

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

June 6, 2025

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REQUEST FOR RELEASE OF FUNDS

On or about June 25, 2025, the City of Oakland will authorize the Oakland Housing Authority (OHA) to submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of up to \$26,283,693 from the FY2020-2024 Capital Fund Grant as authorized as a Public Housing Capital Fund project per Section 9(d) and section 30 of the U.S. Housing Act of 1937 (42 U.S.C. 1437g(d) and 1437z-2), as amended, to undertake a project known as the OHA Scattered Sites Project.

OHA Scattered Sites Project would consist of improvements to seven, noncontiguous, public housing sites owned by the Oakland Housing Authority (OHA) in the City of Oakland, California. The locations of each of the housing sites are described below.

- Campbell Village is a 154-unit multi-family residential site that is identified by APN 6-15-1 and is located at 1670 8th Street.
- Lockwood Gardens is a 372-unit multi-family residential site that is identified by APN 41-4054-4 and is located at 1327 65th Avenue.
- Peralta Village is a 390-unit multi-family residential site that is identified by APN 4-53-4 and is located at 935 Union Street or 1250 8th Street.
- Harrison Towers is a 101-unit designated senior site identified by APNs 8-625-23, -24, and is located at 1621 Harrison Street.
- Adel Court is a 30-unit designated senior site identified by APN 23-498-14-1 and is located at 2001 MacArthur Boulevard.
- Palo Vista Gardens is a 100-unit designated senior site identified by APN 41-4056-1 and is located at 6401 Fenham Street.
- Foothill Family Apartments is a 21-unit HOPE VI site identified by APN 39-3291-17 and is located at 6946 Foothill Boulevard.

As part of the proposed project, OHA intends to fund various improvements to each of the existing housing sites. A full list of proposed improvements is included as Appendix A to this document.¹ The proposed improvements are intended to preserve and enhance the housing sites by providing cleaner and more energy-efficient utilities and rehabilitating unit interiors. In addition, the proposed project would include only limited ground-disturbing activities related to sewer line replacements and resurfacing parking lots, which would be confined to areas previously disturbed as part of development of the existing structures. Additional improvements proposed as part of the project include the following:

- Installing Wi-Fi and phone infrastructure;
- Installing additional security infrastructure;
- Replacing windows, roofs, and gutters;
- Replacing bathroom fans, boilers, and heaters;
- Assessing pumps and membranes;

¹ Oakland Housing Authority. *Capital Budget 2020-2024*. November 2023.

- Repairing elevators;
- Painting exteriors and re-siding replacement and repair;
- Replacement of sewer lines;
- Refurbishing common areas in designated senior sites to be compliant with the Americans with Disabilities Act (ADA);
- Installing and replacing property and building signage;
- Installing site lighting;
- Renovating landscapes and hardscapes;
- Purchase of electric vehicles;
- Resurfacing and restriping parking lots; and
- Renovating playgrounds.
- Vacant unit rehab.
- On-site Wi-Fi, security, server infrastructure.
- ADA improvements.

It is anticipated that approximately 40 units will be assisted as part of the proposed project.

The total development cost is preliminarily projected to be \$26,283,693 funded from the FY2020-2024 Capital Fund Grant.

The activities require mitigation measures to address asbestos and nesting birds and bats. In addition, one of the sites (Adel Court) is within a 100' floodplain and an 8-step process was conducted and Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain was published on June 6, 2025. The project is categorically excluded under HUD regulations at 24 CFR Part 58.35b from National Environmental Policy Act (NEPA) requirements. An Environmental Review Record (ERR) that documents the environmental determinations for the OHA Scattered Sites Project is available on the City of Oakland's website at:

<https://www.oaklandca.gov/resources/environmental-review-docs>

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Heather Klein, City of Oakland Planning and Building Department Planner IV, via email at HKlein@oaklandca.gov. All comments received by the date of publication plus fifteen days June 23, 2025 will be considered by the City of Oakland prior to authorizing submission of a request for release of funds. Commenters should specify which part of this Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Oakland certifies to HUD that William Gilchrist, Director of the Bureau of Planning at the City of Oakland, in his capacity as Alternate 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 Oakland to use program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to the Responsible Entity's (RE) Request of Release of Funds and Environment 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 RE; (b) the RE has omitted a step or fail to make a determination

or finding required by HUD regulation at 24 CFR Part 58 or by CEQ regulation 40 CFR 1500-1508, as applicable; (c) the RE has omitted one or more steps in the preparation, completion or publication of the Environmental Assessment or Environmental Impact Statement per 24 CFR subparts E,F or G of Part 58, as applicable; (d) the grant recipient or other participant in the development process has committed funds for undertaken activities not authorized by 24 CFR Part 58 before release of funds and approval of the environmental certification; (e) another Federal, State, or local agency 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 Alison Brokke at alison.m.brokke@hud.gov or sent in writing to:

HUD
San Francisco Regional Office
One Sansome Street, Suite 1200
San Francisco, CA 94104.

Potential objectors should contact the HUD via email at alison.m.brokke@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.