

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: 8-STEP PROCESS

Floodplain 8-Step Process in accordance with Executive Order 11988: Floodplain Management
Mayor's Office of Housing and Community Development (MOHCD),
City and County of San Francisco,
Mission Bay Block 6 West

Katha Hartley

June 2018

This Floodplain 8-Step Process document addresses the requirements of Executive Order (E.O.) 11988, "Floodplain Management" as provided by 24 CFR §55.20 and has been completed for this applicant under the U.S. Department of Housing and Urban Development (HUD)'s Section 8 Project Based Voucher program rental assistance. This document pertains to proposed construction activities in the 100-year floodplain (AE Zone) as delineated on a Preliminary Flood Insurance Rate Map (FIRM; 060298-0119-A) published by the City and County of San Francisco in November 2015.

Step 1: Determine whether the action is located in a 100-year floodplain (or a 500-year floodplain for critical actions) or wetland.

The Proposed Action, approval of Part 58 funding, would release funds to support the operation of approximately 152 units of affordable housing, along with supporting residential amenities and parking by Mercy Housing at Block 6 West within the Mission Bay Redevelopment Project area. The larger Mission Bay Redevelopment area in which the project is located sits within a former industrial area along Mission Creek and the eastern shoreline of San Francisco wedged between the bay and Interstate 280, north of Mariposa Street.

A portion of the 1.1 acre project site under the Proposed Action is located in a 100-year floodplain, or a Special Flood Hazard Area (SFHA). Specifically A 0.125-acre portion of the parcel is located within AE Zone (area of special flood hazard with water surface elevations determined) and the remainder of the parcel located in an X Zone (areas determined to be outside 500-year floodplain determined to be outside the 1 percent and 0.2 percent annual chance floodplains), as indicated on a Preliminary FIRM (Panel 119 of 304 no. 060298-0119-A) preliminarily published by the City and County of San Francisco in November 2015.

The Preliminary FIRM is attached to this document. There is no wetland mapped on the U.S. Fish and Wildlife Service National Wetlands Inventory for the site, and none have been observed during a site inspection.

This project is new construction of affordable multifamily housing of greater than four units and, for these reasons, E.O. 11988 Floodplain Management applies. This project does not meet any of the exceptions at 24 CFR 55.12 and therefore requires an 8-step analysis of the direct and indirect impacts associated with the construction, occupancy, and modification of the floodplain.

Step 2: Notify the public for early review of the proposal and involve the affected and interested public in the decision making process.

A public notice describing the project was published the San Francisco Examiner a local and regional paper of general circulation, on December 12, 2017. The ad targeted local residents, including those in the floodplain. The notice was also sent to interested federal, state, and local agencies, as well as neighbors, and a group of individuals known by MOHCD to be interested in such notices. A list of specific agencies and individuals and a copy of the published notification is kept in the project's environmental review record and attached to this document. The required 15 calendar days were allowed for public comment with two additional days included to account for the December 25 National Holiday. No comments were received in response to the public notice.

Step 3: Identify and evaluate practicable alternatives.

44 CFR §9.9(b) requires that an agency identify and evaluate practicable alternatives to carrying out a proposed action in floodplains or wetlands, including:

- 1) Alternative sites outside the floodplain or wetland;
- 2) Alternative actions which serve essentially the same purpose as the proposed action, but which have less potential to affect or be affected by the floodplain or wetlands; and
- 3) No action, in which the floodplain and wetland site itself must be a practicable location in light of the factors set out in this section.

The MOHCD project site selection criteria are:

- 1) The project cannot cause current City residents to become displaced;
- 2) The project must be within city limits in order for grants to be used by MOHCD and Mercy Housing;
- 3) The project must be within the Mission Bay Redevelopment Project area to meet the affordable housing requirement of the larger plan area; and
- 4) The project must be suitable to provide 152 units of 100 percent affordable housing with access to public services.

MOHCD considered several alternative sites and actions believed to satisfy these requirements:

- 1) Locate the Project Outside of the Floodplain

This alternative considered several sites within the Mission Bay Redevelopment Project area that were zoned for affordable housing. All lots, apart from the two discussed below have either already undergone construction or are in the process of permit approvals for development, and are therefore not practicable alternatives. Block 12W is identified as partially within the SFHA, and so would not provide a practicable alternative outside of the floodplain.

- a) Locate the project at Block 4E: MOHCD considered an alternative site for the project that would be located at Major Phase Block 4E. The site would meet the requirements of the City's grant and would not displace existing residents given that the site is vacant. This alternative would maintain the project located outside of zone AE. The Mission Bay Redevelopment Project EIR evaluated this site, and this additional analysis indicates that it would avoid development within a floodplain. This site is located within the larger Mission Bay Redevelopment Project area, and would therefore, be supported by local services and amenities. However, the site is

only zoned for up to 94 units, and so would fail to meet the community's needs of 152 units of 100 percent affordable housing. Additionally, Mercy Housing is not in position of ownership of site. Therefore, this site is not considered to be available and this alternative is not considered practicable.

