

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

July 24, 2023

City of San José
200 E. Santa Clara Street
San José, CA 95113
408-535-6872

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of San José.

PROPOSED ACTION

Project Name: Hawthorn Senior Affordable Housing Project
City of San José Planning File No.: MP21-002/ER22-185
Project Location: 118 and 124 North 15th Street (APNs 467-14-054 and 467-14-076)

The project would provide 100 percent affordable housing for seniors. The project proposes to develop 103 residential units (101 affordable and two manager's units). The project would demolish the existing surface parking lot and remove 21 trees to facilitate construction of the residential building. The project amenities would include a computer room, shared laundry areas, common and private open space, vehicle parking, and bicycle parking.

REQUEST FOR RELEASE OF FUNDS

Santa Clara County Housing Authority (SCCHA) proposes to construct a new 100 percent affordable housing project at 118 and 124 North 15th Street in San José, Santa Clara County, California. The total estimated project cost is \$94,500,000. The SCCHA will be providing Section 8 housing assistance to the project in the form of Moving to Work (MTW) funds and Project Based Vouchers (PBVs) for 47 units, as authorized under Section 8 of the Housing Act of 1937, as amended.

PBV housing assistance will be provided for an initial contract term of 20 years, with a possible automatic renewal of an additional 20 years, subject to annual appropriations from the federal government and SCCHA's determination that the owner is in compliance with the Housing Assistance Payment contract and other applicable HUD requirements, for a total of forty (40) years. The estimated total funding for rental subsidy is \$31,177,920 (\$1,558,896 annually) for the initial 20-year term of the Housing Assistance Payment contract and contingent upon the availability of Section 8 funds as allocated by the federal government. Please note that the actual funded amount may be up to \$5,000,000 more to account for market fluctuations.

The SCCHA, an MTW agency, will also be providing Moving to Work funds in a one-time payment of \$17,790,000.

The funding sources and amounts are shown below.

U.S. Department of Housing and Urban Development (HUD) Program	Funding Amount
Moving to Work through Section 8 and 9 of the Housing Act of 1937	\$17,790,000
Project-Based Vouchers through Section 8 of the Housing Act of 1937 – 47 units	\$31,177,920 (\$1,558,896 annually for 20 years)

Estimated Total HUD Funded Amount: \$48,967,920

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$94,500,000

The activities proposed comprise a project for which a Finding of No Significant Impact on the environment is included below.

FINDING OF NO SIGNIFICANT IMPACT

The City of San José 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) available online at www.sanjoseca.gov/NegativeDeclarations. To review hard copies of the documents, please contact Reema Mahamood at reema.mahamood@sanjoseca.gov or at 408-535-6872.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Reema Mahamood, City of San José, Department of Planning, Building and Code Enforcement, T-3, 200 E. Santa Clara Street, San José, CA 95113, or via email at reema.mahamood@sanjoseca.gov. All comments received by **5:00 p.m. on August 17, 2023** will be considered by the City of San José prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

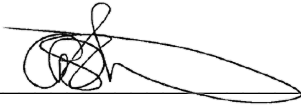
ENVIRONMENTAL CERTIFICATION

The City of San José certifies to HUD that Christopher Burton in his capacity as Director of Planning, Building and Code Enforcement for the City of San José 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 name of grant recipient to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of San José certification for a period of fifteen days following the anticipated submission date 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 City of San José; (b) the City of San José has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 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 Department of Housing and Urban Development, Office of Public Housing, and sent to the following email address: todd.r.greene@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.



Christopher Burton, Director
Planning, Building and Code Enforcement
City of San José