

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

September 23, 2022

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
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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

REQUEST FOR RELEASE OF FUNDS

On or about October 11, 2022 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 United States Department of Housing and Urban Development (HUD) for the release of Project Based Vouchers under the HUD Veterans Affairs Supportive Housing Program (HUD-VASH) as authorized by the Consolidated Appropriations Act, 2022 (the Act) (Public Law 117-103), enacted March 15, 2022, that provided \$4,233,600 million dollars of funding for HUD-VASH vouchers as authorized by the Consolidated and Further Continuing Appropriations Act, 2015 (the Act) (Public Law 113-235), enacted December 16, 2014, as authorized under section 8(o)(19) of the United States Housing Act of 1937.

The proposed project includes demolition of existing structures and the construction of a 98-unit, 7-story (78 feet) senior housing development consisting of 41 studios and 57 one-bedroom units with ground floor commercial space and resident amenities. The total gross building area would be 79,529 square feet (sf), with an approximate total of 5,941 sf of open space. The ground floor of the building includes residential support services, such as a community room and kitchen, laundry room, workshop, trash room, supply room, and private office spaces. Open space would be provided in the form of a 4,187 sf ground-floor, interior corner yard with landscaped planters and a permeable paver courtyard with seating. The remaining open space would be provided by two terraces on the 7th floor: one with a paver patio and ornamental raised planter boxes, the other with an "urban farm" design for a productive food garden. Additional streetscaping along the Geary Boulevard and 6th Avenue includes in-ground plantings and street trees with permeable paver accents. The all-electric project will pursue a Platinum Green Point Rating Certification as well as an ILFI CORE Certification.

The project is being processed under Assembly Bill (AB) 1763, which allows an unlimited density in 3 additional floors and using a maximum of four concessions or incentives. The project requests the allowance of 3 additional floors (totaling 33 feet of height) and form-based density which would allow for 98 units (1 unit per 150 sf). Of the 98 units, one manager's unit would be included on site at 4200 Geary. Twenty percent of the units (10 studios and 10 one-bedroom apartments) would serve formerly homeless seniors (up to 15 percent of the Area Median Income [AMI]). Another 30% (15 studios and 15 one-bedroom units) would be serve Very Low-Income seniors (15-20% of AMI). 12 one-bedroom units are proposed to be Project Based Vouchers (PBV) units, which would house homeless veterans. The remaining units in the building (16 studios and 19 one-bedroom units) would be assigned to more general affordable housing for seniors (up to 45% of AMI). One one-bedroom unit is set aside for a general

manager's unit. Additionally, the applicant is requesting an incentive as part of the individually requested density bonus program to reduce the amount of required open space.

Parking and Circulation: The project would include approximately 18 indoor bicycle parking spaces and six outdoor bike racks. The project proposes to include 12 indoor Class I bike parking spaces and six indoor Class II bike parking spaces as well as six outdoor bike racks.

No vehicular parking spaces are proposed, and it is anticipated that the project would not generate the typical number of vehicle trips as a residential land use.

Construction: Project construction is anticipated to endure approximately 21 months, starting in February 2023. Approximately 1,475 cubic yards of material is anticipated to be imported from off-site sources. Demolition and site preparation is estimated to begin on February 20, 2023. Demolition activities would occur from 7 a.m. to 5 p.m. on Monday through Friday and daily construction activities would occur from 7:00 a.m. to 5:00 p.m. Monday through Saturday.

Estimated Total HUD Funded Amount: \$4,233,600 million (over a 20-year period). Estimated Total Project Cost (HUD and non-HUD funds): \$80 million.

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. Additional project information is contained in the Environmental Review Record ("ERR") on file at the Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103 and may be examined or downloaded from the MOHCD website at <https://sfmohcd.org/environmental-reviews>. The ERR is available on the MOHCD website at <https://sfmohcd.org/environmental-reviews>. 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 Lorena Guadiana at MOHCD, One South Van Ness Avenue, 5th Floor, San Francisco, CA 94103 or 628-652-5965 or Lorena.Guadiana@sfgov.org.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to 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, attn.: Lorena Guadiana or to Lorena.Guadiana@sfgov.org. All comments received by 5:00 pm October 10, 2022, will be considered by the MOHCD prior to authorizing submission of a Request for Release of Funds ("RROF"). Comments should specify which Notice they are addressing: the Notice Of Finding Of No Significant Impact or the Notice Of Intent To Request Release Of Funds. MOHCD is asking that written comments be submitted via email to Lorena.Guadiana@sfgov.org. If you are unable to access email, please send your comments to Lorena Guadiana at MOHCD, 1 South Van Ness Avenue – 5th Floor, San Francisco, California 94103.

ENVIRONMENTAL CERTIFICATION

The City and County of San Francisco Mayor's Office of Housing and Community Development certifies to HUD that Eric D. Shaw in his capacity as 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 emailed to the HUD grant administration office at: RROFSFRO@hud.gov and to 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.

Eric D, Shaw
Director, Mayor's Office of Housing and Community Development