

**Date of Notice and Date of Government Website Publication: On January 31, 2025**

**NOTICE OF INTENT TO RELEASE OF FUNDS**

January 31, 2025

Gloucester County  
Office of Housing and Community Development  
Department of Economic Development  
1480 Tanyard Road  
Sewell, NJ 08080

On or about February 15, 2025, the County of Gloucester will submit a request to the US Department of Housing and Urban Development (HUD) for the release of funds allocated through the County's HOME Investment Partnerships Program to undertake the following project:

**Environmental Assessment (EA)**

**Project Title:** Swedesboro Family Housing

**Address of Project Site:** Intersection of Third, Water, and Church Streets, Swedesboro, Gloucester County, NJ, 08085 (Block 23 Lot 1)

**Funding Sources:**

NJHMFA Tax Exempt Bonds \$4,845,000  
HOME Investment Partnerships Program \$200,000  
NJHMFA Affordable Housing Production Funds \$10,000,000  
NJHMFA Special Needs Housing Trust Funds \$750,000  
Deferred Developer Fee \$2,435,303

**Estimated Total Project Cost:** TBD

**Project Description:** Third and Water will be an 80-unit new construction family community being developed by Conifer, LLC. The project will be located at Third Street, Church Street and Water Street in Swedesboro. The property is located on Block 23, Lot 1. Russo Homes, LLC is the current owner of the subject property and will convey it to Conifer. The units will all meet the standards of the Uniform Housing Affordability Controls and count towards the Township's affordable housing obligation under the Mount Laurel decision. The proposed community provides quality affordable housing with a wide range of affordability. All eighty (80) units will be for families and individuals earning 20% to 60% of Area Median Income. The units will be in a 4-story building with elevators and a trash compactor. The building will contain 16 one-bedroom, 48 two bedroom, and 16 three-bedroom units. Each apartment will have full kitchens, living and dining areas, full baths, generous bedrooms and ample closet space. Each unit will have

Energy Star appliances with a dishwasher, frost free refrigerator, electric oven, hardwired smoke alarm with battery backup, enough outlets and a range hood with plenty of cabinet space. The building will be wood framed with shingle roofs. The exterior will be vinyl siding. Each unit will also have central air conditioning and an individual HVAC system. Cold water and sewer are included in the rent. All the units will meet the standards of the Department of Energy's Zero Energy Ready Homes (ZERH). The building will also feature common spaces, including a community room, laundry room and fitness room. The building will also house management offices and maintenance spaces.

**Level of Environmental Review Citation:** The activities listed immediately above require an Environmental Assessment under HUD regulations at 24 CFR Part 58, Section 58.36 from National Environmental Policy Act (NEPA) requirements. The activities proposed are determined to be Environmental Assessment 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 this project is on file at the at 1480 Tanyard Road, Sewell, NJ 08080, and may be examined or copied during regular business hours. An electronic version may also be requested by contacting Christina Velazquez, Office of Housing and Community Development Director at [cvelazquez@co.gloucester.nj.us](mailto:cvelazquez@co.gloucester.nj.us).

## **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to Gloucester County, Office of Housing and Community Development, Department of Economic Development, 1480 Tanyard Road, Sewell, NJ 08080, Phone: (856)307-6664, Attention: Christina Velazquez, Office of Housing and Community Development Director, Email: [cvelazquez@co.gloucester.nj.us](mailto:cvelazquez@co.gloucester.nj.us). All comments received by February 15, 2025, will be considered by the County of Gloucester prior to authorizing submission of a request for release of funds.

## **ENVIRONMENTAL CERTIFICATION**

The County of Gloucester certifies to HUD that Christina Velazquez, in her capacity as Office of Housing and Community Development Director, 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 Gloucester to use Program funds.

## **OBJECTIONS TO RELEASE OF FUNDS**

HUD will consider objections to its release of funds and the County of Gloucester'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 bases:

- (a) The certification was not executed by the Certifying Officer or other officer of the County of Gloucester.
- (b) The County of Gloucester 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), and shall be addressed to Michael R. Furda, Field Environmental Officer, Region II, U.S. Department of Housing and Urban Development, 275 Chestnut Street, 4<sup>th</sup> Fl., Manchester, NH 03103 and sent via email

to [Michael.R.Furda@hud.gov](mailto:Michael.R.Furda@hud.gov). Potential objectors should contact HUD to verify the actual last day of the objection period.

*Christina Velázquez*  
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*Department of Economic Development*  
*1480 Tanyard Road*  
*Sewell, NJ 08080*  
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