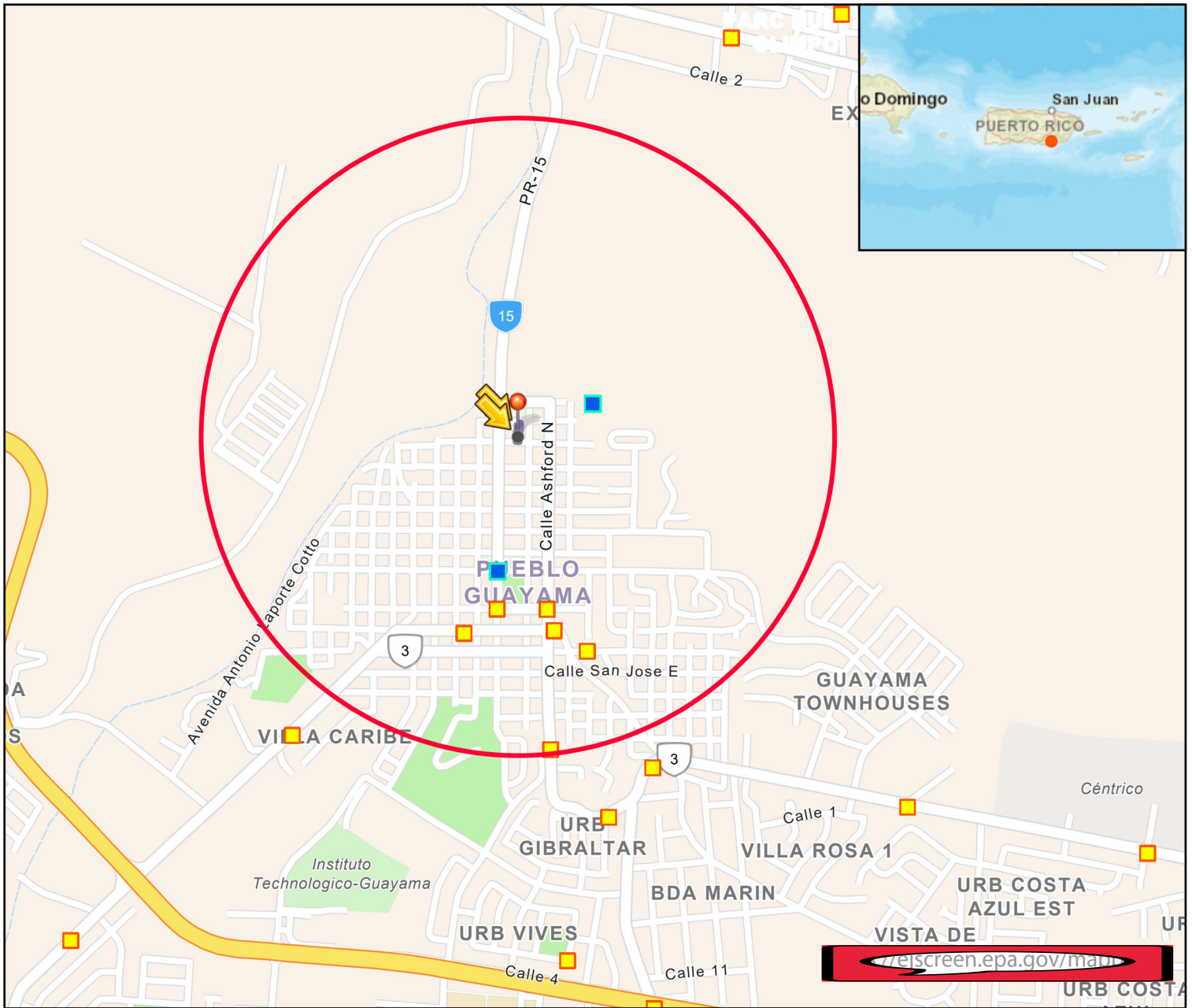


Coastal Zone Management Act

NOAA

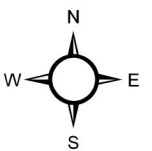
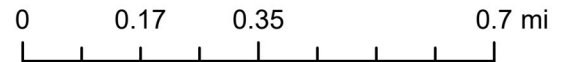


# Jose E Bellon / Mirasol Apart. Toxics



## Legend

- Toxic Substances Control Act
- Brownfields
- Hazardous waste
- Air pollution
- Water dischargers
- Toxic releases
- Superfund



Toxic Sites

EPA

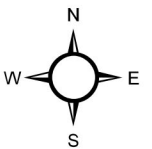
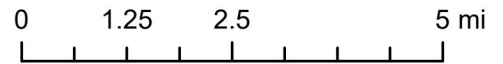


# Jose E Bellon / Mirasol Apart. ESA



## Legend

 USFWS Critical Habitat - Polygon Features - Final (agency service)



USFWS

Critical Habitat



GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #3/4  
Jose E. Bellon 5 / Mirasol 12  
Guayama PR 00785  
17.989169, -66.113413; 17.989416, -66.113385

Figure 8: Case 2021-DR0199A—Explosive and Flammable



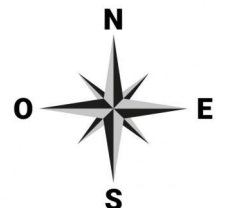
Google Earth Pro



Legend:

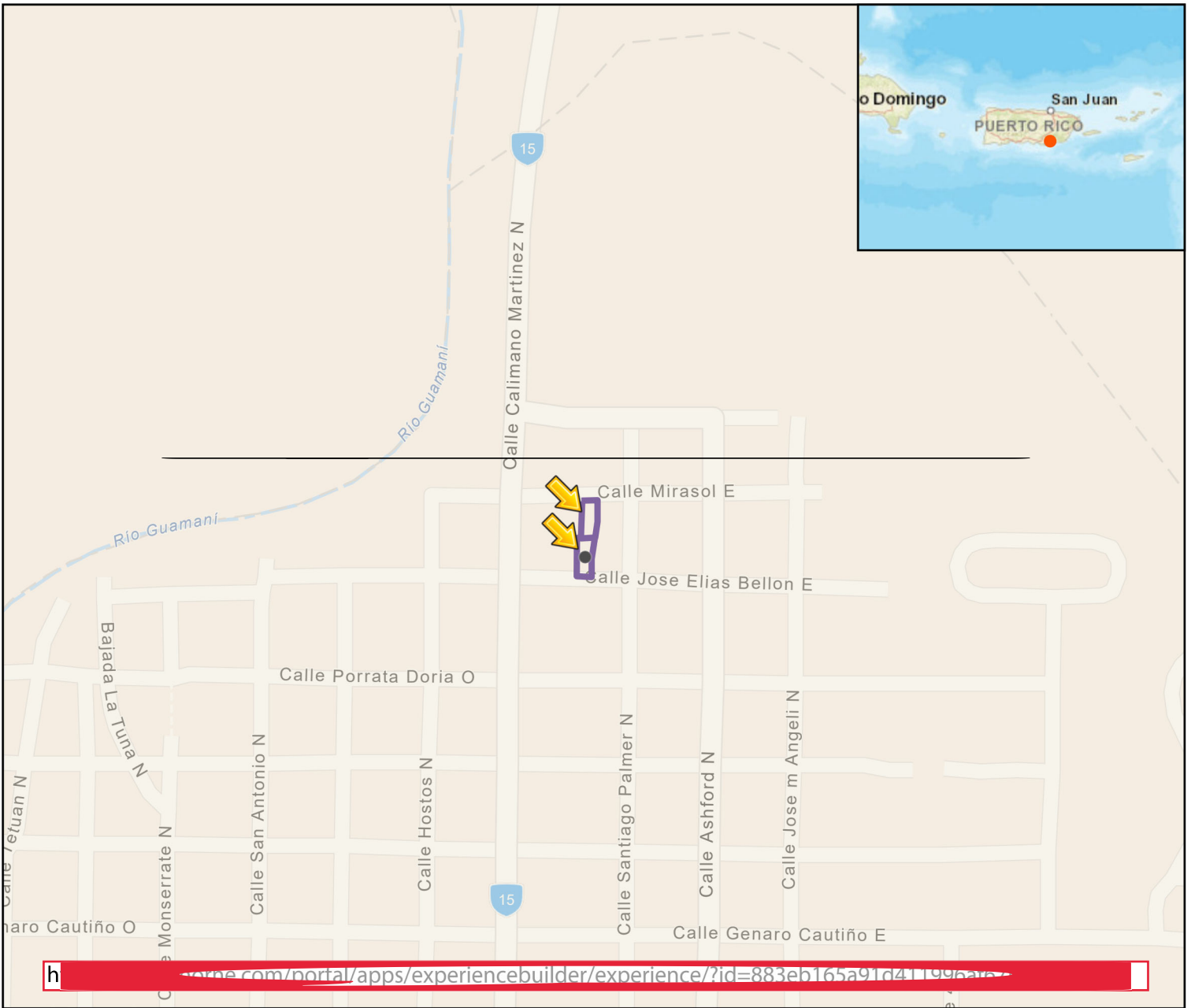


Gas Station (below ground storage)



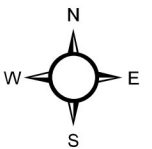
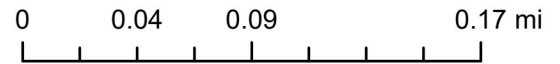


# Jose E Bellon / Mirasol Apart. Farms



## Legend

- Prime Farmland
- Farmland of Local Importance
- Farmland of Statewide Importance
- Farmland of Unique Importance
- Not Prime Farmland



USDA  
NRCS





# Jose E Bellon / Mirasol Apt ABFE

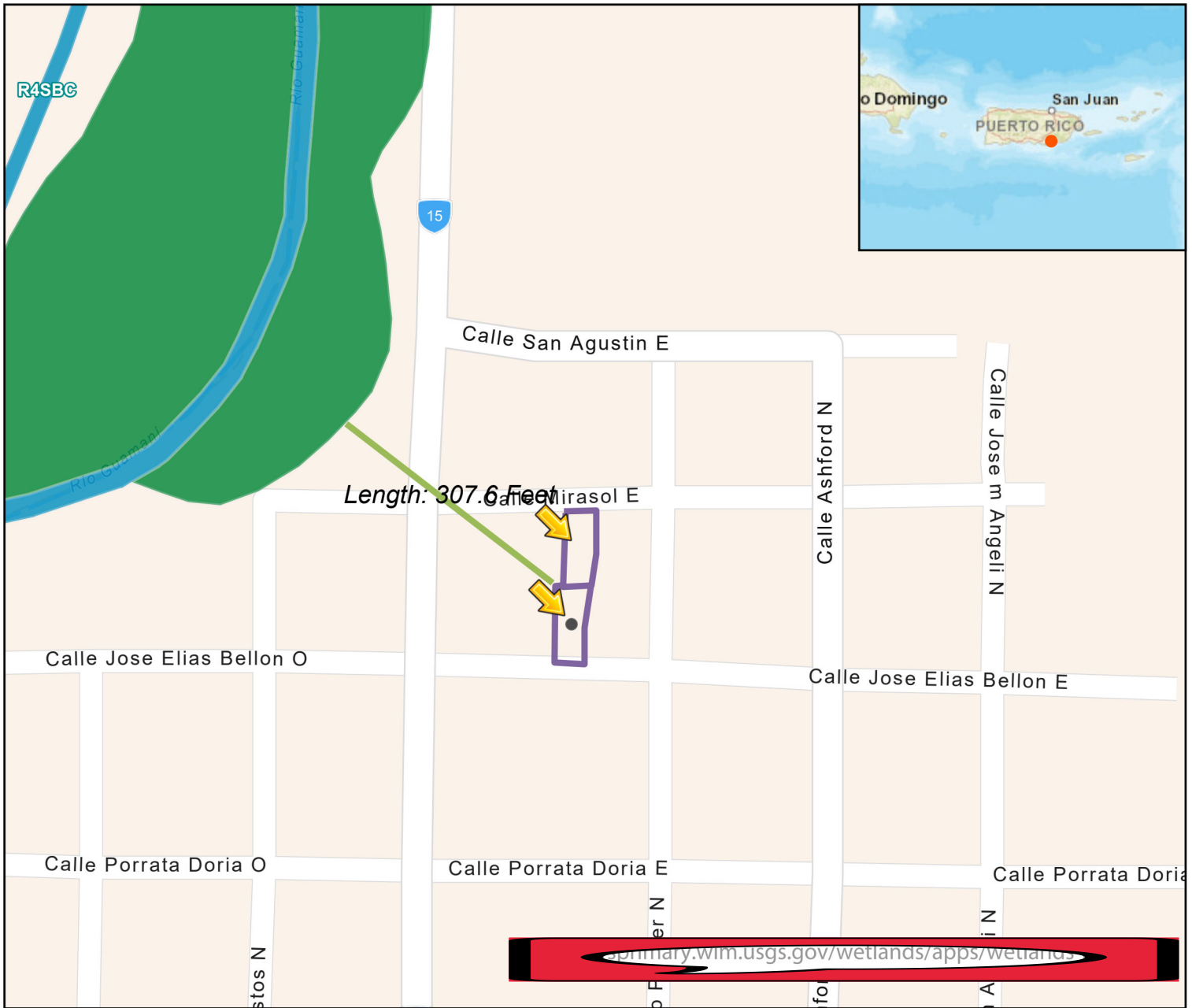


**Legend**

A	Coastal A Zone and Floodway	0	0.02	0.04	0.08 mi
AO	Zone/BFE Boundary				
AE	1% Annual Chance Flood				
Coastal A Zone	0.2% Annual Chance Flood				
VE	Limit of Moderate Wave Action (LiMWA)	FEMA Map Service			
0.2% Annual Chance Flood Zone	Advisory Base Flood Elevation (zoom in to make visible)				
A-Floodway	Streamline (zoom in to make visible)	Advisory Base Flood Elevation			
AE-Floodway					

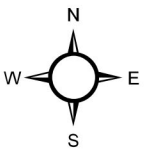
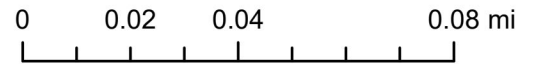


# Jose E Bellon / Mirasol Apt Wetland



## Legend

- Freshwater Forested/Shrub Wetland
- Riverine

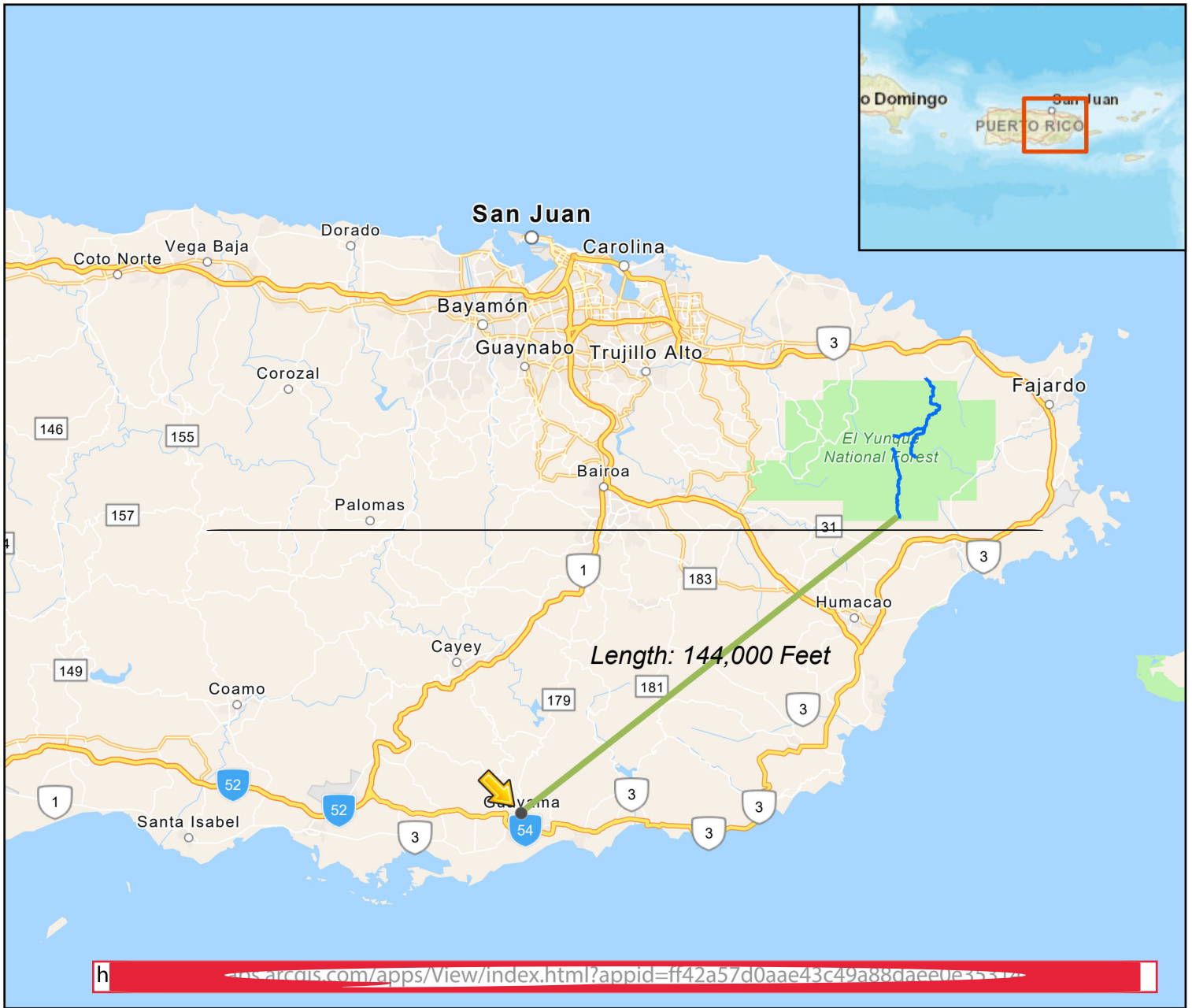


USFWS

National Wetland Inventory



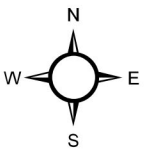
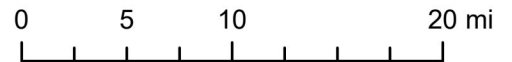
# Jose E Bellon / Mirasol Apt Rivers



