



Intergovernmental Review Consultation

Sent Via Email To: mdp.clearinghouse@maryland.gov

September 4, 2026

Maryland Department of Planning
Clearinghouse Review
Attn: Myra A. Barnes
301 West Preston Street, Room 1104
Baltimore, MD 21201-2365
(410) 767-4490

Dear Ms. Barnes:

The **U.S. Department of Agriculture, Rural Development - Rural Housing Service Delaware and Maryland Office in Dover DE** (Agency) is initiating the Executive Order 12372, "Intergovernmental Review of Federal Programs," process in order to obtain feedback and concurrence from interested parties on financing a proposal. The Agency is being asked to consider providing financial assistance for the proposal described below.

I understand the process is to commence once the Agency has determined award status. I will follow the process you previously outlined in the event of a successful application. Any questions may be directed to the Agency at: Delaware and Maryland Rural Development c/o Erica Smith, Loan Specialist, 1221 College Park Dr. Suite 200, Dover, DE 19904.

If you have any questions concerning our proposal, please contact Genevieve Croker, Executive Director of Rebuilding Together Eastern Shore at 443.480.8413.

Sincerely,

A handwritten signature in blue ink that reads "Genevieve Croker". The signature is fluid and cursive, with the first name and last name clearly legible.

Genevieve Croker
Executive Director
Rebuilding Together Eastern Shore

ATTACHMENT 1
Proposal's Description and Maps

Project Description:

A description of the proposed Safe & Healthy Housing Preservation Project is attached hereto as **Attachment 3**

Environmental Information:

A copy of form Exhibit I to USDA Form RD 1940-20 - Request for Environmental Information and containing accompanying environmental information relating to the proposed project is attached hereto as **Attachment 4**. This project poses no impacts to protected resources.

USGS Topographical Map:

The geographic location of the proposed project is depicted in the form a USGS map of Kent & Queen Anne's counties and areas of potential impact is attached hereto as **Attachment 5**.

Site Plan:

A site plan is not available as residential project sites have not yet been determined. A map of the project area depicting towns, roads and other key features of Kent & Queen Anne's Counties in Maryland is attached hereto as **Attachment 5**.

ATTACHMENT 2
USDA Rural Development Intergovernmental Review Consultation Form

Project Name: **Safe & Healthy Housing Preservation Project**

Is the proposal consistent with State or local government planning goals?

☐ Yes ☐ No

Does the proposal duplicate, run counter to, or need to be coordinated with other activities, or might it be revised to increase its effectiveness?

☐ Yes ☐ No

Will the proposal contribute to achieving state or local government goals relating to natural and human resources or economic and community development?

☐ Yes ☐ No

Are there environmental impacts and alternatives that should be considered in the Agency's environmental review?

☐ Yes ☐ No

Will the proposal influence area growth or delivery of services, including any disproportionate effects on minority groups?

☐ Yes ☐ No

Will the proposal impact energy resource supply and demand?

☐ Yes ☐ No

Will the proposal displace people or businesses?

☐ Yes ☐ No

Will the proposal be located in a Coastal Zone or Coastal Barrier Resource Area and is it consistent with any State coastal management plan?

☐ Yes ☐ No

Comments:

Signature/Title

Date

ATTACHMENT 3
Safe & Healthy Housing Preservation Project Description

Amounts of Program Funding Anticipated: \$45,850 in USDA Housing Preservation Grant Funds

Proposed Action:

The **Safe & Healthy Housing Preservation Project** is proposed to be funded in part with a USDA Rural Development Housing Preservation Grant (HPG).

The Safe & Healthy Housing Preservation Project will provide rehabilitation and repairs to 3 to 5 owner-occupied homes of very low-income and low-income families. This is a one-year project that addresses housing instability by improving living conditions in existing housing units in Kent & Queen Anne's counties in Maryland.

Project Activities:

Project activities include:

- Home repairs to remedy home health and safety hazards or to correct code violations.
- Home modifications to accommodate functional limitations due to a disability or to reduce the risk of falls/injuries.
- Home assessments to set a baseline for current living conditions and determine repairs needed to correct health and safety hazards and improve mobility and accessibility.
- Outreach to promote this program to area residents.

Purpose of The Proposal

There is great need in Kent & Queen Anne's counties for housing preservation services for low and very-low income homeowners. RTES is currently providing housing rehabilitation and repair services at no-cost to income-eligible homeowners and never lacks applications from eligible residents.

Project Goals:

- Increase stability by improving living conditions for low and very low-income homeowners.
- Improve the quality of life for these residents through home repairs that improve health and safety within the home.
- Reduced health issues such as falls/injuries as a result of improvements.
- Promote safe aging in place where applicable.

Project Scale

The Safe & Healthy Housing Preservation Project will provide rehabilitation and repairs to 5 to 8 owner-occupied homes of very low income and low-income families within a one-year project period.

Estimated Cost

The total estimated Project Budget is \$400,000 to be funded as follows:

HPG Program Funding	\$44,850
RTES Match - Leverage	\$355,150
Total Project Budget	\$400,000

ATTACHMENT 4

Exhibit I to USDA Form RD 1940-20 - Request for Environmental Information For Proposed Safe & Healthy Housing Preservation Project

(1) **Primary Beneficiaries**

Identify any existing businesses or major developments that will benefit from the proposal, and those which will expand or locate in the area because of the project. These businesses or major developments hereafter will be referred to as primary beneficiaries.

No existing businesses or major developments will benefit from the proposal.

No businesses or major developments will expand or locate in the area because of the project.

(2) **Area Description**

- (a) Describe the size, terrain, and present land uses as well as the adjacent land uses of the areas to be affected. These areas include the site(s) of construction or project activities, adjacent areas, and areas affected by the primary beneficiaries.

The project activities will take place on 3-5 existing single-family homes on developed plots of land within Kent & Queen Anne's counties.

- (b) For each box checked "Yes" in item 3, describe the nature of the effect on the resource. If one or more of boxes 17 through 22 is checked "Yes" or "Unknown," contact Rural Development for instructions relating to the requirements imposed by the Floodplain Management and Wetland Protection Executive Orders.

RESIDENTIAL - Rebuilding Together Eastern Shore seeks the approval of an HPG grant for the repair and rehabilitation of residential dwellings. The project homes have not yet been determined.

The project activities will take place on 3-5 existing single-family homes. The project consists of repairs and rehabilitation of these homes to make them healthier and safer for the current homeowner to occupy.

