

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

September 4, 2025

County of Orange
OC Housing & Community Development
1501 East St. Andrew Place, 1st Floor
Santa Ana, CA 92705
(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 September 22, 2025, County of Orange, OC Housing & Community Development will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of 34 Housing Choice Project-Based Vouchers (\$14,010,720) as authorized under Title I of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), as amended, to undertake a project known as Costa Mesa Senior (Project) for the purpose of providing affordable housing.

The Project site has a General Plan land use designation of General Commercial and is zoned as C1 for Local Business District, within the 19 West Urban Plan overlay zone. The Project site is located on the eastern portion of a 2.7 acre parcel that is currently an asphalt-paved parking lot with associated landscaping. The parcel consisted of only the parking lot and vacant land until at least 1995, when the western portion of the parcel was developed with the existing commercial building and parking lot.

The proposed Project would consist of the construction and operation of a new four-story, single-building affordable housing community for seniors aged 62 and older with 70 apartment units. Apartments would include 68 one-bedroom units and 2 two-bedroom units, with one of the two-bedroom units reserved for an on-site manager. The other two-bedroom unit would accommodate a small-family configuration or senior with a full-time caregiver. Of the 69 affordable housing units, 33 one-bedroom units and 1 two-bedroom unit would be designated as permanent supportive housing (PSH) for seniors experiencing homelessness with incomes at or below 30% of the area median income (AMI). The remaining 36 one-bedroom units and 1 two-bedroom unit would be reserved for seniors earning at or below 60% AMI. Four units would be Americans with Disabilities Act (ADA) accessible, and two units would be available for residents living with sensory impairments.

The first floor would include offices for supportive services staff to help address the needs of all future residents, including residents that are homeless or at risk of homelessness. The master service provider for Costa Mesa Senior would be Housing With Heart (HWH). Jamboree has directly provided Resident Services at its properties since 1990 when it formed the 501(c)3, HWH. The Project would also include full wrap-around social services for 23 residents of the 34

PSH units. The Orange County Health Care Agency would provide case management services through the Mental Health Services Act (MSHA). Approximately 10 of the MSHA units would be financed by the Orange County Housing Finance Trust (OCHFT) and the remaining 13 units would be funded by the County. The OCHFT would use its Local Housing Trust Fund to finance the remaining 11 units. One full-time case manager would reside on site to provide care coordination and direct service delivery, and a part-time supportive service coordinator would also provide care coordination and case management support. All residents of the proposed Project would be provided with access to educational programs, health and wellness services, and other skill-building activities. The total Project cost is estimated to be approximately \$55,433,990 from all funding sources.

FINDING OF NO SIGNIFICANT IMPACT

The County of Orange, OC 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: Craig Fee, 1501 E. St. Andrew Place, 1st Floor, Santa Ana, CA 92705 or by email to craig.fee@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 from September 4, 2025, to September 19, 2025. Any individual, group, or agency may submit written comments on the ERR to the OC Housing & Community Development Attn: Craig Fee, 1501 E. St. Andrew Place, 1st Floor, Santa Ana, CA 92705. All comments received by September 19, 2025, 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 HUD's Los Angeles Field Office at 300 North Los Angeles Street, Suite 4054, Los Angeles, CA 90012 or via email or at HUDLOSANGELESOPH@hud.gov. Potential objectors should contact HUD's Los Angeles Field Office via email to verify the actual last day of the objection period.

Julia Bidwell, Director
OC Housing & Community Development