

**Environmental Review for Activity/Project that is  
Categorically Excluded Subject to Section 58.5  
Pursuant to 24 CFR 58.35(a)**

**Project Information**

**Project Name:** 1013-Halifax-Street

**HEROS Number:** 900000010471175

**Start Date:** 05/16/2025

**Responsible Entity (RE):** RALEIGH, 222 W Hargett St Raleigh NC, 27601

**State / Local Identifier:**

**RE Preparer:** William Hartye

**Certifying Officer** Janet Cowell  
**r:**

**Grant Recipient (if different than Responsible Entity):** Raleigh Housing Authority

**Point of Contact:** Kenya Pleasant

**Point of Contact:** Eric Kloepfer  
**Consultant (if applicable):** D3G

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

**Project Location:** 1013 Halifax St, Raleigh, NC 27604

**Additional Location Information:**

The subject property is bounded by Halifax Community Center to the north; Halifax Street, Oaks Street, Oaks Chase Lane, and multi-family residential to the east; Undeveloped wooded land, construction area, electric substation, and Seaboard Station to the south; and CSX Raleigh Railyard to the west. The subject property is located in an area of residential and commercial development. For the exact property location, please see the attached Site Maps.

**Direct Comments to:** Sheila Hester, Public and Indian Housing Director  
HUD-Greensboro Field Office  
Asheville Building - 1500 Pinecroft Rd., Suite 401,  
Greensboro, NC 27407-3838  
or emailed to gforrof@hud.gov

**Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:**

1013 Halifax Street is a vacant 2.27 acre Raleigh Housing Authority property. The City of Raleigh uses the property for sports recreation programs in association with their community center adjacent to the north property line. RHA plans to reposition 1013 Halifax Street using either a Section 18, RAD or RAD Blend application and has provided for that action in its Annual Plan. Upon HUD approval of this application, RHA intends to disposition the property to a third-party entity to develop new housing on the site. The subject property consists of two (2) grass sports fields and undeveloped wooded land. Utilities were observed in the vicinity of the subject property.

**Maps, photographs, and other documentation of project location and description:**

[Site Maps.pdf](#)

[Site Photographs.pdf](#)

**Level of Environmental Review Determination:**

**Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at 58.5:**

**Determination:**

	This categorically excluded activity/project converts to <b>EXEMPT</b> per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; <b>Funds may be committed and drawn down after certification of this part</b> for this (now) EXEMPT project; OR
✓	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, <b>publish NOI/RROF and obtain "Authority to Use Grant Funds"</b> (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

**Approval Documents:**

[1013 Halifax\\_RHA FONSI Determination.pdf](#)

**7015.15 certified by Certifying Officer  
on:**

**7015.16 certified by Authorizing Officer  
on:**

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
TBD	Public Housing	Other Public Housing Program	\$0.00

**Estimated Total HUD Funded,  
Assisted or Insured Amount:** \$0.00

**Estimated Total Project Cost:** \$0.00

**Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities**

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to Federal Aviation Administration (FAA) information accessed at <a href="https://oeaaa.faa.gov/oeaaa/external/searchAction.jsp?action=showCircleSearchAirportsForm">https://oeaaa.faa.gov/oeaaa/external/searchAction.jsp?action=showCircleSearchAirportsForm</a> and <a href="http://nepassisttool.epa.gov/nepassist/entry.aspx">http://nepassisttool.epa.gov/nepassist/entry.aspx</a> , there are no civil airport runways within 2,500 feet and no military airports within 15,000 feet of the subject property. As such, the proposed action is in compliance with Airport Hazard regulations and no mitigation measures nor further investigations are warranted. The project is in compliance with Airport Hazards requirements.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to Coastal Barrier Resource Area information accessed at <a href="http://www.fws.gov/CBRA/Maps/index.html">http://www.fws.gov/CBRA/Maps/index.html</a> , the subject property is not located within a coastal barrier. Therefore, the project is in compliance with HUD's Coastal Barrier Resource Systems regulations and no mitigation is warranted. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to FEMA Flood Insurance Rate Map (FIRM) #372017-0400K, dated July 19, 2022, the subject property is located in Unshaded Zone X, designated as an area outside the 100- and 500-year floodplains. According to the FEMA Flood Map Service Center accessed at <a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a> , there are no preliminary or pending FIRMs for the subject property. According to the National Flood