<https://arcgis.com/apps/View/index.html?appid=f42a57d0aae43c49a88dae0e3533333333>

**Legend**

- Wild and Scenic Rivers

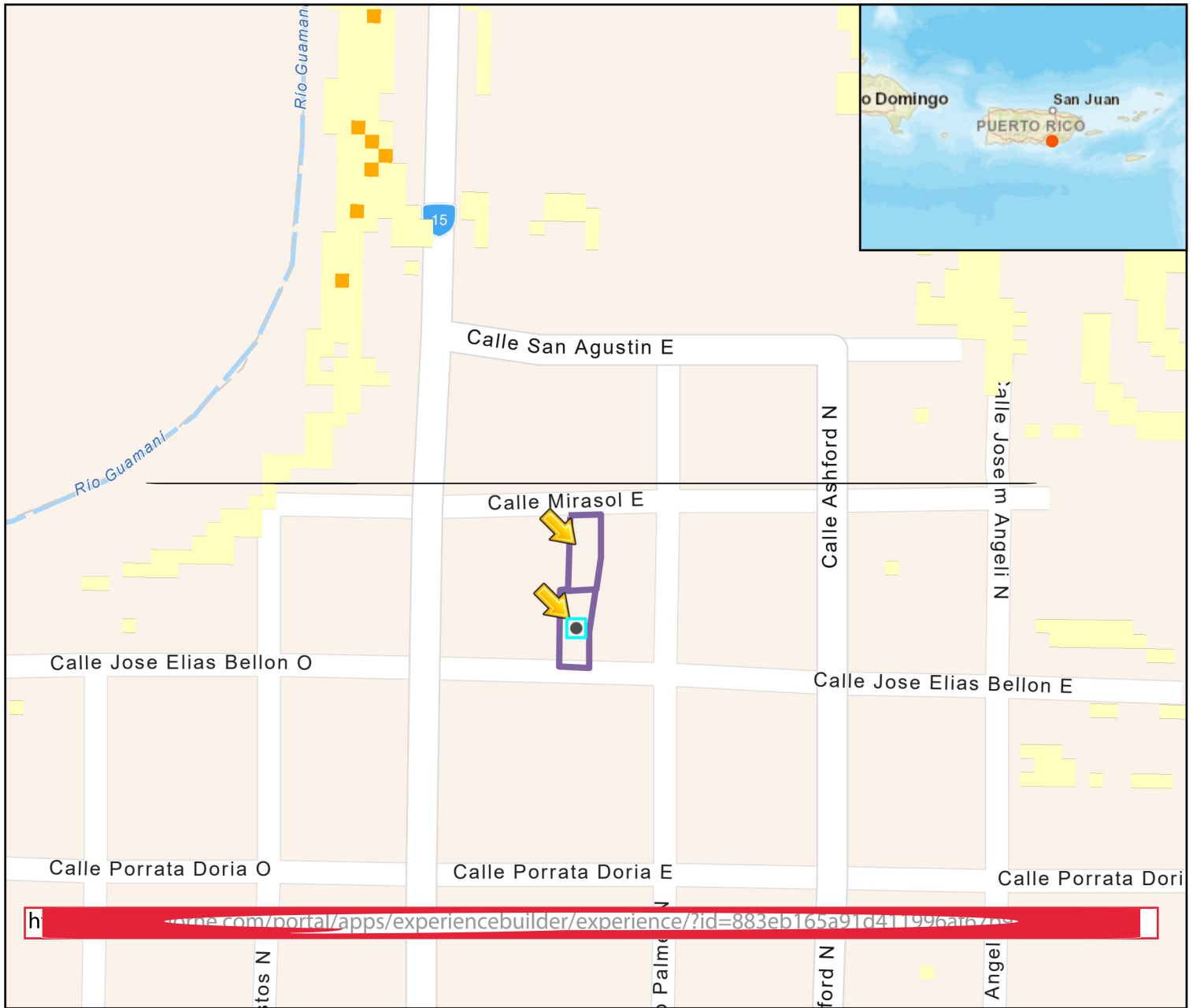


National Wild & Scenic River System

National Park Service



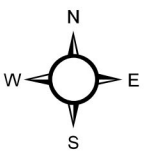
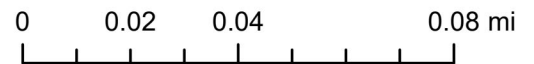
# Jose E Bellon / Mirasol Apt Landslides



## Legend

### rainLSsuc

- Low
- Moderate
- High



Landslide Susceptibility

USGS

Exhibit A, Toxics Within 3,000 feet

CaseID	Registry_ID	PGM_SYS_ID	Name	Location	Municipio	Latitude	Longitude	Type	Report	Distance	Impact	Update_Date
PR-SIH-00029B #3, #4	110009814969	PR0022578	Prasa Wtp Guayama Filter Plant	CORNER OF J.M. & ANGELI STREET	Guayama	17.990035	-66.111372	NPDES	https://echo.epa.gov/detail-facility-report?fid=110009814969	775	None	2/23/2023
PR-SIH-00029B #3, #4	110057198438	PRR040061	Municipality Of Guayama	VICENTE PALES MATOS STREET	Guayama	17.985690	-66.113960	NPDES	https://echo.epa.gov/detail-facility-report?fid=110057198438	1277	None	2/23/2023
PR-SIH-00029B #3, #4	110012267135	PRR000014027	FARMACIA EL AMAL #22	CALLE DERKES 22E ESQ CALIMANO	Guayama	17.984709	-66.113982	Haz Waste	https://echo.epa.gov/facilities/facility-search/results	1631	None	2/23/2023
PR-SIH-00029B #3, #4	110007813107	PRD987381514	P U C P R GUAYAMA CENTER	DERKES CORNER ASHFORD ST	Guayama	17.984703	-66.112616	Haz Waste	https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=PRD987381514	1645	None	Small Quantity Generator
PR-SIH-00029B #3, #4	110004893483	PRR000007641	KMART #3853	PR HW 3 PLAZA GUAYAMA B3	Guayama	17.984082	-66.114880	Haz Waste	https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=PRR00007641	1916	None	Small Quantity Generator
PR-SIH-00029B #3, #4	110037441426	PRR000021568	CASA LUIS PALES MATOS	ASHFORD AVE & DUQUE ST	Guayama	17.984151	-66.112425	Haz Waste	https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=PRR000021568	1854	None	Small Quantity Generator
PR-SIH-00029B #3, #4	110004889960	PRD987378312	PRASA GUAYAMA MICROBIOLOGICAL LAB	75 W ENRIQUE GONZALEZ	Guayama	17.983617	-66.111523	Haz Waste	https://enviro.epa.gov/enviro/rcrainfoquery_3.facility_information?pgm_sys_id=PRD987378312	2120	None	Small Quantity Generator
PR-SIH-00029B #3, #4	110004888471	PR0000930487	PONTIFICIA UNIVERSIDAD CATOLICA	ASHFORD 9S	Guayama	17.981070	-66.112520	Haz Waste	https://echo.epa.gov/detail-facility-report?fid=110004888471	2957	None	2/23/2023



Appendix A

You are here: EPA Home > Green Book > National Area and County Level Multi-Pollutant Information > Puerto Rico Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

## Puerto Rico Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

Data is current as of April 30, 2022

Listed by County, NAAQS, Area. The 8-hour Ozone (1997) standard was revoked on April 6, 2015 and the 1-hour Ozone (1979) standard was revoked on June 15, 2005.

\* The 1997 Primary Annual PM-2.5 NAAQS (level of 15 µg/m<sup>3</sup>) is revoked in attainment and maintenance areas for that NAAQS. For additional information see the PM-2.5 NAAQS SIP Requirements Final Rule, effective October 24, 2016. (81 FR 58009)

Change the State:

Important Notes

Download National Dataset: dbf | xls | Data dictionary (PDF)

County	NAAQS	Area Name	Nonattainment in Year				Redesignation to Maintenance	Classification	Whole or Part County	Population (2010)	State/County FIPS Codes	
<b>PUERTO RICO</b>												
Arecibo Municipio (2008)	Lead	Arecibo, PR					111213141516171819202122	//		Part	32,185	72/013
Bayamon Municipio (2010)	Sulfur Dioxide	San Juan, PR					1819202122	//		Part	22,921	72/021
Catano Municipio (2010)	Sulfur Dioxide	San Juan, PR					1819202122	//		Whole	28,140	72/033
Guaynabo Municipio (1987)	PM-10	Mun. of Guaynabo, PR					929394959697989900010203040506070809	02/11/2010	Moderate	Part	90,470	72/061
Guaynabo Municipio (2010)	Sulfur Dioxide	San Juan, PR					1819202122	//		Part	23,802	72/061
Salinas Municipio (2010)	Sulfur Dioxide	Guayama-Salinas, PR					1819202122	//		Part	23,401	72/123
San Juan Municipio (2010)	Sulfur Dioxide	San Juan, PR					1819202122	//		Part	147,963	72/127
Toa Baja Municipio (2010)	Sulfur Dioxide	San Juan, PR					1819202122	//		Part	52,441	72/137



GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #03

Lote C, Guayama  
Jose E. Bellon Apartments  
Calle Jose E. Bellon No.5  
Guayama PR 00785  
420-022-013-13  
17.98916985, -66.11341326

## **Appendix B: Case 2021-DR0199A**

### **SHPO Consultation Package**



**GOVERNMENT OF PUERTO RICO**  
STATE HISTORIC PRESERVATION OFFICE

Executive Director | Carlos A. Rubio-Cancela | carubio@prshpo.pr.gov

December 13, 2022

**Lauren Bair Poche**

HORNE- Architectural Historian Manager  
10000 Perkins Rowe, Suite 610 Bldg G  
Baton Rouge, LA 70810

SHPO: 11-17-22-03 PUERTO RICO DISASTER RECOVERY, CDBG-DR SOCIAL INTEREST HOUSING (SIH) PROGRAM, PR-SIH-00029B #3, CALLE JOSÉ E. BELLÓN PROJECT, LOTE C NÚM. 5, GUAYAMA, PUERTO RICO

Dear Ms. Poche,

Our Office has received and reviewed the above referenced project in accordance with 54 USC 306108 (commonly known as Section 106 of the *National Historic Preservation Act, as amended*) and 36 CFR Part 800: *Protection of Historic Properties* from the Advisory Council on Historic Preservation.

We concur with your finding that the proposed project will have **no adverse effect** for this undertaking **conditioned to** archaeological monitoring during ground disturbing activities. The submitted customized archaeological monitoring plan is deemed acceptable and we concur with its implementation.

If you have any questions concerning our comments, do not hesitate to contact our Office.

Sincerely,

Carlos A. Rubio-Cancela  
State Historic Preservation Officer

CARC/GMO/LCC/EVR





November 17, 2022

Carlos A. Rubio Cancela  
Director Ejecutivo  
Oficina Estatal de Conservación Histórica  
Cuartel de Ballajá (Tercer Piso)  
San Juan, PR 00902-3935

## **Puerto Rico Disaster Recovery, CDBG-DR Social Interest Housing (SIH) Program**

### **Section 106 NHPA Effect Determination Submittal: Lote C, Calle José E. Bellón Project, Calle José E. Bellón Núm. 5, Guayama, Puerto Rico (PR-SIH-00029B #03) – *No Adverse Effect, Conditioned***

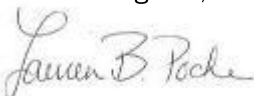
Dear Architect Rubio Cancela,

On February 9, 2018, an allocation of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds was approved by the United States Department of Housing and Urban Development (HUD) under the Federal Register Volume 83, No. 28, 83 FR 5844, to assist the Commonwealth of Puerto Rico in meeting unmet needs in the wake of Hurricanes Irma and Maria. On August 14, 2018, an additional \$8.22 billion recovery allocation was allocated to Puerto Rico under the Federal Register Volume 83, No. 157, 83 FR 40314. With these funding allocations, the Puerto Rico Department of Housing (PRDOH) aims to lead a comprehensive and transparent recovery for the benefit of Puerto Rico residents. To faithfully comply with HUD's environmental requirements, the Puerto Rico Department of Housing contracted Horne Federal, LLC (HORNE) to provide environmental records review services that will support the Department's objectives for Puerto Rico Housing (PRDOH) regarding CDBG-DR.

On behalf of PRDOH and the subrecipient for this project, Ponce Neighborhood Housing Services, we are submitting documentation for the acquisition of one parcel and the construction of one, two-story apartment buildings at Calle José E. Bellón Núm. 5 in the municipality of Guayama which is within the delineated boundaries of the National Register of Historic Places eligible Guayama Traditional Urban Center. The full scope of work is described in the submitted documentation, which includes mapping, photographs, and conceptual drawings of the new construction. Background research indicates although there are no known historic properties within the project area, the potential for finding archaeological resources is high. Based on this research and the provided documentation, the Program requests a concurrence that a determination of *No Adverse Effect* to Historic Properties is appropriate for this undertaking, conditioned to the implementation of a customized archaeological monitoring plan which is included with the NHPA Effect Determination Form.

Please contact me by email at [lauren.poche@horne.com](mailto:lauren.poche@horne.com) or phone at 225-405-7676, or Ms. Sharon Meléndez Ortiz at [sharon.melendez@hornepr.com](mailto:sharon.melendez@hornepr.com) with any questions or concerns.


Kindest regards,



**Lauren Bair Poche**

Architectural Historian, Historic Preservation Senior Manager

Enclosures

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #03	
<b>Project Name:</b> PR-SIH-00029B #03 - Lote C, Calle José E. Bellón	

<b>Project Location:</b> Street José E. Bellón Núm. 5, Guayama, Puerto Rico	
<b>Project Coordinates:</b> 17.989170, -66.113413	
<b>TPID (Número de Catastro):</b> 420-022-013-13	
<b>Type of Undertaking:</b> <input checked="" type="checkbox"/> Acquisition <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
<b>Construction Date (AH est.):</b> n/a	<b>Property Size (acres):</b> 0.08

<b>SOI-Qualified Architect/Architectural Historian:</b> Lauren Bair Poche, M.A.	
<b>Date Reviewed:</b> 11/14/2022	
<b>SOI-Qualified Archaeologist:</b> Sharon Meléndez Ortiz, M.A.	
<b>Date Reviewed:</b> 11/15/2022	


In compliance with Section 106 of the National Historic Preservation Act (NHPA), the Program is responsible for identifying historic properties listed in the National Register of Historic Places (NRHP) and any properties not listed that would be considered eligible for listing that are located within the geographic area of potential effects (APE) of the proposed project and assessing the potential effects of its undertakings on these historic properties.

### Project Description (Undertaking)

The proposed undertaking is the acquisition of one parcel and the construction of one, two-story apartment building composed of four units in total in the northern part of the urban center of Guayama that has been vacant since circa 2005 based on a review of aerial imagery. No structures are currently present that will need to be demolished.

The new building will be constructed adjacent to Calle José E. Bellón, similar to the other buildings along the street, and respect the current setbacks of those structures. A tall decorative metal fence is depicted in the conceptual drawings along the sidewalk, providing security for the occupants. All of the building's balconies will feature decorative metal railings with the same pattern as the security fence. The building is depicted as offset slightly to the east on the parcel. The site plan included in the conceptual plans (Page 3) depicts the layout of the new construction within the project area.

This conceptual architectural design is a perfect blend of modern elements and traditional Puerto Rican architecture. Half-width, inset balconies are situated on the east side of the primary façade; each balcony is enclosed with metal railings. The balcony openings are

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #03	
<b>Project Name:</b> PR-SIH-00029B #03 - Lote C, Calle José E. Bellón	

composed of clean lines and rectangular concrete posts supporting the roofs. Doors on the balconies that lead into the units face the street and are offset toward the middle of the buildings; these doors have full-length integrated jalousies and transoms overtop. Paired jalousie windows with transoms overtop are situated between the doors and the western exterior wall. This door-window arrangement is also the same for the second-floor units although those balconies are accessed from the interior living space.

The front elevation adjacent to the balconies features paired jalousie windows with glass transoms overtop as well, but with decorative crowns at the top and prominent casings and window sills. This style of paired jalousie windows and casings will be present along the secondary elevations of the building, along with sets of triple units on the east elevation. The primary facade will be mirrored on the rear elevation.


A cornice visually divides the first and second floors across the front elevation and wraps around the side of the building. On the upper story of the facade, the cornice is not present above the balcony but is on the other half of the front elevation as well as the secondary elevations. The entrance to the interior of the building and the second-story units are located on the west elevation, centered on the elevation. These are a pair of doors similar to those seen on the front elevation with transoms overtop.

### **Area of Potential Effects**

As defined in 36 CFR §800.16(d), the area of potential effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. Based on this definition and the nature and scope of the Undertaking, the Program has determined that the Direct APE for this project is composed of the parcel where the construction will occur, 420-022-013-13. The Indirect/Visual APE is defined as the viewshed of the proposed project and includes the Guayama Traditional Urban Center and Historic Zone.

### **Identification of Historic Properties - Archaeology**

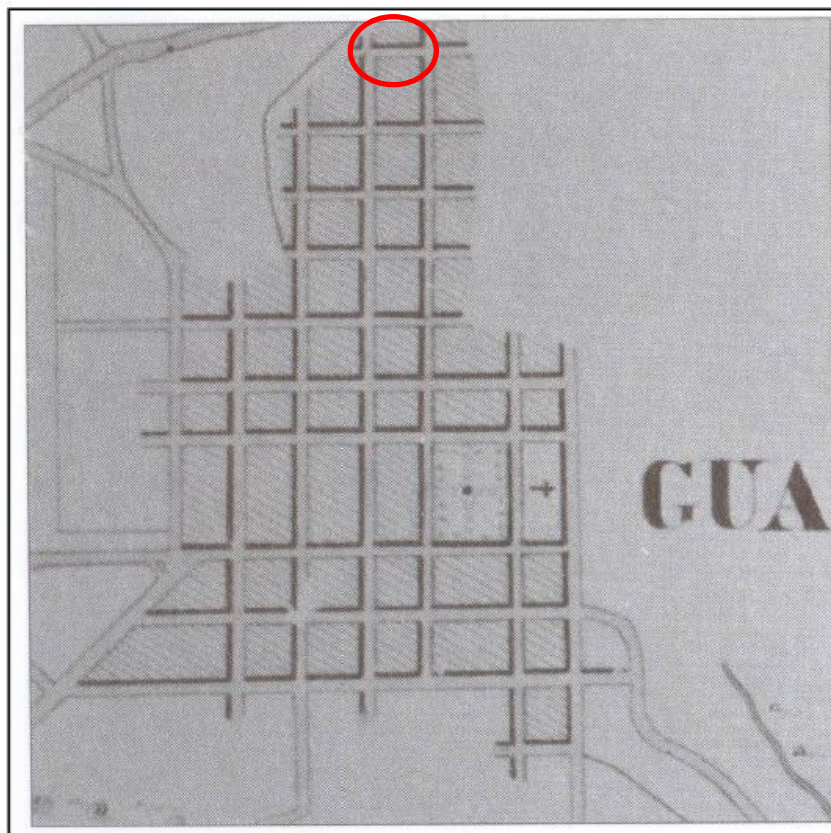
Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information was completed by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards for


<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #03	
<b>Project Name:</b> PR-SIH-00029B #03 - Lote C, Calle José E. Bellón	

Archaeology (36 CFR Part 61), shows that the project area is located in a zone sensitive to the presence of archaeological resources of colonial nature.

