

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

September 1, 2017

Mayor's Office of Housing and Community Development, City and County of San Francisco
One South Van Ness Avenue, 5th Floor
San Francisco, CA 94103
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On or about September 11, 2017 the Mayor's Office of Housing and Community Development (MOHCD) will authorize the San Francisco Housing Authority to submit a request to the United States Department of Housing and Urban Development, Office of Public and Indian Housing for authority to convert Section 8 Operating Subsidies at 1000 Market Street, San Francisco, CA to funding under the federal Rental Assistance Demonstration Program (RAD) under the United States Housing Act of 1937, as amended and/ or The Consolidated and Further Continuing Appropriations Act of 2012, Public Law 112-55.

Community Housing Partnership, a 501(c)(3) nonprofit corporation, seeks to convert the San Cristina, located at 1000 Market Street, San Francisco, to funding under the federal Rental Assistance Demonstration Program (RAD) under the United States Housing Act of 1937, as amended, and/or The Consolidated and Further Continuing Appropriations Act of 2012, Public Law 112-55. Conversion to RAD will create financially sustainable real estate assets with a minimum of 20-year useful life, improve resident experience, and ensure the sustainability of San Cristina in order to preserve 58 single-room occupancy units of housing for extremely low income, homeless individuals.

Under RAD, Community Housing Partnership will be able to leverage additional private resources, and will convert its Mod Rehab Section 8 Contract subsidy payments to RAD project-based Section 8 vouchers (PBVs) for the existing Mod Rehab assisted units. The development will receive increased rent subsidies while continuing to be 100 percent affordable for low-income, homeless households.

The requirements of the RAD program include completing physical upgrades that are noted in a Physical Condition Assessment (PCA). The PCA for the San Cristina recommends upgrades with an estimated cost of \$1,054,578, which is less than 75% of the total estimated cost of replacement after rehabilitation, and there will be no change in the unit density or in land use due to the project. T

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103 where ERR can be examined and may be examined or copied weekdays 9:00 A.M to 5:00 P.M. The ERR is also available at the MOHCD website at <http://sfmohcd.org/environmental-reviews>.

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 10, 2017 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 Katha Hartley in her capacity as Acting 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, Public and Indian Housing, US Department of Housing and Urban Development, Region IX, One Sansome Street, Suite 1200, San Francisco, CA 94104-4430 to verify the actual last day of the objection period.

Katha Hartley, Acting Director, MOHCD
