

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

Date of Notice:	March 21, 2024
Name of Responsible Entity	County of Orange, OC Housing & Community Development
Address	1501 E. St. Andrew Place, 1 st Floor
City, State, Zip Code	Santa Ana, CA 92705
Telephone Number	(714) 480-2991

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 April 9, 2024, the County of Orange, OC Housing & Community Development (OCHCD), will submit a request to the U.S. Department of Housing and Urban Development (HUD) Office of Public and Indian Housing for the release of 8 Orange County Housing Authority (OCHA) Housing Choice Project-Based Vouchers (PBVs) as authorized under Title I of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), as amended to undertake a project known as The Orion (Development).

The Orion affordable housing community is located on 3.85 acres of land on an H-shaped lot that is currently occupied by the former campus of the Rehabilitation Institute of Southern California. The proposed project includes the demolition of the existing Rehabilitation Institute building and the new construction of 164 units affordable to seniors aged 62 and up earning between 30-70% of the area mean income, with two managers units reserved for employees living onsite. Of the 166 total units, approximately 111 apartments would have a 1-bedroom floor plan and 55 apartments would have a 2-bedroom floor plan, with unit sizes ranging from 547 to 700 square feet. Two of the 2-bedroom units would be reserved as managers units.

USA Properties Fund, Inc. and Riverside Charitable Corporation, the developers, have requested 8 OCHA Housing Choice PBVs under the County of Orange 2023 Supportive Housing Notice of Funding Availability that will serve Mental Health Services Act (MHSA) eligible seniors experiencing homelessness or at-risk of homelessness with rents set at 30% AMI.

FINDING OF NO SIGNIFICANT IMPACT

The County of Orange, Housing & Community Development 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. 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 the U.S. mail. Please submit your request by U.S. mail to OC Housing & Community Development Attn: Suzanne Harder, 1501 E. St. Andrew Place, 1st Floor, Santa Ana, CA 92705 or by email to

suzanne.harder@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 an 18-day review period beginning March 21, 2024, to April 8, 2024. Any individual, group, or agency may submit written comments on the ERR to the OC Housing & Community Development Attn: Suzanne Harder, 1501 E. St. Andrew Place, 1st Floor, Santa Ana, CA 92705. All comments received by April 8, 2024, 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 & 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 in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the HUD Los Angeles Office of Public Housing at HUD, Los Angeles Area Field Office 300 N. Los Angeles Street, Suite 4054, Los Angeles, CA 90012. Potential objectors should contact HUD or HUD Los Angeles Office of Public Housing via email CPDLA@HUD.gov to verify the actual last day of the objection period.

Julia Bidwell, Director
OC Housing & Community Development