

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

May 15th, 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
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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 May 30, 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 two million one hundred thirty-one thousand five hundred and twenty-six dollars (\$2,131,526) 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 772 + 758 Pacific Avenue Affordable Housing Development.

The 772 + 758 Pacific Avenue Affordable Housing Development project seeks to develop the properties located at 758-772 Pacific Avenue as affordable senior housing for very low income persons. The project is planning a 15-story structure of 175 affordable units, including one 2-bedroom manager's unit with the rest of the units comprised of studios and 1-bedroom units. Out of total 175 units, 23% of the units or 40 units will be set aside for those having experienced homelessness funded through the Local Operating Subsidy Program (LOSP). These residents will be referred to the project via a coordinated entry system through the San Francisco Department of Homelessness and Supportive Housing (SF HSH). The project is also planning to obtain local Senior Operating Subsidies (SOS) for 40% of the units or total of 70 units, which would allow city rental subsidies to come in to allow 15% and 25% local Area Median Income units to be financially sustainable at 60% MOHCD Area Median Income ("AMI"). There will be no parking required as there is robust public transportation, including bus lines and a subway station within walking distance. On the ground floor, there will be a double-height commercial space for a Chinese Banquet Hall with a mezzanine space to re-introduce the banquet hall that the new project is replacing. Above the commercial space will be residential floors interspersed with laundry rooms, community room and property management and resident services offices to support the residents of the building. The entire project will aim to achieve affordability for extremely low-income seniors, not to exceed 30% AMI, which will require additional rental subsidies beyond the LOSP units as well as SOS units.

Estimated Total HUD Funded Amount: \$2,131,526
Estimated Total Project Cost (HUD and non-HUD funds): \$172,000,000.

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-

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 All comments received by 5:00 pm April 19, 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 . 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 and to 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 and 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