- b) Locate the project at Block 9A: MOHCD and Mercy also considered an alternative site for the project that would be located at Block 9A. The site would meet the requirements of the City's grant and would not displace existing residents given that the site is vacant. This alternative would maintain the project located outside of zone AE. The Mission Bay Redevelopment Project EIR evaluated this site, and this additional analysis indicates that it would avoid development within a floodplain. This site is located within the larger Mission Bay Redevelopment Project area, and would therefore, be supported by local services and amenities.

However, the site is less than half of the size of the proposed project site, and so would fail to meet the community's needs of 152 units. Additionally, Mercy Housing is not in position of ownership of site. Therefore, this site is not considered to be available and this alternative is not considered practicable.

2) Alternate Action: Locate and Modify the Project Layout within the Floodplain

- a) Locate and Modify Project Layout at Block 6 West: The project site is owned by Mercy Housing, and is recently disturbed, having previously been the site of asphalt parking and then construction staging. This site meets the requirements of the City's grant and does not displace residents. However, in order to avoid development with the zone AE, and avoid potential obstructions to a future coastal floodplain this alternative would reduce the footprint at Block 6 West to avoid the portion of the site, which is identified within zone AE.

While this site is located within the larger Mission Bay Redevelopment Project area and would be provided by amenities in the area, which is seen as an extremely attractive asset for the potential occupants, this alternative would substantially reduce the number of potential units at Block 6 West and would fail to meet the project goals of providing 152 units of 100 percent affordable housing. Therefore, this alternative is not considered practicable.

3) No Action or Alternative Actions that Serve the Same Purpose

No Action Alternative: Under a no action alternative there would be no federal funding to support the development and operation of affordable housing at Block 6 West. The project would not receive the necessary grant funds and would ultimately risk the ability of the project to provide 152 affordable housing units. Without Section 8 vouchers the applicant may seek alternative funding for operational costs; however, this would likely represent a hardship for the applicants.

Therefore, the "No Action Alternative" jeopardizes the ability of the applicant to build and operate affordable housing within the Mission Bay Redevelopment Project area, and would thus not best meet the project's purpose and need; it is not considered practicable from a cost perspective.

Step 4: Identify potential direct and indirect impacts associated with floodplain development.

Locating the project at Mission Bay Block 6 West as proposed would not adversely affect the natural habitat values or other functions of a wetland and would not encourage occupancy of a wetland, because there is no wetland on or near the project site. The Responsible Entity along with the U.S. Fish and Wildlife Service has determined that the construction of the buildings would have no quantifiable impact on plant and animal life.

The proposed project would have minimum impacts to the floodplain as the preliminarily mapped zone AE is not directly along a coastline and currently does not serve for floodplain uses. The project site has been used historically for industrial uses. Further, as this is a coastal floodplain, the addition of fill to the site would not modify or put other new properties into the floodplain, as coastal sea levels and inundation is not significantly impacted by a project development alone. Thus, while the project as originally proposed could obstruct a potential future coastal floodplain, it would not obstruct the natural functions of coastal water level as coastal flood levels are driven by larger climatic elements.

However, construction in an AE Zone with a stillwater elevation of 10 feet NAVD 88 would present challenges in building at the current elevation ranging from approximately 9.7 to 12.7 feet NAVD 88, and could endanger human life as well as local and federal investment under a 100-year flooding event. HUD requires that projects located in the floodplain maintain flood insurance for the life of the property. The City and County of San Francisco is a member of the National Flood Insurance Program and structures located in the flood zone are required to comply with the local flood ordinance. Thus, even though only approximately 0.125-acres of the project site are required to have flood insurance, the City would require maintaining flood insurance for any building on the entirety of the parcel in order to mitigate any effects of flooding.

For the environmental issues of Clean Air, Contamination and Toxic Substances, Floodplain Management, Historic Preservation, Noise Abatement and Control, Land Development, and Transportations, the project was found to result in minor adverse but mitigable impacts. Interior noise levels would be mitigated to acceptable levels through implementation of mitigation. All applicable mitigation measures and/or San Francisco Building Code Guidelines to mitigate the potential adverse effects are listed in the project EA. No other impacts are potentially significant to the extent that an EIS would be required. The project would result primarily in no adverse and no effects to the environment, with beneficial socioeconomic impacts.

Step 5: Where practicable, design or modify the proposed action to minimize the potential adverse impacts to lives, property, and natural values within the floodplain and to restore, and preserve the values of the floodplain.

To minimize impacts associated with development in a floodplain and to comply with E.O. 11988 the project must minimize potential harm to lives and the investment at risk from the base flood. The project should also minimize impacts to natural values.

Since the project is new residential construction on a recently disturbed site that previously served industrial uses, there are no existing buildings or structures onsite. Therefore, it is possible for the entirety of Block 6 West to be graded to above the preliminary mapped 100-year floodplain with base flood elevation (BFE) 10 feet NAVD88. By elevating the entirety of the potentially

impacted parcel, which is currently not located within a mapped floodplain nor serves as a wetland, the construction would have minimal effects on water resources or natural values.