The project area is located in the northern section of the traditional urban center of Guayama, about 0.24 mi north of its town square, the foundational nucleus of the municipality. Despite being located far from the plaza, a 19<sup>th</sup>-century map of the urban center of Guayama suggests that this area was already part of the town's grid by 1853 (Figure 1). By 1884, the block where the project is located was already formed, as shown in Figure 2.

**Figure 1: Casco urbano de Guayama, ca. 1853 (Sepúlveda 2005, Vol 2: 25)**




<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #03	
<b>Project Name:</b> PR-SIH-00029B #03 - Lote C, Calle José E. Bellón	

**Figure 2: Casco urbano de Guayama en 1884, Francisco Larea y Liso y Manual Mariano y Vivó (Sepúlveda 2005, Vol 3: 182)**



A review of available aerial imagery shows that there was a building within the APE in the 1930s. The building was demolished sometime between 2006 and 2009, as by January 2010 the lot appears vacant. It is not known if the structure from the 1930s survived into the 21st century, or if it is a later construction however an analysis of the roofline supports that it did.

There are no pre-colonial sites reported in or near the urban center of Guayama. In contrast, there are about six historic properties of the colonial periods located between 0.17 to 0.27 miles south of the APE (see table below). Three other archaeological resources of historic character are located 0.40 to 0.49 mi south-southwest of the study area, across (or on) the Guamaní River. All of these resources are associated with the sugar industry, which was very important in the historical development of this town. None of these resources are within or adjacent to the project's APE.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #03	
<b>Project Name:</b> PR-SIH-00029B #03 - Lote C, Calle José E. Bellón	


**Table of Historic Resources Recorded in the Vicinity of the Project Area**

<b>ID #</b>	<b>Resource Name</b>	<b>Distance to Project Area</b>
GY0100012	Old Cemetery (1746)	0.25 mi S
GY0100023	Estación de cargar caña de azúcar al tren	0.40 mi SW
GY0100024	La Tenería. Represa en el Río Guamaní, siglo 19	0.49 mi SW
GY0100038	Hacienda La Tuna (1896)	0.49 mi W
GY0200030	Casa del Rey, Cárcel de Guayama, 19th century	0.17 mi S
GY0200031	Iglesia San Antonio de Padua (1874)	0.27 mi S
GY0200045	Casa Cautiño	0.23 mi S
GY0200046	Escuela Eleuterio Derkes	0.23 mi S
--	Plaza Pública de Guayama	0.24 mi S

**Identification of Historic Properties - Architecture**

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards for Architectural History (36 CFR Part 61), shows that the project area is within the boundaries of the National Register of Historic Places (NRHP)-eligible Guayama Traditional Urban Center and Historic Zone. While there are several NRHP-listed properties and registered designated properties per the Puerto Rico Planning Board, none are located near the project area.


The APE is situated in the northern section of the urban center of Guayama, on a street with a gradual slope down to the west side of the city, towards the Guamaní River. As mentioned above, historic maps show that this part of Guayama was developed as early as the 1850s. A review of aerial imagery shows that a residence was in this location in the 1930s. It was a small residence that appeared to have had a side gable roof with an extended back slope, likely a variation of the traditional vernacular Criollo residences that can be seen throughout Guayama. It was similar in depth to the bungalow Criollo residence still extant to the east of the APE, and only covered the south half of the parcel. The original residence can be seen in place as late as November 2006 per Google Earth Pro imagery; the home is gone by December 2010 and the lot has been vacant for the last 12 years.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #03	
<b>Project Name:</b> PR-SIH-00029B #03 - Lote C, Calle José E. Bellón	

Nearby residences are a mix of one-story and two-story structures, although many are primarily one-story. These properties are wood or concrete, but the majority are concrete residences. Those immediately adjacent to the APE are comprised of one-story residences and are a mix of contributing and non-contributing resources to the district. An early twentieth-century vernacular Criollo residence in very poor condition is to the east and appears to be abandoned and structurally compromised. The roof is partially missing. The inset half-width porch is to the left and enclosed with decorative rejas with a decorative wrought iron railing. Adjacent to the east is a circa 1968 reinforced concrete residence with an integrated carport and inset partial-width porch centrally located across the home. An angled parapet with Spanish-style tiles spans the front roofline of the flat concrete roof, with a metal awning across the front and wrapping around the right elevation that mimics Spanish tiles. The home is slightly set back from the street with a concrete wall delineating the front property line.

The residences across the street are also reinforced concrete homes with flat concrete roofs. The home directly across the street and to either side are also reinforced concrete homes. The residence to the southwest of the APE was constructed circa 1980 based on an examination of aerial imagery; this home has a flat concrete roof with a parapet featuring Spanish tiles similar to that across the street. The home has an integrated carport to the left, with a porch under the main roof across the rest of the home. The porch bays are arched with decorative porch columns resting on a concrete porch rail with balusters. Decorative rejas with a floral pattern are installed across the carport and porch openings.

The residence directly south of the APE was constructed circa 1962 per aerial imagery. It has a flat concrete roof with an integrated carport to the right and a full-width porch to its right across the living quarters. The fenestration of the residence appears to have been changed as a modern door with transoms and sidelight are offset just to the left and a decorative wood door is to the right adjacent to the carport. Concrete balusters span the front of the porch. Linear rejas with decorative crests enclose both the porch and carport. The residence to the southeast is setback several feet from the street with a metal fence and gate delineating the front parcel boundary. A review of aerial imagery indicates the current house was constructed circa 1980. The home has a flat concrete roof with an integrated carport on the left elevation. A porch spans the rest of the front elevation, under the main roof. The carport and porch openings are arched, with a concrete balustrade closing the porch. Simple, linear rejas enclose all of the openings.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	
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<b>Project Name:</b> PR-SIH-00029B #03 - Lote C, Calle José E. Bellón	


## Determination

The following historic properties have been identified within the APE:

- Direct Effect:
  - No historic properties are present within the Direct APE, however, the potential for finding archaeological resources within the project's parcel is high. Historical cartographic resources evidenced that the area of Guayama where the project is located was already part of the town's grid by the second half of the 19<sup>th</sup>-century, and that there was a building present in the 1930s that was demolished in the 21<sup>st</sup> century. Thus, there is potential to find remnants of previous occupations from the 19<sup>th</sup> or early 20<sup>th</sup> centuries.
- Indirect Effect:
  - Indirect effects will consist of the change in use for the parcel from vacant for the last 12 years to residential, featuring one, two-story apartment building. The surrounding properties are a mix of residential one-story and two-story structures that represent a mix of architectural styles.

Based on the results of our historic property identification efforts, the Program has determined that project actions will not affect the historic properties that compose the Direct APE conditioned to the implementation of an archaeological monitoring plan. The Program has also determined that project actions will not affect the historic properties that compose the Indirect/Visual Area of Potential Effect. The construction of this new apartment building will once again bring continuity to the streetscape for Calle José E. Bellón. The placement of the building with a 0' setback will re-establish an uninterrupted line of sight that once was present along this side of the street. The building is compatible with its surroundings as the massing and scale will be similar to those of other nearby two-story buildings, and the successful integration of modern elements with those found in traditional Puerto Rican architecture complements the surrounding buildings and neighborhood. Although many of the surrounding buildings are one-story residences and the proposed design is two stories tall, the gentle slope of the street will help to soften the introduction of the new building, likely putting it similar in height to a two-story residence two lots to the east on the northwest corner of Calles José E. Bellón and Santiago Palmer.



<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #03	
<b>Project Name:</b> PR-SIH-00029B #03 - Lote C, Calle José E. Bellón	

**Recommendation**

The Puerto Rico Department of Housing requests that the Puerto Rico SHPO concur that the following determination is appropriate for the undertaking (Choose One):

No Historic Properties Affected

No Adverse Effect

**Condition:** Implementation of a customized archaeological monitoring plan (attached).

Adverse Effect

Proposed Resolution (if applicable)

**This Section is to be Completed by SHPO Staff Only**

The Puerto Rico State Historic Preservation Office has reviewed the above information and:	
<input type="checkbox"/> <b>Concurs</b> with the information provided. <input type="checkbox"/> <b>Does not concur</b> with the information provided.	
<b>Comments:</b>   	
Carlos Rubio-Cancela State Historic Preservation Officer	Date:

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM**  
**SOCIAL INTEREST HOUSING PROGRAM (SIH)**  
**Section 106 NHPA Effect Determination**



GOVERNMENT OF PUERTO RICO  
DEPARTMENT OF HOUSING

**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #03

**Project Name:** PR-SIH-00029B #03 - Lote C, Calle José E. Bellón

**Project Location - Aerial Base**  
**Puerto Rico Department of Housing**  
**Social Interest Housing Program**

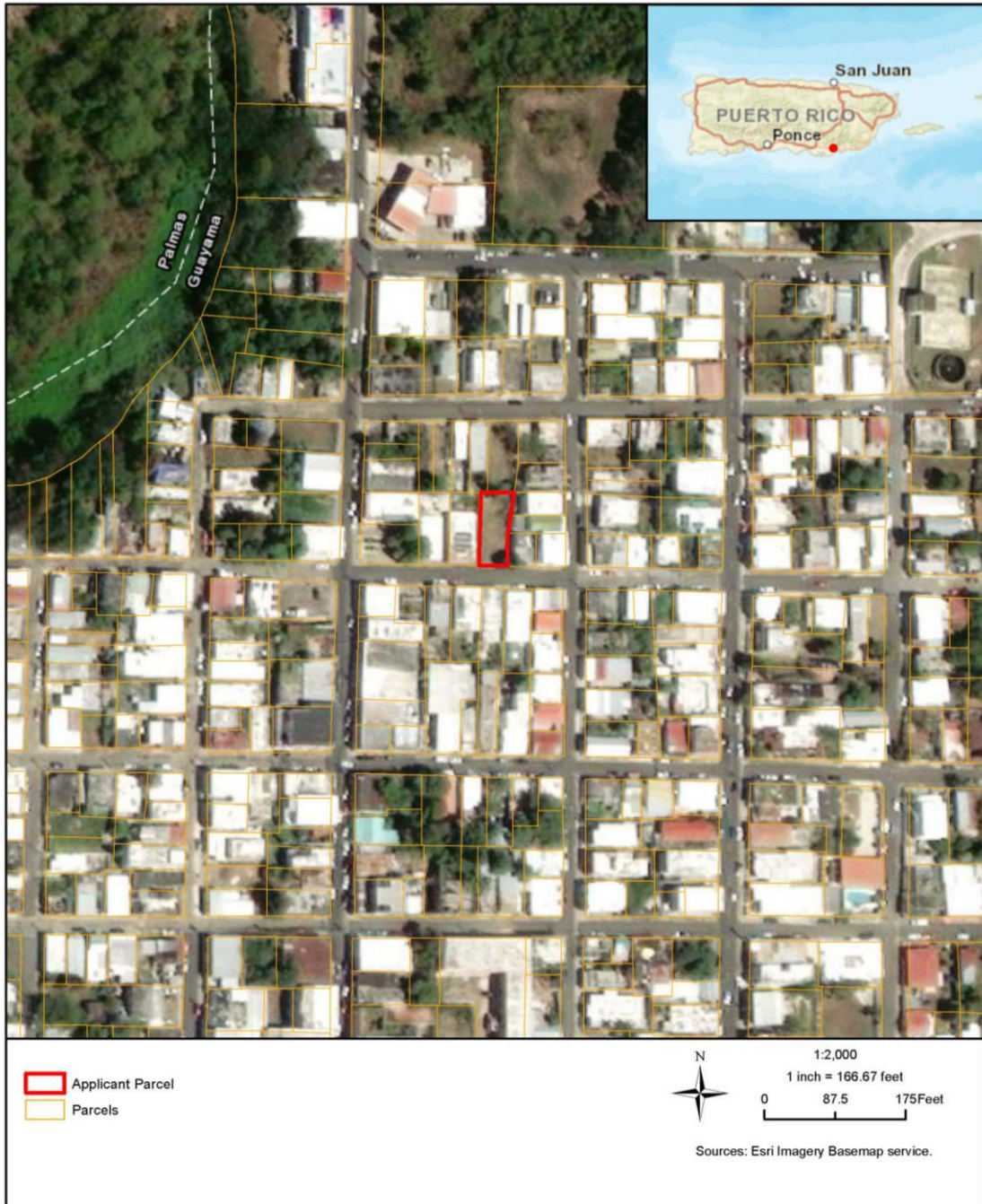
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Longitude: -66.1134



**Application ID#:** PR-SIH-00029B #03

**Address:** Street José E. Bellón Núm. 5, Guayama, PR 00784

**Project Name:** Lote C, Calle José E. Bellón



**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #03

**Project Name:** PR-SIH-00029B #03 - Lote C, Calle José E. Bellón

**Project Location - Topographic Base  
Puerto Rico Department of Housing  
Social Interest Housing Program**

Latitude: 17.9892  
Longitude: -66.1134



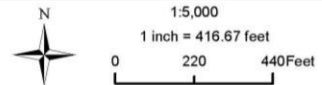
**Application ID#:** PR-SIH-00029B #03

**Address:** Street José E. Bellón Núm. 5, Guayama, PR 00784

**Project Name:** Lote C, Calle José E. Bellón



-  Applicant Parcel
-  Parcels



Sources: Esri Imagery Basemap service.

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM**  
**SOCIAL INTEREST HOUSING PROGRAM (SIH)**  
**Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #03

**Project Name:** PR-SIH-00029B #03 - Lote C, Calle José E. Bellón



**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
 SOCIAL INTEREST HOUSING PROGRAM (SIH)  
 Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #03

**Project Name:** PR-SIH-00029B #03 - Lote C, Calle José E. Bellón

**Historic Properties - Aerial Base  
 Puerto Rico Department of Housing  
 Social Interest Housing Program**

**Latitude:** 17.9892  
**Longitude:** -66.1134



**Application ID#:** PR-SIH-00029B #03

**Address:** Street José E. Bellón Núm. 5, Guayama, PR 00784

**Project Name:** Lote C, Calle José E. Bellón



PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM

SOCIAL INTEREST HOUSING PROGRAM (SIH)

Section 106 NHPA Effect Determination



GOVERNMENT OF PUERTO RICO  
DEPARTMENT OF HOUSING

Subrecipient: Ponce Neighborhood Housing Services

Program ID Number: PR-SIH-00029B #03

Project Name: PR-SIH-00029B #03 - Lote C, Calle José E. Bellón

### Historic Properties - Topographic Base

Puerto Rico Department of Housing

Social Interest Housing Program

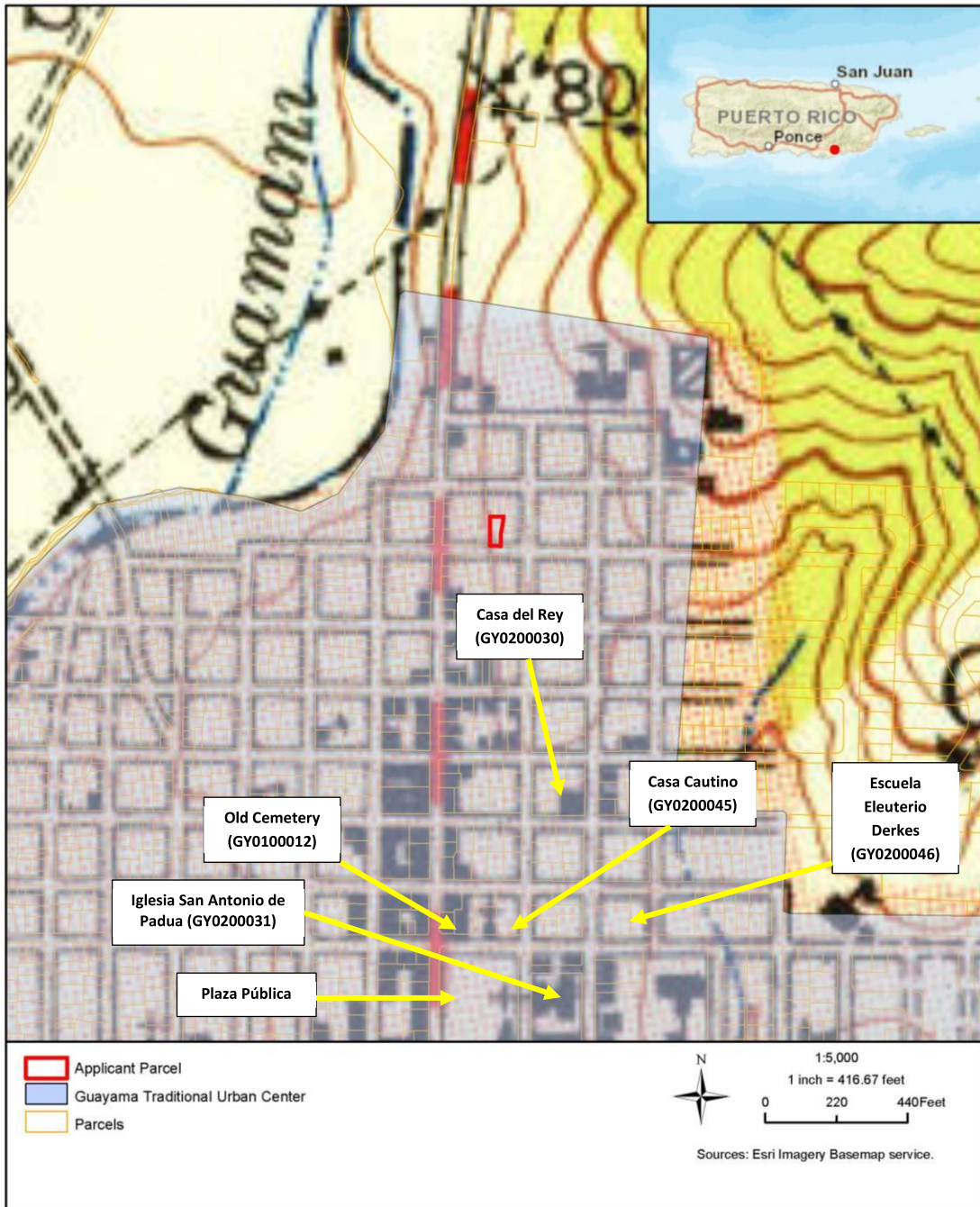
Latitude: 17.9892  
Longitude: -66.1134



Application ID#: PR-SIH-00029B #03

Address: Street José E. Bellón Núm. 5, Guayama, PR 00784

Project Name: Lote C, Calle José E. Bellón



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #03

**Project Name:** PR-SIH-00029B #03 - Lote C, Calle José E. Bellón

### Photograph Key



**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
 SOCIAL INTEREST HOUSING PROGRAM (SIH)  
 Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #03

**Project Name:** PR-SIH-00029B #03 - Lote C, Calle José E. Bellón



**Photo #:** 1

**Description (include direction):** Overview of the project area, facing north from the south side of the street.

**Date:** 10/2022



**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #03

**Project Name:** PR-SIH-00029B #03 - Lote C, Calle José E. Bellón



**Photo #:** 2

**Description (include direction):** Overview of residences across the street, facing south from the project area.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
 SOCIAL INTEREST HOUSING PROGRAM (SIH)  
 Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #03

**Project Name:** PR-SIH-00029B #03 - Lote C, Calle José E. Bellón



**Photo #:** 3

**Description (include direction):** Overview of the neighboring property to the west of the project area, facing west-northwest.