- (c) Attached as **Exhibit II** are the following:

- 1) U.S. Geological Survey topographic map which clearly delineates the area and the location of the project elements.

Our project services (residential repairs and rehabilitation services) will be available to 3-5 income-eligible homeowners within Kent & Queen Anne's counties. A map of these counties with towns and villages is attached.

- 2) Federal Emergency Management Administration's floodplain map(s) for the project area.

A map of the Floodplain and a map of the Environmentally Sensitive Areas is attached.

- 3) Site Photos
Not available as residential project sites have not yet been determined.
- 4) Standard soil survey for the project area.
Not available as residential project sites have not yet been determined.
- 5) Aerial Photograph of the Site
Not available as residential project sites have not yet been determined.

(3) Air Quality

- (a) Provide available air quality data from the monitoring station(s) either within the project area or, if none exist nearest the project area.

Kent & Queen Anne's counties, along with much of the eastern United States, are now listed as an ozone attainment area. However, prevailing westerly winds carry pollutants from the industrial areas of the Western Shore as well as vehicle-generated smog from the Baltimore-Washington metropolitan area.

County residents are concerned about potential toxic air pollution from the Aberdeen Proving Grounds in Harford County, which is only a few miles across the water. They will continue to encourage the State to strictly enforce Federal and State air quality standards and to provide additional inspectors to monitor air quality for the Eastern Shore.

The Early Action Compact serves as Kent and Queen Anne's Counties' official air quality improvement plan and contains quantified emission reduction measures. It is designed to enable early proactive approaches designed to help the counties to obtain the 8-hour ozone standard. Emission reduction measures set forth in the Plan include ozone action days outreach programs, ridesharing, promotion of alternative transportation, tree planting, and energy saving plans.

- (b) Indicate the types and quantities of air emissions to be produced by the project facilities and its primary beneficiaries. If odors will occur, indicate who will be affected.
Not applicable – this project will not impact air quality.
- (c) Indicate if topographical or meteorological conditions hinder the dispersal of air emissions.
Not applicable.
- (d) Indicate the measures to be taken to control air emissions.
Not applicable.

(4) Water Quality

- (a) Provide available data on the water quality of surface or underground water in or near the project area.

The five incorporated towns in Kent County all offer public water and sewer service to residents and businesses within their boundaries and, in most cases, to residents in limited, designated areas outside their corporate limits. The Kent County Department of Water and Wastewater owns and operates all water and wastewater systems (including transmission and collection infrastructure) in the County's unincorporated service areas.

The complete data set and analysis of the Water Resources Element (WRE), as defined by the Land Use Article of the Annotated Code of Maryland §1-410 are located within the Kent County Comprehensive Water and Sewerage Plan.

The Water Resources Element identifies drinking water resources and wastewater treatment facilities needed to support existing and future development. It also identifies suitable receiving waters for existing and future wastewater and stormwater discharges. With the initial Water Resources Element adopted in 2010, Kent County and the Towns of Betterton, Chestertown, Galena, Millington, and Rock Hall prepared a water resources element to focus growth in areas best suited to use the existing and planned water and wastewater infrastructure that will protect and preserve the natural environs, promote economic growth and support diversity of living environments in Kent County. The current Water Resources Element continues this approach.

A key element of the Water Resources Element is the Maryland Department of Planning (MDP) Land Use Change Analysis Model 2016. This model provides a scenario for potential growth and its location in Kent County through the year 2040. As a model, it is based on a series of assumptions which have been documented by MDP. The model relies on population and household projections, development location, and yield trends of the last 20 years. It also contemplates existing zoning and a series of assumptions about the development potential of parcels. The model then aggregates by subwatershed the individual parcel development potential considering population and household projections to make its residential unit projections.

The model provides a starting point which represents a most-extreme growth scenario for anticipating future demand for public water and sewer services and the resulting pollution loads. This projection does not represent the County's historic or current growth patterns which imply less growth. The model assumes based on past trends about half of new development (50%) would be served by public water and sewerage services with the other half served by individual wells and on-site septic systems.

Kent County in its Comprehensive Plan and its Land Use Ordinance has established and continues to implement strong policies designed to preserve its agricultural base and direct most urban development to the County's towns and villages. The County has been successful in its implementation of Smart Growth principles.

It appears that the MDP Model may be predicting more developed acreage to occur in the rural portions of the County than the County's policy would permit. Therefore, the County will

continue to monitor, through its annual reports and its interim review of the Comprehensive Plan, the actual location and amount of future development. It is expected that future development will continue to respond to County growth policies. This may result in the demand for public water and sewerage services to grow sooner than predicted by the model.

The Kent County Department of Water and Wastewater entered inter-municipal agreements with the Towns of Chestertown, Millington, and Rock Hall to serve areas in the County with failing septic systems.

- (b) Indicate the source, quality, and available supply of raw water and the amount of water which the project is designed to utilize.

Not applicable – this project will not impact water usage or quality.

- (c) Describe all the effluents or discharges associated with the project facilities and its primary beneficiaries. Indicate the expected composition and quantities of these discharges prior to any treatment processes that they undergo and prior to their release into the environment.

Not applicable.

- (d) Describe any treatment systems which will be used for these effluents and indicate their capacities and their adequacy in terms of the degree and type of treatment provided. Indicate all discharges which will not be treated. Describe the receiving waters and their uses (e.g., recreational) for any sources of treated and untreated discharge.

Not applicable.

- (e) If the treatment systems are or will be inadequate or overloaded, describe the steps being taken for necessary improvements and their completion dates.

Not applicable.

- (f) Describe how surface runoff will be handled if not discussed in (d) above.

Not applicable.

(5) Solid Waste Management

- (a) Indicate the types and quantities of solid wastes to be produced by the project facilities and its primary beneficiaries.

Not applicable – this project will not produce solid wastes.

- (b) Describe the methods for disposing of these solid wastes plus the useful life of such methods.

Not applicable.

- (c) Indicate if recycling or resource recovery programs are or will be used.

Not applicable.

(6) Transportation

- (a) Briefly describe the available transportation facilities serving the project area.

Transportation facilities serving the project area an expressway, primary roads, secondary roads, collector roads and rail.

Automobile transportation is the primary mode of transportation. Kent County population density will not support expensive public transportation options such as light rail, but the County is taking measures to reduce dependence on private automobiles and accommodate other existing modes such as walking and biking. These include promoting local employment centers so more residents can work in the County with living and better wage jobs, preserving rail rights-of-way for potential future use, encouraging ride-sharing, and changing growth patterns to encourage use of alternative transportation modes, such as bicycles, walking and public transportation.

