

**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS  
AND  
NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT RECORD  
/FINAL ENVIRONMENTAL REVIEW STATEMENT**

July 9, 2015

Mayor's Office of Housing and Community Development  
City and County of San Francisco  
1 South Van Ness Avenue, 5<sup>th</sup> Floor  
San Francisco, CA 94103  
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On or about August 11, 2015 the Mayor's Office of Housing and Community Development (MOHCD) of the City and County of San Francisco will submit a request to the United States Department of Housing and Urban Development (HUD) Community Development Division for the release of funds subject to regulation by 24 CFR Part 58. Funding for the project includes EDI Special Project Grant (B-10-SP-CA-0064) as specified in the Conference Report (HR-111-117) accompanying the Consolidated Appropriations Act, 2010 (Public Law 111-117) and may also include Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974; Home Investment Partnership Program (HOME) grants under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990 as amended; Project Based Section 8 Vouchers under the United States Housing Act of 1937, Section 8(o)(13); Public Housing operating subsidies for mixed income developments authorized under the U.S. Housing Act of 1937, Section 35 and CHOICE Neighborhood Funds.

Funds will be used to undertake a project known as the Sunnysdale-Velasco HOPE SF Master Plan Project. The proposed project would demolish the existing buildings, including 775 family and senior dwelling units, at the Sunnysdale and Velasco public housing complexes in the Visitacion Valley neighborhood, and build replacement and new housing, new infrastructure, open space and community amenities.

Highlights of the plan include:

- Up to 1,700 units of housing, including one-for-one public housing replacement units, affordable rental units and market rate and affordable for-sale units;
- Up to 72,500 square feet of community service, recreational and educational facilities;
- 11.5 acres of new parks and open spaces, including a community garden, a farmer's market pavilion and secure outdoor courtyards within residential buildings;
- 12.2 acres of a new and reconfigured street network potentially including "green" features including bioswales and landscaping; and
- Up to 16,200 square feet of neighborhood-serving retail.

The project would require a rezoning that would create a Special Use District (SUD) to allow certain non-residential uses, memorialize the ability to distribute the allowed density unevenly across the project site, and enable modifications from the strict quantitative requirements of the San Francisco Planning Code to allow for more flexibility in the placement of rear yards, setbacks, location and number of parking and loading spaces, among other standards. The rezoning would also include changes to the San Francisco Planning Code height and bulk map for portions of the site to allow buildings up to 60 feet in height.

A joint Environmental Impact Report and Environmental Impact Statement (EIR/EIS) has been prepared by the City and County of San Francisco Planning Department and the Mayor's Office of Housing and Community Development (MOHCD). The EIR/EIS is intended to comply with both California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), pursuant to Title 14, Division 6, Chapter 3 of the California Code of Regulations (CCR) (the State CEQA Guidelines), Section 15222 ("Preparation of Joint Documents") and Title 40, Sections 1502.25, 1506.2, and 1506.4 of the Code of Federal Regulations (40 CFR 1502.25, 1506.2, 1506.4) (authority for combining federal and state environmental documents).

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 redevelopment of the Sunnysdale and Velasco Public Housing sites as part of the HOPE SF development program.

The Proposed Action is the approval by HUD of funding and development agreements 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 EIR/EIS. Agencies having jurisdiction by law, special expertise, or other special interest should inform MOHCD of environmental information germane to their responsibilities.

The City and County of San Francisco is the lead agency for the purposes of the California Environmental Quality Act.

The activities proposed comprise a project for which an EIR/EIS was prepared and which would lead to significant unavoidable cumulative impacts related to transportation and circulation. The EIR/EIS discusses the purposes and need for the Proposed Project and identifies and evaluates three alternatives: Alternative A – Reduced Development/Density Alternative; Alternative B – One-for-One Replacement Alternative; and Alternative C – No Project Alternative.

A Notice of Availability of a Final Environmental Impact Report and Final Environmental Impact Statement (NOA) is to be published in the Federal Register on July 10, 2015. Copies of this NOA have been mailed to interested parties. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at the:

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San Francisco, CA 94103

and may be examined or copied weekdays 9:00 A.M to 5:00 P.M.

The ERR is available for viewing on the Mayor's Office of Housing and Community Development website at: <http://sf-moh.org/index.aspx?page=155>. It is also available on the Planning Department website at: <http://www.sf-planning.org/sfceqadocs>. The complete ERR is also available for viewing at the Mayor's Office of Housing and Community Development at the address listed above, as well as the following locations:

San Francisco Planning Department  
Planning Information Center (PIC)  
1660 Mission Street, 1st Floor  
San Francisco, CA 94103

San Francisco Housing Authority  
Leasing Office  
1815 Egbert Avenue  
San Francisco, CA 94124

Visitacion Valley Branch Library  
201 Leland Avenue  
San Francisco, CA 94134

Sunnydale Health and Wellness Center  
1711 Sunnydale Avenue  
San Francisco, CA 93134

## **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 August 10, 2015 will be considered by the Mayor's Office of Housing and Community Development prior to submission of a request for 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 Community Planning and Development Division that Olson Lee in his capacity as 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 addressed to United States Department of Housing and Urban Development, Community Planning and Development at One Sansome Street, Suite 1200, San Francisco, CA 94104-4430. Potential objectors should contact HUD to verify the actual last day of the objection period.

Olson Lee, Director  
Mayor's Office of Housing and Community Development