

**TOWN OF MIDDLEBURY  
COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF  
INTENT TO REQUEST RELEASE OF FUNDS  
STATE OF VERMONT**

September 12, 2024  
Town of Middlebury, Kathleen Ramsay  
Middlebury  
77 Main Street  
Middlebury, VT 05753  
802-458-8000

Vermont Agency of Commerce and Community Development  
Alex Farrell, Commissioner of VT Department of Housing and Community  
Development  
One National Life Drive, Davis Building, 6th Floor  
Montpelier, VT 05620  
802-828-1357

**These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Town of Middlebury and the Vermont Agency of Commerce and Community Development (the Agency).**

**Request for Release of Funds**

On or about November 1, 2024 the Town of Middlebury will submit a request to the Agency to release the Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974 (PL93-383), the National Affordable Housing Act, as amended; and the Vermont Agency of Commerce and Community Development (ACCD) will submit the Certification of Environmental Assessment and Request for Release of Funds to the U.S. Housing and Urban Development (HUD) Boston Office for Section 8 Project Based Vouchers, to undertake a project known as Stonecrop Meadows for the purpose of acquiring land and constructing a new mixed-income community of 150-250 units of housing. The project is located at 77 Seminary Street Extension, Middlebury, VT 05753. The total estimated cost of the first phases of the project (up to 125 housing units) is \$52,201,947; including approximately \$9,115,088 in Low-Income Housing Tax Credits, \$5,670,000 from the Vermont Housing & Conservation Board, nearly \$1,000,000 from the Agency of Commerce and Community Development in Community Recovery & Revitalization Program and Community Partnerships for Neighborhood Development funding, nearly \$250,000 in Town of Middlebury Revolving Loan Fund funding, \$7,846,362 from the Vermont Housing Finance Agency for homeownership opportunities, approximately \$22,500,000 in housing sales proceeds and other sources, and \$1,250,000 in CDBG funding, and an anticipated 6 Section 8 Project Based Vouchers,

**Finding of No Significant Impact**

The Town of Middlebury and the Agency have 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 the municipal office of the Town of Middlebury at 77 Main Street, Middlebury, VT 05753, and may be examined or copied Monday through Friday 9:00AM – 4:30PM, or at the Agency at One National Life Drive, Davis Building, 6th Floor, Montpelier, VT 05620, and may be examined or copied Monday through Friday from 7:45AM to 4:30PM.

**Public Comments**

Any individual, group, or agency may submit written comments on the ERR to the Town of Middlebury regarding the use of CDBG funds, Attn: Kathleen Ramsay, Town Manager, or to the Agency for the use of HOME funds, Attn: Environmental Officer, Department of Housing and Community Development, One National Life Drive, Davis Building, 6th floor, Montpelier, Vermont 05620. All comments received by September 27 will be considered by the Town of Middlebury and the Agency prior to authorizing the submission of a request for release of funds. Comments must specify which Notice they are addressing—the Finding of No Significant Impact or the Request for the Release of Funds.

**Environmental Certification**

The Town of Middlebury is certifying to the Agency that the Town of Middlebury and Kathleen Ramsay, in her official capacity as Town Manager, and the Agency is certifying to HUD that the Agency and Commissioner, in his official capacity as Commissioner of the VT Department of Housing and Community Development, consent 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. The Agency's/HUD's approval of the certification satisfies its responsibilities under the National Environmental Policy Act and related laws and authorities and allows the Town of Middlebury to use CDBG funds and the Agency to use the HOME funds.

**Objections to Release of Funds**

The Agency will accept objections to its approval of the release of funds and acceptance of the Town of Middlebury's certification, and HUD will accept an objection to its approval of the release of funds and the State'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 Officers, Kathleen Ramsay/Alex Farrell,; (b) the Town/Agency 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 the Agency/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 the Agency of Commerce and Community Development, Department of Housing and Community Development, Attn: Environmental Officer, One National Life Drive, Davis Building, 6th Floor, Montpelier, Vermont 05620-0501 for the CDBG funds, or to the US Department of HUD – Boston Field Office, Community Planning and Development, Thomas P. O'Neill, Jr. Federal Building, 10 Causeway Street, 3rd Floor, Boston, MA 02222-1092 for the HOME funds. Potential objectors should contact the Agency/HUD to verify the last day of the objection period.