

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

POSTING DATE: September 11, 2020
GRANTEE NAME: Lebanon County
ADDRESS: 400 South 8th Street
Lebanon, PA 17042
TELEPHONE: (717) 273-9326

On or about September 23, 2020, Lebanon County will submit a request to the PA Department of Community and Economic Development to release federal Community Development Block Grant funds under Title I of the Housing and Community Development Act of 1974 (P.L. 93-383) and HOME Investment Partnerships Program funds under Section 228 of the Cranston-Gonzalez National Affordable Housing Act (NAHA), to be used for the following projects:

Tier 1 Broad Review Project/Program Title: Residential Rehabilitation Program – County-wide, Multi-Year, Non-Site Specific The program will provide CDBG and HOME funds to rehabilitate owner-occupied, single family homes in Lebanon County. Rehabilitation activities will include but not be limited to window/door removal and replacement, replacement of flooring, removal/replacement of roof components and gutters, improvements to HVAC systems, improvements to electrical and plumbing systems, improvements to kitchen areas including removal/replacement of cabinets and appliances, improvements to bathrooms including removal/replacement of tubs, sinks, vanities and toilets, ADA improvements, improvements to interior walls including new sheetrock and painting, exterior improvements including the installation of vinyl siding and painting, porch improvements and sidewalk/walkway improvement, as well as any other general housing improvement work. The improvements will not increase the structure’s capacity and will not involve additions or expansion of the structure.

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

Level of Environmental Review Citation: Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

58.35 (a)(3)(i): Rehabilitation of buildings and improvements when the following conditions are met: (i) In the case of building for residential use (with one to four units), the density is not increased beyond four units, and the land use is not changed.

58.35 (a)(4)(ii): An individual action on a project of five or more housing units developed on scattered sites when the sites are more than 2,000 feet apart and there are not more than four housing units on any one site.

Tier 2 Site Specific Review: The site-specific reviews will cover the following laws and authorities not addressed in the Tier 1 broad review: Flood Insurance, Contaminants and

Toxic Substances, Floodplain Management, Historic Preservation, Noise Abatement and Control, and Environmental Justice.

Estimated Project Cost:

CDBG FY2019: \$55,000, FY 2019-2023: \$275,000 (est.)

HOME FY2015: \$120,000

Total HUD Funded Amount: FY2019: \$55,000.00, FY2019-FY2023: \$395,000.00 (est.)

Tier 1 Broad Review Project/Program Title: Homebuyer Assistance Program – County-wide, Multi-Year, Non-Site Specific This program uses federal CDBG and HOME funds to provide second mortgage loans for low-and moderate-income first time homebuyers to purchase single-family homes. Homebuyers participating in this program may receive up to \$13,000 toward major systems replacement to ensure that they do not encounter major repair issues in the first few years of ownership. Eligible work items include, but are not limited to: roof replacement, heating systems, and plumbing and electrical upgrades. The improvements will not increase the structure's capacity and will not involve additions or expansion of the structure.

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

Level of Environmental Review Citation: Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

58.35 (a)(3)(i): Rehabilitation of buildings and improvements when the following conditions are met: (i) In the case of building for residential use (with one to four units), the density is not increased beyond four units, and the land use is not changed.

58.35 (b)(5): Activities to assist homebuyers to purchase existing dwelling units or dwelling units under construction, including closing costs and down payment assistance, interest buydowns, and similar activities that result in the transfer of title.

Tier 2 Site Specific Review: The site-specific reviews will cover the following laws and authorities not addressed in the Tier 1 broad review: Flood Insurance, Contaminants and Toxic Substances, Explosive and Flammable Hazards, Floodplain Management, Historic Preservation, Noise Abatement and Control, and Environmental Justice.

Estimated Project Cost:

CDBG FY2019: \$50,107.14, FY 2019-2023: \$250,535.70 (est.)

HOME FY2015: \$444,000

Total HUD Funded Amount: FY2019: \$50,107.14, FY2019-FY2023: \$694,535.70 (est.)

The activity/activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements per 24 CFR 58.35(a). Additional project information is contained in the Environmental Review Record (ERR). The ERR will be made available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to Lebanon County Redevelopment Authority Attn: Daniel

Lyons; 39 N 12th Street, Lebanon, PA 17046. The ERR can be accessed online at <http://www.lebcounty.org>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to Lebanon County Redevelopment Authority Attn: Daniel Lyons; 39 N 12th Street, Lebanon, PA 17046, or by email to dlyons@lebanoncountyredevelopment.com. All comments received by September 22, 2020, will be considered by Lebanon County prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

Lebanon County certifies to DCED that Robert J. Phillips, in his capacity as Chairman of the Board of Commissioners, 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. DCED's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Lebanon County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

DCED will accept objections to its release of funds and Lebanon County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on the following bases: (a) the certification was not executed by the Certifying Officer of Lebanon County; (b) Lebanon County has omitted a step or failed to make a determination 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 DCED; 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 via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to: Commonwealth of Pennsylvania Department of Community and Economic Development at: chrhowe@pa.gov. Potential objectors should contact DCED to verify the actual last day of the objection period.

Robert J. Phillips, Chairman, Certifying Officer