

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

February 27, 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 related to the Parkmoor Community Apartments Project (Planning File No. MP21-004).

**REQUEST FOR RELEASE OF FUNDS**

On or about March 7, 2023, 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.

The Parkmoor Community Housing Project site is comprised of two parcels adjacent to Highway 280 at the intersection of Parkmoor Avenue and Meridian Avenue. The site is vacant except for a cell phone tower which would be moved to the roof of the proposed building as part of the project.

The Parkmoor Community Housing Project would include 79 affordable housing units and two managers' units for a total of 81 units. Housing units would be located on the second through fifth floors. Housing would include 13 mobility accessible units and nine communication accessible units. A community youth center for Transitional Aged Youth (TAY) would use the ground floor and would be known as the Hub ("HUB").

The HUB would be owned and operated by the County of Santa Clara. The HUB's services would be dedicated to supporting current and former foster youth, ages 15-24. The HUB's amenities would include an outdoor basketball half court, seating and barbeque areas, indoor classrooms, teaching kitchen, staff offices and consulting rooms. Approximately 300 TAY would use the HUB each month. Expected number of employees at the HUB is eighty.

Allied Housing would own and operate the housing portion. Fifty percent of the affordable housing units are targeted for TAY. The remaining supportive housing is targeted to households between 20-60 percent of the area median income (AMI). There would be 20 studios, 19 one-bedroom, 22 two-bedroom, 20 three-bedroom apartments. A total of seventy parking spaces would be provided and 67 bicycle parking spaces.

Abode Services would provide supportive services for residents distinct from those offered at the HUB to TAY. These services would include residential and clinical case management services focusing on housing stability as a foundation from which residents can address other areas of concern such as developing job and life skills, addiction, and family stability.

The total estimated project cost is \$91,500,000. The Santa Clara County Housing Authority (SCCHA) would be providing Section 8 housing assistance to the project in the form of Project Based Vouchers (PBVs) for forty-one dwelling units, as authorized under Section 8 of the Housing Act of 1937, as amended. PBV housing assistance would 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 40 years. The estimated total funding for rental subsidy is \$31,157,280; \$1,557,864 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 HUD. 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 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/NEPAREviewDocuments](http://www.sanjoseca.gov/NEPAREviewDocuments). 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. on March 14, 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.

### **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 [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.

**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.



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

2/22/2023

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Date