

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

September 17, 2013
Mayor's Office of Housing and Community Development
1 South Van Ness St
San Francisco, CA 94103
415-701-5598

On or about September 25, 2013 the Mayor's Office of Housing and Community Development will authorize the San Francisco Housing Authority to submit a request to the United States Department of Housing and Urban Development, Office of Housing for authority to dispose of the properties listed below to parties outside the public housing program to privately finance low-income housing under Section 18 of the United States Housing Act of 1937, as amended and/ or The Consolidated and Further Continuing Appropriations Act of 2012, Public Law 112-55. If the disposition is approved by HUD, and the subsequent request to HUD for Tenant Protection Vouchers is granted, the Authority intends to commit a 20 year project-based voucher (PBV) contract to the development subject to compliance with HUD guidelines. The development will receive increased rent subsidies for the properties while continuing to be 100 percent affordable for low-income households. A partnership will be created comprised of a non-profit housing corporation, and a Limited partner Tax Credit Investor to leverage additional funds for rehabilitation of the property. The Authority will ground lease properties to the partnership. The Authority expects to have a Right of First Refusal and Option to Purchase the buildings back from the partnership after the 15 year tax credit compliance period for outstanding debt plus exit taxes. The financing for the property will be a combination of tax-exempt bonds and tax credit equity. The tax credit equity does not have to be paid back provided the property continues to serve low income households, The Low Income Housing Tax Credit Program requirements remain in place for 55 years.

Upon transfer of title, the property will be continued for the provision of housing for income eligible residents. Unit density will not change and the estimated cost of rehabilitation activities will be less than the 75 percent of the total estimated cost of replacement after rehabilitation.

The scope of rehabilitation activities will include the following:

- Repair, replacement and installation of the following systems: . Electrical work; Plumbing pipes and fixtures, including water heaters; Heating and air conditioning system improvements; Fire and smoke detector system installation; Sprinkler system installation; Ventilation system installation; Interior elevator or wheelchair conveying system; and Bathroom improvements where work is restricted to an existing bathroom.
- Repair or partial replacement of porches, decks, cornices, exterior siding, doors, thresholds, balustrades, stairs, or other trim;
- Installation of new shelf space or improvement of such, and repair, replacement, and installation of cabinets, countertops and appliances;
- Repair, replacement or installation of windows and storm windows (exterior, interior, metal or wood);
- Installation new window jambs, jamb liners, and screens;
- Caulking, weather-stripping, reglazing and repainting of windows;
- Roof repair or replacement;

- Repair, replacement or installation of gutters and down spouts;
- Repainting and refinishing of exterior or interior surfaces, including but not limited to walls, floors, and ceilings;
- Repair or replacement of awnings and signs;
- Installation of insulation;
- Installation or replacement of security devices, including dead bolts, door locks, window latches, security grilles, surveillance cameras and door peepholes, with electronic security systems;
- Installation of grab bars, handrails, guardrails and minor interior and exterior modifications for disabled accessibility;
- Modifications of and improvements to path of travel for persons with disabilities;
- Repair or replacement of interior stairs;
- Replacement of flat stock trim;
- Repair, replacement and installation of interior water, gas, storm, and sanitary lines

The properties for which this authority is being sought are:

Westbrook Apartments: 90 Kiska Road, CA001009 - 225 housing units;
 Hunters Point: 1105 Oakdale Avenue, CA001000 – 213 housing units;
 Alemany: 931 Ellsworth Street, CA001000 – 191 housing units;
 Clementina Towers: 320 & 330 Clementina Street, CA001000 – 276 housing units;
 350 Ellis Street: 350 Ellis Street, CA001000 – 96 housing units;
 Ping Yuen: 711 Pacific Avenue, CA001000 – 234 housing units.

The total estimated number of housing units to be disposed of is 1,235. The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. Environmental Review Records (ERRs) that document the environmental determinations for these project are on file at the Mayor’s Office of Housing and Community Development, City and County of San Francisco, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103 and may be examined or copied weekdays 9:00 A.M to 5:00P.M. The environmental Review Records are also available at the Mayor’s Office of Housing and Community Development Website at <http://sf-moh.org/index.aspx?page=1093> .

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the San Francisco Mayor’s Office of Housing and Community Development, located at 1 South Van Ness Avenue – 5th Floor, San Francisco, California 94103. All comments received by 5:00P.M. P.S.T September 24th will be considered by the San Francisco Mayor’s Office of Housing and Community Development prior to submitting a request for the release of funds.

ENVIRONMENTAL CERTIFICATION

The City and County of San Francisco Mayor’s Office of Housing and Community Development certifies to HUD that Brian Cheu in his capacity as Director of the Community Development Division 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, Public Housing, US Department of Housing and Urban Development, 600 Harrison Street - 3rd Floor, San Francisco, CA 94107. Potential objectors should contact Director, Community Planning and Development, US Department of Housing and Urban Development, 600 Harrison Street - 3rd Floor, San Francisco, CA 94107-1300 to verify the actual last day of the objection period.

Brian Cheu, Director of Community Development Division
Mayor's Office of Housing and Community Development