

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

January 27, 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 February 13, 2026 the City of Oakland will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of sixty (60) Project-Based Section 8 Vouchers pursuant to Grant Number CFDA No. 14.871, and a Moving to Work Cash Soft Loan pursuant to Grant Number CDFA 14.881, to undertake a project known as the T-3 Affordable Housing Project at Mandela Station in the City of Oakland.

The 1.23-acre project site is a portion of a larger 2.27-acre parcel (Assessor Parcel Number APN 004-0077-003) that, together with the adjacent APN 004-0071-003 and a formerly vacated right-of-way easement, comprise the two-block West Oakland BART Station and associated parking lots, with an address at 1451 7th Street. The project site is bounded by 5th Street to the south, Chestnut Street to the west, the West Oakland BART station and its elevated rail lines to the north, and BART station parking to the east, in the City of Oakland, California.

The project proposes to remove portions of the existing BART surface parking lot that currently occupies the site. Clearing this site would allow for construction of a mid-rise, mixed-use building containing 240 affordable residential housing units, approximately 12,670 square feet of ground-floor retail space (which may include a case manager's office and/or childcare facility), resident lobby and community assembly space, a mail room, leasing offices, utility spaces, and a 50-space parking garage. Open space would be provided in two large courtyards located on the roof of the first-floor podium, as well as via private decks and terraces. The mix of residential units would include 59 studio units, 136 one-bedroom units, 34 two-bedroom units and 11 three-bedroom units.

The total estimated development cost is projected to be \$178.5 million, of which \$36,369,360 would be funded via sixty (60) Section 8 Vouchers extended over a period of 20 year (with an option to extend), and up to \$21 million via a Moving to Work Program cash soft loan. The remainder of funding for the project would be private equity.

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. Please submit your request by e-mail to Heather Klein, Planner IV at hklein@oaklandca.gov. 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 ES20001.

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 (February 12, 2026) 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: Alison Brokke at alison.m.brokke@hud.gov and RROFSFRO@hud.gov, or sent in writing to:

HUD Region IX
Office of Community Planning and Development
One Sansome Street, Suite 1200
San Francisco, CA 94104-4430

Potential objectors should contact HUD via email at alison.m.brokke@hud.gov or RROFSFRO@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