

U.S. Department of Housing and Urban Development

451 Seventh Street, SW Washington, DC 20410 www.hud.gov

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Environmental Review for Continuum of Care Leasing or Rental Assistance Project that is Categorically Excluded Subject to Section 58.5

Pursuant to 24 CFR 58.35(a)(5)

This CoC Limited Scope Review Format is to be used **only** for project-based leasing or project-based rental assistance activities without any associated repairs, rehabilitation, new construction, or other activities with physical impacts funded under the Continuum of Care (CoC) program.

Certain fields have been completed already based on the specifics of these program activities. It is the Responsible Entity's responsibility to ensure that all required fields (those marked with an asterisk) and analysis are completed. For instructions on completing this form, see https://www.hudexchange.info/resource/3800/limited-scope-environmental-review-coc/

Project Information

*Project Name: Potter's Lane

*Responsible Entity: County of Orange/OC Community Services

Grant Recipient (if different than Responsible Entity):

State/Local Identifier:

*Preparer: Cindy Wolfe

*Certifying Officer Name and Title: John Viafora, HCD/HP Manager

Consultant (if applicable):

*Project Location: 15171 Jackson Street, Midway City, CA 92655

*Description of the Proposed Project [24 CFR 58.32; 40 CFR 1508.25]: Funds will be used for rental assistance to Veteran by providing VASH Project Based Vouchers at 15171 Jackson Street, Midway City, CA 92655.

*Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5, per 24 CFR 58.35(a)(5).

Funding Information

*Grant Number	*HUD Program	*Funding Amount
N/A	VASH Project Based	\$1,200,000
	Vouchers	

^{*}Estimated Total HUD Funded Amount: \$1,200,000

Compliance with 24 CFR 58.5 and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits or approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE O	RDERS, AND R	EGULATIONS LISTED AT 24 CFR 58.6
Airport Hazards 24 CFR Part 51 Subpart D	Yes No	This project consists only of leasing or rental assistance and is in compliance with the HUD's Airport Hazard regulations without further evaluation.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No	*The project is not located in a state with Coastal Barrier Resources.

^{*}Estimated Total Project Cost (HUD and non-HUD funds): \$1,200,000

Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes	No	*Project will not be in a special flood hazard area. See attached FEMA map, 06059C0251J, 12/03/2009
STATUTES, EXECUTIVE OF & 58.5	RDERS,	AND R	EGULATIONS LISTED AT 24 CFR 50.4
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes	No	This project consists only of leasing or rental assistance and is in compliance with the Clean Air Act without further evaluation.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes	No	This project consists only of leasing or rental assistance and is in compliance with the Coastal Zone Management Act without further evaluation.
Contamination and Toxic Substances 24 CFR 58.5(i)(2)	Yes	No	*The project activity is rental assistance through project based vouchers and is in an existing residential area.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes	No	This project consists only of leasing or rental assistance and is in compliance with the Endangered Species Act without further evaluation.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes	No	This project consists only of leasing or rental assistance and is in compliance with HUD's Explosive and Flammable Hazards standards without further evaluation.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes	No 🖾	This project consists only of leasing or rental assistance and is in compliance with the Farmland Protection Policy Act without further evaluation.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes	No	*Project will not be in a special flood hazard area, See attached FEMA map, 06059CV0251J, 12/03/2009
National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes	No	HUD has determined that leasing and rental assistance with no associated repairs, rehabilitation, or other activities with physical impacts has No Potential to Cause Effects under 36 CFR 800.3(a)(1) (see

This format is to be used for project-based leasing or rental assistance activities funded under the Continuum of Care (CoC) program only.

Noise Abatement and Control 24 CFR Part 51 Subpart B	Yes No	Appendix A). Therefore, this project is in compliance with Section 106 of the National Historic Preservation Act without further obligations. This project consists only of leasing or rental assistance. HUD's Noise standards do not apply.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No	This project consists only of leasing or rental assistance and is in compliance with the Safe Drinking Water Act without further evaluation.
Executive Order 11990, particularly sections 2 and 5; 24 CFR Part 55 wetlands provisions	Yes No	This project consists only of leasing or rental assistance without any new construction. Executive Order 11990 and Part 55 wetlands provisions do not apply to projects that do not involve new construction in a wetland.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No	This project consists only of leasing or rental assistance and is in compliance with the Wild and Scenic Rivers Act without further evaluation.
ENVIRONMENTAL JUSTIC	E	
Environmental Justice Executive Order 12898	Yes No	*The project site is suitable for its proposed use and the project won't be adversely affected by existing environmental conditions.

