

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

Date of Notice: April 19, 2022

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 May 5, 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 **Riviera Motel** (Development). A request will also be submitted to HUD, Office of Public and Indian Housing for the release of 20 Orange County Housing Authority (OCHA) Veterans Affairs Supportive Housing (VASH), Mainstream and/or Housing Choice Project-Based Vouchers (PBVs) as authorized under Housing Opportunity Through Modernization Act of 2016 (HOTMA).

The Development is located in the City of Stanton on 11892 Beach Boulevard, a property that will be acquired by the County and ground leased to Jamboree Housing Corporation (Developer) or its designee for 55 to 60 years for operations as required under the Homekey program. It will consist of 20 studios, plus 1 one-bedroom on-site manager's unit.

Under the County of Orange 2020 Supportive Housing Notice of Funding Availability, the Developer has requested 20 OCHA PBVs (10 VASH and 10 Mainstream and/or Housing Choice) that will target individuals earning no more than 30% of the Area Median Income (AMI) who are at-risk of homelessness, homeless or chronically homeless, including 10 units for veterans, and a financial commitment of \$500,000 in HOME funds and \$1,532,983 in Mental Health Services Act (MHSA) funds for permanent loan financing for costs associated with the development, acquisition and/or rehabilitation of the property and conversion to permanent supportive housing. The MHSA funding will help finance the development of 9 units for MHSA eligible individuals experiencing homelessness earning at or below 30% AMI for a period of 55 years. The OCHA PBVs will be guaranteed for a period of 20 years.

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.taylor@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 April 19, 2022 to May 4, 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 May 4, 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.

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