

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

August 30, 2024

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 related to the Santa Teresa-Snell Avenue Affordable Housing Project (Planning File Nos. MP22-009/ER23-247).

REQUEST FOR RELEASE OF FUNDS

On or about September 17, 2024, the City of San José will submit a request to HUD for the release of funds under Section 8 of the Housing Act of 1937 of 1990, as amended, to undertake the project described below.

Charities Housing is proposing the 49-unit, 100-percent affordable Santa Teresa-Snell Avenue Affordable Housing Project in San José, California. Charities Housing proposes to develop the Santa Teresa-Snell Avenue Affordable Housing Project on an approximately 1.46-acre site at 5885 Santa Teresa Boulevard in San José. The project would include demolition of an existing surface parking and trees to construct three multi-family residential buildings.

Building A would be located on the southeast corner of the project site, and would include eight studio units, four 1-bedroom units, four 2-bedroom units, and three 3-bedroom units (19 units total) across all three floors. Building A would also provide rooms dedicated to mechanical and electrical equipment, an administrative office and storage space, a janitorial closet, and community amenities including a recreation room, meeting and shared space, a laundry, a pantry, restrooms, and a bicycle storage room. A portion of the 1st floor façade that faces the site's interior roadway to the north would be setback to provide additional parking space under the 2nd story envelope.

Building B would be located in the northwest corner of the project site, and would include three studio units, six 1-bedroom units, six 2-bedroom units, and four 3-bedroom units (19 units total). In addition to dwelling units, the 1st floor of Building B would include rooms for apartment maintenance operations and mechanical and electrical equipment. A portion of the 1st floor façade that faces the site's interior roadway to the south would be set back to provide additional parking space.

Building C would be located in the southwest corner of the project site, and would include three 2-bedroom units and eight 3-bedroom units (11 units total). In addition to dwelling units, the 1st floor of Building C would include rooms for janitorial operations and mechanical and electrical equipment. A portion of the 1st floor façade that faces the site's interior roadway to the north would be set back to provide additional parking space.

In addition to Buildings A, B, and C, the project site would be developed with three outdoor recreation areas for residents. These areas include 2,095 square feet on the northern border of the site adjacent east of Building B, 2,126 square feet on the western border of the site between Buildings B and C, and 9,442 square feet on the southern border of the site adjacent west of Building A. All residents would dispose of their trash, recycling, and compost at an enclosure containing two 4-cubic yard trash bins, two 4-cubic yard recycling bins, and two 96-gallon organic bins, which would be located just south of the outdoor recreation space on the site's northern border.

There would be 44 parking spaces on-site, including 30 uncovered spaces and 14 covered spaces under the 2nd story overhangs created by the 1st floor setbacks described above. The Project would also include three bicycle racks (two horizontal bicycle racks and one vertical bicycle rack) with 49 long-term bike storage spaces for residents provided in Building A's bicycle storage room.

Vehicle access to the project site would be provided via a two-way driveway on Snell Avenue. The driveway would not connect to Onedia Drive, located south of the project site, but would instead terminate at the western outdoor recreation area described above. The sidewalk along the site's frontage along Snell Avenue would be improved to a width of 10 feet, and new internal pathways approximately 5 feet in width would connect all buildings and outdoor recreational areas.

The Santa Clara County Housing Authority (SCCHA) will be providing Section 8 housing assistance to the project in the form of Project Based Vouchers (PBVs) for 21 apartment 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 \$29,515,200 (\$1,475,760 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.

FINDING OF NO SIGNIFICANT IMPACT

The City of San José has determined that the project will have no significant impact on the environment.

Following the City's review of the Environmental Assessment, the applicant revised the project description to reduce gross square footage for Building A from 47,730 square feet to 47,653 square feet; reduce gross square footage for Building B from 17,704 square feet to 17,514 square feet; increase gross square footage to Building C from 12,567 square feet to 12,756 square feet; and reduce private open space (2,940 SF reduced to 462 SF, new DB waiver requested). The project description was also revised to include minor adjustments to exterior building accents, including removal of vertical louver system and roof railing, replacement of screen material and gate bisecting the trash enclosure, removal of and adjustment to Building A's storefront and storefront doors, removal of vinyl windows, revision to building materials, including removal of wood tone series to be replaced with stucco, removal of stucco finish on trash enclosure wall, removal of patios and related components, and updates to interior unit layouts. The project as revised, will have no

significant impact on the 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/NEPAREviewDocuments. A hard copy is on file at City of San José, Department of Planning, Building and Code Enforcement, T-3, 200 E. Santa Clara Street, San José, CA 95113 and may be examined or copied weekdays 8 a.m. to 5 p.m.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Charlotte Yuen, 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 charlotte.yuen@sanjoseca.gov. All comments received by September 16, 2024 will be considered by the City of San José prior to authorizing submission of a request for release of 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) to rrofsfro@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

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.



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