Mitigation Measures and Conditions

Summarize below all mitigation measures either taken or required as a condition of approval of the project by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

This format is to be used for project-based leasing or rental assistance activities funded under the Continuum of Care (CoC) program only.

*Determination:

	\boxtimes	This categorically excluded activity/project converts to EXEMPT per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor
		requires any formal permit or license; Funds may be committed and drawn down for this (now)
	-	EXEMPT project; OR
		This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete
		consultation/mitigation protocol requirements, publish NOI/RROF, submit RROF (HUD
		7015.15), and obtain "Authority to Use Grant Funds" (HUD 7015.16) per Section 58.70 and
	_	58.71 before committing or drawing down any funds; OR
		This project is not categorically excluded OR, if originally categorically excluded, is now subject
		to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).
	Dropor	er Signature:Date: 10/11/16
	Гтераг	Date. 1971)
	Name/	Title/Organization: Cindy Wolfe, Admin. Manager, County of Orange/HCD/HP
		
	Pagna.	nsible Entity Agency Official/Signature:
/	Respon	
		Date: 10/11/16
_	7	
	Name/	Title:John Viafora, HCD/HP Manager
	This of	riginal, signed document and related supporting material must be retained on file by the

Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Appendix A –



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WASHINGTON, DC 20410-7000

OFFICE OF THE ASSISTANT SECRETARY FOR COMMUNITY PLANNING AND DEVELOPMENT

MEMORANDUM FOR:

CPD Division Directors

Regional Environmental Officers

FROM:

Danielle Schopp, Director, Office of Environment and

Energy, DGE

SUBJECT:

Determination that Continuum of Care (CoC) Leasing and Rental Assistance with no associated physical building activities have "No Potential to Cause Effects" under Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800

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The U.S. Department of Housing and Urban Development (HUD) has determined that leasing and rental assistance activities in the Continuum of Care (CoC) Program that include no maintenance, repairs, or rehabilitation to the leased or rented properties have "No Potential to Cause Effects," as described in 36 CFR 800.3(a)(1). These leasing and rental assistance activities provide transitional or permanent housing for the homeless in existing scattered site buildings with no associated physical changes to the buildings, and have no potential to cause effects on historic properties, assuming such properties were present. Neither HUD nor the grantees participating in the CoC Program have any further obligations for these projects under Section 106 of the National Historic Preservation Act (Section 106) or 36 CFR Part 800. No consultation with the State Historic Preservation Officer (SHPO), Tribal Historic Preservation Officer (THPO), or other interested parties is required.

A copy of this memorandum in the Environmental Review Record for a qualifying individual CoC project will document compliance with Section 106, 36 CFR Part 800, 24 CFR Part 50, and 24 CFR Part 58 regarding historic properties.

Leasing and rental assistance with associated unit or building repairs, rehabilitation, or new construction do not qualify for the treatment described in this memo. Likewise, other types of projects participating in the CoC Program, including repairs, rehabilitation, and new construction, do not qualify for the treatment described in this memo. These activities must be fully reviewed under the Section 106 process, including consultation with a SHPO, THPO and/or tribal authority, interested parties and the public, to aid HUD or the Responsible Entity in making an effect determination.

Please direct any questions regarding this memorandum to Nancy E. Boone, Federal Preservation Officer, at Nancy.E.Boone@hud.gov or 202-402-5718.

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Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5

Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: Potter's Lane
Responsible Entity: County of Orange/OC Community Services
Grant Recipient (if different than Responsible Entity):
State/Local Identifier:
Preparer: Cindy Wolfe
Certifying Officer Name and Title: John Viafora, HCD/HP Manager
Grant Recipient (if different than Responsible Entity):
Consultant (if applicable):
Direct Comments to:
Project Location: 15171 Jackson Street, Midway City, CA 92655
Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:
Funds will be used for rental assistance to Veterans by providing VASH Project Based Vouchers at 15171 Jackson Street, Midway City, CA 92655.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

Funding Information

Grant Number	HUD Program	Funding Amount
N/A	VASH Project Based	\$1,200,000
	Vouchers	

Estimated Total HUD Funded Amount: \$1,200,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$5,300,000

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE OF & 58.6	RDERS, AND R	EGULATIONS LISTED AT 24 CFR 50.4
Airport Hazards 24 CFR Part 51 Subpart D	Yes No	This project consists only of leasing or rental assistance and is in compliance with the HUD's Airport Hazard regulations without further evaluation.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No	The project is not located in a state with Coast Barrier Resources.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994	Yes No	Project will not be in a special flood hazard area. See attached FEMA map, 06059C0251J, 12/03/2009

