

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

June 15, 2022

Arundel Community Development Services, Inc.
2666 Riva Road, Suite 210
Annapolis, MD 21401
(410) 222-7600

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Anne Arundel County, Maryland.

REQUEST FOR RELEASE OF FUNDS

On or about **July 1, 2022**, Anne Arundel County will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of federal funds under the **HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM**, Title II of the National Affordable Housing Act of 1990, as amended (HOME Investment Partnership Act) for the following projects in Local Fiscal Year 2023 (M-22):

Project Title: **The Villages at Little Patuxent**

Location: 1072 and 1074 Crain Highway, Gambrills, MD 21054

Purpose: The Villages at Little Patuxent

The Villages at Little Patuxent involves the new construction of a 78 unit age restricted affordable apartment community. The proposed development consists of one four-story elevator building with surface parking. The site will feature a walking trail and other site-wide improvements which will be fully accessible. The Developer will be Green Street Housing, LLC.

Estimated Funds:

Grant Number (s)	HUD Program	Funding Requested
M-21-UC-24-0200	HOME	\$1,200,000

Estimated Total Project Cost: Approximately \$27,337,310. In addition to HUD funds, project funds include equity from Low Income Housing Tax Credit funds, funds from the Maryland Department of Housing and Community Development, developer equity, and a private loan.

Project Title: **Eagle Park**

Location: Rockenbach Road (entrance to Fort Meade) in Jessup, Anne Arundel County

Purpose: Eagle Park involves the new construction of an intergenerational rental community consisting of a total 120 affordable housing units. The project will be developed into two seamless communities. Eagle Park Village will offer forty-eight (48) garden style walk-up apartments with standalone community center. Eagle Park Vista will offer 72 apartments affordable for seniors in an elevator building. The Developer will be Osprey Property Company and Foundation Development Group.

Estimated Funds:

Grant Number (s)	HUD Program	Funding Requested
M-21-UC-24-0200	HOME	\$1,500,000

Estimated Total Project Cost: Approximately \$46,000,000 for both communities. In addition to HUD funds, project funds include equity from Low Income Housing Tax Credit funds, Tax Exempt bonds, funds from the Maryland Department of Housing and Community Development, developer equity, and a private loan.

Project Title: Willows at Forest Drive

Location: 1701 Forest Drive and East Juliana Circle in Annapolis

Purpose: The proposed project involves the development and new construction of a 58-unit affordable family rental community consisting of three separate, three-story garden style residential buildings, one of which will contain a community space. There will be a tot-lot for younger children, community garden plots, walkways and seating areas. The Developers of this project will be MBID of Delaware, LLC (Ingerman) and Housing Initiative Partnership, Inc.

Estimated Funds:

Grant Number (s)	HUD Program	Funding Requested
M-22-UC-24-0200	HOME	\$858,000

Estimated Total Project Cost: Approximately \$20,700,000. In addition to HUD funds, project funds include equity from Low Income Housing Tax Credits, Maryland Department of Housing and Community Development, Freddie Mac, developer equity, and a private loan.

FINDING OF NO SIGNIFICANT IMPACT

Anne Arundel County has determined that both **The Villages at Little Patuxent, Eagle Park Vista and Village**, and **the Willows at Forest Drive** 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 Arundel Community Development Services, Inc. at the above address, and may be examined or copied upon request weekdays between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday.

PUBLIC COMMENTS

Any individual, group or agency may submit written comments on the ERR to Arundel Community Development Services, Inc. Attention: Erin Karpewicz, CEO at the above address or by email to ekarpewicz@acdsinc.org. All comments received by **June 30, 2022** will be considered by Anne Arundel County prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

Anne Arundel County certifies to HUD that Matthew Powers, 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.

OBJECTIONS 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 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 Baltimore Field Office, Bank of America Building, Tower II, 100 Charles Street, 5th Floor, Baltimore, Maryland 21201. Attention: Mr. Charles Halm, Director, Community Planning and Development Division. Potential objectors should contact HUD to verify the actual last day of the objection period.

Matthew Power, Chief Administrative Officer
Anne Arundel County