

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

May 4, 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
415-701-5500
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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 May 23, 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 to submit a request to the United States Department of Housing and Urban Development, Office of Public and Indian Housing for the release of Project Based Vouchers as authorized under section 8(o)(19) of the United States Housing Act of 1937, to undertake the following proposed action:

The proposed action ("Project"), located at 11 Innes Court, San Francisco, CA 94124; (Assessor's Block 4591-C/Lot 217, San Francisco, CA) is a joint effort by Mercy Housing California (MHC) and San Francisco Housing Development Corporation (SFHDC) working in conjunction with the San Francisco Office of Community Investment and Infrastructure (OCII) to develop the 0.66-acre property. Formerly known as Block 56, this site is a component of the Hunters Point Shipyard Phase 1 Redevelopment project area.

The project would demolish the existing one-story, approximately 3,000-square-foot modular Lennar Welcome Center at the San Francisco Shipyard and construct a five-story residential building. The building would be approximately 53 feet along Innes Court and would vary between 42 to 50-feet-tall along Coleman Street, exclusive of rooftop mechanical equipment. The project would include 73 affordable dwelling units, ranging in size from studios to one five-bedroom apartment. The total gross building area would be 92,650 square feet (sf), with approximately 2,258 sf of property management offices, 1,656 sf of community amenity space, and 7,486 sf of podium courtyard open space. The project would provide 46 parking spaces in an 15,952-square-foot underground parking garage. Trees would be planted along the project frontages.

The project is being processed under Assembly Bill 1763, which allows developers who agree to construct a housing development in which 100 percent of the total units are for lower income households, qualify for an unlimited density within 3 additional floors and a maximum of four concessions or incentives. The project would utilize concessions to increase the density by 11 units to 81 units/acre from the base density of 70 units/acre. With a base density of 70 units, the project includes a total of 73 units. The project would also utilize concessions for building height and maximum diagonal dimension. The project's 73 units would be restricted affordable units for households making between 35 to 50 percent of the San Francisco Area Median Income (AMI).

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 copied weekdays 9 A.M to 5 P.M. The ERR can also be viewed at the MOHCD website at <http://www.sfmohcd.org/index.aspx?page=1314>.

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.: Eugene Flannery or to Eugene.flannery@sfgov.org. All comments received by May 20, 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 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.

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