- (b) Describe any new transportation patterns which will arise because of the project.

Not applicable – this project will not impact transportation patterns.

- (c) Indicate if any land uses, such as residential, hospitals, schools or recreational, will be affected by these new patterns.

Not applicable.

- (d) Indicate if any existing capacities of these transportation facilities will be exceeded. If so, indicate the increased loads which the project will place upon these facilities, particularly in terms of car and truck traffic.

Not applicable.

(7) Noise

- (a) Indicate the major sources of noise associated with the project facilities and its primary beneficiaries.

Not applicable – there are no sources of noise associated with the project.

- (b) Indicate the land uses to be affected by this noise.

Not applicable.

(8) Historic/Archeological Properties

- (a) Identify any known historic/archeological resources within the project area that are either listed on the National Register of Historic Places or considered to be of local and state significance and perhaps eligible for listing in the National Register.

Since 1966, there have been 40 individual properties in Kent County and 41 in Queen Anne's listed on the National Register of Historic Places, several of which are outside incorporated municipalities. In addition, National Register Historic Districts have been established in Centreville, Chestertown, Betterton, Stevensville and the unincorporated village of Still Pond.

The Maryland Historical Trust, created by the Maryland General Assembly in 1966 as the State historic preservation office (SHPO), provides technical assistance to local governments across

the State, including Kent County, and is the repository for the Maryland Inventory of Historic Properties (MIHP). The purpose of the latter is to identify and document structures, properties, and resources for historical and architectural significance. Since its creation, more than 700 properties and structures have been documented in Kent County through the MIHP.

- (b) Attach as **EXHIBIT III** any historical/archeological survey that has been conducted for the project area.

A map of heritage resource sites is attached.

(9) Wildlife and Endangered Species

- (a) Identify any known wildlife resources located in the project area or its immediate vicinity.
Kent & Queen Anne's Counties are home to a wide variety of wildlife including deer, small mammals, reptiles and amphibians, waterfowl, game and songbirds, colonial nesting water birds, raptors, fish, crabs, and a rich variety of shellfish.
- (b) Indicate whether to your knowledge any endangered or threatened species or critical habitat have been identified in the project area or its immediate vicinity.

Not applicable – this project will not endanger nor threaten wildlife.

(10) Energy

- (a) Describe the energy supplies available to the project facilities and the primary beneficiaries.
Energy supplies available to residential homes are public utilities such as electric and gas.
- (b) Indicate what portion of the remaining capacities of these supplies will be utilized.
All project work will take place at existing residential units. No additional impact to existing energy sources will occur.

(11) Construction

Describe the methods which will be employed to reduce adverse impacts from construction, such as noise, soil erosion and siltation.

Construction (repairs and rehabilitation) on the 3-5 project homes will take place between the hours of 8:00 a.m. and 6:00 p.m. to reduce adverse impacts from construction, such as noise.

This project will not impact soil erosion and siltation.

(12) Toxic Substances

- (a) Describe any toxic, hazardous, or radioactive substances which will be utilized or produced by the project facilities and its primary beneficiaries.
None. No toxic, hazardous, or radioactive substances which will be utilized or produced by the project.
- (b) Describe the manner in which these substances will be stored, used, and disposed.
Not applicable.

(13) Public Reaction

- (a) Describe any objections which have been made to the project.
There are no objections to the project.
- (b) If a public hearing has been held, attach a copy of the transcript as **EXHIBIT IV**. If not, certify that a hearing was not held.
We hereby certify that a public hearing was not held. However, a Notice of Availability of Statement of Activity was published on August 14, 2025 in The Kent County News, a newspaper of general circulation in Kent County, Maryland and on August 15, 2025 in the Bay Times-Record Observer, a newspaper of general circulation in Queen Anne's County, Maryland announcing the Availability of the Statement of Activity for public review and comment. A copy of the published Public Notice and proof of said publication is attached hereto as Exhibit IV.
- (c) Indicate any other evidence of the community's awareness of the project such as through newspaper articles or public notification.
The community was made aware of the project via the publication of a notice in The Kent County News and the Bay Times-Record Observer, newspapers of general circulation in Kent & Queen Anne's Counties, Maryland announcing the Availability of the Statement of Activity for public review and comment. We made the Statement of Activities (SOA) available to the public for review and comment prior to submission to Rural Development. The SOA was available for public review and comment during a 16-day period from August 15 through September, 2025. As of this writing, RTES had not receive any public comments.

(14) Alternatives to the Proposed Project

Provide a description of any of the following types of alternatives which were considered:

- (a) Alternative locations.
- (b) Alternative designs.
- (c) Alternative projects having similar benefits.

Not applicable. No alternatives which were considered. Residential project sites have not yet been determined.

(15) Mitigation Measures

Describe any measures which will be taken to avoid or mitigate any adverse environmental impacts associated with the project.

Not applicable. This project will have no adverse environmental impacts.

(16) Permits

- (a) Identify any permits of an environmental nature which are needed for the project.
No permits of an environmental nature are needed for the project.
- (b) Indicate the status of obtaining each such permit and attach as EXHIBIT V any that have been received.
Not Applicable.

