



DIVISION OF FISH AND WILDLIFE ENVIRONMENTAL REVIEW REQUEST FORM



State of Delaware
Department of Natural Resources and Environmental Control

DATE: 11/27/2024



I acknowledge the \$35/hr cost recovery fee

PROJECT TITLE: The Proposed Laurel Glen Apartments

CONTACT INFORMATION:

Applicant Name: NeighborhoodGood Partners Inc. **Consulting Company:** BP Environmental Inc.

Consultant Name: Tracy Lee

Consultant Email: tlee@environmental.net

Mailing Address: 8615 Commerce Drive, Unit One Easton, Maryland 21601

PROJECT DETAILS:

Description

Project Type: Development - Residential

Consultation Needed For: Other (Please describe below)

Detailed Project Description:

The applicant, NeighborGood Partners has a 48-year history (since 1976) of providing rural housing opportunities to people in Delaware and the Delmarva Peninsula (Delaware and Eastern Shores of Maryland and Virginia). These opportunities have involved virtually all USDA-RD rural housing programs, both multi-family and single-family. In many ways, the missions of NeighborGood Partners and USDA-RD are similar and complementary. NeighborGood Partners is proposing to build a 36-unit Farm Labor Housing (FLH) apartment complex (Laurel Glen) in the Town of Laurel, Delaware, the heart of agriculture in Sussex County which is also the largest agricultural county in Delaware and on Delmarva. The 36 apartments will include (8) 1-bedroom, (20) 2-bedroom, and (8) 3-bedroom apartments. They will house crop and field workers and poultry processing plant workers which together total more than 10,000 in Sussex County. This 36-unit apartment complex will be situated on a 4-acre site, zoned R-3 for multi-family housing, which falls under the 10-acre threshold for a categorical exclusion with the purpose of multi-family housing being a mentioned acceptable use for the categorical exclusion. NeighborGood Partners has applied for an RD section 514 FLH Loans as part of the April 19, 2024 FLH new construction Notice of Solicitation of Applications (NOSA). The loan amount requested is \$3,428,060 along with the 36 units of Rental Assistance. The preapplication was given a Notice to Proceed and a Final Application was invited and is under review.

Location

Parcel Number(s): 332-1.00-9.02

GPS Coordinates of Project: 75.5706641°W 38.5446996°N

Address: No physical address

County: Sussex

Shapefile of LOD Enclosed? Yes

Image of LOD Enclosed? Yes

Environmental Impacts

Forest: Forest Removal? No

Acres of Forest Removal: 0

Wetlands: Wetland Impacts? No

Acres of Impacts (Temporary/Permanent): 0

Open Water: Water Impacts? No

Acres of Impacts (Temporary/Permanent): 0

Please email completed form and associated documents to DNREC_EnvReview@delaware.gov