

Date of Notice and Date of Government Website Publication: On February 5, 2025

NOTICE OF INTENT TO RELEASE OF FUNDS

February 5, 2025

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

On or about February 20, 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: 145 S. Academy Street Affordable Housing Development

Address of Project Site: 145 S. Academy Street, Glassboro, Gloucester County, NJ

Funding Sources:

HOME Investment Partnerships Program \$150,000

Estimated Total Project Cost: \$201,310

Project Description: Gloucester County proposes the use of \$150,000 in HOME funding for the development of affordable housing at 145 S. Academy Street in Glassboro. The Gloucester County Habitat for Humanity, Community Housing Development Organization (GCHFH-CHDO) proposes to build one single-family, 3-bedroom, 1,249 square foot Energy Star compliant, well ventilated, contaminant free, clean, dry, pest free, well-maintained home situated in the Borough of Glassboro. The newly constructed home will be maintained as a low-moderate-income housing unit for a minimum of 30 years. The objective of this project is to provide a GCHFH partner family with a safe, decent, and affordable home while adding to the owner-occupied housing stock in the Borough of Glassboro, which hosts a large university and many college students and a median property value that is unaffordable for many who want to live in Glassboro.

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 these projects are 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.goucester.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.glooucester.nj.us. All comments received by February 20, 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, 4th Fl., Manchester, NH 03103 and sent via email to 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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1480 Tanyard Road
Sewell, NJ 08080
(856)307-6664/ (856)384-6938 Fax*