

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

September 18, 2020

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

First Community Housing proposes to develop the Roosevelt Park Apartments Mixed-Use Development on an approximately 0.47-gross-acre site at 21 North 21st Street in San José. The project site is a vacant lot. No demolition activities would occur. The project would include up to 80 affordable residential units (including one unit for on-site staff) and 10,417 square feet of commercial space. Commercial uses would be located on the ninth floor of the building and would include office space intended for use by the project applicant, First Community Housing, Inc. Parking would be provided in a two-story garage podium. Apartments would be located on the third through eighth stories of the building. The proposed apartments would range from studios to three-bedroom units and would be available to households at 30 to 80 percent of the Area Median Income. (AMI)

The proposed nine-story building would be 85 feet in height, with an elevator shaft extending to 95 feet. Vehicular access to the site would be provided via one full-access driveway on North 21st Street. Residential vehicle parking and bicycle parking would be provided in the two-level garage podium. The parking podium would include five parking lift stalls accommodating 10 spaces and six tandem parking stalls. The project proposes to design the building as a Leadership in Energy and Environmental Design (LEED) Platinum project and would include energy-efficient appliances and lighting, on-site stormwater treatment, and low-flow fixtures. The project would provide each household with free Santa Clara Valley Transportation Authority Smart Passes or equivalent for transportation for the life of the project.

Construction of the proposed project is planned to begin in late 2020 and would take approximately 13 months.

More detailed information regarding the project available online at www.sanjoseca.gov/NegativeDeclarations.

Funding:

Estimated Total HUD Funded Amount:

- HOME Investment Partnerships Program Funds: \$11,623,320

Estimated Total Project Cost: Approximately \$70,000,000

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. To receive a hard copy of any document in the ERR, please contact Reema Mahamood at reema.mahamood@sanjoseca.gov or call 408-535-6872.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the 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. All comments received by 5:00 p.m. on **October 12, 2020** 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 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 HUD at Department of Housing and Urban Development, Office of Community Planning and Development, and sent to the following email address SFCPDMail@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Rosalynn Hughey

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