(17) Other Federal Actions

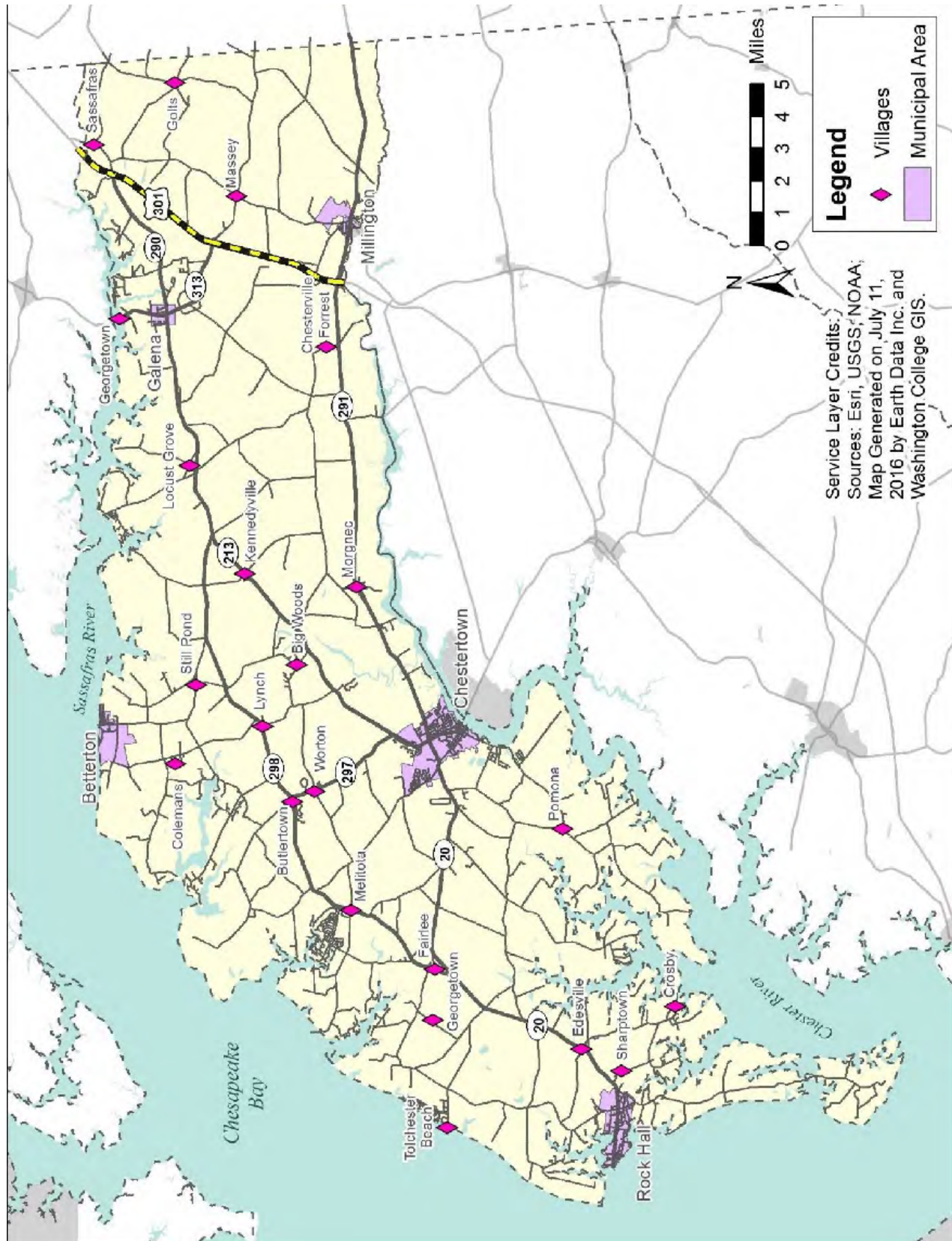
Identify other federal programs or actions which are either related to this project or located in the same geographical area and for which you are filing an application, have recently received approval, or have in the planning stages.

Rebuilding Together Eastern Shore is proposing the Safe & Healthy Housing Preservation Project, as part of the USDA Rural Development Housing Preservation Grant (HPG) Program.

Exhibit II

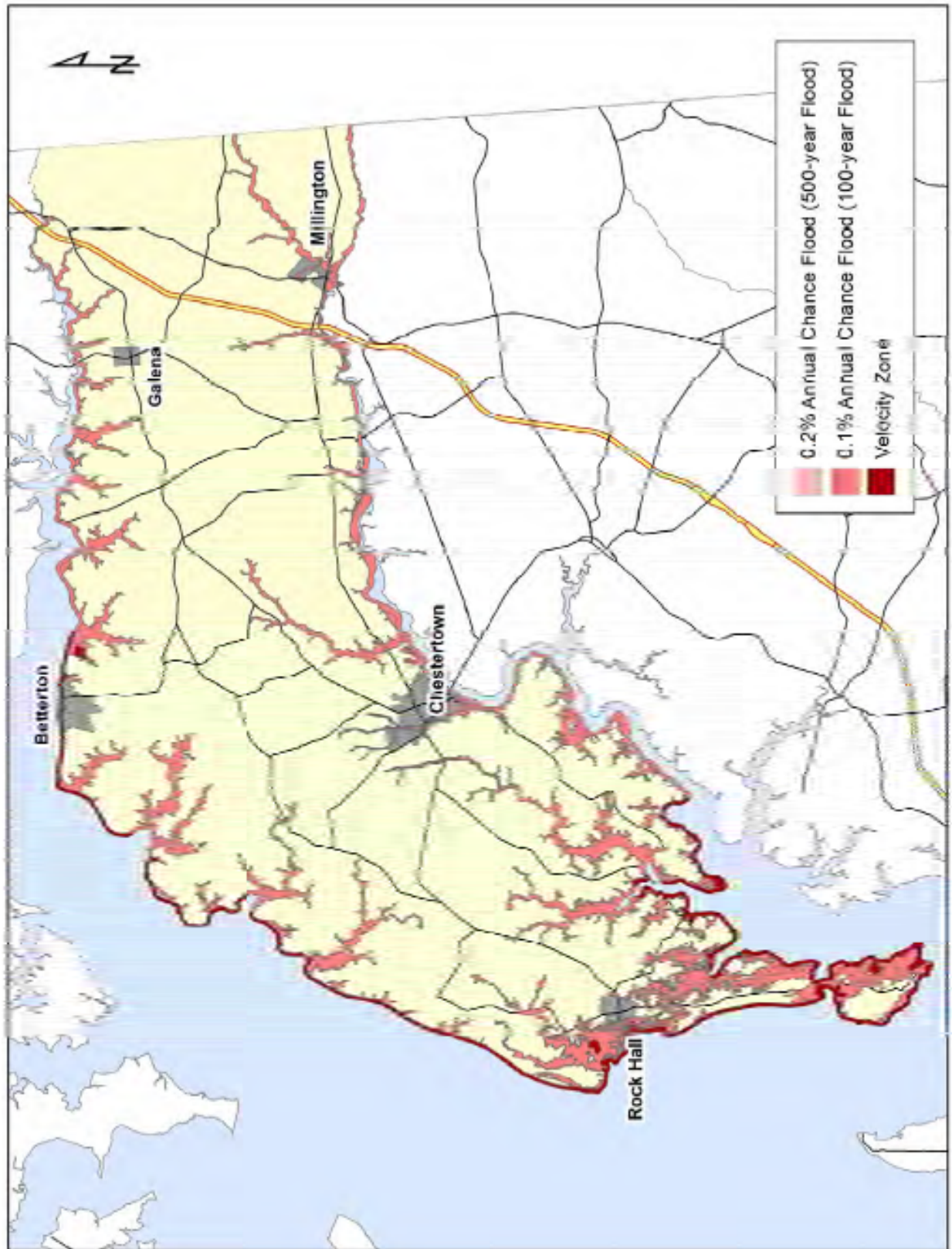
- 1) U.S. Geological Survey topographic map which clearly delineates the area and the location of the project elements.
A map of Kent & Queen Anne's counties, Maryland with roads, towns and villages marked is attached.
Our project services (residential repairs and rehabilitation services) will be available to approximately 3-5 income-eligible homeowners within Kent or Queen Anne's County, Maryland.
- 2) Federal Emergency Management Administration's floodplain map(s) for the project area.
A map of Counties' Floodplain and a map of Counties' Environmentally Sensitive Areas is attached.
- 3) Site Photos
Not available as residential project sites have not yet been determined.
- 4) Standard soil survey for the project area.
Not available as residential project sites have not yet been determined.
- 5) Aerial Photograph of the Site
Not available as residential project sites have not yet been determined.

