

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

September 30, 2020

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
415-701-5598

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Mayor's Office of Housing and Community Development

I. REQUEST FOR RELEASE OF FUNDS

On or about November 2, 2020 the Mayor's Office of Housing and Community Development of the City and County of San Francisco (MOHCD) will authorize the San Francisco Housing Authority (SFHA) to submit a request to the U.S. Department of Housing and Urban Development Office of Public Housing for the release of Project Based Section 8 Vouchers under Section 8(o)(13) of the Housing Act of 1937 (42 U.S.C. § 1437f(o)(13)), as amended, to undertake a project known as the 4840 Mission Street Affordable Housing Development.

The project would involve the demolition of the existing two-story vacant mortuary building known as Valente, Marini, Perata & Co. funeral home, located at 4840 Mission Street. The funeral home has been determined to be eligible for listing in the National Register of Historic Places. The site would be redeveloped through construction of a 6-story 65-foot-tall building. The project would be 100 percent affordable housing and includes up to 137 below-market-rate rental units, a 10,000 square-foot health clinic, and approximately 6,000 square feet of commercial space. The development includes 39 residential parking spaces. The project would include a mid-block pedestrian walkway, which would connect Mission Street and Alemany Boulevard as well as a public plaza on the Mission Street side.

II. FINDING OF NO SIGNIFICANT IMPACT

The Mayor's Office of Housing and Community Development has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file with MOHCD. Because the MOHCD office is closed due to the COVID crisis the ERR is available on the MOHCD website at <https://sfmohcd.org/environmental-reviews> where the ERR can be examined and downloaded. If you do not have access to the internet or prefer a hard copy, a copy of the ERR can be mailed to you. Please request hard copies from Eugene Flannery at MOHCD, One South Van Ness Avenue, 5th Floor, San Francisco, CA 94103.

III. PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to MOHCD. Because our offices are closed, MOHCD is asking that written comments be submitted via email to eugene.flannery@sfgov.org. If you are unable to access email please send your comments to Eugene T. Flannery at MOHCD, 1 South Van Ness Avenue – 5th Floor, San Francisco, California 94103. All comments received by 5:00P.M. P.S.T October 31, 2020 will be considered by MOHCD prior to submitting a request for the release of funds.

IV. 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 Deputy 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.

V. 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 emailed to the HUD grant administration office at: RROFSFRO@hud.gov and todd.r.greene@hud.gov** Potential objectors should contact Director, Office of Indian and Public Housing, San Francisco Regional Office — Region IX via email at RROFSFRO@hud.gov and todd.r.greene@hud.gov to verify the actual last day of the objection period.

Brian Cheu

Deputy Director, Mayor's Office of Housing and Community Development