

# California Newspaper Service Bureau®

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## DECLARATION

I am a resident of Los Angeles County, over the age of eighteen years and not a party to any or interested in the matter noticed.

The notice, of which the annexed is a printed copy appeared in the:

SAN FRANCISCO CHRONICLE

On the following dates:

March 23, 2016

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California, this

23rd day of March 2016



Signature

2860458

*"The only Public Notice which is justified from the standpoint of true economy and the pul is that which reaches those who are affected"*



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At

### NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

March 23, 2016  
Mayor's Office of Housing and Community Development  
1 South Van Ness St  
San Francisco, CA 94103  
415-701-5598

On or about March 31, 2016 the Mayor's Office of Housing and Community Development (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 Affairs for authority to convert public housing at 1855 15th Street, San Francisco, CA 94114 to funding

under the federal Rental Assistance Demonstration Program (RAD) under the United States Housing Act of 1937, as amended and/ or The Consolidated and Further Continuing Appropriations Act of 2012, Public Law 112-55. SFHA seeks to convert the public housing site to funding under the federal Rental Assistance Demonstration Program (RAD) under the United States Housing Act of 1937, as amended and/ or The Consolidated and Further Continuing Appropriations Act of 2012, Public Law 112-55. Under RAD, the SFHA will transfer ownership and management of the building for rehabilitation by an affordable housing developer, in order to leverage additional private resources as allowed under RAD, and will convert public housing's Annual Contributions Contract ("ACC") public housing assistance to RAD project-based Section 8 vouchers ("PBVs") for the existing ACC-assisted units. The development will receive increased rent subsidies while continuing to be 100 percent affordable for low-income households. A partnership will be created comprised of a non-profit housing corporation, and a limited partner tax credit investor to leverage additional funds for rehabilitation of the property. The Authority will ground lease the property to the partnership. Upon transfer of title, the property will be continued to be used for the provision of housing for income eligible residents. Unit density will not change. Repairs to the various elements and systems listed below will be made and deferred maintenance items will be addressed. The project consists of a seismic upgrade and exterior and interior remodel of the 11-story high rise building constructed in mid-1960s. The seismic upgrade consists of micropiles, pile caps, and fiberwrap around columns for seismic reinforcement of the building. While not all the details of the extent of soil disturbance are known at this time, the micropiles will extend at least 30 feet below ground surface and will likely be 5-12 inches in diameter. Exterior upgrades include replacement of all windows and patio doors and replacement of the roof. Landscape upgrades include replacing the CMU wall at the sidewalk with a metal picket fence, new entry and path of travel including adding concrete walkways and repair of existing walkways and handrails. Interior upgrades include reconfiguring the laundry room spaces, improved trash chute and trash handling areas, modernization of elevators, and reconfiguring of existing units to create 10% Mobility and 5% Communication Featured units. The total cost of the project is estimated at \$58,390,773. The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103 where ERR can be examined and may be examined or copied weekdays 9:00 A.M to 5:00 P.M. The ERR can also be downloaded from the MOHCD website at <http://sf-moh.org/index.aspx?page=155#Wkshps>

### PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the San Francisco Mayor's Office of Housing and Community Development, located at 1 South Van Ness Avenue - 5th Floor, San Francisco, California 94103. All comments received by 5:00P.M. P.S.T March 30, 2016 will be considered by the San Francisco Mayor's Office of Housing and Community Development prior to submitting a request for the release of funds.

### 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 Deputy 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, US Department of Housing and Urban Development, Region IX, One Sansome Street, Suite 1200, San Francisco, CA 94104-4430 to verify the actual last day of the objection period. Katha Hartley, Deputy Director  
Mayor's Office of Housing and Community Development