NOTICE OF FINDING OF NO SIGNFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

PUBLICATION DATE: October 13, 2026

GRANTEE NAME: Prince George's County, Maryland

SUBGRANTEE NAME: Urban Atlantic

GRANTEE ADDRESS: 9200 Basil Court, Suite 306
Largo, MD 20774

TELEPHONE: (301) 883-6511

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Prince George's County.

REQUEST FOR RELEASE OF FUNDS

On or after October 29, 2026, Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD), Community Planning and Development Division. The request will be for the release of HOME Investment Partnerships Program (HOME) funds under the National Affordable Housing Act of 1990, as amended to under the project entitled "New Carrollton Phases III and IV Affordable Housing Project."

Urban Atlantic Development LLC will use HUD HOME funds to support two new multifamily development projects. The first project (Phase III) involves constructing a 50-unit, 9% affordable family rental community in New Carrollton, Maryland (20785). All units will be affordable to households earning 50 percent or less of the Area Median Income (AMI), with a 40-year affordability period. The second project (Phase IV) consists of a 102-unit, 4% affordable family rental community, with a portion of the units designated for residents with mobility or sensory impairments. All units will be affordable to households earning 70 percent or less of the AMI, also with a 40-year affordability period. Both projects will be developed on contiguous parcels located at 4011 Pennsy Drive and 4041 Pennsy Drive, Hyattsville, Maryland 20785, as an extension of Phases I and II, which were financed through a separate funding source. The proposed HUD HOME funding for Phases III and IV totals approximately $5,250,000, with an estimated combined project cost of $59,477,105.

FINDING OF NO SIGNIFICANT IMPACT

Prince George's County has determined that the project 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 Prince George's County, Department of Housing and Community Development, 9200 Basil Court, Suite 306, Largo, MD 20774. The ERR is posted on the HUD Exchange at https://www.hudexchange.info/programs/environmental-review/environmental-review-records/.

PUBLIC COMMENTS

Any individual, group or agency may submit written comments on the ERR to the Prince George's County, Department of Housing and Community Development; Attn: Julius N. Mbotiji, by e-mail to Jnmbotiji@co.pg.md.us. An Environmental Review Record has been completed, and documents are on file at the Department of Housing and Community Development, 9200 Basil Court, Suite 306, Largo, Maryland 20774 where they can be examined between October 14 and October 28, 2026. All comments received by October 28, 2026, will be considered by the County prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

Prince George's County certifies to HUD that Ashley Johnson-Hare, in her capacity as Deputy Director of the Department of Housing and Community Development, 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 Prince George's County to use HOME funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Prince Georges 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 one of the following bases: (a) the certification was not executed by the Certifying Officer of Prince Georges County; (b) Prince George's 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 Mr. Michael D. Rose, Director, Community Planning and Development Division, HUD at CPDRROFDC@hud.gov or by U.S. mail to Potomac Center Plaza - South 550 12th Street SW Washington, District of Columbia 20024. Potential objectors should contact HUD to verify the actual last day of the objection period.

Ashley Johnson-Hare, Deputy Director
Prince George's County
Department of Housing and Community Development