The San Francisco Office of Community Investment and Infrastructure, as the primary developer for the Mission Bay Redevelopment Area, intends to submit a Conditional Letter of Map Revision based on Fill (CLOMR-F) by adding fill to low areas within the project area, and by submitting updated grading maps to FEMA once the PFIRMs are official, which would include Block 6W. Should this process be rejected, the project sponsor would be responsible to submit a CLOMR-F for the project site alone. Elevation information certified by a Licensed Land Surveyor/Registered Professional Engineer indicated that this would raise BFE to above the Zone AE elevation and would therefore remove risks to human life as well as the local and federal investment. The cost of the CLOMR-F application, elevating of the site, and applying for a subsequent Letter of Map Revision based on Fill (LOMR-F) would not be prohibitive for the project. Therefore, this alternative is considered practicable. Further, by elevating the parcel grade to 10 feet NAVD 88, and by providing a freeboard of 1 foot above BFE, and approval by FEMA of a CLOMR-F and LOMR-F, the project would no longer be located within a floodplain and would thus have no requirement for floodplain insurance.

Based on this analysis, in order to preserve human life and property, the following two mitigation measures are proposed as part of the project's environmental review:

Mitigation Measure 1: Construction above the BFE:

The project site, Mission Bay Block 6 West (Block 6W) shall be constructed on an elevated site area to no less than 10 feet NAVD 88 and establish a lowest finished floor (FF) elevation with a freeboard of one (1) foot above Base Flood Elevation. Under this measure, the FF of the project shall be elevated to no less than 11 feet NAVD 88.

Mitigation Measure 2: FEMA Map Revision:

If the project site, Mission Bay Block 6 West (Block 6W) is located within a SFHA due to adoption the currently Preliminary FIRMs or it anticipated to be located in an SFHA at the commencement of construction, the project applicant shall coordinate with OCII submission of a Conditional Letter of Map Revision Based on Fill (CLOMR-F) to FEMA. The CLOMR-F shall remove Block 6W from the SFHA as classified by FEMA and establish a lowest finished floor elevation with a freeboard of 1 foot above BFE. Because a CLOMR-F is conditional and preliminary to construction and/or should the preliminary FIRM be approved after the project is constructed, then upon the completion of construction of Block 6W, the project applicant shall coordinate with OCII prior to certification of occupancy to obtain a LOMR-F demonstrating the site is out of the SFHA. Should OCII's CLOMR-F or LOMR-F application not address the project site completely, the applicant shall submit project site-specific application(s). Should FEMA reject either of the aforementioned applications, the project applicant shall obtain flood insurance.

Ultimately, with the listed mitigation measures, the modified project would remove risks to human life as well as the local and federal investment, avoid anticipated need for insurance, and ensure minimal impacts to the anticipated floodplain.

Step 6: Reevaluate the alternatives.

Block 6W location: Although the Block 6W site is partially within a floodplain, the project has been adapted in order to minimize effects on floodplain values. Additionally, steps were taken in order to minimize risks to human life and property via providing an additional one-foot of freeboard.

The rejected Alternative 1.a, and 1.b, Locate the Project Outside of the Floodplain, would remain impracticable due to their smaller size, lack of current ownership by Mercy Housing, cost of obtaining any of the alternate parcels, and current approved development plans. Potential construction of the Block 6W affordable housing elsewhere in the City is not viable because the sites do not meet the criteria of being located within the Mission Bay Redevelopment Project area to meet the affordable housing requirement of the project.

MOHCD had considered Alternative 2, Alternate Action: Locate and Modify the Project within the Floodplain. Because this alternative would substantially reduce the number of potential units at Block 6W it would fail to meet the project goals of providing 152 affordable units. With increased storm surges and without increasing the finished floor (FF) of the buildings there would be increased risks to life and property.

The last, Alternative 3, No Action Alternative is also impracticable because it would risk feasibility of full buildout due to increased costs.

Due to financial costs, ownership, scope of needed housing, as well as the requirement that the project be constructed within city limits/Mission Bay Redevelopment Project area, Block 6W is the only location that satisfies these needs and concerns without displacing residents.

Step 7: Determination of no practicable alternative.

Locating the project at Block 6 West as proposed with mitigation would have minimum impacts to the floodplain because the block would be graded to above the BFE and built with a FF elevation of 11 feet NAVD 88. The area has not experienced flooding in the past and was only recently classified as lying with a SFHA. Additionally, there are no wetlands or sensitive habitat on the project site.

It is MOHCD's determination that there is no practicable alternative to partially locating the project in the flood zone. This is due to: 1) the desire to not displace residents; 2) the grant requirements to construct within city limits; 3) the Mission Bay Redevelopment Project requirement to include 1,806 (or 30 percent) affordable units, and Mercy's plan to provide 152 of these units; 4) the need to construct an economically feasible project; 5) the site's access to services and amenities (i.e. public transportation and schools); and 6) the ability to mitigate and minimize impacts on human health, public property, and floodplain values. With mitigation, the project as proposed would be built above the BFE with one-foot of additional freeboard.

A final notice will be published and posted consistent with the prior notice. The notice will explain the reasons why the modified project must be located in the floodplain, offers a list of alternatives considered at Steps 3 and 6, and describes all mitigation measures at Step 5 taken to minimize adverse impacts. The notice and this 8-Step Review will become part of the EA documentation when it is finalized in accordance with the National Environmental Policy Act.

The Final Notice will be integrated with the Finding of No Significant Impact that is anticipated for the proposed action.

Step 8: Implement the proposed action.

