

Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5 Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: HELP-Perry-Point-Veterans-Village-Phase II

HEROS Number 900000010472345

Start Date 5/33/2025

State/ Local Identifier

Project Location: Perry Point, MD 21902

Additional Information: 64 Avenue D, Perry Point, MD 21902 Geo-coded address: Perry Point, MD 21902 Longitude: -76.060300 Latitude: 39.570200

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

Perry Point II Enhanced Use Lease (EUL) site consists of 76 single family units within 43 residential buildings, plus a community building, all of which will take part in Phase II. 23 out of the 44 buildings are to be new construction, slab on grade duplexes (46 single family units), built on empty lots and a management/support community building that will house common area features such as laundry, management office and community room space. Three (3) new construction units will become HC accessible units and one (1) new construction HV unit. The other 20 buildings will be rehabilitated via complete demolition of exterior skin and leaving the framing intact, which will later be reconstructed with new materials but will maintain the original exterior facade design. The remaining 20 buildings will be renovated also as part of Phase II. These 20 buildings will remain single family dwellings and the scope will include maintaining existing exterior facades. Of these 20 buildings, (10) of them will be 3 bedroom single family units and (10) of them will be 1 bedroom duplexes. One (1) renovated townhome will become accessible (HC), and one (1) renovated duplex will be a hearing and visual (HV) unit. The total units for Phase II will be 76 units for veterans housing, with a total of four (4) HC accessible units and two (2) units will be a hearing and visual (HV). The project will be designed to meet DHCD requirements along with Enterprise Green Communities.

Level of Environment Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

58.34(a)(12)

58.35(a)(1)

58.35(a)(5)

Funding Information

Grant Number	HUD Program	Program Name	Total HUD Funded Amount
00064	Housing: Multifamily FHA	Section 542(c). Multifamily Mortgage Risk-Sharing Programs with Housing Finance Agencies	\$6,000,000.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Determination:

- This categorically excluded activity/project converts to **EXEMPT** per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain “Authority to Use Grant Funds”** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Title/ Organization:

MARYLAND DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).