

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

April 18, 2021

Mayor's Office of Housing and Community Development  
City and County of San Francisco  
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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**

### **I. REQUEST FOR RELEASE OF FUNDS**

On or about May 6, 2021 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 \$3,000,000 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 180 Jones Street Affordable Housing Development.

The proposed action would involve construction of a nine-story residential building with a height of 85 feet at the roofline, exclusive of an eight-foot-tall parapet. The project would include 69 affordable dwelling units, one manager's unit, and ground floor residential office and amenity space. The total gross building area would be 38,410 square feet (sf), with approximately 1,124 square-feet of ground floor residential office space, 552 sf of second floor common courtyard space, and residential support services, such as a community room, laundry room, community kitchen, trash room, and a supply room. Approximately 70 bicycle storage spaces would be accommodated within the project. No vehicular parking spaces would be provided.

The approximate 0.1-acre project site (4,370 square feet) is located on the northwest corner of Turk Street and Larkin Street (Block 0343, Lot 014) in the Downtown/Civic Center neighborhood in San Francisco, California.

### **II. FINDING OF NO SIGNIFICANT IMPACT**

MOHCD 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. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file with MOHCD. Because the MOHCD office is closed due to the COVID-19 Pandemic the ERR is available on the MOHCD website at <https://sfmohcd.org/environmental-reviews> where the ERR can be examined and downloaded. 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 415-701-5598 or [eugene.flannery@sfgov.org](mailto:eugene.flannery@sfgov.org).

### **III. PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to MOHCD. Because our offices are closed, 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 – 5<sup>th</sup> Floor, San Francisco, California 94103. All comments received by 5:00P.M. P.S.T May 5, 2021 will be considered by MOHCD prior to submitting a Request for the Release of Funds to HUD.

### **IV. 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.

## V. 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: [CPD\\_COVID-19OEE-SFO@hud.gov](mailto:CPD_COVID-19OEE-SFO@hud.gov)**. Potential objectors should contact Director, Office of Community Planning and Development, San Francisco Regional Office — Region IX via email at [CPD\\_COVID-19OEE-SFO@hud.gov](mailto:CPD_COVID-19OEE-SFO@hud.gov) to verify the actual last day of the objection period.

Eric D. Shaw

Director, Mayor's Office of Housing and Community Development