[42 USC 4001-4128 and 42 USC 5154a]		
	RDERS, AND R	EGULATIONS LISTED AT 24 CFR 50.4
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No	This project consists only of leasing or rental assistance and is in compliance with the Clean Air Act without further evaluation.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No	This project consists only of leasing or rental assistance and is in compliance with the Coastal Zone Management Act without further evaluation.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No	The project activity is rental assistance through project based vouchers and is in existing residential area.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No	This project consists only of leasing or rental assistance and is in compliance with the Endangered Species Act without further evaluation.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No	This project consists only of leasing or rental assistance and is in compliance with HUD's Explosive and Flammable Hazards standards without further evaluation.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No	This project consists only of leasing or rental assistance and is in compliance with the Farmland Protection Policy Act without further evaluation.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No	Project will not be in a special flood hazard area, See attached FEMA map, 06059C0251J, 12/03/2009
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No	HUD has determined that leasing and rental assistance with no associated repairs, rehabilitation, or other activities with physical impacts has No Potential to Cause Effects under 36 CFR 800.3(a)(1) (see Appendix A). Therefore, this project is in compliance with Section 106 of the National Historic Preservation Act without further obligations.

Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No	This project consists only of leasing or rental assistance. HUD's Noise standards do not apply.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No	This project consists only of leasing or rental assistance and is in compliance with the Safe Drinking Water Act without further evaluation.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No	This project consists only of leasing or rental assistance without any new construction. Executive Order 11990 and Part 55 wetlands provisions do not apply to projects that do not involve new construction in a wetland.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No	This project consists only of leasing or rental assistance and is in compliance with the Wild and Scenic Rivers Act without further evaluation.
ENVIRONMENTAL JUSTIC	E	
Environmental Justice Executive Order 12898	Yes No	The project site is suitable for its proposed use and the project won't be adversely affected by existing environmental conditions.

Field Inspection (Date and completed by):

Summary of Findings and Conclusions:

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure

Deter	rmination:		
	This categorically excluded act because it does not require any mirequires any formal permit or certification of this part for this	itigation for compliance with an license; Funds may be com	y listed statutes or authorities, nor
	This categorically excluded active statutes or authorities listed at Seconsultation/mitigation protocol. Use Grant Funds" (HUD 7015.	vity/project cannot convert to Exection 58.5 requires formal consequirements, publish NOI/RI	sultation or mitigation. Complete ROF and obtain "Authority to
	down any funds; OR This project is not categorically eto a full Environmental Assess circumstances (Section 58.35(c)).	sment according to Part 58 S	orically excluded, is now subject Subpart E due to extraordinary
Prepa	rer Signature:	holfe	Date: <u>8/2/16</u>
	/Title/Organization: <u>Cindy W</u>	olfe, Admin. Manager, Coun	ty of Orange/OC Community
Respo	onsible Entity Agency Official S	ignature:	Date:_ <u>8/2/16</u>
Name	/Title/John Viafora, HCD	D/HP Manager	

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

3.10 ENVIRONMENTAL INFORMATION FORM

SUPPLEMENTAL SITE INFORMATION portion of this form.)

ENVIRONMENTAL INFORMATION FORM NEPA (24 CFR Part 58) CEQA

PROJECT TITLE: Potter's lane

PROGRAM ACTIVITY (IES): NASH Project Boxed Vouchers (PBV)

PROJECT LOCATION: (Provide precise address and include Census Tract No. If confidential, please insert "Suppressed" and provide Census Tract No.) 15171 Jackson Street, Midway City CA, 92655 Census Tract 0997.02

PROJECT ACTIVITY LEVEL DESCRIPTION: (Please provide in detail the level of services you provide or the scope of rehabilitation and/or construction your project will involve. If needed, please use attachments.) 15171 Jackson Street, Midway City CA, 92655 Census Tract 0997.02

Potter's Lane provides a unique opportunity to develop new construction Permanent Supportive Housing (PSH) units for extremely low-income adults along with intensive supportive services designed to support stable, independent living among individuals who are transitioning out of homelessness. Potter's Lane will provide eight (8) units set aside for chronically homeless Veterans and seven (7) units for chronically homeless residing in Orange County. Funds will be used for VASH Projects involving new construction, rehabilitation or acquisition activities must complete the

EXISTING ENVIRONMENTAL CONDITIONS: (Please, describe the surrounding environment around your project)

Commercial, industrial and limited residential uses currently exist on the east, west, north and south adjacent sites. The proposed project is within driving distance of amenities, such as grocery, markets, pharmacy, medical clinic and a school.