MOHCD will assure that this plan, as modified and described above, is executed and necessary language will be included in all agreements with participating parties. MOHCD will also take an active role in monitoring the construction process to ensure no unnecessary impacts occur nor unnecessary risks are taken. The flood insurance requirement for the life of the property will be monitored by MOHCD pending CLOMR-F and LOMR-F approval.



LEGEND:

Public Facility
Parks

Residential / Market Rate
Residential / Affordable
Hotel

UCSF Campus
Commercial

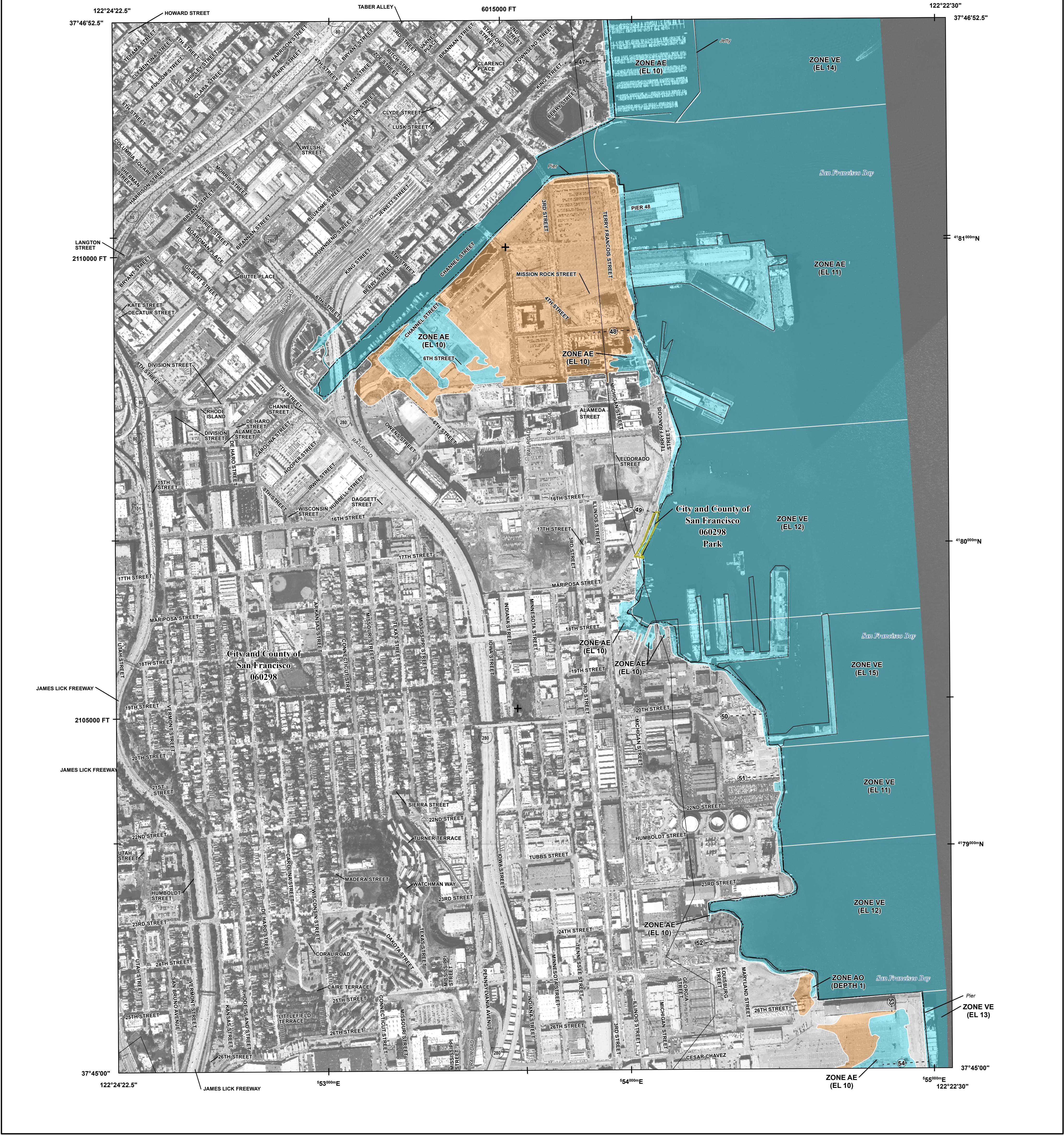
MISSION BAY

LAND USE PLAN

MAY 2018



0 200 800
100 400



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
OTHER AREAS		Area with Reduced Flood Risk due to Levee See Notes Zone X
		Areas of Minimal Flood Hazard Zone X
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert or Storm Sewer
		Accredited or Provisionally Accredited Levee, Dike or Floodwall
		Non-accredited Levee, Dike or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
		Coastal Transect
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

NOTES TO USERS

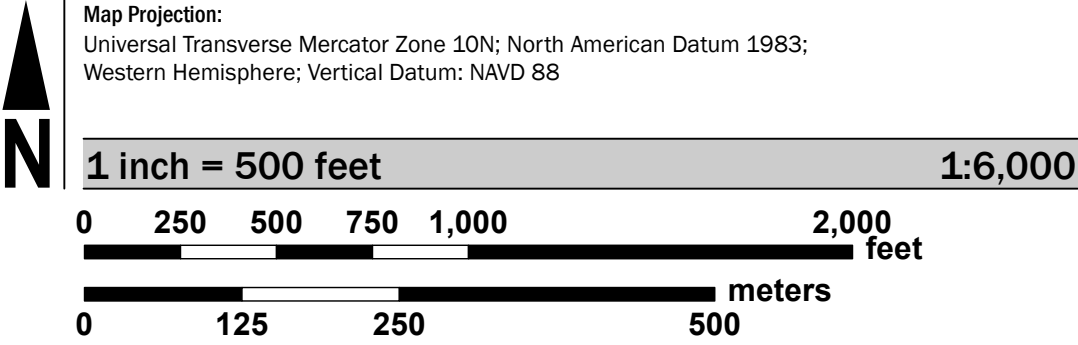
For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Map Service Center at the number listed above.

