

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

May 28, 2017

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

**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**

REQUEST FOR RELEASE OF FUNDS

On or about June 14, 2017 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 Housing for the release of 55 Project Based Vouchers under the HUD Veterans Affairs Supportive Housing Program (HUD-VASH) as authorized by the Consolidated and Further Continuing Appropriations Act, 2015 (the Act) (Public Law 113-235), enacted December 16, 2014, that provided approximately \$75 million dollars of funding for HUD-VASH vouchers as authorized under section 8(o)(19) of the United States Housing Act of 1937.

The proposed project includes the development of a 119-unit affordable housing development financed in part by the San Francisco Office of Community Investment and Infrastructure ("OCII"), the Successor Agency to the San Francisco Redevelopment Agency. The proposed project is new construction providing homes for formerly homeless veterans and low-income families in SF's Mission Bay neighborhood at 1150 3rd Street. The development program for the project includes a unit mix of 12 Studios and 50 one-bedroom units serving formerly homeless veterans; 5 one-bedroom units, 30 two-bedroom units, 21 three-bedroom units all serving low-income families; and one two-bedroom manager's unit. The Project is comprised of a 5-story, U-shaped building fronting 3rd Street that surrounds a two-story central open space. The U-shaped design consists of three wings: the 3rd Street wing is the development's civic face as 3rd Street is exposed to arterial car traffic and public transit lines, while the Mission Rock and Lot A (a private street) wings are along secondary streets with limited traffic and feature a more pedestrian scale. The Project includes a large central community room and kitchen located along the 3rd Street wing, an adjacent computer lab, teen gathering space, a multipurpose room, a children's play room, resident services and property management offices, restrooms, mailboxes, bike parking room, and two laundry rooms. The Project also provides 25 off-street parking spaces in an enclosed garage. At the center of the three building wings is a large, two-level open space with areas for gathering and children's play, and separate areas for respite and relaxation. All of the units will be restricted to families earning no more than 60% of SF's unadjusted Area Median Income ("AMI") but half of the units are set aside for formerly homeless veteran households with rents not to exceed 30% AMI. Furthermore, the homeless units must include administrative and supportive services which will be coordinated with the San Francisco Department of Homelessness and Supportive Housing (DHS). The proposed financing structure includes 4% low-income housing tax credits and tax-exempt bonds, a permanent loan from OCII, Veterans Housing and Homelessness Prevention Program (VHHP) funds administered by the State of California's Housing and Community Development (HCD) office, and Veterans Affairs Supportive Housing (VASH) project-based vouchers..

The total cost of the project is estimated at \$78,470,580.

FINDING OF NO SIGNIFICANT IMPACT

The Mayor's Office of Housing and Community Development 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. Additional project information is contained in the Environmental Review Record (ERR) on file

at the Mayor's Office of Housing and Community Development, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103 and may be examined or copied weekdays 9 A.M to 5 P.M. The ERR can also be downloaded from the MOHCD website at <http://sfmohcd.org/environmental-reviewst>

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 June 13, 2017 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