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

November 4, 2026

County of San Joaquin
Neighborhood Preservation Division
400 E. Main Street
Stockton, CA 95202

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the County of San Joaquin.

REQUEST FOR RELEASE OF FUNDS

On or about November 20, 2026, the County of San Joaquin (County) will submit a request to the U.S. Department of Housing and Urban Development (HUD) to request the release of HOME Investment Partnerships Program ("HOME") and HOME-ARP funds, under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended (42 U.S.C. 12721 et. seq.) and its implementing regulations at 24 CFR Part 92, as amended, to undertake a project known as Lodi Commons, formerly referred to as Salas Park Senior Affordable Housing (the "Project"). Lodi Commons is to be located at 2001 South Stockton Street in the City of Lodi, County of San Joaquin, California (the "Project site"), near the intersection of South Stockton Street and East Century Boulevard. The Project site is Assessor Parcel Number (APN) 062-28-004 and is located on a former Century Boulevard right-of-way north of Salas Park. The site is currently vacant/disturbed land.

Lodi Commons is planned as a 55-unit affordable senior housing development consisting of 54 income-restricted senior apartments and one manager unit. The Project will include resident amenities, community space, landscaping, parking, circulation, utility, and related site improvements. Lodi Commons represents the first 55-unit phase of the broader senior affordable housing development previously reviewed as Salas Park Senior Affordable Housing, which contemplated two three-story buildings and up to 110 total units.

The current estimated total development cost for Lodi Commons is approximately $28,463,882. The financing plan includes approximately $7,418,893 in conventional construction financing; $2,000,000 in San Joaquin County HOME-ARP funds; 3,031,559 in a combination of 2024-25, 2025-26 and 2026-27 County of San Joaquin HOME funds,; $1,000,000 in San Joaquin County HHAP funds; $5,400,000 in Housing Authority of the County of San Joaquin funds; $360,000 in land lease financing; $500,000 in HUD Community Project Funding (CPF); $665,000 in City of Lodi CDBG funds; $2,000,000 from Health Net of San Joaquin; $3,000,000 from the San Joaquin Regional Housing Fund; and an estimated $10,699,745 in Low-Income Housing Tax Credit equity; and other construction-period sources and deferred costs. The Project will also receive rental assistance through 32 Project-Based Voucher (PBV) units, with estimated annual Section 8 subsidy income of $152,172, and 22 Annual Contributions Contract (ACC) units, with estimated annual ACC subsidy income of $26,400, for a total estimated 15-year subsidy value of approximately $2,678,580. Funding and subsidy amounts remain subject to final awards, underwriting, rent schedules, and closing adjustments.

The County of San Joaquin will be adopting the federal environmental review required under 24 CFR Part 58 prepared by the City of Lodi for HUD funds provided to the project by the City.

FINDING OF NO SIGNIFICANT IMPACT

The County of San Joaquin 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) on file at County of San Joaquin, Human Services Agency – Neighborhood Preservation Division, 400 E Main St, Stockton, CA 95202, and may be examined or copied Monday through Friday 8:00 A.M to 5:00 P.M., https://www.sjchsa.org/Community-and-Family-Services/Neighborhood-Preservation. Please call (209) 468-1650 or by email request to Chris Woods at cwoods@sjgov.org to request a copy.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Chris Woods, Director, County of San Joaquin, Human Services Agency – Neighborhood Preservation Division, 400 E Main St, Stockton, CA 95202, or by email to cwoods@sjgov.org. All comments received by November 19, 2026, will be considered by the County of San Joaquin prior to authorizing the submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The County of San Joaquin certifies to HUD that Chris Woods, in his position as Director of Human Services Agency, 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 approval of the certification satisfies their responsibilities under NEPA and related laws and authorities and allows the County of San Joaquin to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of HOME and HOME-ARP funds to the County of San Joaquin's 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 the following bases: (a) the certification was not executed by the Certifying Officer of the County of San Joaquin; (b) the County of San Joaquin 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 (e) 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 CPD, 1 Sansome St, Ste 1200, San Francisco, CA 94104 or CPD-R9-RROF@hud.gov. Potential objectors should contact HUD at the email address above to verify the actual last day of the objection period.

Chris Woods, Director
San Joaquin County Human Services Agency