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EXM# 3599174

June 24, 2022
COMBINED NOTICE
Notice of Reevaluation of
Final Environmental
Impact Statement of
Potrero Hope SF Master
Plan

Notice of Availability of
Environmental
Reevaluation
Notice of Intent to Request
Release of Funds

These notices shall satisfy separate but related procedural requirements for activities to be undertaken by the Mayor's Office of Housing and Community Development

Notice of Reevaluation and
Notice of Availability of
Environmental Reevaluation
Notice of Final Environmental
Impact Statement

SUMMARY: The Mayor's Office of Housing and Community Development (MOHCD) of the City and County of San Francisco has assumed responsibility for environmental review, decision-making, and action that would otherwise apply to the United States Department of Housing and Urban Development (HUD) under the National Environmental Policy Act (NEPA), and other provisions of the law that further the purposes of NEPA, as specified in 24 CFR Part 58.

The San Francisco Planning Department and 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 25th Street. Because a portion of the project's funding will come from HUD's Rental Assistance Demonstration (RAD) program, reevaluation of the project's potential effects under NEPA is required.

MOHCD has conducted and made available an Environmental Reevaluation of the EIS, updating certain relevant sections of the environmental analysis and incorporating environmental standards articulated in 24 CFR Part 58, Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities.

HUD's Regulations at 24 CFR §58.47 require a reevaluation 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.

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.

The Environmental Reevaluation is available on the MOHCD Web site



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(<http://sfmohcd.org/environmental-reviews>), and at MOHCD offices at One South Van Ness Avenue, 5th Floor, San Francisco, CA

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

On or about July 2, 2022 MOHCD will authorize the San Francisco Housing Authority (SFHA) to submit a request to the United States Department of Housing and Urban Development Office of Public Housing for the release of Project Based Section 8 Vouchers under Section 8(o)(13) of the Housing Act of 1937 (42 U.S.C. § 1437f(o)(13)), as amended, to undertake a project known as Potrero Hope San Francisco Master Plan in the City and County of San Francisco.

For purposes of the National Environmental Policy Act, MOHCD is the Federal Responsible Entity acting under authority of Section 104(g) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(g)), Section 288 of the HOME Investment Partnerships Act (42 U.S.C. 12838), Section 26 of the United States Housing Act of 1937 (42 U.S.C. 1437x) and HUD's regulations at 24 CFR Part 58 for activities subject to 24 CFR Part 58.

The Proposed Action is the approval by HUD of Section 8 Project Based Vouchers associated with redevelopment of the Project site with affordable housing. This notice is in accordance with regulations of the Council on Environmental Quality (CEQ) at 40 CFR Parts 1500 – 1508. All interested parties including Federal, State, tribal and local agencies, in addition to the public are invited to comment on the portions of 2022 Reevaluation of the Final Environmental Impact Statement of the Potrero Hope San Francisco Master Plan which MOHCD has conducted. Agencies having jurisdiction by law, special expertise, or other special interest should inform MOHCD of environmental information germane to their responsibilities.

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. The project sponsor is seeking 108 project-based housing vouchers and 9 RAD subsidies.

An Environmental Reevaluation that documents the environmental determinations for this project is on file at 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
and may be examined or copied weekdays 9:00 A.M to 5:00 P.M. The Environmental Reevaluation is available for viewing on the Mayor's Office of Housing and Community Development website at: <http://sfmohcd.org/environmental-reviews>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Eugene T. Flannery, Environmental Compliance Manager. All comments received by 5:00 PM on July 1, 2022 will be considered by MOHCD prior to submission of a Request for Release of Funds. Commenters should specify which part of this Notice they are addressing: Notice of Reevaluation and Notice of Availability of Environmental Reevaluation of Final Environmental Impact Statement or Notice of Intent to Request Release of Funds.

ENVIRONMENTAL CERTIFICATION

The Mayor's Office of Housing and Community Development of the City and County of San Francisco certifies to United States Department of Housing and Urban Development Public and Indian Housing Division that Brian Cheu in his capacity as Deputy Director of the City and County of San Francisco 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 RE 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: RROFSFRO@hud.gov and to todd.r.greene@hud.gov. Potential objectors should contact Director, Office of Indian and Public Housing, San Francisco Regional Office — Region IX via email at RROFSFRO@hud.gov and todd.r.greene@hud.gov

to verify the actual last day of the objection period.

Brian Cheu, Deputy Director
Mayor's Office of Housing and Community Development

EXM-3599174#