

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND  
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

April 10, 2016

Mayor's Office of Housing and Community Development  
City and County of San Francisco  
1 South Van Ness Avenue, 5<sup>th</sup> Floor  
San Francisco, CA 94103  
415-701-5598

**These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Mayor's Office of Housing and Community Development**

**REQUEST FOR RELEASE OF FUNDS**

On or about May 2, 2016 the Mayor's Office of Housing and Community Development of the City and County of San Francisco (MOHCD) will submit a request to the United States Department of Housing and Urban Development's (HUD) Office of Community Planning and Development for the release of an estimated \$10,000,000 in Home Investment Partnership Program (HOME) grants under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended; to undertake a project known as the 4<sup>th</sup> and Folsom Housing Development.

The proposed project includes the development of a multi-family housing structure with 86 units (85 units for affordable housing and one manager's unit) above 3,000 square feet of retail space at the northwest corner of 4th Street and Folsom Street in the South of Market (SoMa) neighborhood of San Francisco, California. The project site is approximately 80 feet by 105 feet with a usable area of 8,400 square feet. The project site is an active construction site which has been excavated below grade for the Yerba Buena/Moscone MUNI subway station. The project area contains residential, commercial and public land uses in a medium-density urban environment. The project site is located just south of Yerba Buena Gardens.

Project construction would take approximately 18-24 months to complete. The project would be located above the site of the future Yerba Buena/Moscone MUNI subway station which is currently under construction. The building would consist of a maximum of seven floors and would have a maximum height of 75 feet. For the purposes of this analysis it is assumed that any earthwork or ground disturbing activities would occur in areas which have already been disturbed by development of the Yerba Buena/Moscone MUNI subway station.

The total cost of the project is estimated to be \$45,000,000.

**FINDING OF NO SIGNIFICANT IMPACT**

The Mayor's Office of Housing and Community Development has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5<sup>th</sup> Floor, San Francisco, CA 94103 and may be examined or copied weekdays 9 A.M to 5 P.M. The ERR can also be downloaded from the MOHCD website at <http://www.sfmohcd.org/index.aspx?page=1314>.

**PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to the Mayor's Office of Housing and Community Development, City and County of San Francisco, 1 South Van Ness Avenue, 5<sup>th</sup> Floor, San Francisco, CA 94103, attn.: Eugene Flannery or to [Eugene.flannery@sfgov.org](mailto:Eugene.flannery@sfgov.org). All comments received by 5:00 pm on May 1, 2016 will be considered by the Mayor's Office of Housing and Community Development prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

**ENVIRONMENTAL CERTIFICATION**

The City and County of San Francisco Mayor's Office of Housing and Community Development certifies to HUD that Katha Hartley in her capacity as Deputy Director of the Mayor's Office of

Housing and Community Development consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Mayor's Office of Housing and Community Development to use Program funds.

### **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to the Responsible Entity's (RE) Request for Release of Funds and Environmental Certification for a period of fifteen days following the anticipated submission date specified above or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Mayor's Office of Housing and Community Development; (b) the Mayor's Office of Housing and Community Development has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58 or by CEQ regulations at 40 CFR 1500-1508, as applicable; (c) the Mayor's Office of Housing and Community Development has omitted one or more steps in the preparation, completion or publication of the Environmental Assessment or Environmental Impact Study per 24 CFR Subparts E, F or G of Part 58, as applicable; (d) the grant recipient or other participant in the development process has committed funds for or undertaken activities not authorized by 24 CFR Part 58 before release of funds and approval of the environmental certification; (e) another Federal, State or local agency has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Director, Community Planning and Development, United States Department of Housing and Urban Development, 1 Sansome St #1200, San Francisco, CA 94104. Potential objectors should contact Director, Community Planning and Development, San Francisco Regional Office — Region IX, One Sansome Street, Suite 1200 San Francisco, California 94104-4430 to verify the actual last day of the objection period.

Katha Hartley  
Deputy Director, Mayor's Office of Housing and Community Development