

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

August 22, 2025

City of Alameda
2263 Santa Clara Avenue
Alameda, CA 94501

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

REQUEST FOR RELEASE OF FUNDS

On or about September 9, 2025, the City of Alameda will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of \$2,000,000 in Community Project Funding (CPF) program funds, as authorized by the Consolidated Appropriations Act, 2024 (Public Law 118-42) (the FY2024 Act), and the Further Consolidated Appropriations Act, 2024 (Public Law 118-47) (the Further FY2024 Act), as amended, to undertake a project known as **Rebuilding Existing Supportive Housing at Alameda Point ("RESHAP") Phase 1 project ("Project")** for the purpose of providing affordable housing.

The Rebuilding Existing Supportive Housing at Alameda Point ("RESHAP") Phase 1 project ("Project") is the first phase of the overall RESHAP development and is a part of the Main Street Neighborhood Specific Plan ("Specific Plan") for the redevelopment of Alameda Point. Alameda Point is the name given to the lands of the former Naval Air Station Alameda (NAS) in the City of Alameda, California. The redevelopment of the NAS derives from the 1993 Base Realignment and Closure Act (BRAC) for the disposal and repurposing of surplus military property. The Project is a high quality, affordable supportive housing project that will serve extremely low-income, very low-income, and low-income residents by providing housing and supportive services that will help to break the cycle of homelessness and establish stability and opportunity in the lives of residents and create a cohesive, pedestrian friendly, and inviting community. The RESHAP Phase 1 Project will develop 163 supportive and affordable housing units and community spaces and facilities for future residents, and up to 3 housing units for managers and staff. The RESHAP housing units will benefit the formerly homeless, families, veterans, survivors of domestic violence and women and children in need. These units are intended to replace the existing former Naval housing currently used as supportive housing by the clients of Alameda Point Collaborative (APC), Building Futures (BFWC), and Operation Dignity (OD), ("Supportive Housing Providers") and construct additional housing units. Supportive housing for the clients of BFWC will be constructed in RESHAP Phase 2. Future residents of the Project will have access to on-site supportive services, job training and commercial facilities.

RESHAP will be located in the Main Street Neighborhood Plan Area ("Plan Area") of the former NAS on land currently owned by the City of Alameda. The Specific Plan was adopted by the City of Alameda to guide the development of a mixed-use, mixed-income neighborhood in the area bounded by Main Street and the Oakland/Alameda Estuary to the north and Main Street and the remainder of the City of Alameda to the east.. The 4.56 acre RESHAP Phase 1 project site ("Site") is bounded by West Midway Avenue on the north, Pan Am Way on the west, Ardent Way to the east and future Avenue B (to be renamed Waves Avenue) on the south. At this time, the address is Tract 8696, West Midway, Lots 1-5, City of Alameda in the County of Alameda, California 94501 (4.56 acre portion of APN 74-1368-18-4).

The Project does not include demolition of any existing structures. It will include ground and soil improvements, grading, utility improvements and street infrastructure improvements. RESHAP Phase 1 is the subject of this Environmental Assessment (EA) and includes the following components:

- Task 1A includes Stardust Gardens, an 80-unit affordable housing building with 2 manager units and parking spaces for automobiles and bicycles and commercial facilities for residential services.
- Task 1B includes Harbor Village, an 86-unit affordable housing building with 1 manager unit, standalone community building, and parking spaces for automobiles and bicycles.
- Task 1C will include the construction of a branch of the Public Library.

- Task 1D will include the construction of a workforce development center 'Barn'.
 - Task 1E will include the construction of a Plaza with gardens.
- Tasks 1C, 1D and 1E will be completed as time and funding permit. Note that the highest and best use for these tasks are analyzed in this document.
- The total project cost is estimated to be \$179,000,000.

FINDING OF NO SIGNIFICANT IMPACT

The City of Alameda 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 at the following website:

<https://cpd.hud.gov/cpd-public/environmental-reviews>

A paper copy will also be made available at the following locations: City of Alameda, Permit Center, City Hall, 2263 Santa Clara Avenue, Room 190, Alameda CA 94501 and City of Alameda, Base Reuse and Economic Development Department, City Hall West, 950 West Mall Square, Suite 205, Alameda CA 94501.

PUBLIC COMMENTS

Any individual, group or agency may submit written comments on the ERR via US Mail to Nicole Y. Franklin, City of Alameda, Base Reuse and Economic Development, City Hall West, 950 West Mall Square, Suite 205, Alameda, CA 94501 or by email to nfranklin@alamedaca.gov. All comments received on or before September 8, 2025, will be considered by the City of Alameda prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of Alameda certifies to HUD that Jennifer Ott, in her capacity as City Manager, in her 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 Alameda to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Alameda'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 City of Alameda; (b) the City of Alameda 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 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 emailed to the HUD grant administration office at: RROFSFRO@hud.gov and Lee.Hammel@hud.gov. Potential objectors should contact the San Francisco Regional Office via email at RROFSFRO@hud.gov and Lee.Hammel@hud.gov to verify the actual last day of the objection period.

Jennifer Ott, City Manager and NEPA Certifying Officer