

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

January 19, 2024

County of San Mateo
Department of Housing
264 Harbor Blvd., Building A
Belmont, CA 94002-4017

This Notice shall satisfy the above-cited two separate but related procedural notification requirements for activities to be undertaken by the County of San Mateo.

REQUEST FOR RELEASE OF FUNDS

On or about February 5, 2024, the County of San Mateo will authorize the Housing Authority of the County of San Mateo to submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of 42 Project-Based Section 8 Vouchers as authorized by the United States Housing Act of 1937, Section 8 (c)(9), as amended; 20 Veterans Affairs Supportive Housing Vouchers (HUD-VASH), as authorized by the Consolidated Appropriations Act of 2008, Public Law 110-161, as amended; and \$4,400,000 in Moving to Work funds, as authorized by the Consolidated Appropriations Act of 2016, Public Law 114-113, as amended, to undertake a project known as **803 Belmont Avenue** for the purpose of providing affordable housing.

Roem Corporation will undertake a project known as the 803 Belmont Avenue which will develop 125 units of affordable housing at the site of the Bel Mateo Inn (APNs 044-172-190 and -200). Parcel APN 044-172-200 was acquired on November 11, 2019, and the second parcel (APN 044-172-190) will be purchased and demolished by the project developer to make way for construction of the new housing. The address of the project site is 801-803 Belmont Avenue, Belmont, San Mateo County, California 94002 (Geographic coordinates: (37.52725, -122.28498). The project proposes the demolition of the existing Bel Mateo Motel, which is eligible for listing in the National Register of Historic Places, and the construction of an eight story multi-family structure. The structure would be terraced as it extends up the site from El Camino Real. No terraced level would exceed six stories. The project includes onsite amenities, recreation and landscaped areas, and parking. Onsite amenities will include but are not limited to the following: approximately 6,500 square feet of outdoor recreation space, fitness center, resident club room, homework/computer room, resident services office, and a children's play structure. One hundred and fifty-two (152) parking spaces are proposed within three levels of garage parking. The unit allocation is: 52 one-bedroom units; 40 two-bedroom units; 33 three-bedroom: units, (including 1 designated manager's unit). The project will be designated as a family community, with the following projected income breakdown (which is subject to change based on funding requirements): 38-percent of the project (47 units) are being targeted to extremely low-income ("ELI") households earning 30-percent Area Median Income ("AMI") or less. Of the 47 ELI units, 20 units (16-percent of total project) are projected to be designated as 'supportive housing' units for formerly homeless veteran tenants. The remaining 62-percent of the units (89 units) will be restricted to households earning between 50% and 80 % AMI

(including one unrestricted manager unit). The City of Belmont General Plan Housing Element has identified the Site as a Housing Opportunity Site intended for residential development.

The total project cost is estimated to be \$135,500,000.

FINDING OF NO SIGNIFICANT IMPACT

The County of San Mateo 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 (NEPA) of 1969 is not required. Additional project information is contained in the Environmental Review Record (ERR). The ERR will be made available to the public for review electronically. Please submit your request by email to Ronak Moradi at rmoradi@smchousing.org. The ERR can be accessed online at the following website:

<https://www.smcgov.org/housing/environmental-review-803-belmont-avenue>

PUBLIC COMMENTS

Any individual, group or agency may submit written comments on the ERR to the County of San Mateo Department of Housing, Attn: Ronak Moradi, Housing Specialist, 264 Harbor Blvd., Bldg. A, Belmont, CA 94002 or electronically to rmoradi@smchousing.org. All comments received on or before February 3, 2024 will be considered by 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 County of San Mateo certifies to HUD that Raymond Hodges, Director, in his capacity as NEPA 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 County of San Mateo to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the County of San Mateo's 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 the following bases: (a) the certification was not executed by the Certifying Officer of the County of San Mateo; (b) 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 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 Par 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 emailed to the HUD grant administration office at: RROFSFRO@hud.gov and Todd.R.Greene@hud.gov. Potential objectors should contact the San Francisco Regional Office via email at RROFSFRO@hud.gov and Todd.R.Greene@hud.gov to verify the actual last day of the objection period.

Raymond Hodges, Director and NEPA Certifying Officer