

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

March 3, 2016  
Mayor's Office of Housing and Community Development, City and County of San Francisco  
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These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the San Francisco Housing Authority and the Mayor's Office of Housing and Community Development of the City and County of San Francisco.

**REQUEST FOR RELEASE OF FUNDS**

On or about March 21, 2016 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 the Alemany Public Housing development located at 500-610 Alemany Boulevard; 845-999 Ellsworth Street and 900-1000 Ellsworth Street San Francisco, CA 94110 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.

Under RAD, the SFHA will transfer ownership and management of the development for rehabilitation by an affordable housing developer, in order to leverage additional private resources as allowed under RAD, and will convert public housing's Annual Contributions Contract ("ACC") public housing assistance to RAD project-based Section 8 vouchers ("PBVs") for the existing ACC-assisted units. The development will receive increased rent subsidies 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 the property 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 to be used for the provision of housing for income eligible residents. Unit density will not change. Repairs to the various elements and systems listed below will be made and deferred maintenance items will be addressed.

Demolish two residential buildings (Buildings 9 & 13; Build new residential building (3,200 sf) with four accessible flats in the general location of the existing building; Build new community building (4,800 sf) for new community room, offices, and relocated police substation; New paving and landscape throughout the site; 4-5 new accessible ramps; Install 8' fence along Alemany Boulevard; New garbage/ recycling/ compost bin storage locations on site; Provide additional accessible parking spaces, 2 perpendicular, 6 parallel; Remove existing playground equipment; Install one new playground, refurbish basketball court, and provide other site amenities; Provide storage in backyard and yard fencing at front and back of each residential unit; Provide security cameras and additional exterior lighting;

Residential Buildings – Exterior: Replace all roofing; Replace all windows; Replace all doors, frames, and hardware; Repair stucco and wood siding where needed; Structural retrofits to 3-story buildings; Provide insulation at exterior walls; Remove and replace exterior stairs, railings, and decks at 3-story buildings; Paint all exterior surfaces; Provide window security system; Provide entry overhangs over unit doors at 3-story buildings; Re-roof entry overhangs at 2-story buildings; New electric meters per unit; Enlarge stoops at front and back door of each unit; Isolate plumbing shut-off for future maintenance;

Residential Buildings – Interior: Remove vinyl tile flooring, replace with vinyl sheet flooring; Refinish hardwood floors; Remove and replace all water heaters; Remove and replace HVAC system at each unit; Provide accessibility upgrades to 7 units; Provide new tub, tub surround, faucet, showerhead, mixing valves, and lavatory; Provide new casework, countertop, appliances, fixtures and fittings at kitchen; Paint all surfaces; Provide new washer hook ups and direct venting for dryers in all units; Provide gas outlet at dryer location at all units; Provide bathroom exhaust at all units; Provide pest proofing; Replace all interior doors, frames, and hardware; Upgrade to LED lighting;

Administrative/Public Space: Reconfigure laundry room to accommodate 15 washers and 15 dryers; Paint walls and provide new flooring at laundry room; Convert existing community room into maintenance shop; Paint walls and provide new flooring at offices and bathroom adjacent to new maintenance shop; Convert existing office within Building 2 back into a unit.

**FINDING OF NO SIGNIFICANT IMPACT**

MOHCD 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. Additional project information is contained in the Environmental Review Record (ERR) on file at the MOHCD, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103. It is available for review and may be examined or copied weekdays 9:00 A.M to 5:00 P.M. The Environmental Review Records, including mitigation measures, are also available for review and downloading at <http://sf-moh.org/index.aspx?page=155>.

**PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to Eugene T. Flannery at the San Francisco Mayor's Office of Housing and Community Development at 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103. All comments received by 5:00 P.M. on March 20, 2016, will be considered by the MOHCD prior to submitting a request for release of funds. Comments should specify which Notice they are addressing.

### **ENVIRONMENTAL CERTIFICATION**

MOHCD certifies to the HUD that Katha Hartley, in her capacity as Director of MOHCD, 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 MOHCD to use Program funds.

### **OBJECTIONS**

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 submission date specified above or the actual receipt of the request (whichever is later) only if they are on the following bases: (a) the certification was not executed by the Certifying Officer of the RE; (b) the RE has omitted a step or failed to make a determination 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 Office of Community Planning and Development, United States Department of Housing and Urban Development at 600 Harrison Street, 3rd Floor, San Francisco, CA 94107. Potential objectors should contact HUD to verify the actual last day of the objection period.

Katha Hartley  
Deputy Director  
Mayor's Office of Housing and Community Development,  
City and County of San Francisco  
Certifying Officer