

Responses to Comments on the Draft EA

This Response to Comments documents MOHCD's consideration of the comments received on the Combined Finding of No Significant Impact and Notice of Intent to Request Release of Funds (FONSI/NOIRROF) for the proposed 2550 Irving Street Residential Project (proposed project). The FONSI/NOIRROF was published on July 20, 2022 in the San Francisco Examiner; it was mailed by the Mayor's Office of Housing and Community Development (MOHCD) on July 20, 2022 to those persons and organizations identified in the attached mailing lists (Appendix A). This Response to Comments is posted on the MOHCD website at <http://sfmohcd.org/environmental-reviews>.

Although the Council on Environmental Quality (CEQ) regulations do not require response to comments on a Draft Environmental Assessment, the United States Department of Housing and Urban Development (HUD) regulations (24 CFR Section 58.43(c)) require responsible entities to consider the comments of the public and make modifications, if appropriate, in response to the comments, before it completes its environmental certification and before the recipient submits its Request for Release of Funds (RROF).

MOHCD received comments from two people on the FONSI/NOIRROF. The comments are attached to this response at Appendix B. This document responds to all substantive comments received on the FONSI/NOIRROF and the environmental assessment (EA) on which the FONSI/NOIRROF is based. Substantive comments are those that question with reasonable basis, the accuracy of information in the environmental review record, the adequacy of environmental analysis, present reasonable alternatives other than those presented in the EA or cause changes or revisions in the proposal.

Environmental Review Process

40 CFR Section 1501.3(a) directs agencies to prepare an EA (Sec. 1508.9) when necessary under the procedures adopted by an individual agency to supplement Council on Environmental Quality (CEQ) regulations. MOHCD as the responsible entity for programs subject to 24 CFR Part 58, prepared an EA for the Project at 2550 Irving Street using the HUD recommended format. The EA was prepared in accordance with HUD guidelines and in compliance with the standards articulated in 24 CFR Section 58.40(a) through (f) as well as CEQ Regulations.

24 CFR Section 58.40 requires the responsible entity to ensure the following elements are considered when preparing the EA:

- (a) Determine existing conditions and describe the character, features and resources of the project area and its surroundings; identify the trends that are likely to continue in the absence of the project.
- (b) Identify all potential environmental impacts, whether beneficial or adverse, and the conditions that would change as a result of the project.
- (c) Identify, analyze and evaluate all impacts to determine the significance of their effects on the human environment and whether the project will require further compliance under related laws and authorities cited in Sections 58.5 and 58.6.
- (d) Examine and recommend feasible ways in which the project or external factors relating to the project could be modified in order to eliminate or minimize adverse environmental impacts.

(e) Examine alternatives to the project itself, if appropriate, including the alternative of no action.

(f) Complete all environmental review requirements necessary for the project's compliance with applicable authorities cited in Sections 58.5 and 58.6.

After preparing the EA in accordance with the Section 40 and CEQ standards, MOHCD, in accordance with 24 CFR Section 58.43(g), made a finding that the project was not an action that would result in a significant impact on the quality of the human environment and proceeded as required by Part 58 to disseminate the finding as required by 24 CFR Section 58.43. As permitted by 24 CFR Section 58.43, MOHCD disseminated the Finding of No Significant Impact (FONSI) at the same time it disseminated the Notice of Intent to Request Release of Funds as required by 24 CFR Section 58.70. The combined notice was published on July 20, 2022 in the San Francisco Examiner; and mailed to 64 addresses of residences and businesses in the neighborhood as well as to representatives of Native American tribes and interested agencies on July 22, 2022.

The comment period for the FONSI and Notice of Intent to Request Release of Funds (NOIRROF) ended on August 22, 2022 at 5 PM Pacific Standard Time. The public comment period was open for 30 days. The comment period started on July 22, 2022, the day after the publication of the FONSI/NOIRROF. During the comment period, MOHCD received timely letters from two commenters . No other comments were timely submitted.

Distribution

This Comments and Responses document will be distributed to HUD and people who commented directly on the Combined Notice. This document is also posted on MOHCD's website at <http://sfmoh.org/index.aspx?page=155> and will be available for copying and reading at the reception desk of the Mayor's Office of Housing at 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103 from 9:30 am to 4:30 pm Monday through Friday beginning August 25, 2017.

List of Commenters

Letter No. and Commenter	Page No.
1 Adam Michels	3
2 Flo Kimmerling, President, Mid-Sunset Neighborhood Association	8

The comment letters and responses follow. The comment letters have been numbered sequentially and each separate issue raised by the commenter, if more than one, has been assigned a number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response 1.1, for example, indicates that the response is for the first issue raised in comment Letter 1).

Comment responses below rely on information from Path Forward, presented in Response to Comments – Notice of Intent to Request Release of Funds, 2550 Irving Street Property, dated August 26, 2022, included as Appendix C to this document.