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

September 17, 2026

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These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Oakland.

REQUEST FOR RELEASE OF FUNDS

On or about October 5, 2026, the City of Oakland will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of $5,000,000 in Home Investment Partnerships Program – American Rescue Plan (HOME-ARP) funds, as authorized by the American Rescue Plan Act of 2021, Public Law 117-2, as amended; and $1,900,000 in Home Investment Partnerships Program (HOME) program funds, as authorized by the National Affordable Housing Act of 1990, Title II, as amended, to undertake a project known as **Mandela Homes** in the City of Oakland, for the purpose of providing permanent supportive housing.

Mandela Homes LP proposes converting a former residential hotel into a 135-unit residence of which 125 units will be permanent supportive housing serving very low and extremely low-income persons. In addition to the 125 supportive housing units there will be two units for management staff and eight units restricted to current low-income tenants. The former Extended Stay America Hotel was acquired by Memar Properties and the Housing Consortium of the East Bay. The scope of the proposed project also includes the conversion of several units into community spaces, manager's and supportive services offices, a combined manager's and maintenance unit, and minor exterior improvements. All rehabilitation work will be contained within the existing building footprint, with no addition or removal of square footage. The site currently contains 165 parking spaces which will be changed to 120 parking spaces with 35 bicycle parking spaces post-project. The project is located at 3650 Mandela Parkway, Oakland, CA 94608 (APN: 007-0617-046-02). Of the total 125 supportive housing units that will be developed, 125 will be permanent supportive housing units, 50 shall be for the homeless, 30 shall be for the chronically homeless, and 45 shall be for those at risk of homelessness. An additional two units will be for on-site property management and maintenance staff. Eight units will be for existing low-income tenants of the building. Rents shall be at prices affordable to the homeless population at or below 20% of Alameda County Area Median Income (AMI). The rehabilitation scope of work includes converting units 122, 124, 126, 128, 130, 132, 134, and 136 into a mailroom, a gym, a computer center, and a community room with kitchen. Units 113, 115, 117, 119, and 121 will be converted into supportive services offices, a property manager’s office, and a meeting room. Units 212, 214, and 222 will be converted into a two-bedroom resident manager’s unit, and Units 417 and 419 will be converted into a one-bedroom unit for maintenance staff. The project scope includes deferred maintenance items such as full roof replacement, repair or replacement of common area flooring and lighting. In-unit improvements include replacing all bathroom sink faucets with pressure-induced faucets and replacing bathroom ceiling exhaust fans. Exterior improvements consist of painting, asphalt repair, seal coat, and parking lot re-striping.

The total project cost is estimated to be $59,069,864.

FINDING OF NO SIGNIFICANT IMPACT

The City of Oakland 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. The Environmental Review Record (ERR) will be made available to the public for review electronically. The ERR can be accessed online at the following websites: Current Environmental Review (CEQA/EIR) | City of Oakland, CA and Accela Citizen Access Case File ES25003.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments on the ERR to Heather Klein, Planner IV, via e-mail to hklein@oaklandca.gov. All comments received by the publication date plus fifteen days will be considered by the City of Oakland prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Oakland certifies to HUD that William Gilchrist in his capacity as Director of Planning and Building 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 Oakland Bureau of Planning, Planning and Building Department to use Grant funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City's environmental 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; (b) the City 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 submitted via email to CPD-R9-RROF@hud.gov, or sent in writing to:

HUD
Community Planning and Development (CPD)
1 Sansome Street, Suite 1200
San Francisco, CA 94104-4430

Potential objectors should contact HUD via email at CPD-R9-RROF@hud.gov to verify the last actual day of the objection period.

William Gilchrist, Director
Planning and Building and NEPA Certifying Officer, City of Oakland

If you require oral interpretation in a language other than English, please call (510) 238-3659.
Si necesita interpretación oral en un idioma que no sea inglés, por favor llame al (510) 238-3659