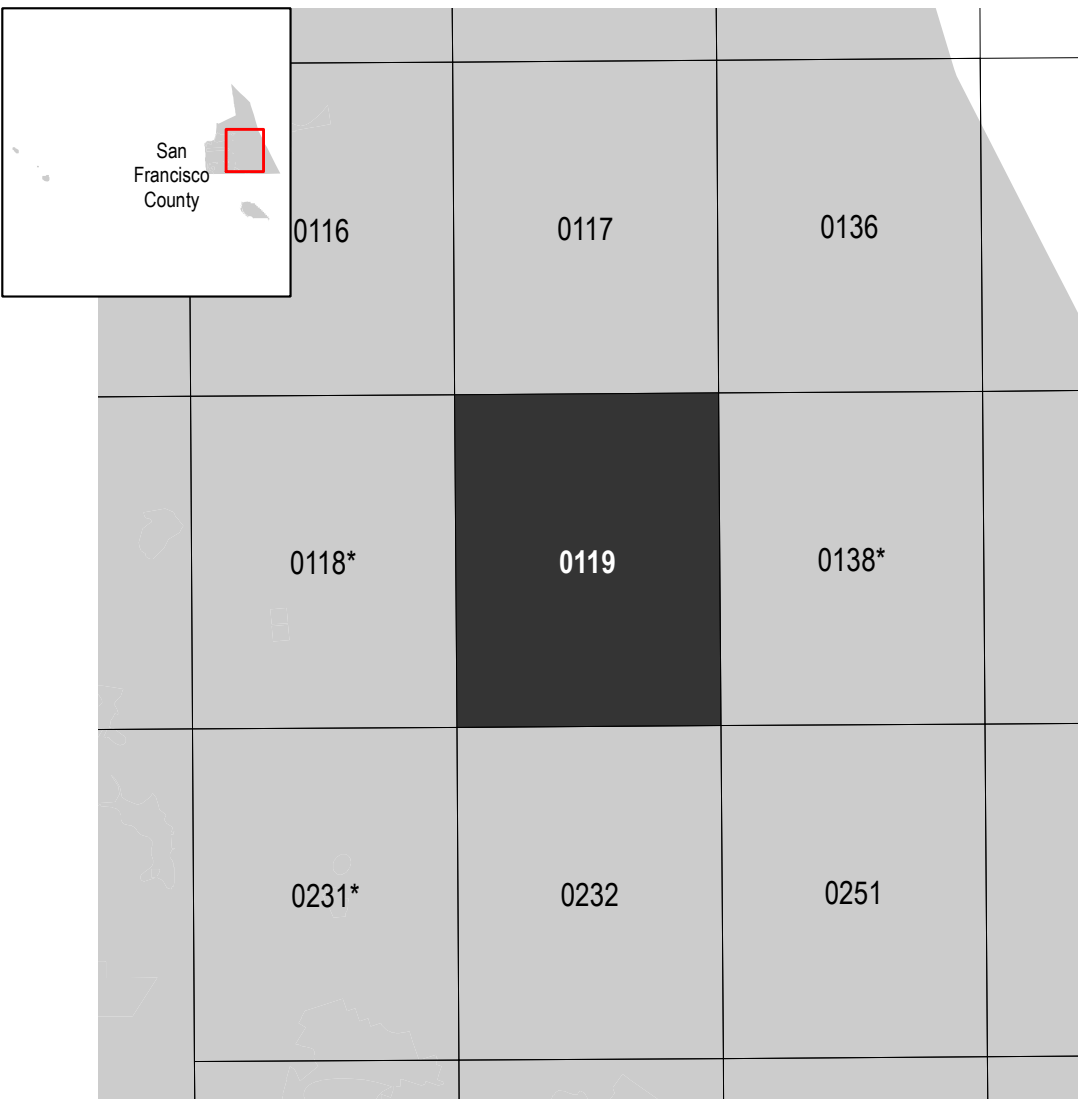
For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction. To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was derived from USGS LIDAR dated 2010 and Coastal California digital imagery dated 2011. USDA NAIP imagery dated 2012 is used in areas not covered by the Coastal California digital imagery.

