

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

Date of Notice: April 15, 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 3, 2022, The County of Orange, Housing & Community Development will submit a request to the U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development for release of up to \$500,000 in HOME funds under Title II of the Cranston-Gonzalez National Affordable Housing Act (NAHA) and a separate request to the Office of Public and Indian Housing for the release of 30 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) to undertake a development known as **Motel 6 Conversion/Rehabilitation** (Development).

The Development is located in the City of Costa Mesa at 2274 Newport Boulevard, a property that will be acquired by the County and ground leased to Community Development Partners (Developer) or its designee for 55 to 60 years for operations as required under the Homekey program. It will consist of 88 efficiency/studios, plus 1 on-site manager's unit.

The Developer has requested 30 OCHA PBVs (VASH, Mainstream and/or Housing Choice PBVs) These 30 restricted apartments will be guaranteed for 20 years and target individuals earning no more than 30% of the Area Median Income (AMI). The County will provide a financial commitment of \$2 million dollars in Mental Health Services Act (MHSA) funds and/or up to \$500,000 in HOME funds for permanent loan financing for costs associated with the development, acquisition and/or rehabilitation of the property. The County will record rent and occupancy restrictions on up to 10 units for MHSA eligible individuals experiencing homelessness earning at or below 30% AMI for a period of 55 years, under the County of Orange 2020 Supportive Housing Notice of Funding Availability.

### **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: Suzanne Harder, 1501 E. St. Andrew Place, 1st Floor, Santa Ana, CA 92705 or by email to [suzanne.harder@occr.ocgov.com](mailto: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 a 15-day review period beginning April 15, 2022 to May 2, 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 2, 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](mailto:CPDLA@hud.gov) or to HUD Los Angeles Office of Public Housing at [HUDLOSANGELESOPH@hud.gov](mailto: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