**Date:** 10/2022



**Photo #:** 4

**Description (include direction):** Overview of Calle José E. Bellón streetscape, facing west from just west of its intersection with Calle Santiago Palmer.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
 SOCIAL INTEREST HOUSING PROGRAM (SIH)  
 Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #03

**Project Name:** PR-SIH-00029B #03 - Lote C, Calle José E. Bellón



**Photo #:** 5

**Description (include direction):** Overview of the neighboring property to the east of the project area, facing east-northeast. Note Calle Santiago Palmer just past the first two-story structure on the left.

**Date:** 10/2022



**Photo #:** 6

**Description (include direction):** Overview of Calle José E. Bellón streetscape, facing east from the center of the street between Calles Santiago Palmer and Calimaro Martinez to the east and west, respectively.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #03

**Project Name:** PR-SIH-00029B #03 - Lote C, Calle José E. Bellón



**Photo #:** 7

**Description (include direction):** Overview of Calle José E. Bellón streetscape, facing east, just east of its intersection with Calle Santiago Palmer.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #03

**Project Name:** PR-SIH-00029B #03 - Lote C, Calle José E. Bellón



**Photo #:** 8

**Description (include direction):** Overview of Calle José E. Bellón streetscape, facing west, just east of its intersection with Calle Calimaro Martinez.

**Date:** 10/2022

# PRDOH CDBG-DR Social Interest Program Archaeological Monitoring Scope of Work For Case PR-SIH-00029B#031

November 15, 2022

## I. Preamble

The Puerto Rico Department of Housing (PRDOH) is proposing the construction of one, two-story apartment buildings of four units each (8 units total), on a vacant 0.09-acres lot located at José E. Bellón Street, Guayama, Puerto Rico (Figure 1). The project area is located within the Guayama Traditional Urban Center and Historic Zone.

**Figure 1:** Location of the project on the satellite image



According to the Section 106 NHPA Effect Determination Form, completed by architectural historian Lauren B. Poche and archaeologist Sharon Meléndez Ortiz, the possibility of finding remains of previous occupations within the direct project's area of potential effect is high. Historical cartographic resources evidenced that the area of Guayama where the project is located was already part of the town's grid by the second half of the 19<sup>th</sup> century, and that there was a building present in the 1930s that was demolished in the 21<sup>st</sup> century. Thus, there is potential to find remnants of previous occupations dating from the 19<sup>th</sup> or early 20<sup>th</sup> centuries.

**Photo 1:** Overview of the project area, facing north from the south side of the street (10/2022)



The objective of this archaeological monitoring plan is to ensure that any unanticipated discoveries, should they occur, receive appropriate treatment. This document is consistent with the Secretary of the Interior's (SOI) Guidelines for Archeological Documentation and the Advisory Council on Historic Preservation's (ACHP) recommendations on the recovery of significant information from archaeological sites as updated in 2009.

## **II. Archaeological Monitoring Procedure**

The monitoring activities can be divided into three groups: activities before the project begins, activities during construction, and post-construction activities. Monitoring is limited to activities that entail demolition, excavations, and earth movements. Those activities that do not entail excavations or earth movements do not require an archaeological monitor.

### **A. Before Construction Begins**

1. The Subrecipient (SR) will notify the Grant Manager (GM) of the proposed activities' start date. The SR is responsible for coordination between the Contractor and the SOI-qualified archaeologist who will oversee the monitoring (Monitor).
2. Before any demolition or construction begins, the construction crew, inspectors, and Monitor will have a kickoff meeting to discuss the procedure for archaeological monitoring, including the coordination protocol between the

Monitor and the Contractor. The Monitor will provide an orientation on the area's cultural resources and potential resources and their proper treatment. The Monitor will also explain which construction activities require archaeological monitoring.

3. The Monitor shall conduct a systematic surface reconnaissance of the project's area with the objective of identifying archaeological remains, like structural features, structures, concentration of artifacts or objects of historic character. If any of these are identified, they shall be documented. If the identified archaeological remains are considered historically significant, provisions included in stipulation B.6 must be implemented.
4. Prior to the surface reconnaissance, the Monitor must ensure that there is complete visibility of the surface. The parcel should be free of vegetation and debris. Any clearing necessary to achieve these conditions must be carried out under archaeological supervision.

#### B. During Demolition and Construction

1. The Monitor shall be in the field during all project activities involving demolition and ground disturbance; access and clear sightlines to all demolition and excavation activities and debris removal will be provided to the Monitor.
2. The Monitor shall provide instructions directly to the construction field personnel concerning how to proceed when there is a potential to impact an archaeological resource. The construction field personnel will abide by these requests: excavate slowly, stop the excavation work to evaluate a finding, etc.
3. After the demolition of the pavement and debris removal, the Monitor shall document any subsurface features associated with previous occupations, like wall foundations, builders' trench, cisterns, septic tanks, and domestic artifact deposits. The amount, size, and placement of excavation units shall depend on the size and complexity of the feature being documented. Any subsurface feature may be demolished and removed after being documented by the Monitor. The information recorded will be included in the final report.
4. The Monitor shall keep a record of monitored activities. The Monitor shall fill out the Daily Record of Activities Form (see **Error! Reference source not found.**). These Forms will be attached to the final report as an appendix.
5. The Monitor shall document all other archaeological remains identified during construction activities, except for previously unidentified historically significant findings (refer to B-6 below). The documentation shall include a detailed description of the discovery, context, horizontal and vertical provenience, photos, and drawings, if necessary. This documentation shall be done within a reasonable amount of time, trying not to impact the project schedule as much as possible.
6. If the identified archaeological remains are considered historically significant– i.e., complex structures or stratified deposits – the Monitor shall instruct the construction crew to (1) immediately cease work in the vicinity of the discovery, (2) take all reasonable measures to avoid or minimize harm to the property, and (3) notify the SR and GM. The GM shall immediately notify the SHPO, as per stipulation III.B.1.b. of the PA. The following protocol shall be followed:



- a. The Monitor shall make a preliminary assessment of the finding. The assessment shall include a description of the discovery, location, horizontal and vertical extent (if known), context, photographs, and drawings, as deemed necessary. The assessment shall also include a work plan for implementing a National Register of Historic Places' eligibility evaluation of the exceptional remains.
- b. The assessment and NRHP-eligibility evaluation work plan shall be submitted via email to the SR and GM within 24 hours of the discovery. The GM will comment on the work plan within 24 hours of receiving it.
- c. The Monitor shall implement the work plan after receiving the GM's authorization to proceed. After completing the fieldwork, the Monitor shall prepare an End of Field Report, summarizing the results. Said report should include an NRHP-eligibility determination. The End of Field Report shall be submitted via email to the SR and GM within 48 hours after completing the fieldwork.
- d. The GM shall notify the SHPO of the NRHP-eligibility determination.
  - i. If the finding is **not eligible** to the NRHP, the GM shall notify the SHPO and provide supporting documentation. Construction activities may resume under archaeological monitoring unless the SHPO disagrees with the NRHP determination and makes a timely objection within 48 hours of the notification.
  - ii. If the finding is **eligible** to the NRHP, the criteria of adverse effect shall be applied. If the project activities do not adversely affect the finding, the GM shall notify the SHPO and provide supporting documentation. Construction activities may resume under archaeological monitoring unless the SHPO makes a timely objection within 48 hours of the notification.
  - iii. If the project activities have an **adverse effect** on the NRHP-eligible finding, Data Recovery will be implemented as a Treatment Measure per Appendix F of the PA. The Monitor shall develop a data recovery plan with a research design consistent with the Secretary of the Interior's Guidelines for Archeological Documentation ([http://www.nps.gov/history/locallaw/arch\\_stnds\\_7.htm](http://www.nps.gov/history/locallaw/arch_stnds_7.htm)) and the Advisory Council on Historic Preservation's (ACHP) recommendations on the recovery of significant information from archaeological sites as updated in 2009, at [https://www.achp.gov/protectinghistoricproperties/Section\\_106\\_Archaeology\\_Guidance](https://www.achp.gov/protectinghistoricproperties/Section_106_Archaeology_Guidance). The data recovery plan shall be submitted via email to the GM for comments. The GM shall be responsible for submitting the data recovery plan to the SHPO for comments and approval. This treatment measure does not apply to burials or human remains (refer to II.B.11 of this work plan).

### C. After Construction Ends

1. Upon the completion of archaeological monitoring, the SR and GM shall be notified. The estimated date of delivery of the final report shall be indicated in said notification.
2. A technical report shall be prepared detailing monitored construction activities, documentary research (if any), documentation of the demolished historic building, documentation of other findings, and analysis and interpretation of the results. The report must include visual information, such as drawings and photos, and a sketch plan of all the documented findings. The report shall be submitted to the GM no later than two (2) weeks after completing the archaeological monitoring work. The GM shall submit the report to the SHPO no later than one (1) week after receiving it.

### D. Human Remains

If human remains are discovered, the protocol established in Stipulation III.B.1.c. of the PA must be followed:

1. Stop work immediately
2. Notify the local law enforcement office and coroner/medical examiner following applicable Commonwealth statute(s)
3. Protect the remains from any harm.
4. The GM shall be responsible for notifying the SHPO within twenty-four (24) hours of identifying human remains.

## III. Professional Qualifications

The Monitor must meet the minimum Secretary of the Interior Professional Qualifications Standards for Archaeology established in 36CFR Part 61. These are: a graduate degree in archaeology, anthropology, or closely related field, plus at least one (1) year of full-time professional experience or equivalent specialized training in archaeological research, administration, or management; at least four (4) months of supervised field and analytic experience in general Puerto Rican archaeology; the demonstrated ability to carry research to completion; and at least one (1) year of full-time professional experience at a supervisory level in the study of archaeological resources of the pre-Columbian and colonial periods. Please see [https://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](https://www.nps.gov/history/local-law/arch_stnds_9.htm) for more information.

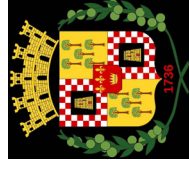
The SOI-qualified archaeologist shall not defer their monitoring responsibilities to any other person who does not meet the minimum professional qualifications. Any additional personnel to intervene in monitoring efforts shall have vast experience in historic archaeology, in working in evaluation (Phase II), documentation (Phase III), and monitoring projects dealing with colonial period properties.

**APPENDIX A Monitoring Daily Activity Sheet**

# DIBUJOS DE CONSRUCCION PARA LA CREACION DE 4 A P A R T A M E N T O S J O S E B E L L O N A P A R T M E N T S C A L L E J O S E B E L L O N L O T E # 5 G U A Y A M A P U E R T O R I C O



PONCE NEIGHBORHOOD HOUSING  
SERVICES, INC.

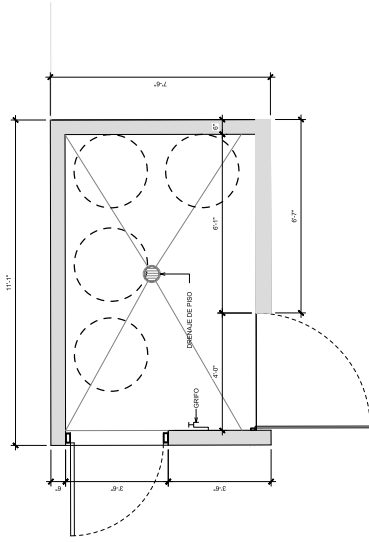
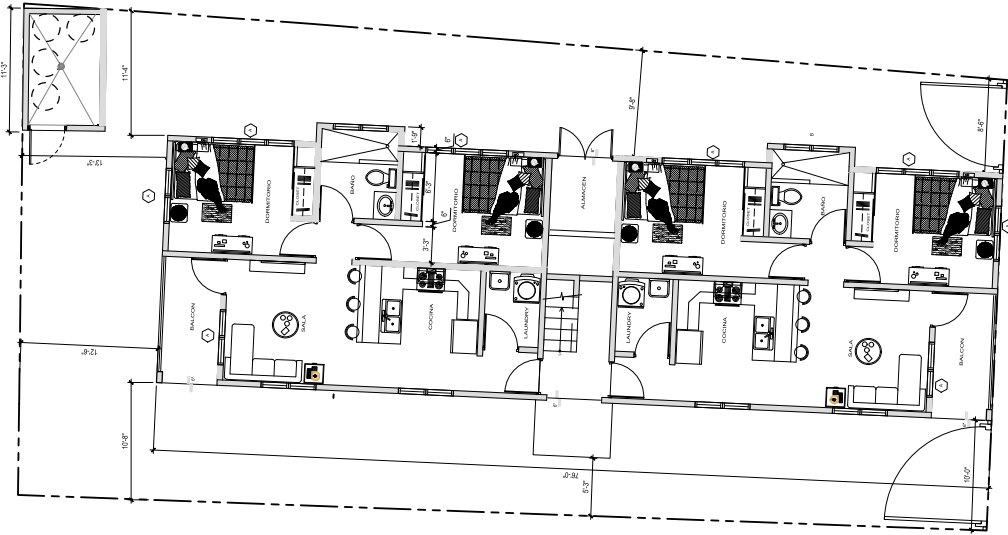
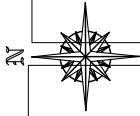


MUNICIPIO DE GUAYAMA  
O'Brian Vázquez Molina  
ALCALDE

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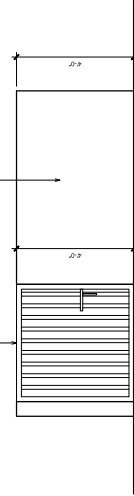
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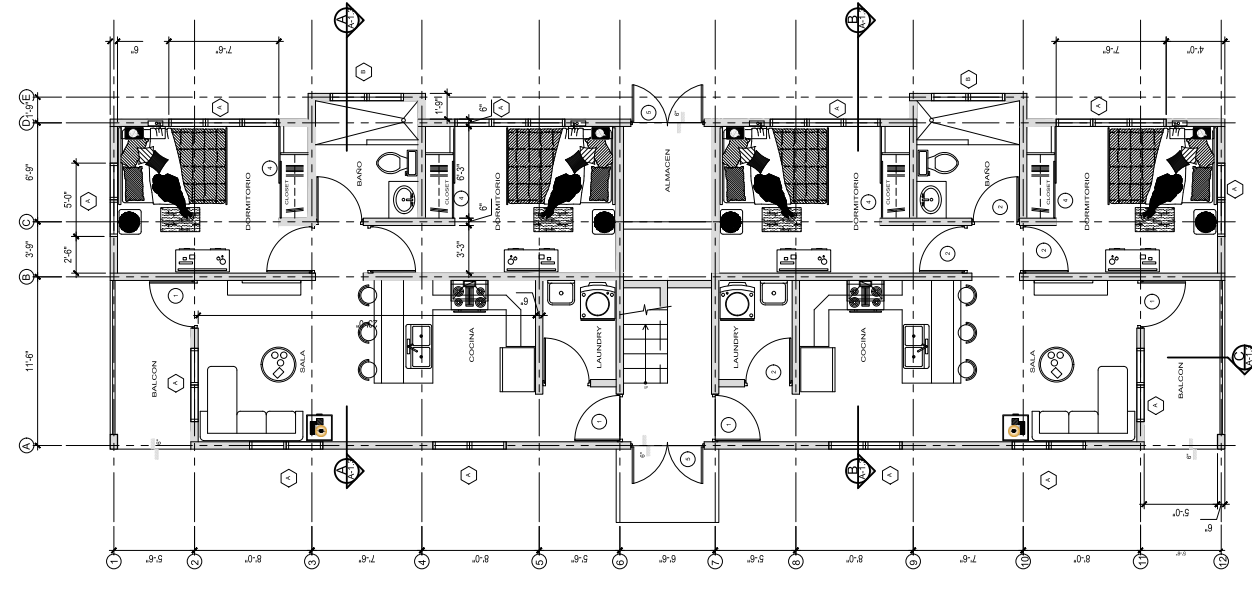
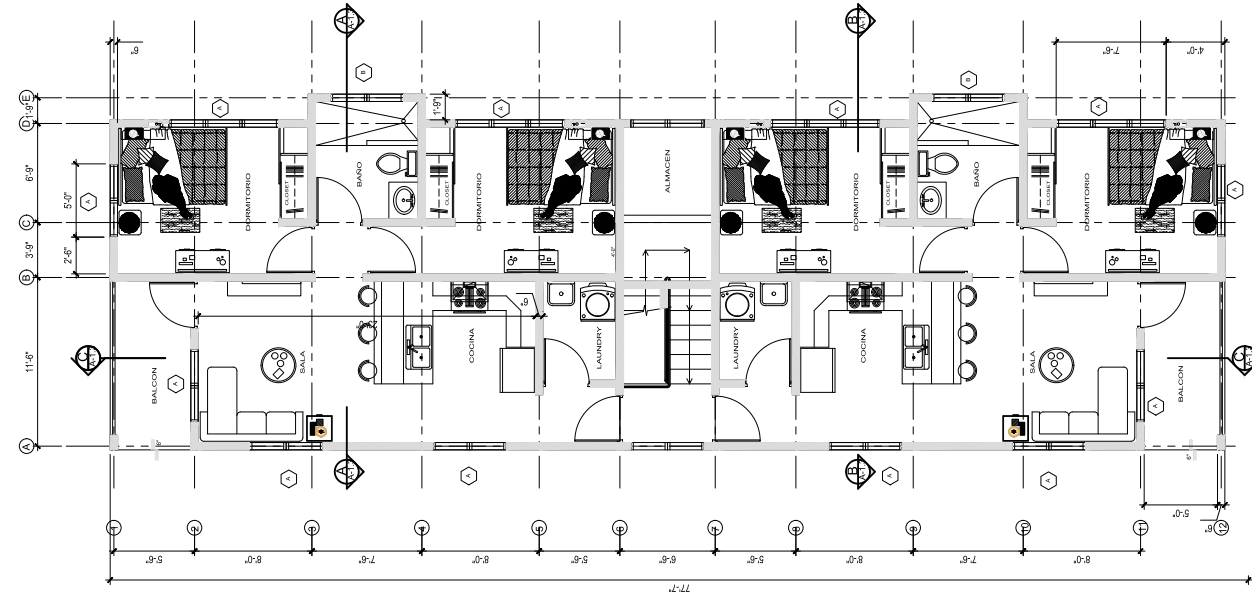
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SCALE 1/2"=1'-0"

