



Health, Housing and
Community Services Department
Office of the Director

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

June 27, 2025

City of Berkeley
Department of Health, Housing, and Community Services
2180 Milvia Street, 2nd Floor
Berkeley, CA 94704
510-981-5100

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

REQUEST FOR RELEASE OF FUNDS

On or about July 17, 2025, City of Berkeley will authorize the Berkeley Housing Authority to submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of Project-Based Section 8 Voucher Program funds under the United States Housing Act of 1937, Section 8(c)(9), as amended, a program of the U.S. Department of Housing and Urban Development (HUD), to undertake a project known as **St. Paul Terrace** for the purpose of providing affordable housing.

Community Housing Development Corporation of North Richmond (CDHC) in partnership with St. Paul African Episcopal Methodist Church of Berkeley (AME) proposes to develop the St. Paul Terrace affordable housing project on a 0.34-acre site at 2024 Ashby Avenue, Berkeley, Alameda County, California 94703. The site is located on Ashby Avenue between Adeline Street and Shattuck Avenue. The site currently contains a church, annex building, and parking lot. The proposed project will consist of demolishing the annex building and the parking lot and constructing a new 7-story residential building with basement. The total housing area will be approximately 55,376 square feet. The building will have a total of 50 units with a mix of studios, one-bedrooms, two-bedrooms, and three-bedrooms. The project will provide affordable housing to low-income households. Of the 50 units, 29 units will be available for households with 20% to 60% area median income (AMI). One two-bedroom unit will be an unrestricted manager's unit. Twenty units will be targeted at households with an income of 30% AMI or below, of which, 13 units will be set aside for homeless seniors who may also be experiencing or at risk of homelessness. The building design

incorporates principles that will allow accessibility, convenience, security, and a sense of home for families. A total of 10 parking spaces will be provided on-site. The project will include offsite improvements including public surface improvements (street work, curbs, gutters, and sidewalks); public utility improvements (water and sewer lines and connections); and drainage improvements.

The total project cost is estimated to be \$69,421,461.

FINDING OF NO SIGNIFICANT IMPACT

The City of Berkeley 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). Please submit your request by email to HCSAdmin@berkeleyca.gov. The ERR can be accessed online at the following website: <https://cpd.hud.gov/cpd-public/environmental-reviews>.

PUBLIC COMMENTS

Any individual, group or agency may submit written comments on the ERR to HCSAdmin@berkeleyca.gov, City of Berkeley, Health, Housing and Community Services Department. All comments received on or before July 16, 2025 will be considered by City of Berkeley prior to authorizing submission of a request for release of funds. **Comments should specify which Notice they are addressing.**

ENVIRONMENTAL CERTIFICATION

The City of Berkeley certifies to HUD that Scott Gilman, Health, Housing & Community Services 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 City of Berkeley to authorize the Berkeley Housing Authority to use Program funds.

OBJECTIONS

HUD will accept objections to its release of fund and the Responsible Entity's (RE) certification for a period of fifteen days following the submission date specified above or the 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 City of Berkeley; (b) the RE 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 has committed funds for or undertaken activities not authorized by 24 CFR Part 58 before release of funds and approval of the environmental certification; (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 the HUD grant administration office at: Alison.M.Brokke@hud.gov or mailed to U.S. HUD San Francisco Regional Office, Region IX, Public and Indian Housing, One Sansome Street, Suite 1200, San Francisco, CA 94104. Potential objectors should contact HUD to verify the actual last day of the objection period.

Scott Gilman, Director
Health, Housing, and Community Services Department
NEPA Certifying Officer