SCALE



PANEL LOCATOR



*PANEL NOT PRINTED

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
All Jurisdictions

PANEL 119 OF 304

Panel Contains:
COMMUNITY
SAN FRANCISCO, CITY
AND COUNTY OF

NUMBER
060298

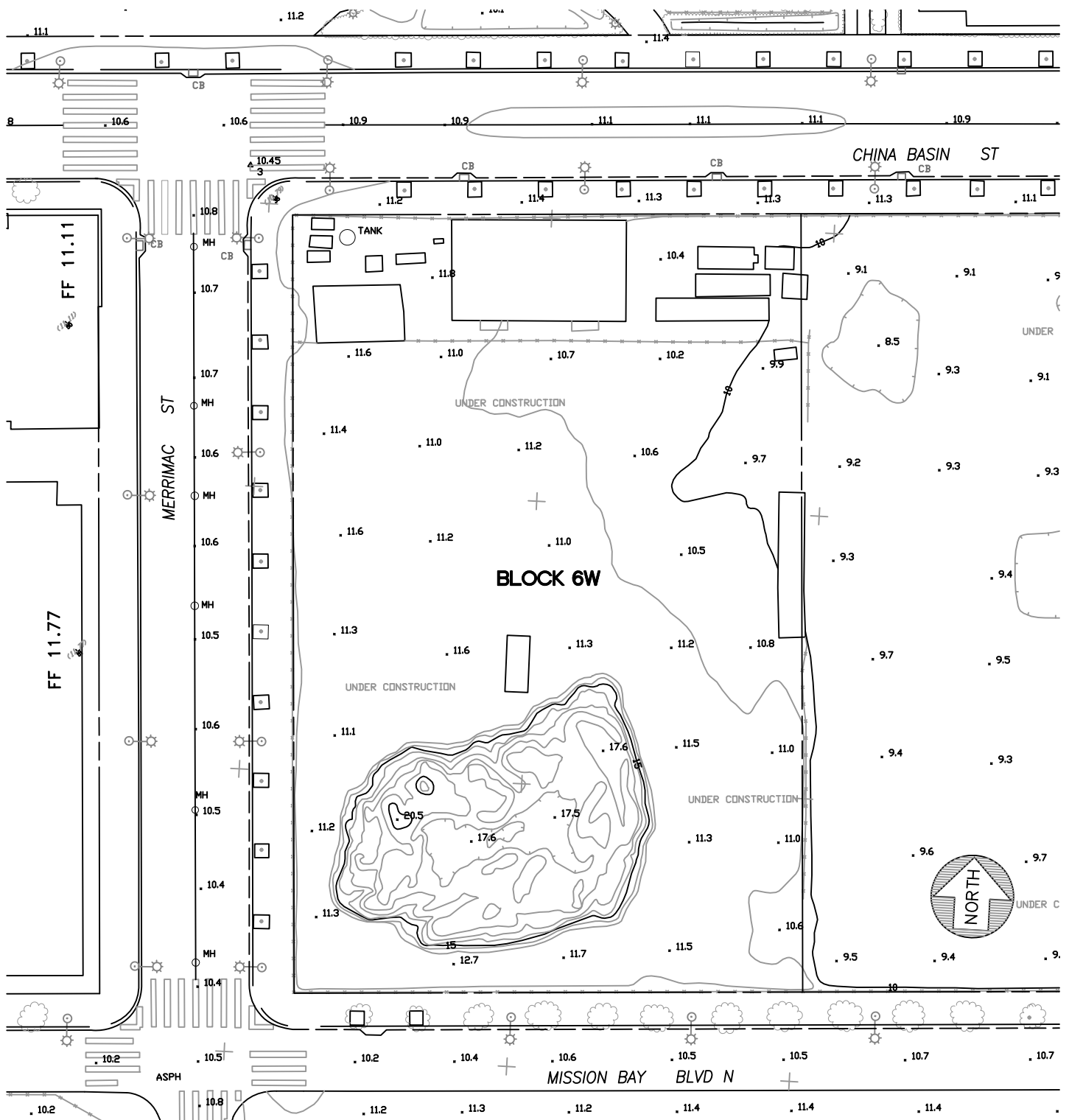
SUFFIX
0119
A

PRELIMINARY
11/12/2015

VERSION NUMBER
2.3.2.0

MAP NUMBER
0602980119A

EFFECTIVE DATE



NOTES:

- 1) BASE FLOOD ELEVATION (BFE): ELEV 10.00 NAVD
- 2) STREET ELEVATIONS SURROUNDING BLOCK 6W ARE ABOVE BFE.
- 3) AT THE TIME OF SURVEY, PORTIONS OF BLOCK 6W WERE TEMPORARILY EXCAVATED TO BE BELOW THE BFE. HOWEVER, AS SHOWN ON THE SURVEY, THE FINISHED GRADE AT PL (IN ALL SURROUNDING STREETS) ARE COMPLETED WITH FINISHED GRADES ABOVE THE BFE, PREVENTING INUNDATION OF THE SITE.

SCALE

1" = 50'



CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
150 Executive Park Blvd, Suite 4200 • San Francisco, CA 94134
(415) 534-7070 • www.freyerlaureta.com

**MISSION BAY BLOCK 6W
FEMA BFE EXHIBIT
SAN FRANCISCO, CA**

Mayor's Office of Housing and Community Development
City and County of San Francisco



Edwin M. Lee
Mayor

Kate Hartley
Director

**EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED
ACTIVITY IN A 100-YEAR FLOODPLAIN**

TO: All Interested Parties

PURPOSE AND PROPOSED ACTION: This is to give notice that the San Francisco Mayor's Office of Housing and Community Development (MOHCD) as the Responsible Entity for projects subject to regulation by 24 CFR Part 58 (Environmental Review Procedures For Entities Assuming United States Department of Housing and Urban Development [HUD] Environmental Responsibilities) has determined that the Mission Bay South Block 6 West project is partially located in the 100-year floodplain. MOHCD will be identifying and evaluating practicable alternatives to locating the action in the floodplain and the potential impacts on the floodplain from the Proposed Action, as required by Executive Order 11988 and HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management.