PARTE DE CONCRETO DE ESTRUCTURA PRINCIPAL  
MATERIALES DE CONCRETO DE ESTRUCTURA PRINCIPAL  
MATERIALES DE CONCRETO DE ESTRUCTURA PRINCIPAL  
MATERIALES DE CONCRETO DE ESTRUCTURA PRINCIPAL  
MATERIALES DE CONCRETO DE ESTRUCTURA PRINCIPAL



GRABAGE STATION ELEVATION  
SCALE 1/2"=1'-0"

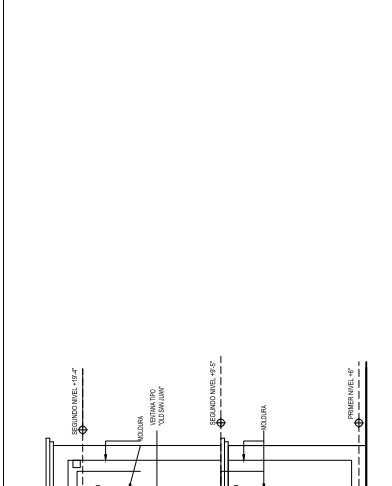
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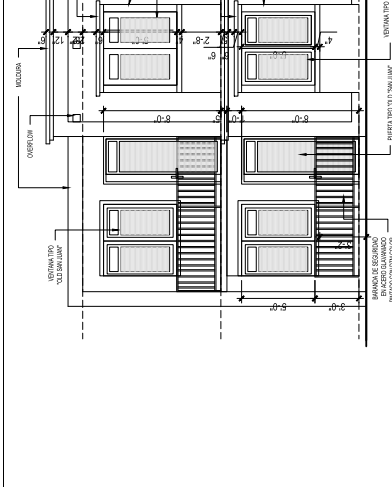
DISEÑO CONCEPTUAL PONCE NHS - LOTE C  
 PLANTA DE PISO PRIMER NIVEL PROPUESTO  
 ESCALA 1/8" = 1'-0"

DISEÑO CONCEPTUAL PONCE NHS - LOTE C  
 PLANTA DE PISO PRIMER NIVEL PROPUESTO  
 ESCALA 1/8" = 1'-0"

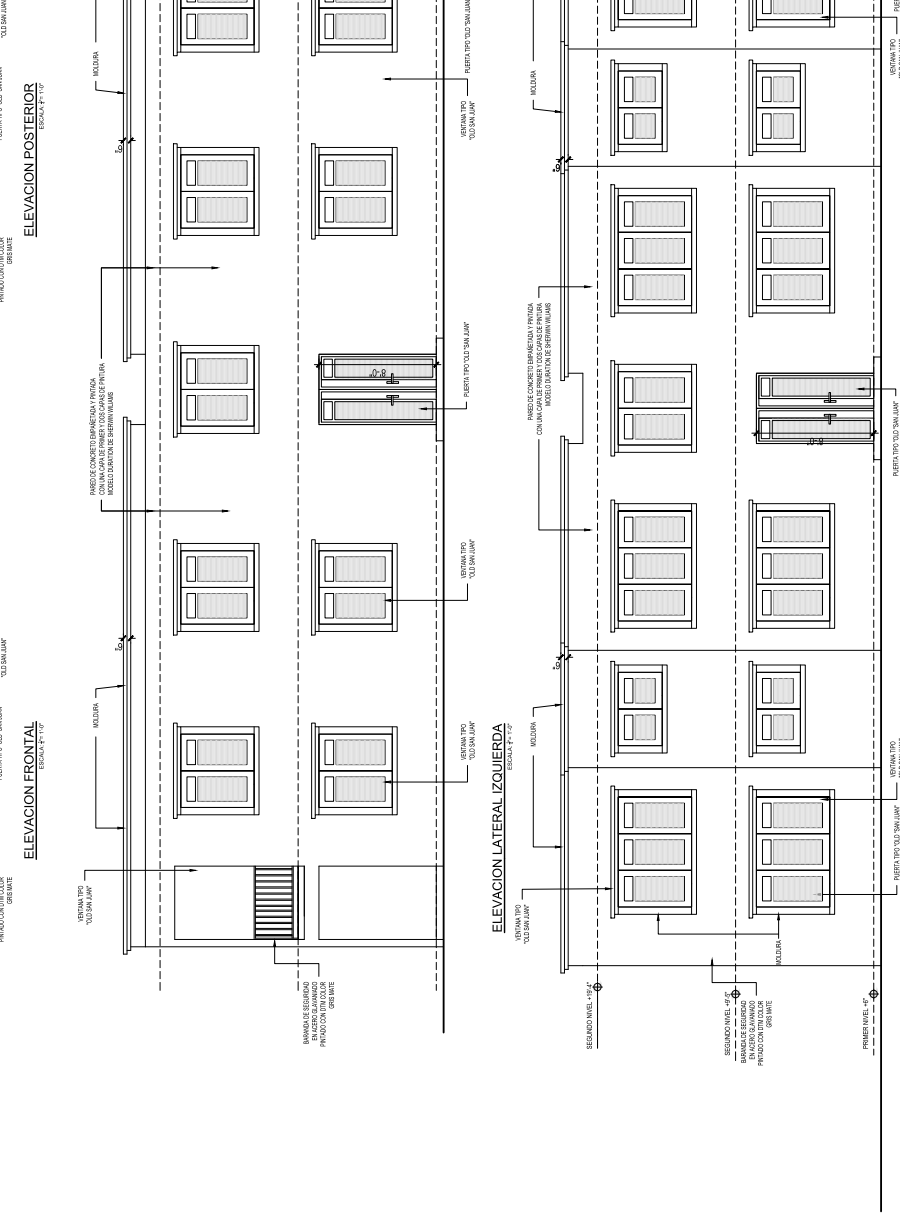
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**ELEVACION FRONTAL**  
ESCALA 1:100



**ELEVACION POSTERIOR**  
ESCALA 1:100



**ELEVACION LATERAL IZQUIERDA**  
ESCALA 1:100

**ELEVACION LATERAL DERECHA**  
ESCALA 1:100

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October 20, 2022

**Arch. Carlos A. Rubio Cancela**

Executive Director

State Historic Preservation Officer

Cuartel de Ballajá Bldg.

San Juan, Puerto Rico

**Re: Authorization to Submit Documents**

Dear Arch. Rubio Cancela:

The U.S. Department of Housing (HUD) approved the allocations of Community Development Block Grant (CDBG-DR) funds on February 9, 2018. It also approved the allocation of Community Development Block Grant Mitigation (CDBG-MIT) funds on January 27, 2020. The purpose of these allocations is to address unsatisfied needs as a result of Hurricanes Irma and Maria in September 2017; and to carry out strategic and high-impact activities to mitigate disaster risks and reduce future losses.

To comply with the environmental requirements established by HUD, the Department of Housing of Puerto Rico (PRDOH) contracted Horne Federal LLC to provide environmental registry review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

In line to expedite the processes, Horne Federal LLC, is authorized to submit to the State Historic Preservation Officer, documentation of projects related to both the CDBG-DR and CDBG-MIT on behalf of PRDOH.

Cordially,

A handwritten signature in blue ink, appearing to be 'JB', is written over the printed name of the signatory.

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT



GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #04

Lote D, Guayama  
Mirasol Apartments  
Calle Mirasol No.12  
Guayama PR 00785  
420-022-013-06  
17.98941601, -66.11338531

## **Appendix C: Case 2021-DR0199A**

### **SHPO Consultation Package**



GOVERNMENT OF PUERTO RICO  
STATE HISTORIC PRESERVATION OFFICE

Executive Director | Carlos A. Rubio-Cancela | carubio@prshpo.pr.gov

Friday, December 9, 2022

**Lauren Bair Poche**

HORNE- Architectural Historian Manager  
10000 Perkins Rowe, Suite 610 Bldg G  
Baton Rouge, LA 70810

SHPO: 11-17-22-02 GUAYAMA, PUERTO RICO DISASTER RECOVERY, CDBG-DR SOCIAL INTEREST HOUSING (SIH) PROGRAM, LOTE D, CALLE MARISOL PROJECT, CALLE MIRASOL NÚM. 12, GUAYAMA, PUERTO RICO (PR-SIH-00029B #04)

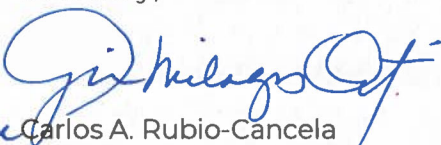
Dear Ms. Poche,

Our Office has received and reviewed the above referenced project in accordance with 54 USC 306108 (commonly known as Section 106 of the *National Historic Preservation Act, as amended*) and 36 CFR Part 800: *Protection of Historic Properties* from the Advisory Council on Historic Preservation. The State Historic Preservation Officer (SHPO) is to advise and assist federal agencies and other responsible entities when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or reduce the project's effects.

The PRSHPO agrees with your finding that the proposed project conditioned to archaeological monitoring during earth movement within the property will have **no adverse effect** upon PR-SIH-00029B #04 Lote D, Calle Mirasol, Guayama.

Please note that should the Agency discover other historic properties at any point during project implementation, you should notify the SHPO immediately. If you have any questions or comments regarding this matter, do not hesitate to contact our office.

Sincerely,

  
Carlos A. Rubio-Cancela  
State Historic Preservation Officer

CARC/GMO/MB/EVR



November 17, 2022

Carlos A. Rubio Cancela  
Director Ejecutivo  
Oficina Estatal de Conservación Histórica  
Cuartel de Ballajá (Tercer Piso)  
San Juan, PR 00902-3935

## Puerto Rico Disaster Recovery, CDBG-DR Social Interest Housing (SIH) Program

### Section 106 NHPA Effect Determination Submittal: Lote D, Calle Marisol Project, Calle Mirasol Núm. 12, Guayama, Puerto Rico (PR-SIH-00029B #04) – *No Adverse Effect, Conditioned*

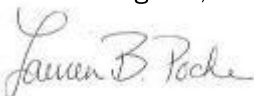
Dear Architect Rubio Cancela,

On February 9, 2018, an allocation of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds was approved by the United States Department of Housing and Urban Development (HUD) under the Federal Register Volume 83, No. 28, 83 FR 5844, to assist the Commonwealth of Puerto Rico in meeting unmet needs in the wake of Hurricanes Irma and Maria. On August 14, 2018, an additional \$8.22 billion recovery allocation was allocated to Puerto Rico under the Federal Register Volume 83, No. 157, 83 FR 40314. With these funding allocations, the Puerto Rico Department of Housing (PRDOH) aims to lead a comprehensive and transparent recovery for the benefit of Puerto Rico residents. To faithfully comply with HUD's environmental requirements, the Puerto Rico Department of Housing contracted Horne Federal, LLC (HORNE) to provide environmental records review services that will support the Department's objectives for Puerto Rico Housing (PRDOH) regarding CDBG-DR.

On behalf of PRDOH and the subrecipient for this project, Ponce Neighborhood Housing Services, we are submitting documentation for the acquisition of one parcel and the construction of one, two-story apartment buildings at Calle Marisol, Núm. 12 in the municipality of Guayama which is within the delineated boundaries of the National Register of Historic Places eligible Guayama Traditional Urban Center. The full scope of work is described in the submitted documentation, which includes mapping, photographs, and conceptual drawings of the new construction. Background research indicates although there are no known historic properties within the project area, the potential for finding archaeological resources is high. Based on this research and the provided documentation, the Program requests a concurrence that a determination of *No Adverse Effect* to Historic Properties is appropriate for this undertaking, conditioned to the implementation of a customized archaeological monitoring plan which is included with the NHPA Effect Determination Form.

Please contact me by email at [lauren.poche@horne.com](mailto:lauren.poche@horne.com) or phone at 225-405-7676, or Ms. Sharon Meléndez Ortiz at [sharon.melendez@hornepr.com](mailto:sharon.melendez@hornepr.com) with any questions or concerns.


Kindest regards,



**Lauren Bair Poche**

Architectural Historian, Historic Preservation Senior Manager

Enclosures

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #04	
<b>Project Name:</b> PR-SIH-00029B #04 - Lote D, Calle Mirasol	

<b>Project Location:</b> Calle Mirasol Núm. 12, Guayama, Puerto Rico	
<b>Project Coordinates:</b> 17.989416, -66.113385	
<b>TPID (Número de Catastro):</b> 420-022-013-06	
<b>Type of Undertaking:</b>	
<input checked="" type="checkbox"/> Acquisition <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
<b>Construction Date (AH est.):</b> n/a	<b>Property Size (acres):</b> 0.07

<b>SOI-Qualified Architect/Architectural Historian:</b> Lauren Bair Poche, M.A.
<b>Date Reviewed:</b> 11/15/2022
<b>SOI-Qualified Archaeologist:</b> Sharon Meléndez Ortiz, M.A.
<b>Date Reviewed:</b> 11/16/2022


In compliance with Section 106 of the National Historic Preservation Act (NHPA), the Program is responsible for identifying historic properties listed in the National Register of Historic Places (NRHP) and any properties not listed that would be considered eligible for listing that are located within the geographic area of potential effects (APE) of the proposed project and assessing the potential effects of its undertakings on these historic properties.

### Project Description (Undertaking)

The proposed undertaking is the acquisition of one parcel and the construction of one, two-story apartment building composed of four units in total in the northern part of the urban center of Guayama that has been vacant since 2013 based on a review of aerial imagery. No structures are currently present that will need to be demolished.

The new building will be constructed adjacent to Calle Mirasol, similar to the other buildings along the street, and respect the current setbacks of those structures. A tall decorative metal fence is depicted in the conceptual drawings along the sidewalk, providing security for the occupants. All of the building's balconies will feature decorative metal railings with the same pattern as the security fence. The building is depicted as offset slightly to the west on the parcel. The site plan included in the conceptual plans (Page 3) depicts the layout of the new construction within the project area.

This conceptual architectural design is a perfect blend of modern elements and traditional Puerto Rican architecture. Half-width, inset balconies are situated on the west side of the primary façade; each balcony is enclosed with metal railings. The balcony openings are

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	
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<b>Program ID Number:</b> PR-SIH-00029B #04	
<b>Project Name:</b> PR-SIH-00029B #04 - Lote D, Calle Mirasol	

composed of clean lines and rectangular concrete posts supporting the roofs. Doors on the balconies that lead into the units face the street and are offset toward the middle of the buildings; these doors have full-length integrated jalousies and transoms overtop. Paired jalousie windows with transoms overtop are situated between the doors and the west exterior wall. This door-window arrangement is also the same for the second-floor units although those balconies are accessed from the interior living space.

The front elevation adjacent to the balconies features paired jalousie windows with glass transoms overtop as well, but with decorative crowns at the top and prominent casings and window sills. This style of paired jalousie windows and casings will be present along the secondary elevations of the building, along with sets of triple units on the east elevation. The primary facade will be mirrored on the rear elevation.


A cornice visually divides the first and second floors across the front elevation and wraps around the sides of the building. On the upper story of the facade, the cornice is not present above the balconies but is on the other half of the front elevation as well as the secondary elevations. The entrance to the interior of the building and the second-story units are located on the west elevation, centered on the elevation. These are a pair of doors similar to those seen on the front elevation with transoms overtop.

**Area of Potential Effects**

As defined in 36 CFR §800.16(d), the area of potential effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. Based on this definition and the nature and scope of the Undertaking, the Program has determined that the Direct APE for this project is composed of the parcel where the construction will occur, 420-022-013-06. The Indirect/Visual APE is defined as the viewshed of the proposed project and includes the Guayama Traditional Urban Center and Historic Zone.

**Identification of Historic Properties - Archaeology**

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information was completed by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards for

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #04	
<b>Project Name:</b> PR-SIH-00029B #04 - Lote D, Calle Mirasol	

Archaeology (36 CFR Part 61), shows that the project area is located in a zone sensitive to the presence of archaeological resources of colonial nature.


The project area is located in the northern section of the traditional urban center of Guayama, about 0.25 mi north of its town square. This area was already part of Guayama's urban grid by 1884, as can be appreciated in the figure below.

**Figure 1: Casco urbano de Guayama en 1884, Francisco Larea y Liso y Manual Mariano y Vivó (Sepúlveda 2005, vo 3: 182)**



A review of available aerial imagery shows that there was a building within the APE in the 1930s. The building can be seen in place as late as September 2012. The parcel has been vacant since August 2013.

