

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

May 26, 2020

City of San Mateo
330 W. 20th Ave
San Mateo, CA 94403

Housing Authority of the County of San Mateo
264 Harbor Boulevard, Bldg. A
Belmont, CA 94002

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of San Mateo and the Housing Authority of the County of San Mateo.

REQUEST FOR RELEASE OF FUNDS

On or about June 29, 2020 the City of San Mateo will submit a request to the Department of Housing and Urban Development (HUD) for the release of HOME Investment Partnerships Program funds under Title II of the National Affordable Housing Act of 1990, as amended, to undertake the Mid Pen Affordable Housing Project described below. In addition, the Housing Authority of San Mateo County will submit a request to HUD for release of Project-Based Section 8 Voucher funds under Section 8(o)(13) of the Housing Act of 1937, (42 USC 1437f), as amended. In order to submit a request for the funds, the State of California requires a National Environmental Policy Act (NEPA) clearance when a project source has federal funds.

MidPen Housing Corporation proposes to develop a 225-unit housing project on a 1.16-acre parcel (480 East 4th Avenue). The project will also include construction of a five-level parking garage on an adjacent 1.25-acre parcel (400 East 5th Avenue). The garage will not receive HUD funding assistance. The Assessor's Parcel Numbers for the project site are 034-183-060 and 033-281-140. The proposed project will also include demolition of the existing improvements and construction of a seven-story apartment development and five-level, 696-space parking garage. The proposed residential apartments will range from studios to three-bedroom units. The building will include a recreational room on-site office space for staff, and common areas including a laundry room, and after school program space. Two elevators will serve the upper floors.

Pedestrian access to the residential building will be provided via 4th Avenue and South Claremont Street. A residential courtyard will be located in the interior of the building and a walkway would link the 4th Avenue and South Claremont Street entrances. Vehicular access to the parking garage would be provided via one driveway on East 5th Avenue. A restricted-access pedestrian bridge on the fifth level would connect the proposed parking garage to the residential component.

Funding Sources:

MidPen Housing Corporation expects to subsidize tenants' rents once the MidPen Affordable Housing Project is operational using 80 HUD Section 8 Project Based Vouchers (PBV) with affordability levels at or below 50 percent of the area median income (AMI).

Estimated Total Project Cost: The estimated total cost of the proposed action is approximately \$182 million, including approximately \$650,000 in City of San Mateo HOME funds.

FINDING OF NO SIGNIFICANT IMPACT

The City of San Mateo and the Housing Authority of the County of San Mateo have 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: <https://www.cityofsanmateo.org/4094/PA19-033-City-Owned-Downtown-Affordable->.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Phillip Brennan, City of San Mateo, Planning Division, 330 W. 20th Avenue, San Mateo, CA 94403 or by email to pbrennan@cityofsanmateo.org or Nila Kim, County of San Mateo, Department of Housing, 264 Harbor Blvd., Bldg. A, Belmont, CA 94002 or by email at nhkim@smchousing.org. All comments received by June 9, 2020 will be considered by the City of San Mateo and the Housing Authority of the County of San Mateo 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 Mateo certifies to HUD that Sandra Council in her capacity as Housing and Neighborhood Services Manager, as Certifying Officer 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 City of San Mateo to use Program funds.

The Housing Authority of the County of San Mateo certifies to HUD that Raymond Hodges in his capacity as Interim Director as Certifying Officer 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 Housing Authority of San Mateo County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of San Mateo's and the Housing Authority of the County of San Mateo's certifications for a period of fifteen days following the anticipated submission date or its actual receipt of the requests (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 Mateo or the Housing Authority of the County of San Mateo; (b) the City of San Mateo or the Housing Authority of the County of San Mateo 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 Dept. of Housing and Urban Development, San Francisco Office at CPD_COVID-19OEE-SFO@hud.gov. Objections to the release of PBV's must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be emailed to the HUD grant administration office at: RROFSFRO@hud.gov and todd.r.greene@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Sandra Council, City of San Mateo Housing and Neighborhood Services Manager, Certifying Officer

Raymond Hodges, Housing Authority of the County of San Mateo County, Interim Director, Certifying Officer