

Town of Brooker
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS
FOR TIERED PROJECTS AND PROGRAMS

Date of Publication: DECEMBER 22, 2025

Town of Brooker
17435 Tetstone Avenue
Brooker, Florida 32622
Phone: (352) 485-1022

On or after DECEMBER 31, 2025 the TOWN OF BROOKER will submit a request to the Florida Department of Commerce for the release of Small Cities Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. §§ 5301–5320) to undertake the following project:

Tier 1 Broad Review Project/Program Title: Town of Brooker Housing Rehabilitation Project

Purpose: To rehabilitate and reconstruct the homes of low-to-modern-income persons.

Location: CDBG assistance will be limited to homes within the Town of Brooker.

Project/Program Description: CDBG Small Cities funds will be used to rehabilitate or demolish and replace (reconstruct) deteriorated owner-occupied single-family homes of low to moderate income persons that live within the town limits of Brooker. The Town will receive applications for housing assistance from residents and then bid out housing rehabilitation activities to area housing contractors for the homes that are selected for assistance.. **Tier 2 site specific reviews will be completed for those laws and authorities not addressed in the tier 1 broad review for each address under this program when addresses become known.**

Level of Environmental Review Citation: The specific categorical exclusion citation under which the Rehabilitation Program of homeowner occupied single family homes is 24 CFR Part 58.35(a)(3)(i) and 24 CFR 58.35(a)(4)(ii).

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, Contamination and Toxic Substances, Floodplain Management, Wetlands, Historic Preservation, Air Quality (Clean Air Act), and Endangered Species..

Mitigation Measures/Conditions/Permits (if any): Flood Insurance. The individual projects are not within a FEMA-designated Special Flood Hazard Area. The project area includes only residentially zoned property in the Town of Brooker, and no residentially zoned property lies within a flood hazard area. Project staff will review the FEMA website to obtain site specific Flood Map and flood hazard zone and firm panel. Staff will determine Compliance for Flood Insurance for each site.

Wetlands. If a house to be rehabilitated or reconstructed is in or adjacent to a wetland, wetland protection requirements will be reviewed at the Tier II level. For houses to be reconstructed, the replacement house will be located on the upland portion of the site. Faulty Septic Tanks within wetlands will be repaired or replaced to address and prevent additional adverse impacts on wetlands. When wetlands are present on or adjacent to the project action area, erosion and sedimentation control measures will be implemented to prevent wetland erosion and to prevent deposition of

sediment and eroded soil in on-site and off-site wetlands and waters. Whenever possible, all project activities, including staging will occur outside of identified wetlands. All homes assisted through the program within the 100-year floodplain will require the maintenance of floodplain insurance.

Contamination and Toxic Substances. Project staff will examine each site to determine that the property is free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants. Staff will consider the age of the home in determining potential lead-based paint exposure. The project requires lead-based paint testing, remediation, encapsulation, and clearance in all work write ups for structures built pre-1978. The project will use EPA websites as supplemental research to determine possible contamination for each site. Staff will identify Brownfields, Superfund and Cleanup Program sites. Staff will analyze and attach documentation of all research. The HUD Contamination and Toxic Substances Checklist will be completed for each project in the Tier 2 ER.

Historic Preservation. The project involves rehabilitation of existing structures and will not disturb additional land. The Town of Brooker will consult with SHPO to determine whether individual properties require further review. For structures over 50 years old, a consult is required; for those less than 50 years old, no consult is needed. Staff will determine the age of each structure to determine compliance measures. Review includes local historical records to assist in making historical significance determination.

Endangered Species. For each house selected for rehabilitation, project staff will consult the federal Information for Planning and Consultation," (IPaC) website which is a digital tool developed by the U.S. Fish and Wildlife Service (FWS) to support environmental review and species impact analysis. The information obtained from the website will be used to ensure housing rehabilitation activities do not adversely affect endangered species.

Air Quality (Clean Air Act). For houses to be addressed with Small Cities CDBG funds that contain asbestos, the Local Government will implement the NESHAP requirements under the US EPA. In addition, the Town will comply with State of Florida regulations regarding asbestos testing and removal. DEP administers an asbestos removal program under Chapter 62-257, Florida Administrative Code. The program's intent is to prevent the release of asbestos fibers to the outside air during demolition or renovation activities.

Estimated Project Cost: The estimated project cost is \$600,000 to be provided by the Small Cities Community Development Block Grant (CDBG) Program, plus \$25,000 to be provided by the Bradford County State Housing Initiative Partnership (SHIP), for a total project cost of \$625,000.

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 Part 58.35(a)(3)(i) and 24 CFR 58.35(a)(4).

An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at Town of Brooker Town Hall, 17435 Tetstone Avenue Brooker, Florida 32622, Phone: (352) 485-1022 and may be examined or copied on Mondays, Wednesdays, and Fridays from 9:00 A.M to 1:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Town of Brooker. All comments received by DECEMBER 30, 2025 will be considered by the Town of Brooker prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The Town of Brooker certifies to the Florida Department of Commerce that Cecil E. "Gene" Melvin, Certifying Officer, in his capacity as Mayor 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. The Florida Department of Commerce's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Town of Brooker to use HUD program funds.

OBJECTIONS TO RELEASE OF FUNDS

The Florida Department of Commerce will accept objections to its release of funds and the Town of Brooker'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 the Town of Brooker; (b) the Town of Brooke 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 Florida Department of Commerce 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 Florida Department of Commerce CDBG Program, MSC 400 at 107 East Madison Street, Tallahassee, Florida 32399-6508.. Potential objectors should contact the Florida Department of Commerce to verify the actual last day of the objection period.

Cecil E. "Gene" Melvin, Mayor, Certifying Officer