Map of Kent County, Maryland with roads, towns and villages



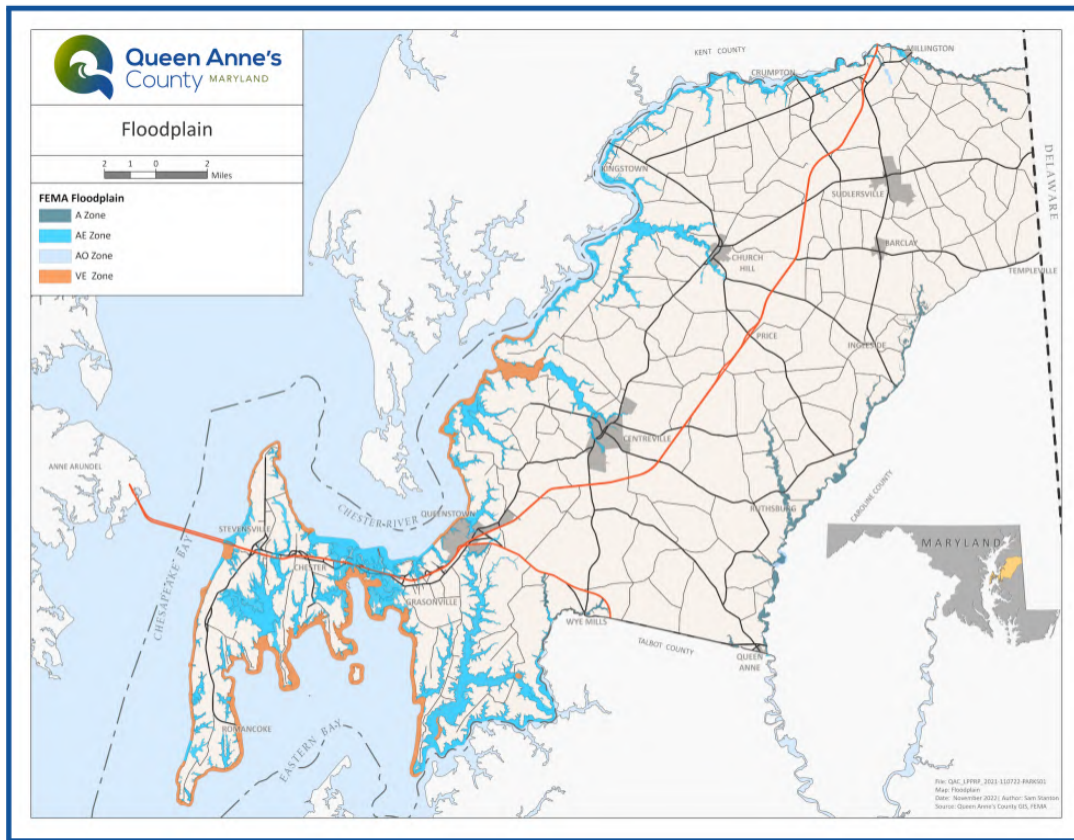
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Map of Kent County, Maryland Floodplain

