

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

September 21 2012

Mayor's Office of Housing, City and County of San Francisco

1 South Van Ness Avenue, 5th Floor

San Francisco, CA 94103

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These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Mayor's Office of Housing of the City and County of San Francisco.

REQUEST FOR RELEASE OF FUNDS

On or about October 22, 2012 the Mayor's Office of Housing of the City and County of San Francisco (MOH) 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; and \$400,000 in Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974, as amended; to undertake a project known as Mixed Use Development, 55 Laguna Street for the purpose of developing 110 units of senior housing at the 55 Laguna Street Campus. MOH intends to use local funding including the Citywide Affordable Housing Fund, as well, for a total project cost of approximately \$35,000,000.

The project sponsor, 55 Laguna L.P., is proposing to use the requested funds for the development of senior housing on a portion of the site of the San Francisco State Teachers' College, which is a historic district listed on the National Register of Historic Places. The senior housing will be developed in conjunction with housing by Alta Laguna LLC on the remainder of the site. The San Francisco State Teachers' College is located at 55 Laguna Street, San Francisco, CA. It is the former site of the University of California Extension campus, which occupies most of the two city blocks bounded by Haight, Laguna, Hermann, and Buchanan Streets in San Francisco.

Construction activities will include demolition of Middle Hall and also the demolition of the "annex," or "administration wing" of Richardson Hall. 55 Laguna L.P. will develop the senior housing units through a combination of adaptive reuse of the remaining main portion of Richardson Hall and a new structure at the corner of Laguna and Waller Streets. In addition to the 55 Laguna L.P. component of the project, a for-profit developer, Alta Laguna LLC, will develop some 330 housing units—50 of which would be affordable to households earning 55 percent of the Area Median Income, through new construction and renovation of Woods Hall. Wood Partners will also adaptively reuse Woods Hall Annex as a community center. The proposed development includes creation of a linear park on the former Waller Street right-of-way, other open space, internal streets, and subsurface parking.

FINDING OF NO SIGNIFICANT IMPACT

MOH has determined that the project will have no significant impact on the human environment. This FONSI is based upon compliance with mitigation measures which have been identified as necessary to reduce the environmental impacts of the proposed action to a point or level where they are determined to be no longer significant. The following measure identifies the agency responsible for monitoring compliance with such. A complete explanation of all mitigation steps and schedule of implementation is available in the Environmental Review Record (ERR), at <http://sf-moh.org/index.aspx?page=155>.

- **Historic and Cultural Resources:** implement the stipulations of the Memorandum of Agreement Between the City and County of San Francisco and the California State Historic Preservation Officer for the mitigation of adverse effects on historic properties; compliance with the MOA will be monitored by the San Francisco Planning Department.

Additional project information is contained in the Environmental Review Record (ERR) on file at the MOH, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103. It is available for review and may be examined or copied weekdays 9:00 A.M to 5:00 P.M. The Environmental Review Records, including mitigation measures, are also available for review and downloading at <http://sf-moh.org/index.aspx?page=155>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Eugene T. Flannery at the San Francisco Mayor's Office of Housing at 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103. All comments received by 5:00 pm October 21, 2012, will be considered by the MOH prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

MOH certifies to the HUD that Olson Lee, in his capacity as Director of the MOH, 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 MOH to use Program funds.

OBJECTIONS

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 submission date specified above or the actual receipt of the request (whichever is later) only if they are on the following bases: (a) the certification was not executed by the Certifying Officer of the RE; (b) the RE has omitted a step or failed to make a determination or finding required by HUD regulations at 24 CFR part 58 or by CEQ regulations at 40 CFR 1500-1508, as applicable; (c) the RE 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 Office of Community Planning and Development, United States Department of Housing and Urban Development at 600 Harrison Street, 3rd Floor, San Francisco, CA 94107. Potential objectors should contact HUD to verify the actual last day of the objection period.

Olson Lee
Director, Mayor's Office of Housing, City and County of San Francisco
Certifying Officer