

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

May 10, 2021

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., is the project applicant. The total estimated project cost is \$66,947,742. The Santa Clara County Housing Authority (SCCHA) will be providing assistance to the project in the form of Section 8 Project Based Vouchers (PBVs) for 11 studio apartment units and HUD-Veterans Affairs Supportive Housing (VASH) PBVs for 5 one-bedroom 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 \$9,846,240 (\$492,312 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 proposed 3090 South Bascom Avenue Family Housing Project would be a 79-unit affordable, mixed-income housing development serving families in the Cambrian neighborhood of Southwest San José on a 0.64-gross acre site. Of the total units, 77 would be affordable units. The remaining two units would be market rate units reserved for on-site managers. A total of 29 units would be Permanent Supportive Housing (PSH) for the homeless; 28 units would be reserved for extremely low-income residents, 20 units would be reserved for low and very low incomes residents. The Department of Veterans Affairs would provide supportive services for the HUD-VASH PBV units and the County Office of Supportive Housing (OSH) would provide services for units outside of the project budget through OSH's approved providers. The project would be located at 3090 South Bascom Avenue, east of South Bascom Avenue, approximately 350-feet northeasterly of Camden Avenue.

The project applicant would demolish an existing vacant two-story, 11,811 square foot commercial building and 10 ordinance sized trees along the frontage (12 total on the project site) and construct a

five-story mixed-use building with 619 square feet of commercial office space on the first-floor main street frontage and residential units on the 2nd through 5th floors. The building would be comprised of an approximately 16,000 square-foot, single level below-grade Type 1A concrete parking garage with a five-story Type III-A wood frame structure above. The first level includes an at-grade lobby entrance area, 619 square feet of for-lease commercial office space, residential management and services offices and community gathering areas. This floor will also include bicycle storage rooms and utility spaces along the drive aisle shared with the neighboring property. The 2nd through 5th floors are predominantly residential units with trash and utility spaces. A roof deck would be located on the 5th floor and the project would include photo-voltaic panels on the roof to maximize building energy efficiency and provide approximately 75% of the electrical demand.

A separate residential entry would be constructed just west of the commercial entrance. The entrance would include a 24-hour security desk, resident mailboxes, elevators, and stair access to the upper floors. All required parking would be provided in a single-level underground garage below the building. The entrance would be located to the right of the residential entry. A total of 43 (i.e., 34 residential and 9 commercial) parking spaces would be provided within the garage. Of the total, 24 residential spaces would be capable of accommodating electric vehicle (EV) charging, 7 would be wired and 4 would be installed. Of the 9 commercial spaces, 4 would be EV capable and one would be installed. A total of 16 residential and 3 commercial motorcycle parking spaces would be provided. A total of 79 residential bicycle parking spaces would be provided. The commercial area would have 2 short-term and 1 long-term bicycle parking spaces. Other amenities would include community gathering spaces and on-site storage.

The proposed project would be 100% affordable (except two manager units) to households earning 80% or below of the area median income (AMI). The project would dedicate 38% (29) of the 77 affordable units to PSH. The unit mix would include 46 studio, 16 one-bedroom, 12 two-bedroom and 5 three-bedroom units. One of the two-bedroom units and one of the three-bedroom units would be reserved for on-site property managers.

The ground floor podium courtyard amenity space would include flex spaces designed to accommodate a variety of enhanced services, including case management. Other uses at this level would include a property management office, a large community room amenity accessible to all residents, bicycle parking rooms, trash management rooms and a communal laundry room. The upper floors would accommodate the resident and manager units, including a recreational roof deck on the 5th floor. The project would provide 3 residential units on the ground floor, 18 units on the 2nd floor, 20 units each on the 3rd floor and 4th floor and 18 units on the 5th floor.

The 3090 South Bascom Avenue Family Housing project would include two on-site property managers and 24-hour site security. Surveillance cameras would be installed to monitor the building perimeter, including the street frontage along South Bascom Avenue. Project construction is expected to begin June 2021 and be completed February 2023 (approximately 21 months).

### **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](http://www.sanjoseca.gov/NegativeDeclarations). To review hard copies of the documents, please contact Reema Mahamood at [reema.mahamood@sanjoseca.gov](mailto: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](mailto:reema.mahamood@sanjoseca.gov). All comments received by **5:00 p.m. May 28, 2021** 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 Chu Chang in his capacity as Acting 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 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 Department of Housing and Urban Development, Office of Public Housing, and sent to the following email address [RROFSFRO@hud.gov](mailto:RROFSFRO@hud.gov) and [todd.r.greene@hud.gov](mailto:todd.r.greene@hud.gov). Potential objectors should contact HUD to verify the actual last day of the objection period.



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Chu Chang, Acting Director  
Planning, Building and Code Enforcement  
City of San José