

**CITY AND COUNTY OF SAN FRANCISCO  
MAYOR'S OFFICE OF HOUSING**

**Notice of Intent to Prepare an Environmental Assessment & Public Scoping Meeting**

---

**SUMMARY**

In compliance with the National Environmental Policy Act of 1969, (42 U.S.C. 4321-4347), as amended, and Title 24 Part 58 of the Code of Federal Regulations, as amended, the Mayor's Office of Housing (MOH), as Responsible Entity in accordance with 24 CFR §58.2 will prepare an Environmental Assessment (EA) to describe the potential environmental effects of the proposed action. The proposed action is the approval of loans and/or grants to a limited partnership by the Mayor's Office of Housing for the development of senior housing at the 55 Laguna Street Campus. Funding for the proposed action may include HUD funds from programs subject to regulation by 24 CFR Part 58 (Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities). These funds include, but are not limited to, Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974 as amended and Home Investment Partnership Program (HOME) grants under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990 as amended.

**Lead Agency:** This EA will be a NEPA document intended to satisfy requirements of federal environmental statutes and regulations. HUD has provided for assumption of its NEPA authority and NEPA lead agency responsibility by the City and County of San Francisco, in accordance with specific statutory authority and its regulations at 24 CFR Part 58. The MOH, acting under authority of section 104(g) of the Housing and Community Development Act of 1974 (42 U.S.C. §5304(g)), section 288 of the HOME Investment Partnerships Act (42 U.S.C. §12838) and HUD's regulations at 24 CFR Part 58, in cooperation with other interested agencies, will prepare the EA to analyze potential impacts of the proposed action.

**A. Background – further background information is available upon request from MOH**

The proposed action would assist in the funding of the construction of approximately 440 dwelling units, approximately 109 units of which will be affordable senior housing on the former site of the University of California Extension campus, which occupies most of the two city blocks bounded by Haight, Laguna, Hermann, and Buchanan Streets in San Francisco. Construction activities will include demolition of Middle Hall and also the demolition of the "annex," or "administration" wing of Richardson Hall. Mercy Housing California and Openhouse will develop the senior housing units through a combination of adaptive reuse of the remaining main portion of Richardson Hall and a new structure at the corner of Laguna and Waller Streets. In addition to the Mercy/Openhouse component of the project, a for-profit developer, Wood Partners, will develop some 330 market-rate housing units through new construction and renovation of Woods Hall. Wood Partners will also adaptively reuse Woods Hall Annex as a community center. The proposed development includes creation of a linear park on the former Waller Street right-of-way, other open space, internal streets, and subsurface parking.

The 55 Laguna Street site was listed as a Historic District on the National Register of Historic Places as San Francisco State Teacher's College on January 7, 2008. Three of the existing buildings on the site—Richardson Hall (excluding the Richardson Hall Annex), Woods Hall and Woods Hall Annex—have been designated San Francisco City Landmarks. The activities funded by the MOH may have a significant effect on the qualities of the resources which serve as the basis for the National Register listing of the site and the designation of those buildings as San Francisco Landmarks.

**B. Need for the EA**

The proposed action is an action that affects the quality of the human and natural environment, accordingly an EA will be prepared by the City and County of San Francisco's MOH as the responsible entity in accordance with the National Environmental Policy Act of 1969 (42 U.S.C. 4321 et seq.). Responses to this notice will be used to: determine significant environmental issues, identify possible alternatives, identify data that the EA should address, and identify agencies and other parties that will participate in the EA process and the basis for their involvement. The EA, upon completion of the draft, will be made available for a 30-day comment period. During this time, the MOH will consider any comments submitted by agencies, organizations, or members of the public on the Proposed Action and revise the EA as appropriate. The MOH is issuing this Notice of Intent (NOI) to facilitate the environmental review process by soliciting scoping comments in advance and in addition to the required 30-day period for submission of written comments on the EA.

### C. Scoping and Commenting

This notice initiates the public scoping process for the proposed action and associated EA. Comments relating to the EA are requested from all interested agencies, groups, and persons and will be accepted by the contact person listed below before expiration of the comment period at 5:00 pm on January 18, 2012. All comments so received will be considered prior to the preparation and distribution of the EA. Comments may be submitted in writing until January 18, 2012 at 5:00 p.m. When the EA is completed, a notice will be sent to individuals and groups known to have an interest in the EA and particularly in the environmental impact issues identified therein. The MOH will provide additional opportunities for public participation upon publication of the EA.

Although NEPA or 24 CFR Part 58 do not require publication of a notice of intent to prepare an EA or a formal scoping process, both authorities and the MOH encourage public participation. The MOH invites full public participation in the NEPA process to promote open communication and better decision-making. All persons and organizations that have a potential interest in the Proposed Action, including minority, low-income, disadvantaged, and Native American groups are urged to participate in the NEPA environmental review process. Particularly solicited is information on reports or other environmental studies planned or completed in the project area, major issues that the EA should consider, and recommended mitigation or resolution measures and alternatives associated with the proposed action. Persons and organizations with knowledge of or an interest in the protection of the human environment including biological, physical, social, economic, and cultural resources are urged to come forward and assist in the scoping process. Those with particular knowledge of resources protected by Section 106 of the National Historic Preservation Act are strongly urged to present their views on the proposed action.

The EA scoping meeting provides an opportunity for the public to fully participate in the environmental review process including the review process mandated by Section 106 of the National Historic Preservation Act. Public participation opportunities with respect to the Proposed Action and this EA are guided by the provisions of 24 CFR Part 58 (*Environmental Review Procedures For Entities Assuming HUD Environmental Responsibilities*), public participation requirements set forth in 36 CFR Part 800 (*Protection of Historic Properties*), Subpart B (*The Section 106 Process*) and the *Programmatic Agreement (PA) By and among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected By Use of Revenue from the Department of Housing and Urban Development Part 58 Programs*.

A public EA scoping meeting will be held on December 19, 2011 at The San Francisco Lesbian, Gay, Bisexual and Transgender Center at 7:00PM located at 1800 Market Street, San Francisco, CA. The purpose of the public scoping process is to determine relevant issues that will influence the scope of the environmental analysis, including alternatives, and guide the process for developing the EA. The public is invited to provide scoping comments on the issues that should be addressed in the preparation of the EA. Written comments and testimony concerning the scope of the EA will be accepted at this meeting. Non-English translation services and reasonable accommodations for persons with disabilities listening devices should be requested from the person named below 72 hours in advance of the hearing. To ensure the MOH will have sufficient time to fully consider public inputs on issues, written comments must be received by MOH no later than 5:00 pm on January 18, 2012.

### D. EA Issues

The MOH has preliminarily identified the following environmental elements for discussion in the EA: Cultural (Historical and Archeological) Resources, Transportation, Air Quality, and Environmental Justice. This is in addition to the analysis of various statutory and regulatory elements mandated by the United States Department of Housing and Urban Development regulations at 24 CFR Part 58. Alternatives may include a Preservation Alternative, under which effects to historical resources would be reduced or avoided altogether, and a No Action Alternative.

FOR FURTHER INFORMATION CONTACT: Eugene Flannery, Environmental Compliance Manager, Mayor's Office of Housing, 1 South Van Ness Avenue, 5<sup>th</sup> Floor, San Francisco, CA 94103; Phone: (415) 701-5598; FAX: (415) 701-5501; e-mail: [eugene.flannery@sfgov.org](mailto:eugene.flannery@sfgov.org).

Dated: December 5, 2011.

Olson Lee, Director