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# Memorandum

Date June 21, 2022

To Eugene Flannery, Mayor's Office of Housing and Community Development

cc Ryan Vanzuylen, Mayor's Office of Housing and Community Development

From Karl F. Heisler

Subject NEPA Re-Evaluation of Potrero HOPE SF Master Plan

## Background

The San Francisco Planning Department and Mayor's Office of Housing and Community Development (MOHCD) prepared an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act (NEPA) and the U.S. Department of Housing and Urban Development (HUD) Implementing Regulations for Responsible Entities (24 Code of Federal Regulations [CFR] Part 58) for the Potrero HOPE SF Master Plan in 2015. NEPA clearance was completed in January 2016, and the Board of Supervisors approved a Development Agreement with non-profit housing developer Bridge Housing in 2017. To date, Bridge has completed construction of the project's Phase I on Block X (1101 Connecticut Street, 72-unit, four- and five-story affordable housing building) and has completed demolition of existing buildings and begun new construction of Phase II, on the parcel west of Connecticut Street and south of 25<sup>th</sup> Street. Because a portion of the project's funding will come from HUD's Rental Assistance Demonstration (RAD) program, re-evaluation of the project's potential effects under NEPA is required.

## Proposed Project

The project as described in the Final EIS would increase the number of dwelling units on the site from 620 to approximately 1,700, with all existing public housing residential units to be replaced on a one-for-one basis. Of the additional approximately 1,080 units, about 42 percent would be below-market-rate units, while the remaining 58 percent would be market rate housing. In total, some 63 percent of the project units would be affordable. The project would include buildings between three and six stories (32 feet to 65 feet) in height. The project would also include up to 15,000 square feet of ground-floor, neighborhood-serving retail or flex space; a Community Center (including childcare and preschool facilities); and public and private open space. About 1,050 off-street parking spaces would be provided. Construction would occur in phase over a period of 20 years or more.

There has been no substantive change to the project as described in the Final EIS.

## Re-Evaluation Criteria

HUD's Regulations at 24 CFR §58.47 require a re-evaluation of environmental findings to determine if the original findings are still valid when:


- (1) The recipient proposes substantial changes in the nature, magnitude or extent of the project, including adding new activities not anticipated in the original scope of the project;
- (2) There are new circumstances and environmental conditions which may affect the project or have a bearing on its impact, such as concealed or unexpected conditions discovered during the implementation of the project or activity which is proposed to be continued; or
- (3) The recipient proposes the selection of an alternative not in the original finding.

If the original findings are still valid then the re-evaluation can be added to the Environmental Review Record. If the re-evaluation indicates potentially significant impacts, then the responsible entity must prepare an Environmental Assessment or EIS.

## Re-Evaluation of Findings

In this instance, there are neither substantial changes in nature, magnitude or extent of the project, nor has a new alternative been selected. Accordingly, the original EIS findings were reviewed and assessed for their applicability in light of the passage of time since the completion of the Final EIS, to determine, for example, whether changes in laws or regulations or changed conditions would result in new significant impact. Attachment A summarizes this review and includes the original EIS findings as well as an additional column which summarizes whether the proposed project would result in new, potentially significant impacts. The conclusion of this review is that the proposed project would not result in new, potentially significant impacts. Therefore, the original EIS findings are still valid.

Environmental Consultant:  Date: 6/21/2022

Responsible Entity Reviewer:   
[Brian Chen \(Jun 21, 2022 14:51 PDT\)](#) Date: \_\_\_\_\_

# Potrero HOPE SF Re-Evaluation Memo - FINAL - 2022-0621

Final Audit Report


2022-06-21

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