

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

March 6, 2025

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

Community Development Partners propose to develop a new 100% affordable housing project at 525 North Capitol Avenue, San José, Santa Clara County, California (APN 254-91-004).

The total estimated project cost is \$126,218,435. The Santa Clara County Housing Authority (SCCHA) will be providing assistance to the project in the form of Section 8 Project-based Vouchers for 65 units as authorized under Section 8 of the Housing Act of 1937 of 1990, as amended. The estimated total funding for rental subsidy is \$25,660,800 (\$1,283,040 annually) for the 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 project site is a fenced, active construction site and contains a centrally located concrete building slab. The proposed project would consist of demolition of the existing concrete slab and subsequent development of a five-story 142,700-square-foot apartment building, comprised of 160 housing units with amenities and areas for parking. The proposed project would include a mix of studio, one-, two-, and three-bedroom units. The two- and three-bedroom units would each include two bathrooms, while the remaining units would each feature one bathroom.

Of the unit total, 158 units would be affordable units restricted for households of varying income levels. A total of 40 units would be reserved as Permanent Supportive Housing (PSH), including 15 units for formerly homeless and/or chronically homeless households earning 30 percent of the area median income (AMI) for Santa Clara County and 25 units for formally homeless veteran households earning 50 percent of the AMI for the County. It should be noted that the 15 units for formerly homeless and/or chronically homeless households would be provided assistance through the U.S. Department of Housing and Urban Development's (HUD) Project-Based Vouchers (PBVs) Program, and the 25 units for formally homeless veteran households would be provided funding assistance through HUD's Veterans Affairs Supportive Housing (VASH) Program. Additionally, a total of 25 units would be reserved for extremely low-income households assisted by PBVs and 10 units would be reserved for Intellectual and Development Disabilities (IDD) households, both of which would be restricted to households earning 30 percent of the AMI for the County. The remaining 83 affordable

restricted to households earning 30 percent of the AMI for the County. The remaining 83 affordable units would be reserved as “general affordable” units to households earning 30 or 60 percent of the AMI for the County.

The proposed project would include various amenities on each level. The ground floor would include an interior courtyard area, a lobby and resident mailbox area, a common room, two leasing offices, three resident services offices, a conference room, a computer lab, and a community-serving area comprised of a kitchen, food pantry, and offices for ongoing services. On the second floor, the proposed project would also feature a 3,389-square foot northerly podium courtyard and a 3,380-square foot southerly podium courtyard where residents can participate in a variety of health and wellness programs, including gardening. On floors three through five, the proposed project would include an open-air bridge that crosses over the northerly podium courtyard. Finally, the project would include elevators adjacent to the lobby and resident mailbox area. On floors two through five, laundry facilities would be located adjacent to the elevator doors.

Primary site access would be provided from North Capitol Avenue, a new private driveway would extend towards the west into the project site, providing access to the ground-floor parking garage. The parking garage would feature a total of 108 parking stalls, including 98 stalls in tandem stackers, five standard stalls, and five stalls designed in compliance with the Americans with Disabilities Act. Of the parking space total, 11 stalls would be electric vehicle (EV) ready spaces, 75 stalls would be EV capable spaces, and 11 stalls would be EV supply equipment spaces. The project would include short-term bike parking located at the entry of the building near the ground-floor interior courtyard area, as well as adjacent to the pedestrian paseo. The project would also include 88 long-term bicycle parking spaces.

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. To review hard copies of the documents, please contact Reema Mahamood at 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. All comments received by **5:00 p.m. March 28, 2025** 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 alison.m.brokke@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.



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

3/11/2025

Date