There are no pre-colonial sites reported in or near the urban center of Guayama. In contrast, there are about six historic properties of the colonial periods located between 0.18 to 0.28

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
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miles south of the APE (see table below). Three other archaeological resources of historic character are located 0.40 to 0.49 mi south-southwest of the study area, across (or on) the Guamaní River. All of these resources are associated with the sugar industry, so important in the historical development of this town. None of these resources are within or adjacent the project's APE.

Table of Historic Resources Recorded in the Vicinity of the Project Area


ID #	Resource Name	Distance to Project Area
GY0100012	Old Cemetery (1746)	0.26 mi S
GY0100023	Estación de cargar caña de azúcar al tren	0.40 mi SW
GY0100024	La Tenería. Represa en el Río Guamaní, siglo 19	0.49 mi SW
GY0100038	Hacienda La Tuna (1896)	0.48 mi W
GY0200030	Casa del Rey, Cárcel de Guayama, 19th century	0.18 mi S
GY0200031	Iglesia San Antonio de Padua (1874)	0.28 mi S
GY0200045	Casa Cautiño	0.24 mi S
GY0200046	Escuela Eleuterio Derkes	0.24 mi S
--	Plaza Pública de Guayama	0.25 mi S

### Identification of Historic Properties - Architecture

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards for Architectural History (36 CFR Part 61), shows that the project area is within the boundaries of the National Register of Historic Places (NRHP)-eligible Guayama Traditional Urban Center and Historic Zone. While there are several NRHP-listed properties and registered designated properties per the Puerto Rico Planning Board, none are located near the project area.

The APE is situated in the northern section of the urban center of Guayama, on a street with a gradual slope down to the west side of the city, towards the Guamaní River. A review of aerial imagery shows that a residence was in this location in the 1930s. It appeared to have had a side gable roof with an extended back slope, likely a variation of the traditional



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vernacular Criollo residences that can be seen throughout Guayama. It was slightly longer than neighboring residences and appeared to encompass the northern two-thirds of the lot. The original residence can be seen in place as late as September 2012 per Google Earth Pro imagery; the home is gone by August 2013 and has been vacant for the last 9 years.

Nearby residences are a mix of one-story and two-story reinforced concrete structures, although many are primarily one-story, and are a mix of contributing and non-contributing resources to the district. The parcel immediately adjacent to the east of the APE had three buildings that formed a small enclave at the corner of Calles Mirasol and Santiago Palmer until circa 2020. All but one along Calle Santiago Palmer have been demolished, leaving only concrete elements and foundations. The main structure, a vernacular Criollo residence that can still be seen on Google Street View imagery, was present in the 1930s imagery but clearly underwent many interventions over the years.

Across the street to the northwest is a raised one-story reinforced concrete residence set back several feet from the sidewalk; a review of aerial imagery indicates this home was constructed circa 1988. It is raised on concrete piers to allow parking under the home. Stairs to the living quarters are located adjacent to the east elevation and lead up to a half-width inset porch. The porch is enclosed with a balustraded concrete railing and simple rejas. The roof above the porch itself is flat, however, an angled parapet is on the western half of the front roofline with Spanish-style tiles. Aluminum and glass awning windows are across the facade, with projecting concrete trim around them.

Directly across the street is a circa 1960 reinforced concrete residence constructed with no setback. The home is narrow and very simple in appearance, with a flat roof and a projecting porch offset to the right. The porch is accessed from the east side and features decorative metal balusters between concrete railings. The openings above the railings are enclosed with simple rejas. The only visible window is to the left of the porch and is an aluminum and glass awning window. The front door is obscured by the porch elements, but appears to be a carved wood door with a transom overtop.

To the northeast, on the northwest corner of the intersections of Calles Marisol and Santiago Palmer is another circa 1988 concrete residence; this is facing Calle Santiago Palmer, and as such the left elevation is along the Calle Marisol streetscape. The home is simple, with a Mission-style parapet centered on the front elevation. An integrated garage with a roll-up

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garage door is on the right side of the home, and a partial-width inset porch on the left side. The porch is accessed from Calle Marisol, with the steps inside the access gate. The porch has a concrete railing with balustrades and is enclosed with simple rejas. Windows on the home consist of single or paired aluminum and glass awning windows.


Adjacent to the west is a concrete residence constructed at the sidewalk with no setback. An exact date of construction is difficult to determine as there have been many interventions to the home over the years or possibly even a complete rebuild at some point of the living quarters observed behind the existing full-width balcony as the concrete appears to not completely line up with the side elevation of the home. The balcony has a gabled concrete parapet across the roofline, which is supported by rectangular concrete posts with inset details. Ornate decorative breezeblock forms the porch half-wall with simple linear metal rejas enclosing the porch openings and entrance. The walls of the home are stepped and do not form a continuous roofline.

## Determination


The following historic properties have been identified within the APE:

- Direct Effect:
  - No historic properties are present within the Direct APE, however, the potential for finding archaeological resources within the project's parcel is high. Historical cartographic resources evidenced that the area of Guayama where the project is located was already part of the town's grid by the second half of the 19th century and that there was a building in the 1930s that was demolished in the 21st century. Thus, there is potential to find remnants of previous occupations from the 19<sup>th</sup> or early 20<sup>th</sup> centuries.
- Indirect Effect:
  - Indirect effects will consist of the change in use for the parcel from vacant for the last 7 years to residential, featuring one, two-story apartment building. The surrounding properties are a mix of residential one-story and two-story structures that represent a mix of architectural styles.

Based on the results of our historic property identification efforts, the Program has determined that project actions will not affect the historic properties that compose the Direct APE conditioned to the implementation of an archaeological monitoring plan. The Program has

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	
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also determined that project actions will not affect the historic properties that compose the Indirect/Visual Area of Potential Effect. The construction of this new apartment building will once again bring continuity to the streetscape for Calle Marisol. The placement of the building with a 0' setback will re-establish an uninterrupted line of sight that once was present along this side of the street. The building is compatible with its surroundings as the massing and scale will be similar to those of other nearby two-story buildings, and the successful integration of modern elements with those found in traditional Puerto Rican architecture complements the surrounding buildings and neighborhood. Although many of the surrounding buildings are one-story residences and the proposed design is two stories tall, the gentle slope of the street will help to soften the introduction of the new building.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>SOCIAL INTEREST HOUSING PROGRAM (SIH)</b> <b>Section 106 NHPA Effect Determination</b>	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Subrecipient:</b> Ponce Neighborhood Housing Services	
<b>Program ID Number:</b> PR-SIH-00029B #04	
<b>Project Name:</b> PR-SIH-00029B #04 - Lote D, Calle Mirasol	

**Recommendation**

The Puerto Rico Department of Housing requests that the Puerto Rico SHPO concur that the following determination is appropriate for the undertaking (Choose One):

No Historic Properties Affected

No Adverse Effect

**Condition:** Implementation of a customized archaeological monitoring plan (attached).

Adverse Effect

Proposed Resolution (if applicable)

**This Section is to be Completed by SHPO Staff Only**

The Puerto Rico State Historic Preservation Office has reviewed the above information and:  <input type="checkbox"/> <b>Concurs</b> with the information provided. <input type="checkbox"/> <b>Does not concur</b> with the information provided.	
<b>Comments:</b>  	
Carlos Rubio-Cancela State Historic Preservation Officer	Date:

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
 SOCIAL INTEREST HOUSING PROGRAM (SIH)  
 Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #04

**Project Name:** PR-SIH-00029B #04 - Lote D, Calle Mirasol

**Project Location - Aerial Base  
 Puerto Rico Department of Housing  
 Social Interest Housing Program**

Latitude: 17.9894  
 Longitude: -66.1134



**Application ID#:** PR-SIH-00029B #04  
**Address:** Calle Mirasol Num. 12, Guayama, PR 00784  
**Project Name:** Lote D, Calle Mirasol



**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM**  
**SOCIAL INTEREST HOUSING PROGRAM (SIH)**  
**Section 106 NHPA Effect Determination**



GOVERNMENT OF PUERTO RICO  
DEPARTMENT OF HOUSING

**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #04

**Project Name:** PR-SIH-00029B #04 - Lote D, Calle Mirasol

**Project Location - Topographic Base**

**Puerto Rico Department of Housing**

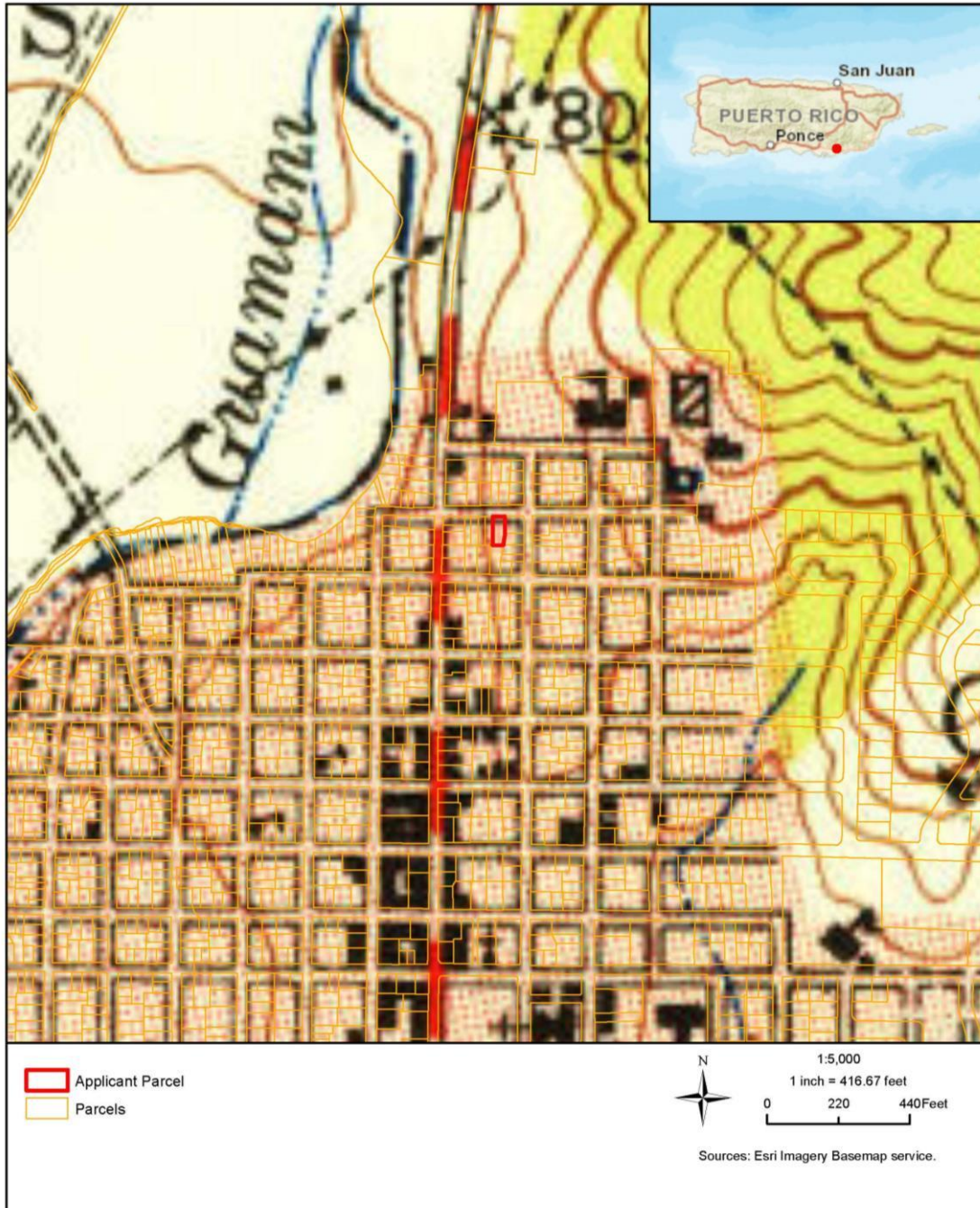
**Social Interest Housing Program**

**Application ID#:** PR-SIH-00029B #04

**Address:** Calle Mirasol Num. 12, Guayama, PR 00784

**Project Name:** Lote D, Calle Mirasol

**Latitude:** 17.9894  
**Longitude:** -66.1134





Subrecipient: Ponce Neighborhood Housing Services

Program ID Number: PR-SIH-00029B #04

Project Name: PR-SIH-00029B #04 - Lote D, Calle Mirasol



**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
 SOCIAL INTEREST HOUSING PROGRAM (SIH)  
 Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #04

**Project Name:** PR-SIH-00029B #04 - Lote D, Calle Mirasol

**Historic Properties - Aerial Base  
 Puerto Rico Department of Housing  
 Social Interest Housing Program**

Latitude: 17.9894  
 Longitude: -66.1134



**Application ID#:** PR-SIH-00029B #04  
**Address:** Calle Mirasol Num. 12, Guayama, PR 00784  
**Project Name:** Lote D, Calle Mirasol





PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM

SOCIAL INTEREST HOUSING PROGRAM (SIH)

Section 106 NHPA Effect Determination



GOVERNMENT OF PUERTO RICO  
DEPARTMENT OF HOUSING

Subrecipient: Ponce Neighborhood Housing Services

Program ID Number: PR-SIH-00029B #04

Project Name: PR-SIH-00029B #04 - Lote D, Calle Mirasol

### Historic Properties - Topographic Base

Puerto Rico Department of Housing

Social Interest Housing Program

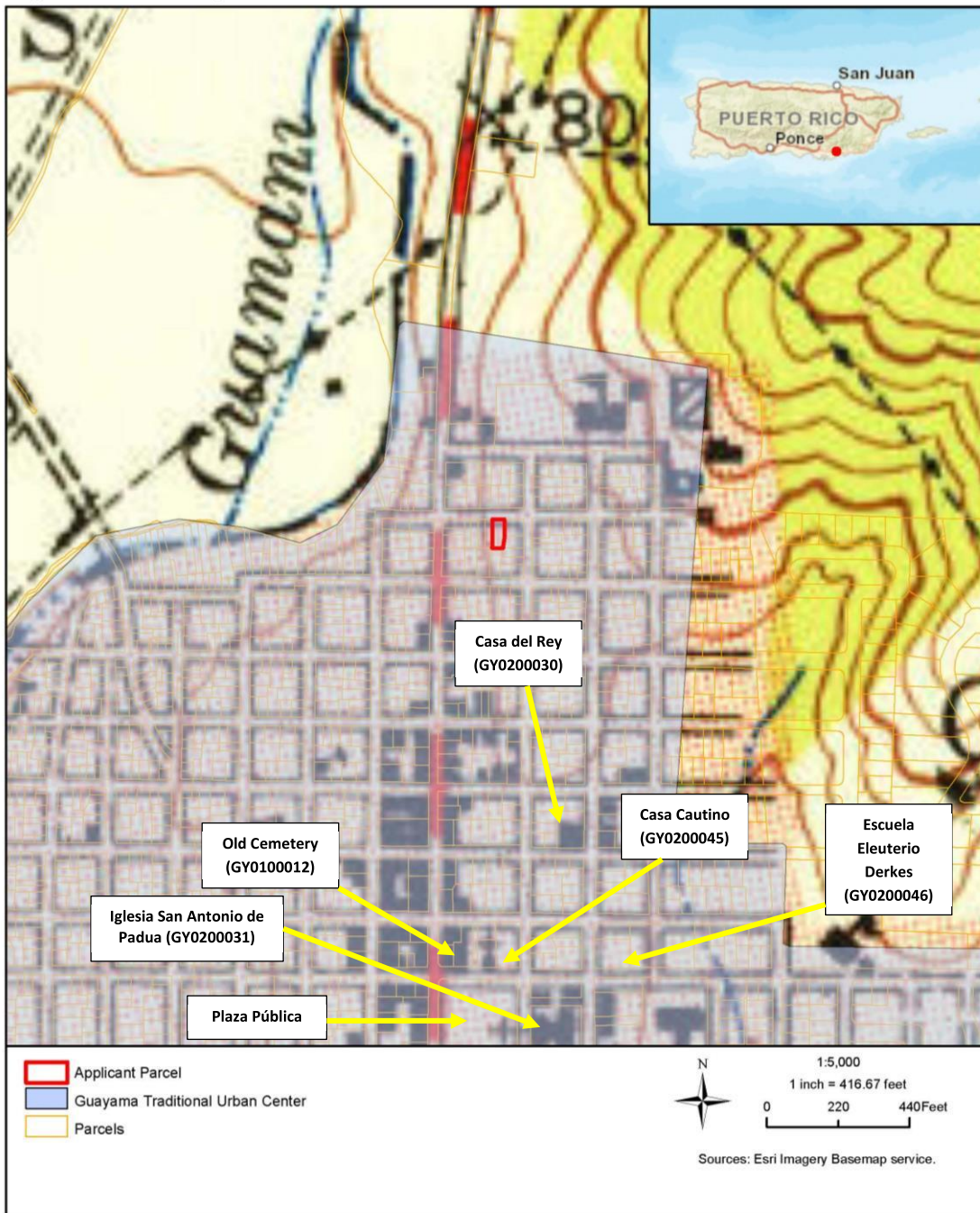
Latitude: 17.9894  
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Application ID#: PR-SIH-00029B #04

Address: Calle Mirasol Num. 12, Guayama, PR 00784

Project Name: Lote D, Calle Mirasol



**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM**  
**SOCIAL INTEREST HOUSING PROGRAM (SIH)**  
**Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #04

**Project Name:** PR-SIH-00029B #04 - Lote D, Calle Mirasol

**Photograph Key**



**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
 SOCIAL INTEREST HOUSING PROGRAM (SIH)  
 Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #04

**Project Name:** PR-SIH-00029B #04 - Lote D, Calle Mirasol



**Photo #:** 1

**Description (include direction):** Overview of the project area, facing south from the north side of the street.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
 SOCIAL INTEREST HOUSING PROGRAM (SIH)  
 Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #04

**Project Name:** PR-SIH-00029B #04 - Lote D, Calle Mirasol



**Photo #:** 2

**Description (include direction):** Overview of residences across the street, facing north from the project area.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #04

**Project Name:** PR-SIH-00029B #04 - Lote D, Calle Mirasol



**Photo #:** 3

**Description (include direction):** Overview of Calle Marisol to the east of the project area, facing east-southeast. Note the APE is the overgrown lot to the right.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
 SOCIAL INTEREST HOUSING PROGRAM (SIH)  
 Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #04

**Project Name:** PR-SIH-00029B #04 - Lote D, Calle Mirasol



**Photo #:** 4

**Description (include direction):** Overview of the properties to the west of the APE, which is the grassy lot to the left. Facing southwest.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM**  
**SOCIAL INTEREST HOUSING PROGRAM (SIH)**  
**Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #04

**Project Name:** PR-SIH-00029B #04 - Lote D, Calle Mirasol



**Photo #:** 5

**Description (include direction):** Overview of Calle Marisol from roughly the middle of the block, facing east.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM**  
**SOCIAL INTEREST HOUSING PROGRAM (SIH)**  
**Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #04

**Project Name:** PR-SIH-00029B #04 - Lote D, Calle Mirasol



**Photo #:** 5

**Description (include direction):** Overview featuring Calle Santiago Palmer to the left and Calle Mirabel in the foreground. The APE is the overgrown lot adjacent to the yellow and pink house in the background.