The Proposed Action is the approval of the release of 35 Section Eight Project Based Vouchers at the proposed site by HUD. The proposal is for the development of 140 units of affordable housing, as well as residential amenities and parking at Mission Bay South Block 6 West within the Mission Bay neighborhood of San Francisco (Block 8711, Lot 020). The project site at 1.1 acres (47,917 square feet), overlays the 100-year floodplain at less than an eighth of an acre in its northeastern-most corner along China Basin Street.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

COMMENTS: Written comments must be received by the MOHCD at the following address on or before 5:00 pm December 29, 2017.

MOHCD
ATTN: Eugene T. Flannery,
One South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

A full description of the project may also be reviewed from the same location as above and <http://sfmohcd.org/environmental-reviews>. Comments may also be submitted via email at Eugene.flannery@sfgov.org.

Copies of this Early Notice have been mailed to interested parties.

DATE: December 12, 2017

SAN FRANCISCO EXAMINER

This space for filing stamp only

835 MARKET ST, SAN FRANCISCO, CA 94103
Telephone (415) 314-1835 / Fax (510) 743-4178

EUGENE FLANNERY
CCSF MAYOR'S OFFICE OF HOUSING
ONE SOUTH VAN NESS AVE 5TH FLR
SAN FRANCISCO, CA - 94103-5416

PROOF OF PUBLICATION

(2015.5 C.C.P.)

State of California)
County of SAN FRANCISCO) ss

Notice Type: GPN - GOVT PUBLIC NOTICE

Ad Description:

Mission Bay South Block 6 West

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer and publisher of the SAN FRANCISCO EXAMINER, a newspaper published in the English language in the city of SAN FRANCISCO, county of SAN FRANCISCO, and adjudged a newspaper of general circulation as defined by the laws of the State of California by the Superior Court of the County of SAN FRANCISCO, State of California, under date 10/18/1951, Case No. 410667. That the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

12/12/2017

Executed on: 12/12/2017
At Los Angeles, California

I certify (or declare) under penalty of perjury that the foregoing is true and correct.



Signature

EXM#: 3079268

**EARLY NOTICE AND
PUBLIC REVIEW OF A
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ACTIVITY IN A 100-YEAR
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DATE: December 12, 2017



Email

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Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Association of Bay Area Governments
Regional Clearinghouse
375 Beale Street STE 700
San Francisco, CA 94105

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Bay Area Air Quality Management District
939 Ellis Street
San Francisco, CA 94109

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Bay Area Rapid Transit District
300 Lakeside Drive
Oakland, CA 94612

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

California Department of Transportation
Local Development-Intergovernmental Review
111 Grand Avenue
Oakland, CA 94623

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

California Integrated Waste Management Board
Permitting & Inspection Branch
1001 I Street
Sacramento, CA 95812

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

California Native Plant Society
2471 15th Avenue
San Francisco, CA 94116

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Historical Preservation Commission
1650 Mission Street
San Francisco, CA 94103

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

HUD Pacific/Hawaii Region
Director CPD
1 Sansome Street Suite 1200
San Francisco, CA 94104

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Metropolitan Transportation Commission
375 Beale Street STE 800
San Francisco, CA 94105-2179

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Office of Economic and Workforce Development
1 Dr. Carlton B Good Place
San Francisco, CA 94102

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street
Oakland, CA 94612

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

San Francisco Architectural Heritage
2007 Franklin Street
San Francisco, CA 94109

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

San Francisco Beautiful
100 Bush Street
San Francisco, CA 94104

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

San Francisco Department of Public Health
Barbara Garcia
101 Grove Street
San Francisco, CA 94102

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

San Francisco Fire Department
Joanne Hayes- White
698 2nd Street
San Francisco, CA 94107

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

San Francisco Housing Authority
Barbara Smith
1815 Egbert Avenue
San Francisco, CA 94124

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

San Francisco Human Services Agency
Trent Rhoer
170 Otis Street
San Francisco, CA 94103

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

San Francisco Planning & Urban Research Association
654 Mission Street
San Francisco, CA 94105

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

San Francisco Planning Commission
1650 Mission Street
San Francisco, CA 94103

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

San Francisco Planning Department
John Rahaim
1650 Mission Street Suite 400
San Francisco, CA 94103-2479

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

San Francisco Police Department
William Scott
850 Bryant Street
San Francisco, CA 94103

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

San Francisco Public Works
Bureau of Street Use and Mapping
1155 Market Street 3rd Floor
San Francisco, CA 94103

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

San Francisco Real Estate Department
25 Van Ness Avenue
San Francisco, CA 94102

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

San Francisco Recreation and Park
Phil Ginsberg
501 Stanyan Street
San Francisco, CA 94117

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

San Francisco Unified School District
Dr. Vincent Matthews
555 Franklin Street
San Francisco, CA 94102

