# NOTICE OF FINDING OF NO SIGNFICANT IMPACT AND

# NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

## July 20, 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

628-652-5944

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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 August 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 (SFHA) 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 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 approximately $50 million dollars of funding for HUD-VASH vouchers as authorized under section 8(o)(19) of the United Stated Housing Act of 1937 to undertake the following proposed action:

The proposed project includes demolition of an existing two-story, 18,561-square-foot structure and associated parking lot located on the north side of Irving Street between 26th Avenue and 27th Avenue (Block 1724, Lot 038) in the Outer Sunset neighborhood in San Francisco, California and the construction of a seven-story, 73-foot-tall affordable housing multifamily building excluding mechanical penthouses and parapets. The site is located in the Irving Street Neighborhood Commercial Zoning District (NCD) and 40-X Height and Bulk District . The site is approximately 0.4-acres (19,125 square feet).

The housing would be comprised of 90 dwelling units, of which 47 would be two- or three-bedroom units. The proposed project would include lobby space for residents; a resident lounge; a laundry room; community room, office, meeting room, and kitchen; a roof terrace and garden; on site property management offices, and social services offices. The proposed action would also involve the construction of a 3,040 square foot landscaped backyard with gathering and play spaces for residents along the northern portion of the site. The project would front onto Irving Street. The entry would provide access to the residential main lobby, reception, community amenities and elevators to the residential units.

The project would be fully electric and will apply for LEED Silver Certification. Green building features of the project would include energy efficient appliances and lighting, low-flow water fixtures and systems, and a rooftop solar photovoltaic system.

The proposed action would provide housing for essential workers and their families. Dwelling units would serve households earning between 25 percent and 75 percent of MOHCD Area Median Income (AMI). Additionally, 22 units would be reserved for families who were formerly homeless referred through the City’s Coordinated Entry System and 15 units would be reserved for veterans who were formerly homeless referred through the HUD-VASH program.

The project would utilize the AB 1763 State Density Bonus Law (California Government Code Section 65915), which allows a density bonus to developers who agree to construct a housing development in which 100 percent of the total units are for lower income households. The bill also requires that a housing development that meets these criteria can receive four incentives or concessions under the Density Bonus Law and, if the development is located within 0.5 mile of a major transit stop, a height increase of up to three additional stories or 33 feet. The project site is within 0.5 mile of a major transit stop and would utilize the height increase allowed under the Density Bonus Law and proposes three additional stories (or 33 feet) beyond that allowed under the 40-X Height and Bulk District, bringing the building to 73 feet in height. Waivers and exceptions include rear yard setbacks, active use requirements, street frontage requirements, open space, freight loading, dwelling unit exposure.

Parking and Circulation: The project would include 90 Class I bicycle parking spaces and a garage for 18 parking spaces. Parking garage ingress and egress would be via a single driveway on 26th Avenue. Approximately five Class II bicycle parking spaces would be provided at the sidewalk adjacent to the project site.

Construction: Project construction of the housing is anticipated to begin in 2024 and occur over approximately 20 months. Demolition and site preparation is anticipated to begin in late 2022. 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. Approximately, 2,000 cubic yards of soil would be excavated, 400 cubic yards of which would be reused as fill. The remaining 1,600 cubic yards of soil would be exported.

Estimated Total HUD Funded Amount: $8.642 million over 20 years, Estimated Total Project Cost (non-HUD funds): $96 million

# FINDING OF NO SIGNIFICANT IMPACT

### The Mayor’s Office of Housing and Community Developmenthas 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 94103and may be examined or downloaded from the MOHCD website at <https://sfmohcd.org/environmental-reviews> . Because of health risks due to the COVID-19 Pandemic 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 Eugene Flannery at MOHCD, One South Van Ness Avenue, 5th Floor, San Francisco, CA 94103 or 628-652-5944 or [eugene.flannery@sfgov.org](mailto:eugene.flannery@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.: Eugene Flannery or to [Eugene.flannery@sfgov.org](mailto:Eugene.flannery@sfgov.org). All comments received by 5:00 pm August 22, 2022will be considered by the MOHCDprior 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](mailto: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 environ- mental certification; (e) another Federal, State or local agency has submitted a written finding that the project is unsatisfactory from the standpoint of environ- mental 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**](mailto:RROFSFRO@hud.gov) **and to** [**todd.r.greene@hud.gov**](mailto: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**](mailto:RROFSFRO@hud.gov) **and** [**todd.r.greene@hud.gov** to](mailto:todd.r.greene@hud.gov%20to) verify the actual last day of the objection period.

## Eric D, Shaw

## Director, Mayor’s Office of Housing and Community Development