

**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**

Charities Housing proposes the 100-percent affordable Page Street Housing Project in San José, California. Charities Housing expects to subsidize rents for permanent supportive housing units once the Page Street Housing Project is operational using Department of Housing and Urban Development (HUD) project-based vouchers. The Santa Clara County Housing Authority would provide Section 8 housing assistance to the Page Street Housing Project in the form of Project-Based Vouchers (PBVs) for 27 units. Housing assistance payments to be made to the Page Street Housing Project on behalf of the residents of the 27 PBV units would be used for operating costs. Housing assistance would be provided for an initial contract term of 20 years with a possible automatic renewal for an additional 20 years, subject to annual appropriations and SCCHA's determination that the owner is in compliance with the Housing Assistance Payment (HAP) contract and other applicable HUD requirements, for a total of forty (40) years. The estimated annual PBV contract rent amount is \$695,628, subject to rent reasonableness study prior to the execution of the HAP contract.

Charities Housing proposes to develop the Page Street Housing Project on an approximately 0.7-gross-acre site at 329, 341, and 353 Page Street in San José. The Santa Clara County Assessor's Parcel Numbers for the site are 277-20-044, 277-20-045, and 277-20-046. The project would include demolition of the existing five residential buildings and ancillary structures and construction of a five-story apartment development. The proposed development would include a common lobby, offices, community room, lounge, kitchen, laundry, and parking on the ground floor, studio units on floors two through four and a three-bedroom manager's unit and studio units on the fifth floor. There would be 82 dwelling units in total, 81 affordable units and one manager's unit. The maximum height of the building would be approximately 60 feet at the top of the roof, and 69.5 feet at the top of the penthouse.

The proposed building would include 2,170 square feet of common roof deck areas on the third floor and top of the roof, a private deck attached to the three-bedroom manager's unit on the fifth floor, and private balconies attached to 51 studio units spread across the second through fifth floors. The proposed development would include a common 8,844 square foot paseo and park

area on the southern section of the site which would have a paved pedestrian walkway, a patio with outdoor seating, landscaping, and children's play areas. The paseo and park area would be available to the public during daytime hours and secured via a sliding gate during the nighttime hours. The landscape plan would include shrubs, groundcover, and approximately 31 new trees that would be situated along the perimeter and in the paseo and park area. Vehicles would access parking via a new 26-foot wide driveway on Page Street at the northeast corner of the site. The proposed development would include green building measures such as installation of Energy Star appliances, provision of solar hot water, and water efficient fixtures. All residents would receive annual transit passes to provide complementary bus and light rail service throughout Santa Clara County.

Stormwater runoff from the site would be collected via new six-inch storm drains which would be directed to bio-retention areas on the project site. Stormwater from the site would be treated, then directed to a proposed 15-inch storm drain on Page Street, which would connect to the City's existing 15-inch storm drain on West San Carlos Street.

The project would require construction of a new six-inch sanitary sewer line, which would connect to an existing six-inch sewer line on Page Street. A fire service (approximately six-inch diameter water line), a fire hydrant, a drinking water, and irrigation water lines would connect to the existing six-inch water line on Page Street.

PG&E would provide electricity and gas, and Green Team of San José would collect solid waste.

The duration of demolition of the existing building and construction of the proposed development would take approximately 20 months. The project would require excavation and off-haul of approximately 3,750 cubic yards of soil (3,500 cubic yards to be removed for garage pits and 250 cubic yards to be removed for remediation). No soil would be imported to the site. Equipment would be staged on-site and at the drive aisles immediately to the north and south of the site. The types of equipment that would be used for construction include bulldozers, loaders, compactors, backhoes, and other small earthmoving equipment.

Project construction is expected to begin early 2020 and be completed by late 2021.

**Funding Sources:**

- Project-Based Vouchers through the Santa Clara County Housing Authority: \$695,628.00 annually

**Estimated Total Project Cost:** Approximately \$55 Million

**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

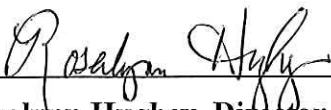
Any individual, group, or agency may submit written comments on the ERR to Reema Mahamood, City of San José, Department of Planning, Building and Code Enforcement, T-3, 200 E. Santa Clara Street, San José, CA 95113, or via email at [reema.mahamood@sanjoseca.gov](mailto:reema.mahamood@sanjoseca.gov). 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**