

**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS  
AND  
NOTICE OF AVAILABILITY OF RECORD OF DECISION**

November 20, 2012

Mayor's Office of Housing, City and County of San Francisco [RE]  
1 South Van Ness Avenue, 5<sup>th</sup> Floor  
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On or about November 28, 2012 the Mayor's Office of Housing of the City and County of San Francisco will submit a request to the United States Department of Housing and Urban Development Community Planning and Development for the release of funds subject to regulation by 24 CFR Part 58. Funding for the project may include Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974 and Home Investment Partnership Program (HOME) grants under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990 as amended, Project Based Section 8 Vouchers under the United States Housing Act of 1937, Section 8(o)(13) and Public Housing operating subsidies for mixed income developments authorized under the U.S. Housing Act of 1937, Section 35.

Funds will be used to undertake a project known as Alice Griffith Redevelopment Project. The proposed action would demolish and replace the existing 256 public housing units at the Alice Griffith Public Housing Development which were built in 1962. The proposed action would proceed in phases and would not displace existing residents. The initial phases would develop currently vacant portions of the Alice Griffith site, and existing residents would then occupy replacement public housing units before existing structures would be demolished in subsequent phases. Overall, the Project would develop a total of up to 1,210 units of public housing, affordable housing, below-market rate housing, and market-rate housing at the Alice Griffith site. It will provide new affordable housing that is targeted to the lower income levels of the Bayview population, including new units that are suitable for families, seniors, and young adults on 20 net acres along with development of adjacent non-SFHA property. Housing would include one-for-one replacement of 256 public housing units currently on the site, and 954 market-rate and below-market for sale and rental units. Maximum building height would be up to 65 feet. A new 1.4-acre Alice Griffith Neighborhood Park would extend for several blocks near the center of the neighborhood.

The activities proposed comprise a project for which an Environmental Impact Statement was prepared. A Notice of Availability of a Final Environmental Impact Statement was published in the Federal Register on September 21, 2012 and in the San Francisco Examiner on September 17, 2012. Copies of the NOA/FEIS were mailed to interested parties. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the Mayor's Office of Housing, City and County of San Francisco, 1 South Van Ness Avenue, 5<sup>th</sup> Floor, San Francisco, CA 94103 and may be examined or copied weekdays 9:00 A.M to 5:00 P.M. The Record of Decision was prepared and signed by the Certifying Officer on November 16, 2012 in accordance with 24 CFR §58.60 and 40 CFR §1505.2. MOH prepared this Record of Decision pursuant to the regulations of the Council on Environmental Quality for implementing the National Environmental Policy Act (40 CFR Parts 1500-1508) and of the United States Department of Housing and Urban Development regulations at 24 CFR Part 58, ENVIRONMENTAL REVIEW PROCEDURES FOR ENTITIES ASSUMING HUD ENVIRONMENTAL RESPONSIBILITIES. This Record of Decision is based on MOH's Final Environmental Impact Statement for the ALICE GRIFFITH REDEVELOPMENT PROJECT (HUD/EIS-2010-CA-00004). The ERR including the Record of Decision is available for viewing on the Mayor's Office of Housing website at: <http://sf-moh.org/index.aspx?page=155>. The complete ERR is also available for viewing at the Mayor's Office of Housing at the address listed above.

## **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to Eugene T. Flannery, Environmental Compliance Manager. All comments received by 5:00 PM on November 27, 2012 will be considered by the Mayor's Office of Housing prior to authorizing submission of a request for release of funds.

## **ENVIRONMENTAL CERTIFICATION**

The Mayor's Office of Housing of the City and County of San Francisco certifies to United States Department of Housing and Urban Development Community Planning and Development Division that Brian Cheu in his capacity as Director of Community Development Division, Mayor's Office of Housing 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 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; (b) the Mayor's Office of Housing 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 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 United States Department of Housing and Urban Development, Community Planning and Development at 600 Harrison Street, 3<sup>rd</sup> Floor, San Francisco, CA 94107. Potential objectors should contact HUD to verify the actual last day of the objection period.

Brian Cheu

Director of Community Development Division, Mayor's Office of Housing