

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

October 24, 2018

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
415-701-5598

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 November 13, 2018 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 27 Project based Vouchers as authorized under section 8(o)(19) of the United States Housing Act of 1937, to undertake a project known as 500 Turk Development for the purpose of providing affordable housing.

The proposed action would involve demolition of an existing 7,315-square foot (sf) building and construction of an eight-story residential building with a height of 79 feet at the roofline (excluding four-foot-tall parapets and a 10-foot-tall mechanical penthouse, as permitted under planning code). The project includes 107 affordable dwelling units, one manager's unit, and ground floor commercial space. The total gross building area would be 109,031 sf, with approximately 2,600 square-feet of ground floor commercial space, 3,600 sf of ground floor common space and residential support services, such as a community room, laundry room, community kitchen and a supply room, and approximately 5,240 sf of ground floor common open space, including an outdoor courtyard, play area, and plaza. Approximately 150 Class 1 and 10 Class 2 bicycle parking spaces would be included in the project. No vehicular parking spaces would be provided. The project would serve families that earn up to 60 percent of the San Francisco area median income (AMI). The proposed project is located on the northwest corner of the intersection of Turk and Larkin Streets in San Francisco. The address is 500 Turk Street.

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 close of business on November 12, 2018 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 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, Public and Indian Housing, United States Department of Housing and Urban Development, 1 Sansome St #1200, San Francisco, CA 94104. Potential objectors should contact Director, Public and Indian Housing, 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
Mayor's Office of Housing and Community Development