

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

Date of Notice: December 24, 2021

Name of Responsible Entity: County of Orange, OC Housing & Community Development

Address: 1501 E. St. Andrew Place

City, State, Zip Code: Santa Ana, CA 92705

Telephone Number: (714) 480-2996

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

REQUEST FOR RELEASE OF FUNDS

On or about January 12, 2022, The County of Orange, Housing & Community Development will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of HOME Investment Partnerships (HOME) funds under Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA), to undertake a development known as **The Crossroads at Washington**. A request will also be submitted to HUD, Office of Public and Indian Housing for the release of 43 Orange County Housing Authority (OCHA) Project-Based Vouchers as authorized under Housing Opportunity Through Modernization Act of 2016 (HOTMA). The development consists of the new construction of an 86-unit affordable housing development with 43 permanent supportive housing (PSH) units for formerly homeless households. Its purpose is to provide affordable and supportive housing to individuals and families with incomes at 30 percent of the Area Median Income (“AMI”) or below.

The units set-aside for homeless households will provide much needed affordable housing for the most vulnerable and at-risk individuals in the community. The proposed development total cost is estimated at \$50 million. The development is funded with approximately \$2,280,701 in HOME funds and will utilize OCHA Project-Based Vouchers.

The development is located at 1126 and 1146 East Washington Avenue (APNs 398-092-13 and 398-092-14) in the City of Santa Ana, California 92701, currently owned by the County of Orange and City of Santa Ana, respectively. The development site encompasses approximately 2.3 acres and the proposed buildings would be three stories in height with an architectural character featuring the Mission Revival style to reflect some of Santa Ana’s history and the Southern California context. The development will consist of 16 studio units, 26 one-bedroom units, 22 two-bedroom units (including a manager’s unit), 17 three-bedroom units and 5 four-bedroom units, of which 16 studio units, 26 one-bedroom units and 1 two-bedroom unit would receive capital funding and OCHA Project-Based Vouchers under the 2016 PSH NOFA.

FINDING OF NO SIGNIFICANT IMPACT

The County of Orange, Housing & Community Development has determined that the development 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. Additional project information is contained in the Environmental Review Record (ERR). The ERR will be made available to the public for review either electronically or by U.S mail. Please submit your request by U.S. mail to OC Housing & Community Development, Attention: Craig Fee, 1501 E. St. Andrew Place, 1st Floor, Santa Ana, CA 92705 or by email to

liza.santos@occr.ocgov.com. The ERR can be accessed online at the following website <https://www.ochcd.org/resources/environmentals>.

PUBLIC COMMENTS

Notice is hereby further given to provide the public a 15-day review period beginning December 24, 2021 to January 11, 2022. Any individual, group, or agency may submit written comments on the ERR to the OC Housing & Community Development, 1501 E. St. Andrew Place, Santa Ana, CA 92705. All comments received by January 11, 2022 will be considered by the County of Orange prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing. This is a re-evaluation and second publishing of a Request for Release of Funds and Finding of No Significant Impact for this project.

ENVIRONMENTAL CERTIFICATION

The County of Orange certifies to HUD that Julia Bidwell in her capacity as Director of OC Housing and Community Development, 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 County of Orange to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the County of Orange 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 County of Orange; (b) the County of Orange 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 via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD at CPDLA@hud.gov or to HUD Los Angeles Office of Public Housing at HUDLOSANGELESOPH@hud.gov. Potential objectors should contact HUD or HUD Los Angeles Office of Public Housing via email to verify the actual last day of the objection period.

Julia Bidwell, Director
OC Housing and Community Development