

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

August 6, 2017

Mayor's Office of Housing and Community Development  
City and County of San Francisco  
1 South Van Ness Avenue, 5<sup>th</sup> 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**

**REQUEST FOR RELEASE OF FUNDS**

On or about August 23, 2017 the Mayor's Office of Housing and Community Development of the City and County of San Francisco (MOHCD) will submit a request to the United States Department of Housing and Urban Development's (HUD) Office of Community Planning and Development for the release of an estimated \$10,000,000 in Home Investment Partnership Program (HOME) grants under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended to undertake a project known as the 1296 Shotwell Senior Affordable Housing.

The proposed action, located at 1296 Shotwell Street, involves the development of a nine-story building containing 94 dwelling units (93 affordable units plus one unit for the onsite property manager) for seniors age 62 and older. Development of the project includes demolition of the existing one-story industrial building on the project site. The ground-floor level would include a community room; two bicycle storage areas that would contain the Class I bicycle spaces; a meeting room; offices, the manager unit; two one-bedroom units; and an open space area. The project site is approximately 11,700 square feet and is bound by Shotwell Street to the east and Production, Distribution, and Repair (PDR) uses to the north, west, and south in San Francisco's Mission neighborhood. The proposed building would have a height of 84 feet (96 feet to top of elevator penthouse). The project site is within a 65-X height and bulk district. The proposed project would require the Planning Commission's approval of 100 percent Affordable Housing Bonus Program Project under Section 328 of the Planning Code for up to an additional 30 feet above the height district limit to be consistent with the height limit. The total project cost is estimated to be \$45,000,000.

**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, 5<sup>th</sup> 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>. The ERR can also be viewed at <https://www.hudexchange.info/programs/environmental-review/environmental-review-records>.

**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, 5<sup>th</sup> 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 on August 22, 2017 will be considered by the Mayor's Office of Housing and Community Development prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

**ENVIRONMENTAL CERTIFICATION**

The City and County of San Francisco Mayor's Office of Housing and Community Development certifies to HUD that Katha Hartley in her capacity as Acting 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 addressed to Director, Community Planning and Development, United States Department of Housing and Urban Development, 1 Sansome St #1200, San Francisco, CA 94104. Potential objectors should contact Director, Community Planning and Development, San Francisco Regional Office — Region IX, One Sansome Street, Suite 1200 San Francisco, California 94104-4430 to verify the actual last day of the objection period.

Katha Hartley  
Acting Director, Mayor's Office of Housing and Community Development