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

SF Documents Librarian
Government Information Center
100 Larkin Street
San Francisco, CA 94102

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

SFMTA
Edward D. Reiskin
1 South Van Ness Avenue
San Francisco, CA 94103

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

SFPUC
Wastewater Enterprise
525 Golden Gate Avenue
San Francisco, CA 94102

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

U.S. EPA Region IX
75 Hawthorne Street
San Francisco, CA 94150

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

U.S. Fish and Wildlife Service
2800 Cottage Way
Sacramento, CA 95825

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

US Army Corps of Engineers
SF District
1455 Market Street Floor 16
San Francisco, CA 94103-1367

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

US Department of Homeland Security
FEMA Region IX
1111 Broadway Suite 1200
Oakland, CA 94607-4052

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Sue Hestor
Attorney at Law
San Franciscans for Reasonable Growth (SFRG)
870 Market Street, #1128
San Francisco, CA 94102

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Angelica Cabande
Organizational Director
South of Market Community Action Network (SOMCAN)
1110 Howard Street
San Francisco, CA 94103

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Antonio Diaz
Project Director
People Organizing to Demand Environmental and Economic Rights
(PODER)
474 Valencia Street #125
San Francisco, CA 94103

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Carolyn Diamond
Executive Director
Market Street Association
870 Market Street, Suite 456
San Francisco, CA 94102

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Corinne Woods
Mission Creek Harbor Association
300 Channel Street, Box 10
San Francisco, CA 94158

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Eric Lopez
President
SoMaBend Neighborhood Association
P.O. Box 410805
San Francisco, CA 94141

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Ethan Hough
Secretary
One Ecker Owners Association
16 Jessie Street Unit 301
San Francisco, CA 94105

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Gerald Wolf
President
Hallam Street Homeowners Association
1 Brush Place
San Francisco, CA 94103

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Ian Lewis
HERE Local 2
209 Golden Gate Avenue
San Francisco, CA 94102

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Jane Kim
Supervisor, District 6
Board of Supervisors
1 Dr. Carlton B Goodlett Place, Room #244
San Francisco, CA 94102-4689

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Janet Carpinelli
Board President
Dogpatch Neighborhood Association
934 Minnesota Street
San Francisco, CA 94107

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Jason Henderson
Vice Chariman
Market/Octavia Community Advisory Comm.
300 Buchanan Street, Apt. 503
San Francisco, CA 94102

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Jaime Whitaker
Administrator
SOMA Leadership Council
201 Harrison Street Apt. 229
San Francisco, CA 94105

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Katy Liddell
President
South Beach/Rincon/ Mission Bay Neighborhood Association
403 Main Street #813
San Francisco, CA 94105

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Kaye Griffin
Director
LMNOP Neighbors
1047 Minna Street
San Francisco, CA 94103

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Keith Goldstein
Potrero-Dogpatch Merchants Association
800 Kansas Street
San Francisco, CA 94107

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Laura Magnani
American Friends Service Committee
65 Ninth Street
San Francisco, CA 94103

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Marvis Phillips
Land Use Chair
230 Eddy Street #1206
San Francisco, CA 94102-6526

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Patsy Tito
Executive Director
Samoan Development Centre
2055 Sunnydale Avenue #100
San Francisco, CA 94134-2611

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Reed Bement
President
Rincon Hill Residents Association
75 Folsom Street #1800
San Francisco, CA 94105

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Rodney Minott
Chair
Potrero Hill Neighbors/Save the Hill
1206 Mariposa Street
San Francisco, CA 94107

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Sonja Kos
Community Advocate
TODCO Impact Group
230 Fourth Street
San Francisco, CA 94103

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Ted Olsson
Chair
TJPA CAC
30 Sharon Street
San Francisco, CA 94114-1709

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Nadia Sesay
Interim Executive Director
Office of Community Investment and Infrastructure, City and County of
San Francisco
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

J.R. Eppler
President
Potrero Boosters Neighborhood Association
1459 - 18th Street, Suite 133
San Francisco, CA 94107

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

York Loo
York Realty
243A Shipley Street
San Francisco, CA 94107-1010

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Dyan Ruiz
Co-Founder
People Power Media
366 10th Ave
San Francisco, CA 94118

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Michelle De Guzman
Development Specialist - Mission Bay
Office of Community Investment and Infrastructure, City and County of
San Francisco
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Gail Baugh
President
Hayes Valley Neighborhood Association
700 Hayes Street
San Francisco, CA 94102

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Brian Basinger
Executive Director
Q Foundation - AIDS Housing Alliance/SF
350 Golden Gate Ave. Suite A
San Francisco, CA 94102

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

David Lal
Executive Director
SF CityWide
142 S. Van Ness Ave
San Francisco, CA 94103

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Ramon Quintero
Community Planner
Tenderloin Neighborhood Development Corporation
149 Taylor Street
San Francisco, CA 94102

Mayor's Office of Housing and Community Development
City and County of San Francisco
Eugene Flannery
1 South Van Ness Ave, 5th Floor
San Francisco, CA 94103

Marc Salomon
Land Use and Transportation Committee Member
NEMNA - Northeast Mission Neighborhood Association
P.O. Box 410244
San Francisco, CA 94141