**Date:** 10/2022



**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
 SOCIAL INTEREST HOUSING PROGRAM (SIH)  
 Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #04

**Project Name:** PR-SIH-00029B #04 - Lote D, Calle Mirasol



**Photo #:** 7

**Description (include direction):** Calle Marisol streetscape, facing west from the southwest corner of its intersection with Calle Santiago Palmer.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM**  
**SOCIAL INTEREST HOUSING PROGRAM (SIH)**  
**Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #04

**Project Name:** PR-SIH-00029B #04 - Lote D, Calle Mirasol



**Photo #:** 8

**Description (include direction):** Overview of Calle Marisol focusing o the south side of the street. Note the APE is the grassy lot in the mid-ground. Facing west-southwest.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
 SOCIAL INTEREST HOUSING PROGRAM (SIH)  
 Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #04

**Project Name:** PR-SIH-00029B #04 - Lote D, Calle Mirasol



**Photo #:** 9

**Description (include direction):** Overview of the Calle Marisol street scape, facing west, just east of its intersection with Calle Santiago Palmer.

**Date:** 10/2022

**PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM  
SOCIAL INTEREST HOUSING PROGRAM (SIH)  
Section 106 NHPA Effect Determination**



**Subrecipient:** Ponce Neighborhood Housing Services

**Program ID Number:** PR-SIH-00029B #04

**Project Name:** PR-SIH-00029B #04 - Lote D, Calle Mirasol



**Photo #:** 10

**Description (include direction):** Overview of Calle Mirasol streetscape, facing east, just east of its intersection with Calle Calimaro Martinez.

**Date:** 10/2022

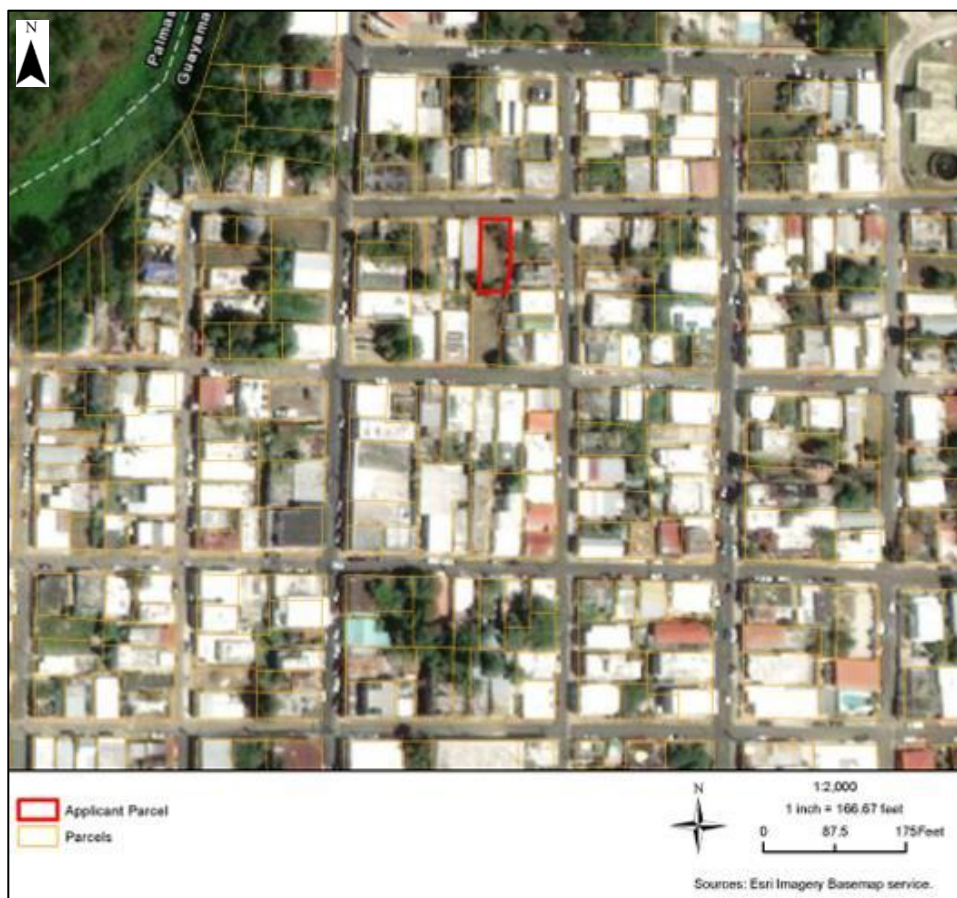
# PRDOH CDBG-DR Social Interest Program Archaeological Monitoring Scope of Work For Case PR-SIH-00029B #04

November 16, 2022

## I. Preamble

The Puerto Rico Department of Housing (PRDOH) is proposing the construction of one, two-story apartment building of four units on a 0.07-acres vacant parcel located at #12 Mirasol Street, Guayama, Puerto Rico (Figure 1). The project area is located within the Traditional Urban Center and Historic Zone of Guayama.

**Figure 1:** Location of the project on the satellite image



According to the Section 106 NHPA Effect Determination Form, completed by architectural historian Lauren Bair Poche and archaeologist Sharon Meléndez Ortiz, the possibility of finding remains of previous occupations within the direct project's area of potential effect is high. Historical cartographic resources evidenced that the area of Guayama where the project is located was already part of the town's grid by the second half of the 19th century, and that there was a building in the 1930s that was demolished in the 21st century. Thus, there is potential to find remnants of previous occupations from the 19<sup>th</sup> or early 20<sup>th</sup> centuries.

**Photo 1:** Overview of the project area, looking south (10/2022)



The objective of this archaeological monitoring plan is to ensure that any unanticipated discoveries, should they occur, receive appropriate treatment. This document is consistent with the Secretary of the Interior's (SOI) Guidelines for Archeological Documentation and the Advisory Council on Historic Preservation's (ACHP) recommendations on the recovery of significant information from archaeological sites as updated in 2009.

## **II. Archaeological Monitoring Procedure**

The monitoring activities can be divided into three groups: activities before the project begins, activities during construction, and post-construction activities. Monitoring is limited to activities that entail demolition, excavations, and earth movements. Those activities that do not entail excavations or earth movements do not require an archaeological monitor.

### **A. Before Construction Begins**

1. The Subrecipient (SR) will notify the Grant Manager (GM) of the proposed activities' start date. The SR is responsible for coordination between the Contractor and the SOI-qualified archaeologist who will oversee the monitoring (Monitor).
2. Before any demolition or construction begins, the construction crew, inspectors, and Monitor will have a kickoff meeting to discuss the procedure for archaeological monitoring, including the coordination protocol between the Monitor and the Contractor. The Monitor will provide an orientation on the area's cultural resources and potential resources and their proper treatment. The Monitor will also explain which construction activities require archaeological monitoring.
3. The Monitor shall conduct a systematic surface reconnaissance of the project's area with the objective of identifying archaeological remains, like structural features, structures, concentration of artifacts or objects of historic character. If any of these are identified, they shall be documented. If the identified

archaeological remains are considered historically significant, provisions included in stipulation B.6 must be implemented.

4. Prior to the surface reconnaissance, the Monitor must ensure that there is complete visibility of the surface. The parcel should be free of vegetation and debris. Any clearing necessary to achieve these conditions must be carried out under archaeological supervision.

#### B. During Demolition and Construction

1. The Monitor shall be in the field during all project activities involving demolition and ground disturbance; access and clear sightlines to all demolition and excavation activities and debris removal will be provided to the Monitor.
2. The Monitor shall provide instructions directly to the construction field personnel concerning how to proceed when there is a potential to impact an archaeological resource. The construction field personnel will abide by these requests: excavate slowly, stop the excavation work to evaluate a finding, etc.
3. After the demolition of the pavement and debris removal, the Monitor shall document any subsurface features associated with previous occupations, like wall foundations, builders' trench, cisterns, septic tanks, and domestic artifact deposits. The amount, size, and placement of excavation units shall depend on the size and complexity of the feature being documented. Any subsurface feature may be demolished and removed after being documented by the Monitor. The information recorded will be included in the final report.
4. The Monitor shall keep a record of monitored activities. The Monitor shall fill out the Daily Record of Activities Form (see **Error! Reference source not found.**). These Forms will be attached to the final report as an appendix.
5. The Monitor shall document all other archaeological remains identified during construction activities, except for previously unidentified historically significant findings (refer to B-6 below). The documentation shall include a detailed description of the discovery, context, horizontal and vertical provenience, photos, and drawings, if necessary. This documentation shall be done within a reasonable amount of time, trying not to impact the project schedule as much as possible.
6. If the identified archaeological remains are considered historically significant– i.e., complex structures or stratified deposits – the Monitor shall instruct the construction crew to (1) immediately cease work in the vicinity of the discovery, (2) take all reasonable measures to avoid or minimize harm to the property, and (3) notify the SR and GM. The GM shall immediately notify the SHPO, as per stipulation III.B.1.b. of the PA. The following protocol shall be followed:
  - a. The Monitor shall make a preliminary assessment of the finding. The assessment shall include a description of the discovery, location, horizontal and vertical extent (if known), context, photographs, and drawings, as deemed necessary. The assessment shall also include a work plan for implementing a National Register of Historic Places' eligibility evaluation of the exceptional remains.

- b. The assessment and NRHP-eligibility evaluation work plan shall be submitted via email to the SR and GM within 24 hours of the discovery. The GM will comment on the work plan within 24 hours of receiving it.
- c. The Monitor shall implement the work plan after receiving the GM's authorization to proceed. After completing the fieldwork, the Monitor shall prepare an End of Field Report, summarizing the results. Said report should include an NRHP-eligibility determination. The End of Field Report shall be submitted via email to the SR and GM within 48 hours after completing the fieldwork.
- d. The GM shall notify the SHPO of the NRHP-eligibility determination.
  - i. If the finding is **not eligible** to the NRHP, the GM shall notify the SHPO and provide supporting documentation. Construction activities may resume under archaeological monitoring unless the SHPO disagrees with the NRHP determination and makes a timely objection within 48 hours of the notification.
  - ii. If the finding is **eligible** to the NRHP, the criteria of adverse effect shall be applied. If the project activities do not adversely affect the finding, the GM shall notify the SHPO and provide supporting documentation. Construction activities may resume under archaeological monitoring unless the SHPO makes a timely objection within 48 hours of the notification.
  - iii. If the project activities have an **adverse effect** on the NRHP-eligible finding, Data Recovery will be implemented as a Treatment Measure per Appendix F of the PA. The Monitor shall develop a data recovery plan with a research design consistent with the Secretary of the Interior's Guidelines for Archeological Documentation ([http://www.nps.gov/history/locallaw/arch\\_stnds 7.htm](http://www.nps.gov/history/locallaw/arch_stnds 7.htm)) and the Advisory Council on Historic Preservation's (ACHP) recommendations on the recovery of significant information from archaeological sites as updated in 2009, at [https://www.achp.gov/protectinghistoricproperties/Section\\_106\\_Archaeology\\_Guidance](https://www.achp.gov/protectinghistoricproperties/Section_106_Archaeology_Guidance). The data recovery plan shall be submitted via email to the GM for comments. The GM shall be responsible for submitting the data recovery plan to the SHPO for comments and approval. This treatment measure does not apply to burials or human remains (refer to II.B.11 of this work plan).

### C. After Construction Ends

1. Upon the completion of archaeological monitoring, the SR and GM shall be notified. The estimated date of delivery of the final report shall be indicated in said notification.
2. A technical report shall be prepared detailing monitored construction activities, documentary research (if any), documentation of the demolished historic building, documentation of other findings, and analysis and interpretation of the results. The report must include visual information, such as drawings and photos,



and a sketch plan of all the documented findings. The report shall be submitted to the GM no later than two (2) weeks after completing the archaeological monitoring work. The GM shall submit the report to the SHPO no later than one (1) week after receiving it.

#### D. Human Remains

If human remains are discovered, the protocol established in Stipulation III.B.1.c. of the PA must be followed:

1. Stop work immediately
2. Notify the local law enforcement office and coroner/medical examiner following applicable Commonwealth statute(s)
3. Protect the remains from any harm.
4. The GM shall be responsible for notifying the SHPO within twenty-four (24) hours of identifying human remains.

### III. Professional Qualifications

The Monitor must meet the minimum Secretary of the Interior Professional Qualifications Standards for Archaeology established in 36CFR Part 61. These are: a graduate degree in archaeology, anthropology, or closely related field, plus at least one (1) year of full-time professional experience or equivalent specialized training in archaeological research, administration, or management; at least four (4) months of supervised field and analytic experience in general Puerto Rican archaeology; the demonstrated ability to carry research to completion; and at least one (1) year of full-time professional experience at a supervisory level in the study of archaeological resources of the pre-Columbian and colonial periods. Please see [https://www.nps.gov/history/local-law/arch\\_stnds\\_9.htm](https://www.nps.gov/history/local-law/arch_stnds_9.htm) for more information.

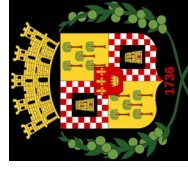
The SOI-qualified archaeologist shall not defer their monitoring responsibilities to any other person who does not meet the minimum professional qualifications. Any additional personnel to intervene in monitoring efforts shall have vast experience in historic archaeology, in working in evaluation (Phase II), documentation (Phase III), and monitoring projects dealing with colonial period properties.

**APPENDIX A Monitoring Daily Activity Sheet**

# DIBUJOS DE CONSRUCCION PARA LA CREACION DE 4 A P A R T A M E N T O S MIRASOL APARTMENTS GUAYAMA CALLE MIRASOL LOTE D GUAYAMA P U E R T O R I C O



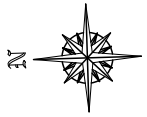
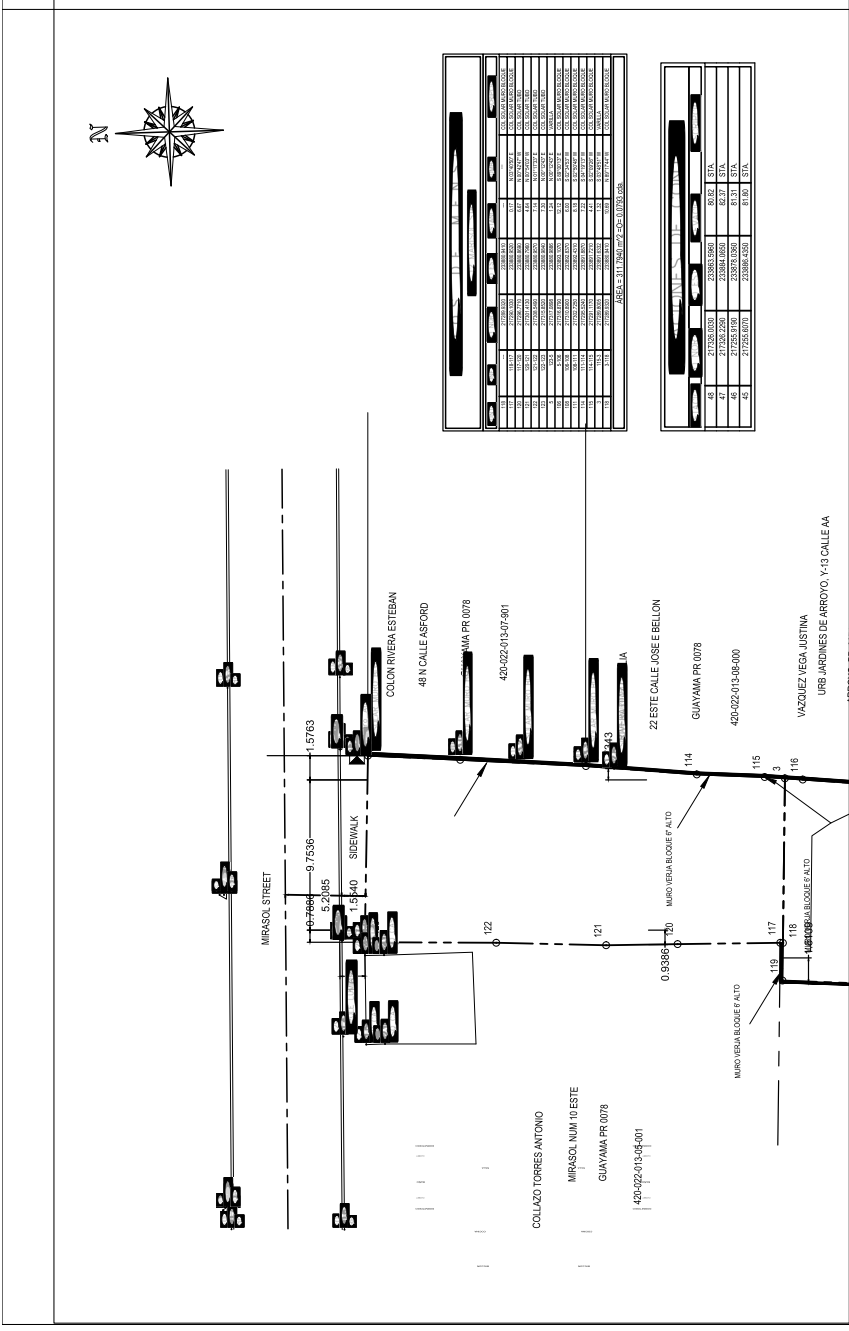
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SERVICES, INC.



