

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

September 20, 2019

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.

**REQUEST FOR RELEASE OF FUNDS**

Affirmed Housing Group, Inc., proposes an affordable, mixed-income housing development as described below. The total estimated project cost is \$55,386,556. 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 29 new apartment units, as authorized under Section 8 of the Housing Act of 1937 of 1990, 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 \$15,617,184 (\$780,859 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.

The project is an 87-dwelling unit affordable, mixed-income housing development serving the Mayfair neighborhood of East San José. Forty-three (43) of the dwelling units would be set aside for the homeless with 14 dwelling units reserved for Rapid Rehousing (RRH) and 29 dwelling units reserved for Permanent Supportive Housing (PSH). Supportive services would be provided by the County Office of Supportive Housing (OSH) outside of the project budget through OSH's approved providers. The project would be located at 2348-2350 Alum Rock Avenue (southwest corner of Alum Rock Avenue and Foss Avenue).

The project applicant would demolish an existing single-story commercial building and construct a seven-story mixed-use building comprised of two levels of Type I-A concrete with a five-story Type III-A wood frame structure above. The main street frontage along Alum Rock Avenue would provide 3,000 square feet of commercial space with storefront openings to engage pedestrians and create an active, ground floor for-lease commercial/retail space. A separate

residential entry would be constructed along Foss Avenue. The residence entrance would include a 24-hour security desk, resident mailboxes, elevators, and stair access to the upper floors. All required parking would be provided on-site. The parking garage would provide public access to the 11 commercial parking spaces and 35 secured vehicular parking spaces for residents. A long-term bike storage room would be provided at the ground level to accommodate 99 bicycles, as well as a 12-foot x 14-foot food storage and service room.

Alum Rock Family Housing would include a range of dwelling unit sizes to accommodate individuals and families earning up to 30%-60% of the area median income (AMI). The unit mix would include 35 studio, 8 one-bedroom, 22 two-bedroom and 22 three-bedroom units. Two of the two-bedroom units would be reserved for on-site property managers. On-site managers will live at the facility and provide 24-hour support for residents. Two on-site managers are proposed to ensure trained staff are available on-call during nighttime and weekend hours should residents have needs outside typical daytime operating hours. On-site managers are essential to ensuring the facility operates as intended and appropriately serve residents living at the location.

The second-floor courtyard amenity space at the podium level would include flex office spaces designed to accommodate a variety of enhanced services, including case management. Other uses at this level would include a property management office, a resident computer lab, an outdoor lounge area and a separate large courtyard amenity accessible to all residents. The upper floors would accommodate the resident and manager units. A community room, TV room and large outdoor deck would be available on the fourth floor. This area would provide recreational and open space for residents to gather and create a strong sense of community with amenities such as raised planter gardens, a large sun deck, barbeques, and lounge areas.

Alum Rock Family Housing would include two onsite property managers and 24-hour site security. Surveillance cameras would be installed to monitor the building perimeter, including the street frontage along Foss Avenue and Alum Rock Avenue. Project construction is expected to begin early 2020 and be completed by late 2020.

**Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
N/A	29 Project Based Vouchers	\$15,617,184 (20 years)

**Estimated Total HUD Funded Amount:** \$15,617,184

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:** \$55,386,556

**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: <http://www.sanjoseca.gov/index.aspx?nid=2165>. The documents are also available for review

from 9:00 a.m. to 5:00 p.m. Monday through Friday at the City of San José Department of Planning, Building and Code Enforcement, Planning Division, located on the third floor of City Hall, 200 East Santa Clara Street.

### **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](mailto:reema.mahamood@sanjoseca.gov). All comments received by October 4, 2019 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 Rosalynn Hughey in her capacity as Director of Planning, Building and Code Enforcement 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 Charities Housing, Inc. to use HUD program funds.

### **OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of fund 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 HUD Administration Office at Department of Housing and Urban Development, One Sansome Street, Suite 1200, San Francisco, CA 94104. Potential objectors should contact HUD to verify the actual last day of the objection period.



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**Rosalynn Hughey, Director**  
**Planning, Building and Code Enforcement**  
**City of San José**