

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

May 26th, 2024

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  
628-652-5965  
[Madeleine.Sweet@sfgov.org](mailto:Madeleine.Sweet@sfgov.org)

**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 10, 2024 the Mayor's Office of Housing and Community Development of the City and County of San Francisco (MOHCD) will submit a request to the United States Department of Housing and Urban Development (HUD) Community Planning and Development Division for the release of eleven million three hundred and eighty thousand dollars (\$11,380,000) in Community Development Block Funds (CDBG) as authorized by the Housing and Community Development Act of 1974, Title I, Part 24, Section 570, Public Law 93-383, 88 Stat. 633, 42 U.S.C 53015321, as amended; to undertake a project known as the 249 Pennsylvania Ave Mixed-Use Housing Development.

The 249 Pennsylvania Ave Mixed-Use Housing Development project is a 100% affordable housing project which seeks to demolish the existing vacant building at 249 Pennsylvania Ave. and surface parking lot on the site and construct a new nine-story mixed-use building which would contain 120 affordable housing units. The project seeks to create 60 studio apartments, 30 2-bedroom apartments; and 30 3-bedroom apartments. The provision of 120 affordable housing units at this location would provide affordable housing in an area that is well-served by public transit. The project site is within 0.5 mile of the Balboa Park San Francisco Municipal Railway (MUNI) station at 3rd Street. The project would provide housing connected by public transportation to major employment, retail, and cultural centers in the City.

The proposed building would primarily contain residential space-- approximately 82,900 square feet of the building will be residential. It also contains 2,000 square feet of commercial space, and 1,200 square feet of social service space, as well as open space areas such as a garden, courtyard, and a rain garden. We seek to construct the building to include exterior murals that reflect the neighborhood's character and to offer urban agriculture and pollinator gardens and would include fencing to offer privacy for residents in the proposed outdoor spaces. The project would include ancillary spaces for laundry, bicycle parking, trash, storage, and property management.

Estimated Total HUD Funded Amount: \$11,380,000  
Estimated Total Project Cost (HUD and non-HUD funds): \$109,828,721.

## 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 downloaded from the MOHCD website at <https://sfmohcd.org/environmental-reviews> or at the HUD website at <https://cpd.hud.gov/cpd-public/environmental-reviews> . If you do not have access to the internet or prefer a hard copy, a copy of the ERR can be mailed to you. Please request hard copies from Madeleine Sweet at MOHCD, One South Van Ness Avenue, 5th Floor, San Francisco, CA 94103 or 628-652-5965 or [Madeleine.Sweet@sfgov.org](mailto:Madeleine.Sweet@sfgov.org) .

## **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to 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, attn.: Madeleine Sweet or to [Madeleine.Sweet@sfgov.org](mailto:Madeleine.Sweet@sfgov.org). All comments received by 5:00 pm June 10th, 2024 will be considered by the MOHCD prior to authorizing submission of a Request for Release of Funds ("RROF"). Comments should specify which Notice they are addressing: the Notice Of Finding Of No Significant Impact or the Notice Of Intent To Request Release Of Funds. MOHCD is asking that written comments be submitted via email to [Madeleine.Sweet@sfgov.org](mailto:Madeleine.Sweet@sfgov.org). If you are unable to access email, please send your comments to Madeleine Sweet at MOHCD, 1 South Van Ness Avenue – 5th Floor, San Francisco, California 94103.

## **ENVIRONMENTAL CERTIFICATION**

The City and County of San Francisco Mayor's Office of Housing and Community Development certifies to HUD that Daniel Adams in his capacity as 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 emailed to the HUD grant administration office at: [RROFSFRO@hud.gov](mailto:RROFSFRO@hud.gov) and to [Alice.Walkup@hud.gov](mailto:Alice.Walkup@hud.gov). Potential objectors should contact Director, Office of Community Planning and Development, San Francisco Regional Office – Region IX via email at [RROFSFRO@hud.gov](mailto:RROFSFRO@hud.gov) and [Alice.Walkup@hud.gov](mailto:Alice.Walkup@hud.gov) to verify the actual last day of the objection period.

Daniel Adams  
Director, Mayor's Office of Housing and Community Development