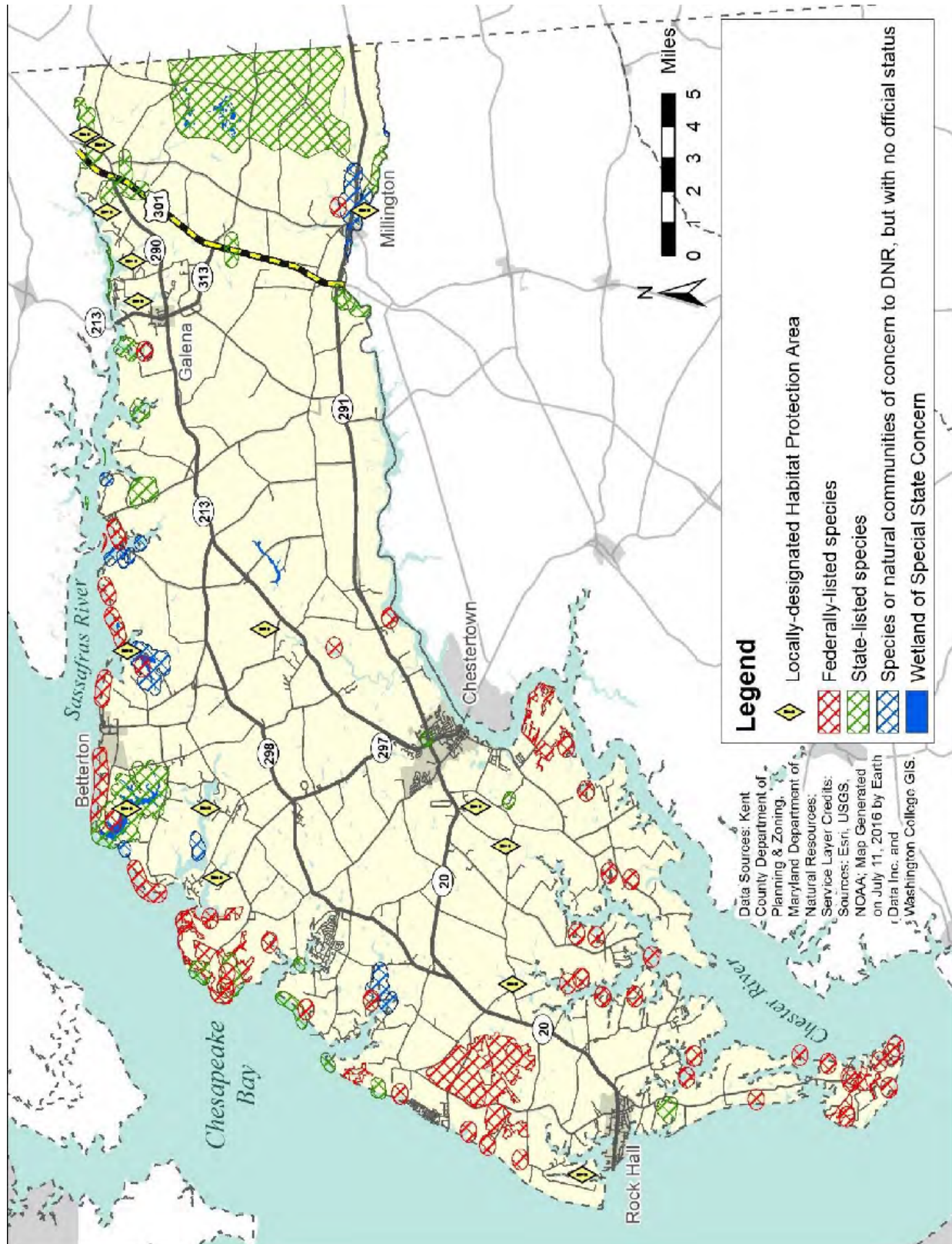


Map of Queen Anne's County, Maryland Floodplain

Map III-6 Queen Anne's County Floodplain



Map of Kent County, Maryland Environmentally Sensitive Areas



Map of Kent County, Maryland Environmentally Sensitive Areas

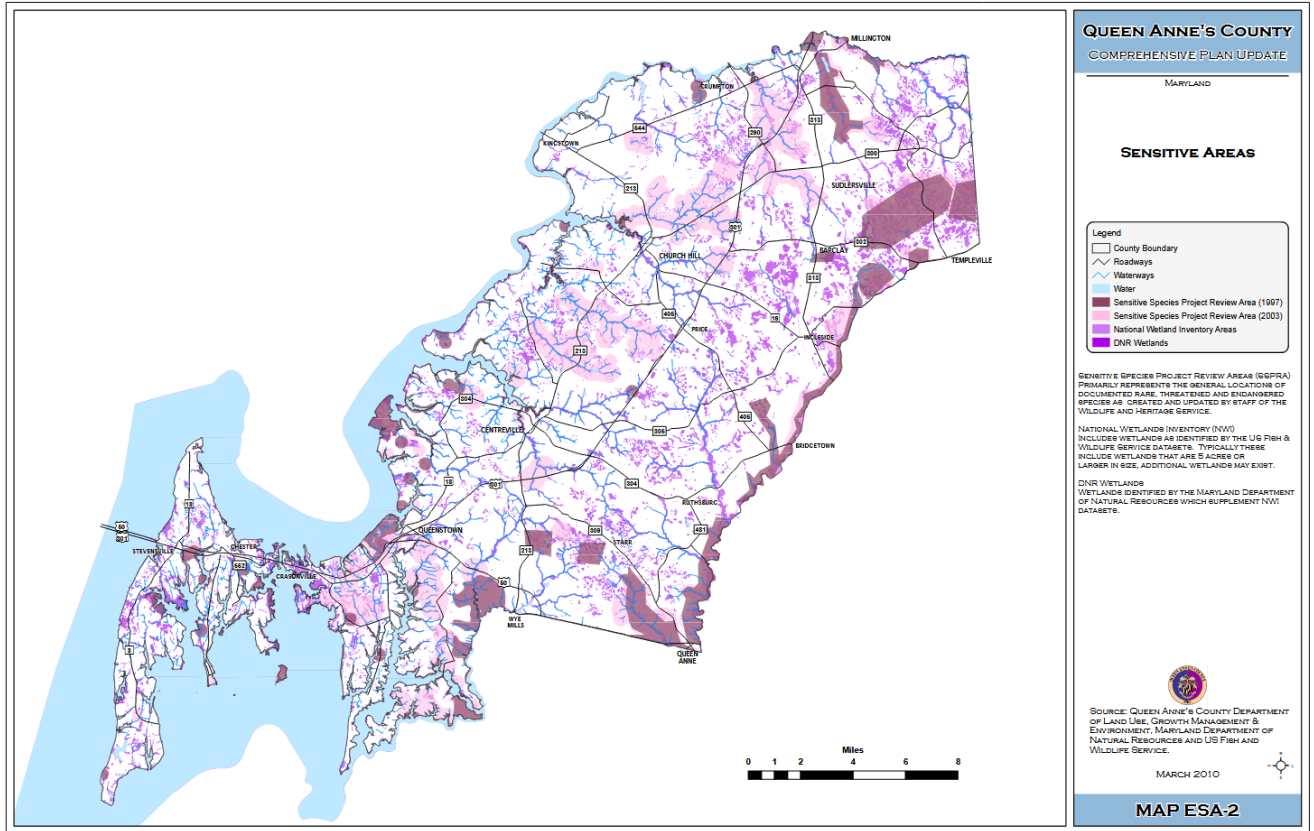
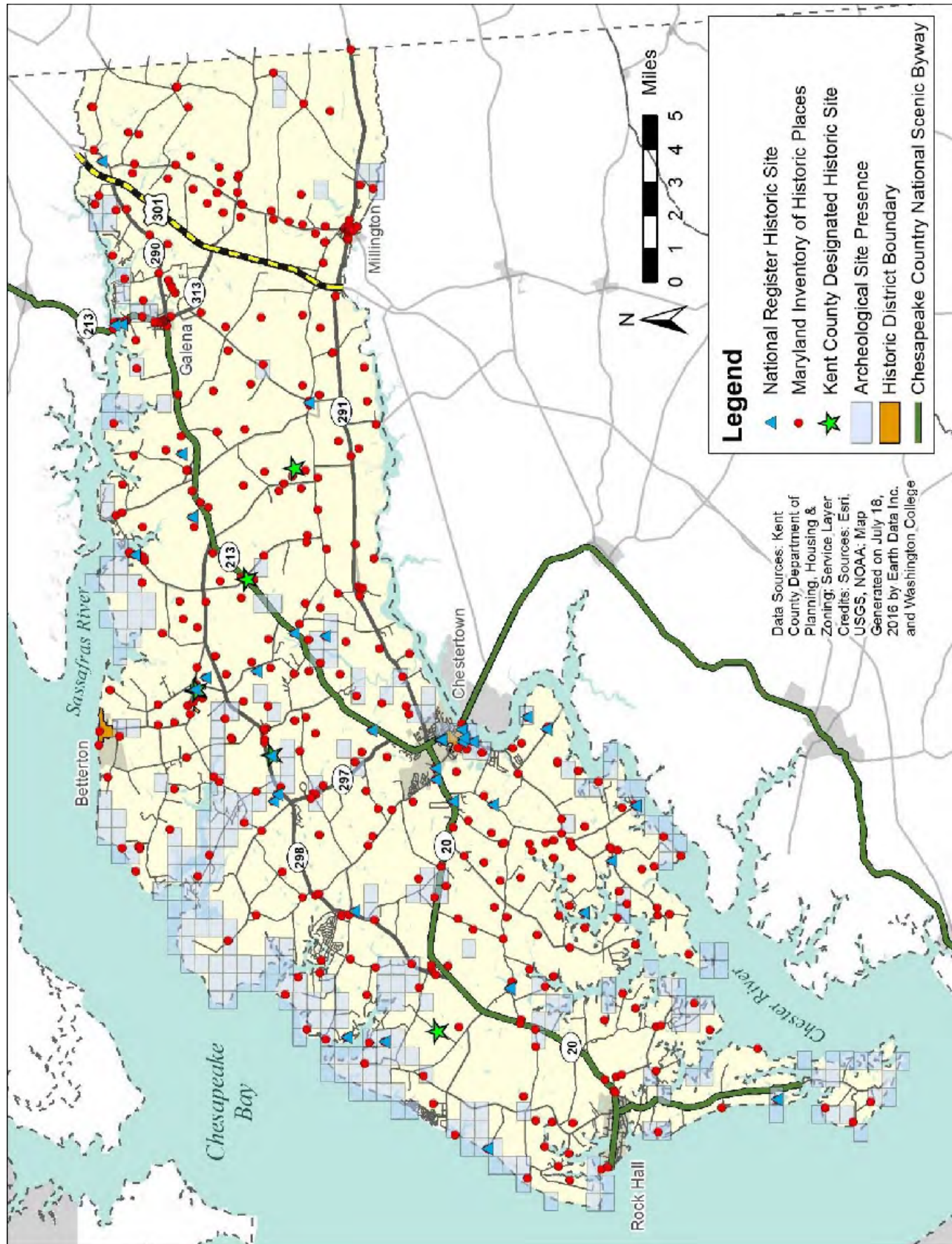