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O'Brian Vázquez Molina  
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CALLE MIRASOL LOTE D		
GUAYAMA P U E R T O R I C O		
PONCE NEIGHBORHOOD HOUSING SERVICES, INC.		
MUNICIPIO DE GUAYAMA		
O'Brian Vázquez Molina		
ALCALDE		



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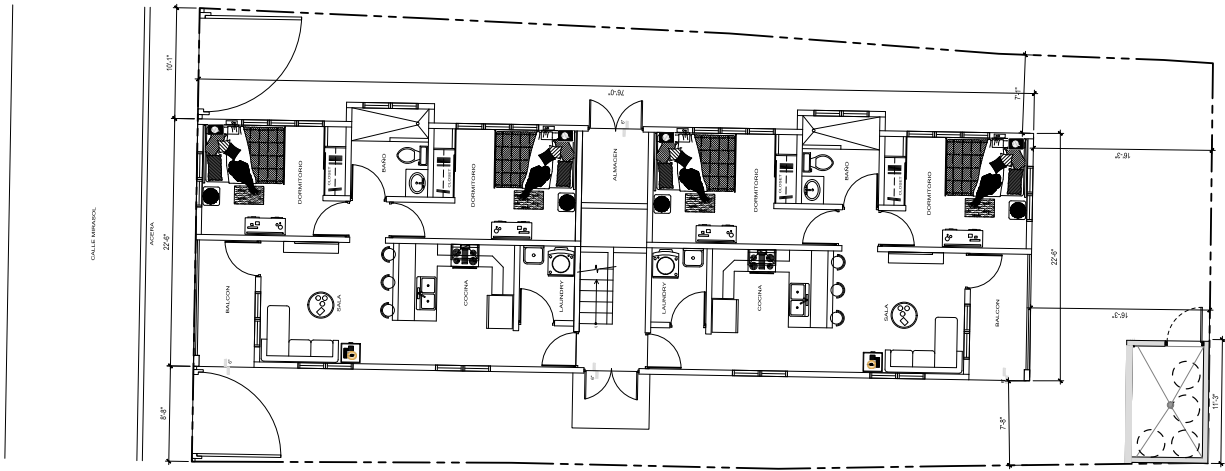
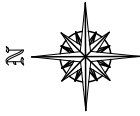
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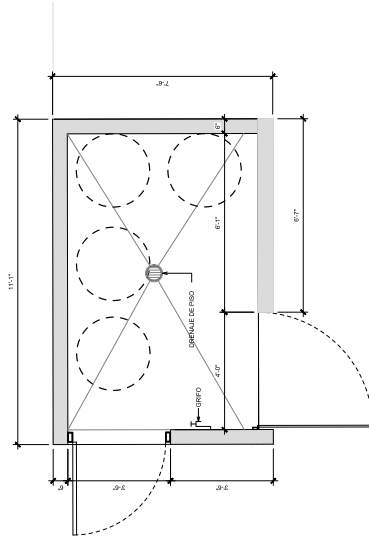
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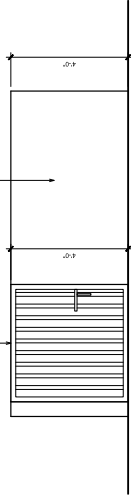


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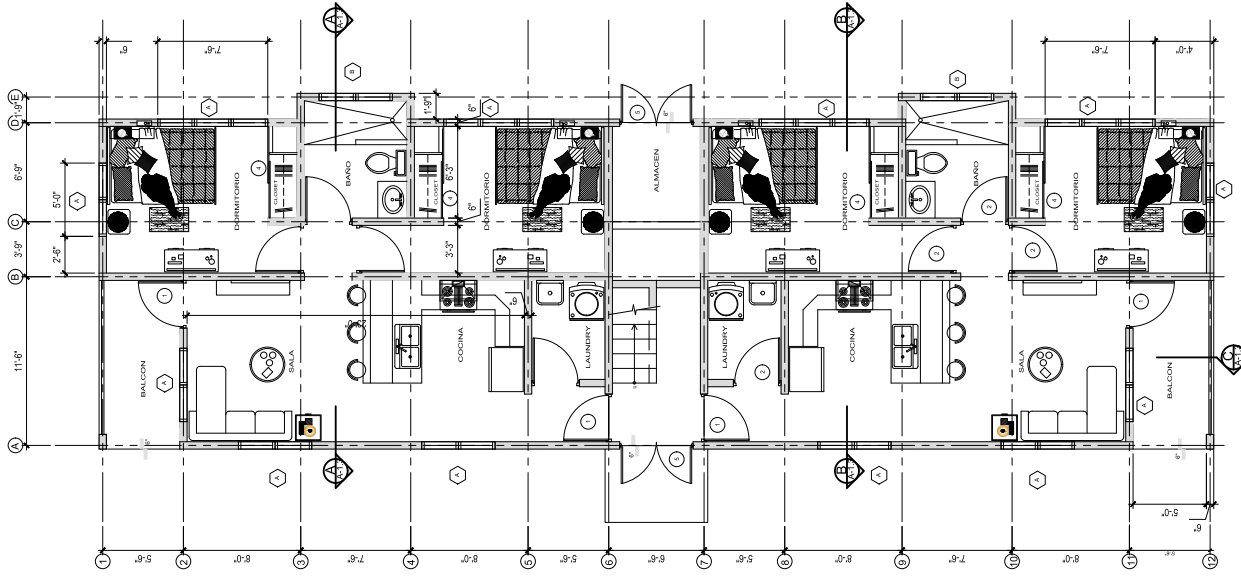
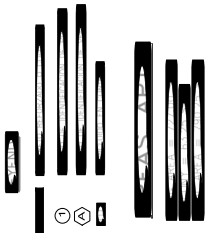
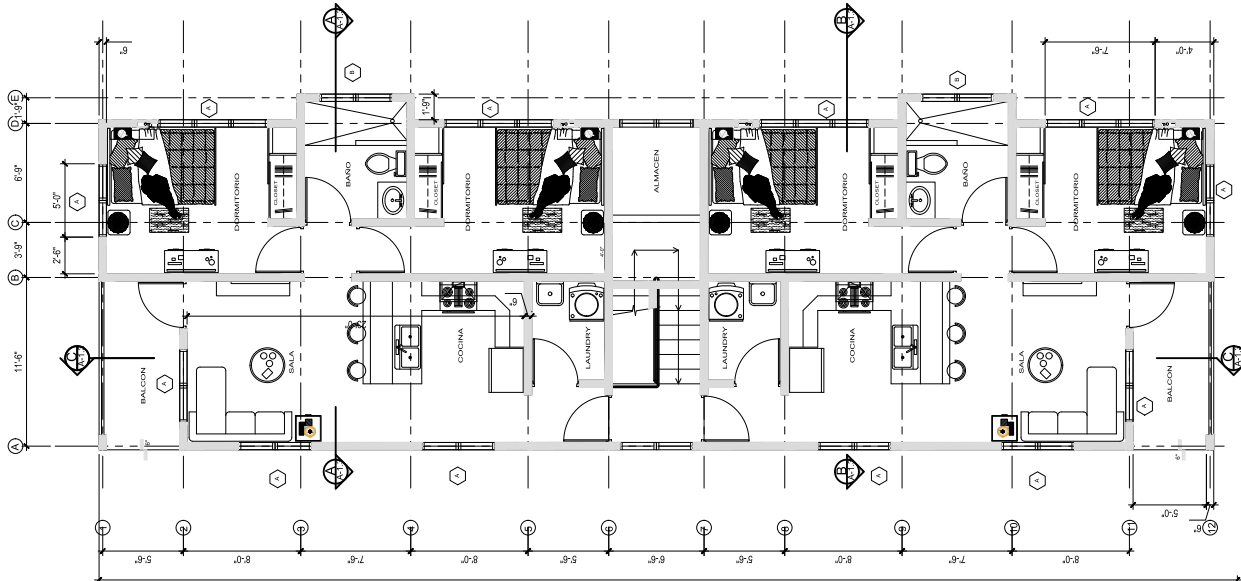


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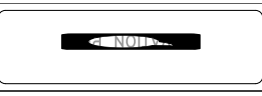
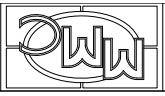
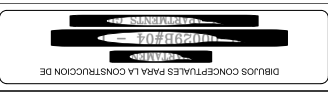
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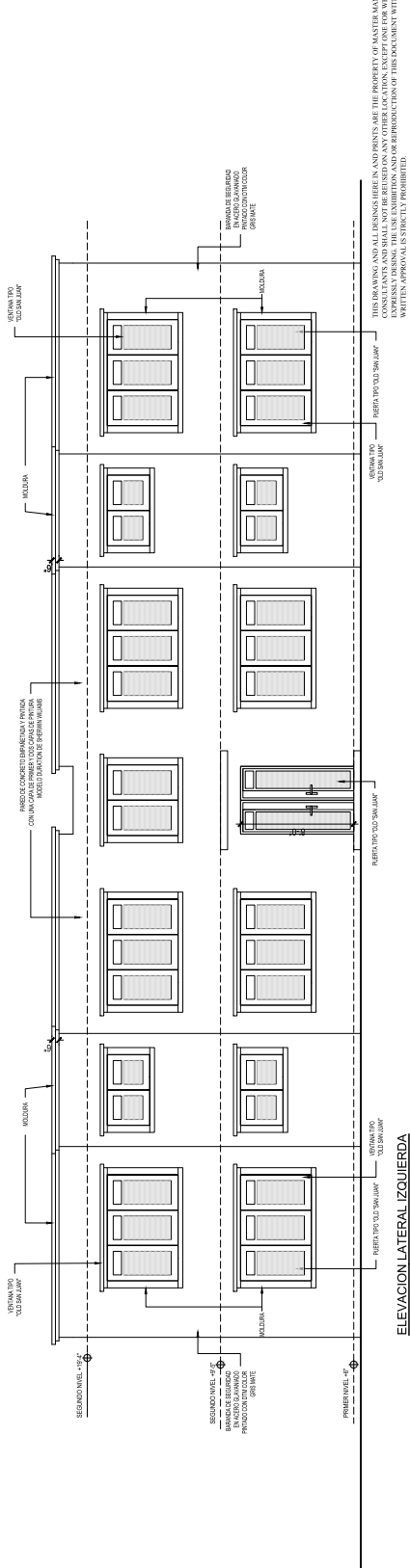
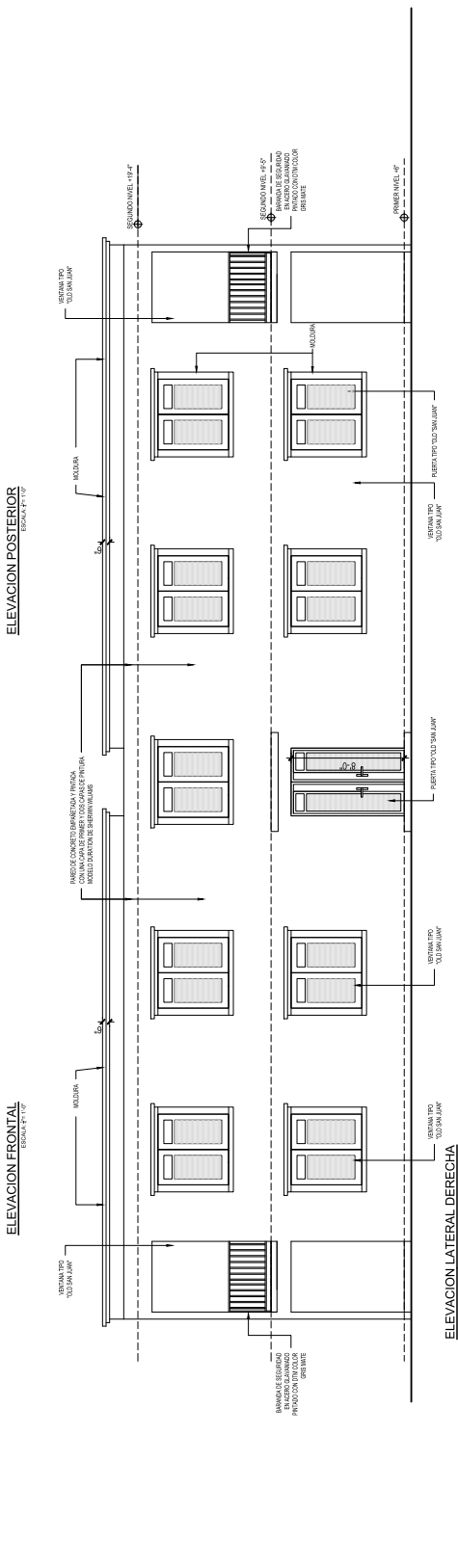
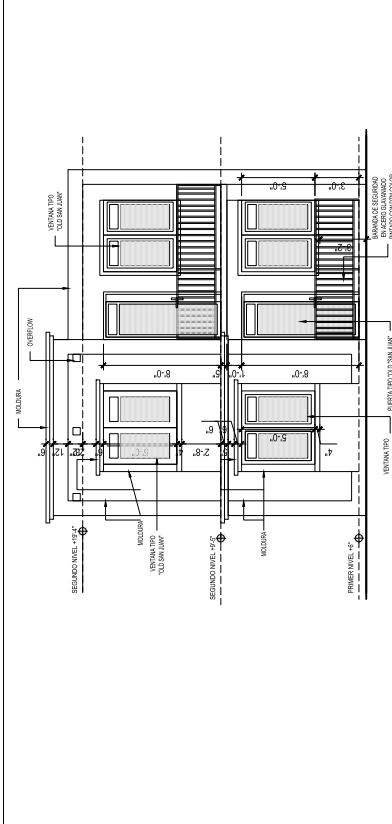
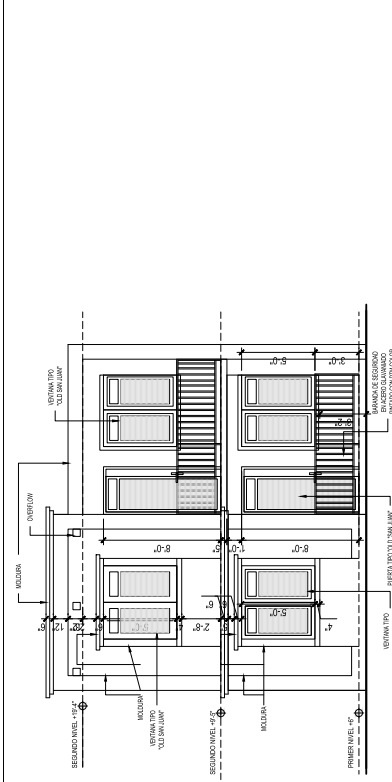
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October 20, 2022

**Arch. Carlos A. Rubio Cancela**

Executive Director

State Historic Preservation Officer

Cuartel de Ballajá Bldg.

San Juan, Puerto Rico

**Re: Authorization to Submit Documents**

Dear Arch. Rubio Cancela:

The U.S. Department of Housing (HUD) approved the allocations of Community Development Block Grant (CDBG-DR) funds on February 9, 2018. It also approved the allocation of Community Development Block Grant Mitigation (CDBG-MIT) funds on January 27, 2020. The purpose of these allocations is to address unsatisfied needs as a result of Hurricanes Irma and Maria in September 2017; and to carry out strategic and high-impact activities to mitigate disaster risks and reduce future losses.

To comply with the environmental requirements established by HUD, the Department of Housing of Puerto Rico (PRDOH) contracted Horne Federal LLC to provide environmental registry review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

In line to expedite the processes, Horne Federal LLC, is authorized to submit to the State Historic Preservation Officer, documentation of projects related to both the CDBG-DR and CDBG-MIT on behalf of PRDOH.

Cordially,

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #03

Lote C, Guayama  
Jose E. Bellon Apartments  
Calle Jose E. Bellon No.5  
Guayama PR 00785  
420-022-013-13  
17.98916985, -66.11341326

## Appendix D: Case 2021-DR0199A

### Project Site Photos 1-5



GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #03  
Lote C, Guayama  
Jose E. Bellon Apartments  
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17.98916985, -66.11341326

## Case 2021-DR0199A Photo No. 1





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #03  
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420-022-013-13  
17.98916985, -66.11341326

## Case 2021-DR0199A Photo No. 2





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #03  
Lote C, Guayama  
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Calle Jose E. Bellon No.5  
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420-022-013-13  
17.98916985, -66.11341326

## Case 2021-DR0199A Photo No. 3





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #03  
Lote C, Guayama  
Jose E. Bellon Apartments  
Calle Jose E. Bellon No.5  
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420-022-013-13  
17.98916985, -66.11341326

## Case 2021-DR0199A Photo No. 4





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #03  
Lote C, Guayama  
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Calle Jose E. Bellon No.5  
Guayama PR 00785  
420-022-013-13  
17.98916985, -66.11341326

## Case 2021-DR0199A Photo No. 5





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #04

Lote D, Guayama  
Mirasol Apartments  
Calle Mirasol No.12  
Guayama PR 00785  
420-022-013-06  
17.98941601, -66.11338531

## **Appendix E: Case 2021-DR0199A**

### **Project Site Photos 1-7**



GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #04  
Lote D, Guayama  
Mirasol Apartments  
Calle Mirasol No.12  
Guayama PR 00785  
420-022-013-06  
17.98941601, -66.11338531

## Case 2021-DR0199A Photo No. 1







GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #04  
Lote D, Guayama  
Mirasol Apartments  
Calle Mirasol No.12  
Guayama PR 00785  
420-022-013-06  
17.98941601, -66.11338531

## Case 2021-DR0199A Photo No. 2





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #04  
Lote D, Guayama  
Mirasol Apartments  
Calle Mirasol No.12  
Guayama PR 00785  
420-022-013-06  
17.98941601, -66.11338531

## Case 2021-DR0199A Photo No. 3





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #04  
Lote D, Guayama  
Mirasol Apartments  
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Guayama PR 00785  
420-022-013-06  
17.98941601, -66.11338531

## Case 2021-DR0199A Photo No. 4





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #04  
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420-022-013-06  
17.98941601, -66.11338531

## Case 2021-DR0199A Photo No. 5





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #04  
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Guayama PR 00785  
420-022-013-06  
17.98941601, -66.11338531

## Case 2021-DR0199A Photo No. 6





GOVERNMENT OF PUERTO RICO  
Department of Housing



PR-SIH-00029B #04  
Lote D, Guayama  
Mirasol Apartments  
Calle Mirasol No.12  
Guayama PR 00785  
420-022-013-06  
17.98941601, -66.11338531

## Case 2021-DR0199A Photo No. 7

