

**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS  
FOR MULTI-YEAR TIERED PROJECTS AND PROGRAMS**

**Date of Publication:** *September 19, 2020*  
*Arundel Community Development Services, Inc.*  
*2666 Riva Road, Suite 210*  
*Annapolis, MD 21401*  
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On or about September 30, 2020, Anne Arundel County will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of federal funds for the following two grant programs: (1) **COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**, Title I of the Housing and Community Development Act of 1974 (PL 93-383), as amended; and (2) the **HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM**, Title II of the National Affordable Housing Act of 1990 (HOME Investment Partnership Act), as amended, to undertake the following activities and programs:

TIER 1 BROAD REVIEWS

**1. Program: Single Family Property Rehabilitation Activities**

**Purpose:** These multiyear programs (FY2021 to FY2025), Property Rehabilitation, Property Repair and the Accessibility Modification Programs, involve the property rehabilitation of single family housing to assist low and moderate income homeowners correct housing, health, occupancy and other code violations and to make needed accessibility modifications.

**Location:** *Specific site identified in Anne Arundel County, MD*

**Program Description:** Above cited programs offer comprehensive rehabilitation and, if needed, accessibility modifications of single family homes. The maximum anticipated scope of work may include but will not exceed the repair or replacement of inoperable heating, plumbing and electrical systems, installation of energy efficient measures, correction of significant water infiltration, structural repair and stabilization, needed site work as described in environmental review record, and accessibility modifications as may be required. Construction of additions may not exceed 20 percent of the existing finished floor plan without additional environmental review. It is estimated a total of 25 housing units will be rehabilitated per year for each of the five fiscal years.

**Estimated Project Cost:** *FY21 - CDBG-B-20 - \$380,011; HOME M-20- \$200,000; State and private funds \$600,000; total estimated project costs = \$1,180,011. FY22-FY25 (estimate) - \$580,000 per year CDBG and/or HOME funds plus State, private funds. Average annual per unit cost \$47,200.*

**2. Programs: Group Home Rehabilitation Activities**

**Purpose:** This multi-year program (FY2021 to FY2025), the Group Home Rehabilitation Program, assists non-profit organizations to rehabilitate existing group housing to correct housing, health, occupancy and other code violations and to make needed accessibility modifications.

**Location:** *Specific site identified in Anne Arundel County*

**Program Description:** The above cited program will offer comprehensive rehabilitation to County's group housing including making ADA improvements to enhance accessibility. The maximum anticipated scope of work may include but will not exceed the repair or replacement

of inoperable heating, plumbing and electrical systems, installation of energy efficient measures, correction of significant water infiltration, structural repair and stabilization, and needed site work as described in environmental review record. Construction of additions may not exceed 20 percent of the existing finished floor plan without additional environmental review. It is estimated a total of three housing units will be rehabilitated per year for each of the five years.

**Estimated Project Cost:** *FY21- CDBG-B-20 - \$250,000. CDBG FY22-FY25 (estimate) - \$1,000,000 funds. Average annual per unit cost \$83,333.*

### **3. Program: Acquisition and Rehabilitation Activities**

**Purpose:** These multiyear programs (FY2021 to FY2025), CHDO Group Home Rehabilitation and Acquisition Program and Scattered Site Rental Program, will assist non-profit organizations to acquire and rehabilitate existing single family units for the use of providing rental housing to income eligible households or group homes to individuals with disabilities.

**Location:** *Specific site identified in Anne Arundel County*

**Program Description:** The above cited programs will acquire and rehabilitate single family residential properties which will be used to provide housing to vulnerable and income eligible populations. The maximum anticipated scope of the rehabilitation of a property may include but will not exceed the repair or replacement of inoperable heating, plumbing and electrical systems, correction of significant water infiltration, structural repair and stabilization, needed site work as described in environmental review record, and accessibility modifications as may be required. Construction of additions may not exceed 20 percent of the existing finished floor plan without additional environmental review. It is estimated a total of four housing units will be rehabilitated per year for each of the five years.

**Estimated Project Cost:** *FY21- CDBG-B-20 - \$555,996; HOME-M-20 - \$115,496 & \$28,874 County, State, and /or Private funds; Total estimated project costs = \$699,996. FY22-FY25 (estimate) – \$2,799,984 CDBG and HOME funds. Average annual per unit cost \$139,999.*

### **4. Program: New Construction Activities**

**Purpose:** This multiyear program (FY2021 to FY2025), the CHDO Group Home Acquisition Program will assist non-profit organizations to acquire sites and construct residential units for the use of providing group housing and single family housing to income eligible households or individuals with disabilities.

**Location:** *Specific site identified in Anne Arundel County*

**Program Description:** CHDO Group Home Acquisition Program acquires newly constructed residential properties or acquires land and constructs new single family residential properties for the use of providing group housing to individuals with disabilities. New Construction will be limited to the development of a single unit. It is estimated a total of one unit per year for each of the five years.

**Estimated Project Cost:** *FY21- HOME-M-20 - \$115,496 & \$28,874 -County, State, and /or Private funds; Total estimated project costs = \$400,000. FY22-FY25 (estimate) – \$460,000 HOME funds. Average annual per unit cost \$144,000*

## TIER 2 SITE SPECIFIC REVIEW

Tier 2 site specific reviews will be completed for those laws and authorities not addressed in the Tier 1 broad review for each address under this program when addresses become known.

The site specific reviews for the above cited activities and programs will cover the following laws and authorities not addressed in the Tier 1 broad review including 24 CFR Section 58.5 and Section 58.6 requirements for Floodplain Management, Flood Insurance, Historic Preservation, Noise Abatement, Explosive and Flammable Hazards, Contamination and Toxic Substances, and Environmental Justice. Each site shall be reviewed against these factors with compliance fully documented as described, before approving any specific loans or grants, and appropriate mitigations if identified incorporated into the scope of work for the site. Site specific projects determined to exceed one or more of the environmental constraints established for the program will require a separate environmental review.

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An Environmental Review Record (ERR) that documents the environmental determinations for these activities and programs will be made available for review either electronically or by U.S. mail. Please submit your request by email to [ebrush@acdsinc.org](mailto:ebrush@acdsinc.org) or by mail to Arundel Community Development Services, Inc. 2666 Riva Road, Suite 200, Annapolis, MD 21401.

#### PUBLIC COMMENTS

Any individual, group or agency may submit written comments on the ERR to Arundel Community Development Services, Inc. Attention: Kathleen M. Koch, Executive Director at the above address or by email to [kkoch@acdsinc.org](mailto:kkoch@acdsinc.org). All comments received by 5:00 p.m. on **September 28, 2020**, will be considered by Anne Arundel County prior to authorizing submission of a request for release of funds.

#### ENVIRONMENTAL CERTIFICATION

Anne Arundel County certifies to HUD that Matthew Power, in his capacity as the Chief Administrative Officer for Anne Arundel County, 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 Anne Arundel County to use program funds.

#### OBJECTION TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Anne Arundel County's certification for a period of fifteen (15) 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 basis: (a) the certification was not executed by the Certifying Officer of Anne Arundel County; (b) Anne Arundel County 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 the 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 by email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD Baltimore Field Office, Attention: Mr. Charles Halm, Director, Community Planning and Development

Division, Email: Charles.e.halm@hud.gov. Potential objectors should contact HUD at 410-209-6541 to verify the actual last day of the objection period.

Matthew Power, Chief Administrative Officer  
Anne Arundel County

[FY2021\\_Tier II Public Notice.docx](#)