Exhibit III

Map of Kent County Heritage Resources



Map of Queen Anne's County Heritage Resources

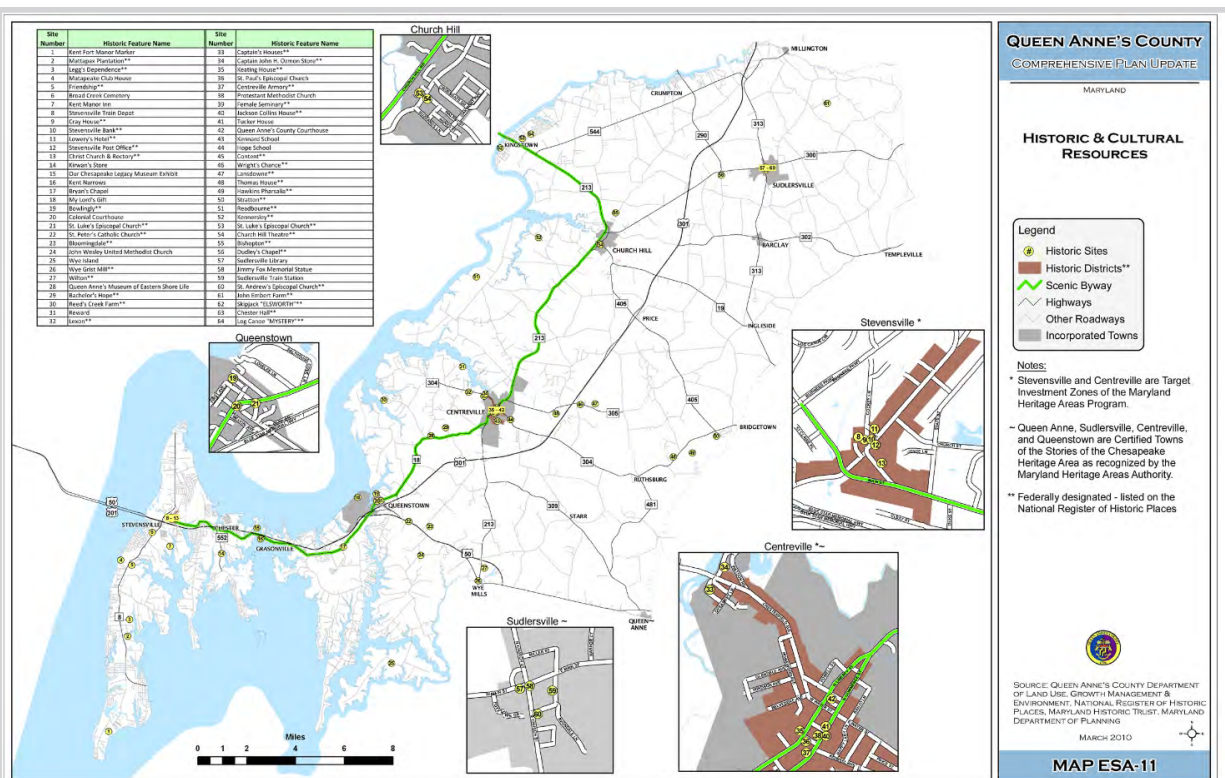


Exhibit IV
Public Notice and Certificate of Publication

NOTICE OF AVAILABILITY OF STATEMENT OF ACTIVITY

To all interested agencies, groups, and persons:

Rebuilding Together Eastern Shore, Inc. intends to submit a pre-application to the United States Department of Agriculture, Rural Development, for a Housing Preservation Grant (Section 533) for FY2026. Rebuilding Together Eastern Shore, Inc. seeks this grant to provide housing rehabilitation grants to 12-18 very low and low-income homeowners. The rehabilitation grants will make critical repairs to ensure the safe, healthy occupancy and preservation of their homes in Kent and Queen Anne's counties, Maryland.