PREVIOUS GOVERNMENTAL ACTIONS/APPROVALS RECEIVED ON YOUR PROJECT: (If applicable, please list and attach a copy of any discretionary approvals you received on your project from a City or other County Agency.)

N/A

DISCRETIONARY APPROVAL (S) NEEDED FROM CITY/COUNTY TO COMPLETE YOUR PROJECT (S): Zoning and land use

I hereby declare that the statements furnished above, including any exhibits attached hereto represent all information required for this assessment. Said statements together with any exhibits attached hereto are true and correct.

Signature

Title

President & CEO

Date

SUPPLEMENTAL SITE INFORMATION

PLEASE PROVIDE ALL KNOWN INFORMATION AS REQUESTED - CHECK ALL BOXES THAT APPLY (All Acquisition, Rehabilitation and New Construction Activities MUST include site photos and site plan) Proposed Project Type: ☑ New Construction □ Acquisition ☐ Acquisition/Rehabilitation ☐ Rehabilitation Description of the Proposal: Include all contemplated actions, which logically are either geographically, or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25] Since January 2014, AFH has owned the property location in Midway City, which is adjacent to its main offices. The location is close to all needed amenities such as food stores and employment opportunities and the Orange County bus runs within blocks of the site. AFH is preparing to submit plans to the County of Orange for approval to construct a 16-unit permanent supportive housing (PSH) project with an eight (8) units set-aside for chronically homeless veterans, seven (7) units for chronically homeless individuals, and one manager's units. The project will encompasses 15 studios and one-bedroom manager's unit The project intends to utilize GrowthPoint Structures, a modified-steel construction method yielding a project that is LEED Platinum attainable, reduces development costs and inefficiencies, increases sustainability and energy efficiency, creates opportunities to leverage scarce resources, and provides a solution to increased access to affordable permanent supportive housing without the long development cycles associated with conventional site-built construction and financing. The buildings will be designed to complement the neighborhood while providing a high-quality and safe environment for residents. Construction will offer indoor and outdoor resident amenity space, including a courtyard and community/supportive service area. Shared space is necessary to facilitate socialization considering high stress levels and mental health issues sometimes associated with returning veterans. This common area will allow residents to interact with each other and help build a sense of community. AFH also provides continuing support for residents as they transition to these units, which include case management, mental health counseling, financial literacy education, employment counseling and referral services. **Proposed Site:** Zoning Designation: C1 General Plan Land Use Designation: Commercial ☑ No, project is not in a floodplain? FEMA Map No: 060212 (attach copy) Existing Use(s): ☑ Vacant ☐ Residential ☐ Commercial ☐ Industrial ☐ Other (Specify) _____

	Size of Site: 15,	463.8	Acres <u>.335</u>	Sq. Ft.	Assessor's Parcel No: 107-15	1-16		
	Age of Existing S	tructures:	66	_ years	Year built: 1949	_		
	Prior Use(s)/Dev	elopment(s):	□ Vacant	☑ Residential	☐ Commercial ☐ Industrial			
			☐ Agriculture	🛘 Other: (Speci	ify)			
	If residential use, number of units: ☑ Proposed ☐ Existing							
	☑ Studio # of units 16 ☑1 Bedroomm # of units 1							
	□ 2 Bedroom # o	f units	□ 3 Bedroom #	f of units	☐ 4+ Bedroomunits			
	Total Number of	Units: <u>16</u>		Total Number o	of Buildings:1			
	Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings. [24 CFR 58.40(a)]							
	There is limit	here is limited housing stock in the immediate vicinity. Of the housing in the						
	neighborhoo	phborhood, the condition is average, with some properties showing signs of						
	deferred maintenance, as many of the structures in the neighborhood are at least							
	25 years old.							
	The site is close to all needed amenities such as grocery stores, mall, employment							
	opportunities	es, college campus near the facility and Orange County public						
	transportation runs within blocks of the site. Is current zoning and use appropriate for the proposed site? ☑ Yes □ No If not, present a plan for obtaining any discretionary approvals.							
F	Prior Analysis:	r Analysis: there been any prior Environmental Reviews completed for the proposed site or project within the five (5) years. If yes, please attach copies of the Environmental Review. \times Yes \to No						
ł	las the site been involved in any other proposals previously submitted to this office? ☑ Yes □ No							
T	Title of Prior Prop	7.59	-					
A	Applicant's Name:							
E	Eventual Result:	□ Project	Not Funded					
		☐ Project	Funded \$					
		☐ Project	Completed	Date Completed				
		□ Project	Cancelled	Date Cancelled				