A proposed Statement of Activities will be available for public review and comment upon an email request to Info@RTEasternShore.org.

Comments on the proposed Statement of Activities are to be submitted in writing to Rita Gillis, Operations Manager, at Rebuilding Together at 903 Washington Avenue, Suite #2, Chestertown, MD 21620 or via email at RGillis@RTEasternShore.org. Comments will be accepted through August 28, 2026.

Rebuilding Together Eastern Shore, Inc. is an affiliate of Rebuilding Together, one of the nation's largest organizations preserving homes and revitalizing communities. For further information contact: Rebuilding Together Eastern Shore at (410) 778-4544.

This institution is an equal opportunity provider and employer.



APG Media of Chesapeake, LLC

29088 Airpark Drive
Easton, MD 21601

08/13/26
3110272

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND
COUNTY OF: Kent County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "Notice of Availability (Kent, MD)..." was published in the:

Kent County News 08/13/26



Orestes Baez
President & Publisher

NOTICE OF AVAILABILITY OF STATEMENT OF ACTIVITY To all interested agencies, groups, and persons: Rebuilding Together Eastern Shore, Inc. intends to submit a pre-application to the United States Department of Agriculture, Rural Development, for a Housing Preservation Grant (Section 533) for FY2026. Rebuilding Together Eastern Shore, Inc. seeks this grant to provide housing rehabilitation grants to 12-18 very low and low-income homeowners. The rehabilitation grants will make critical repairs to ensure the safe, healthy occupancy and preservation of their homes in Kent and Queen Anne's counties, Maryland. A proposed Statement of Activities will be available for public review and comment upon an email request to INFO@RTEasternShore.org. Comments on the proposed Statement of Activities are to be submitted in writing to Rita Gillis, Operations Manager, at Rebuilding Together at 503 Washington Avenue, Suite #2, Chestertown, MD 21620 or via email at RGillis@RTEasternShore.org. Comments will be accepted through August 28, 2026. Rebuilding Together Eastern Shore, Inc. is an affiliate of Rebuilding Together, one of the nation's largest organizations preserving homes and revitalizing communities. For further information contact: Rebuilding Together Eastern Shore at (410) 778-4544. This Institution is an equal opportunity provider and employer.  3110272 KN 8/13/2026

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08/14/26
3110271

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND
COUNTY OF: Queen Anne's County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "Notice of Availability (Queen Anne)..." was published in the:

Bay Times - Record Observer 08/14/26

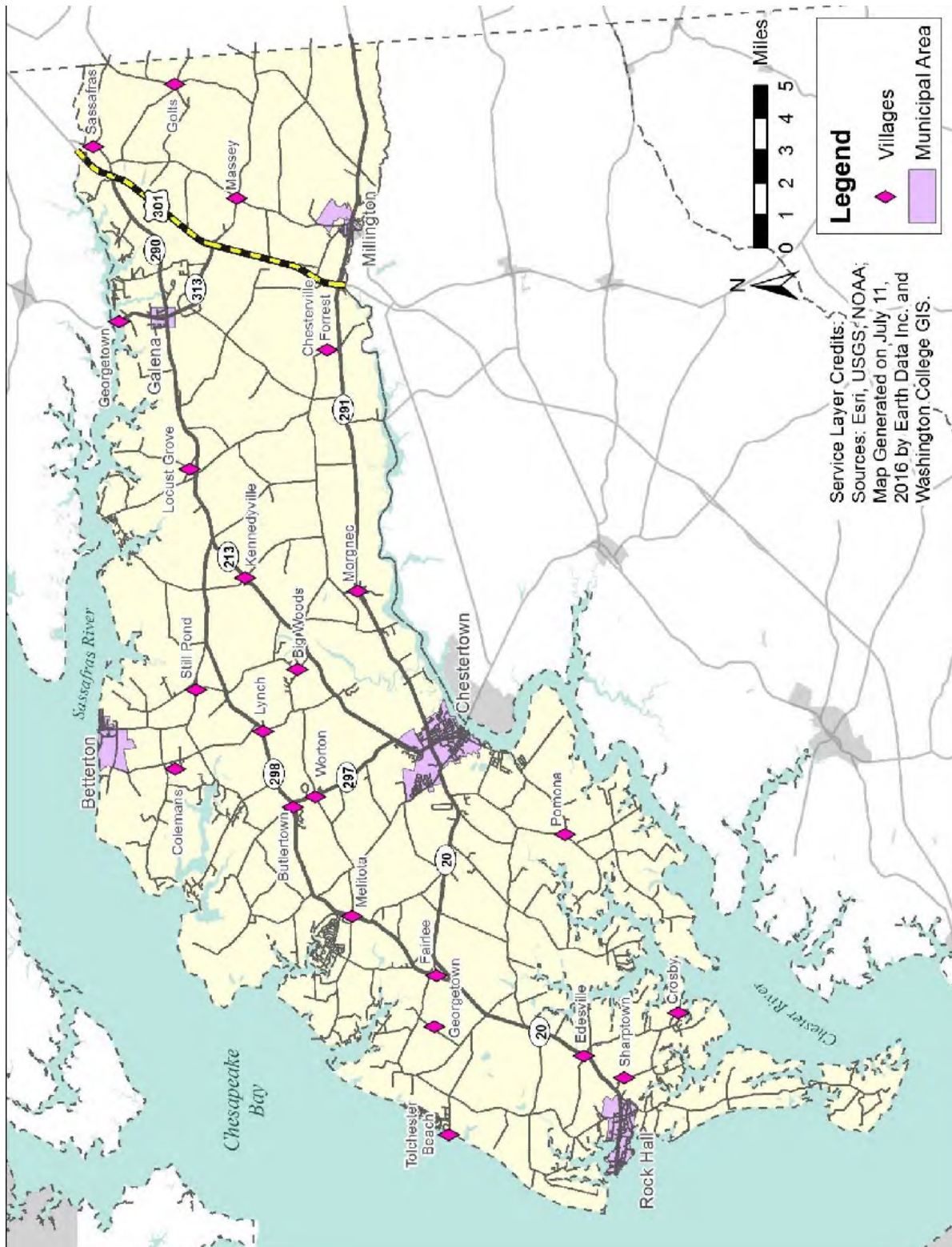


Orestes Baez
President & Publisher

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This Institution is an equal opportunity provider and employer.	
	
3110271 RO	8/12/2026

ATTACHMENT 5

Map of Kent County, Maryland with Roads, Towns and Villages



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