		Insurance Program (NFIP) Community Status Book accessed at <a href="https://www.fema.gov/flood-insurance/work-with-nfip/community-status-book">https://www.fema.gov/flood-insurance/work-with-nfip/community-status-book</a> , the subject property is located in Community ID #370243N which is a participating community in the NFIP. However, as no structures or insurable property are located within a Special Flood Hazard Area (100-year flood zone), flood insurance is not required under the NFIP. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the U.S. Environmental Protection Agency (EPA) Green Book County-Level Multi-Pollutant Information accessed at <a href="http://www.epa.gov/airquality/greenbk/ancl.html">http://www.epa.gov/airquality/greenbk/ancl.html</a> and the EPA NEPAAssist tool accessed at <a href="http://nepassisttool.epa.gov/nepassist/entry.aspx">http://nepassisttool.epa.gov/nepassist/entry.aspx</a> , the subject property is not located within a Non-Attainment or Maintenance Area of the State of North Carolina. Therefore, the proposed undertaking will be in compliance with Clean Air Regulations and the State Implementation Plan, and no mitigation measures nor further investigations are warranted. The project is in compliance with the Clean Air Act.
<b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management (OCM) accessed at <a href="https://coast.noaa.gov/czm/mystate/">https://coast.noaa.gov/czm/mystate/</a> , Wake County is not located within a Coastal Management Zone. Therefore,

		the proposed undertaking has no potential to impact a Coastal Management Zone and no mitigation measures nor further investigations are warranted. The project is in compliance with the Coastal Zone Management Act.
<b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Dominion Due Diligence Group performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-21 of the 1013 Halifax Street located at 1013 Halifax Street in Raleigh, Wake County, North Carolina (subject property). Any exceptions to, or deletions from, this practice are described in Section 2.4 of the Phase I ESA. This assessment has revealed no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with the subject property. Therefore, the project is in compliance and no mitigation measures nor further investigations are warranted. In addition, D3G evaluated the following ASTM Non-Scope Considerations, including, but not limited to, asbestos-containing materials (ACMs), lead-based paint (LBP), and radon gas. As outlined within the Phase I ESA, no current environmental concerns related to ACMs, LBP, or radon gas were identified that could affect the health and safety of occupants or conflict with the intended utilization of the property. The following discussions of ACMs, LBP and radon gas are applicable to the subject property. Asbestos-Containing Materials (ACMs) The subject property consists of two (2) grass sports fields with no man-made structures; therefore, asbestos-containing materials (ACMs) are not suspected to be present at the subject property. Lead-Based Paint (LBP) The subject property

		consists of two (2) grass sports fields with no man-made structures; therefore, lead-based paint (LBP) is not suspected to be present at the subject property. Radon Gas The subject property is located in an EPA Radon Zone 3, designated as an area of low radon gas potential with an average indoor radon level below 2 picocuries per liter (pCi/L) of air. The subject property is undergoing a SAC Application for disposition of the property and is currently undeveloped. The project is in compliance with contamination and toxic substances requirements.
<b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	D3G obtained a Trust Resources Report for the subject property using the USFWS Information for Planning and Consultation (IPaC) website accessed at <a href="https://ecos.fws.gov/ipac/">https://ecos.fws.gov/ipac/</a> . According to the Report, seven (7) federally listed species have the potential to be present within the project area. The subject property is undergoing submittal to the HUD Special Applications Center (SAC), consisting of the disposition of the property. As there are no tree-clearing or land-clearing activities proposed, the proposed activities have no potential to affect species or habitats. Therefore, the proposed undertaking will have No Effect on federally-listed species or critical habitats and consultation with the USFWS is not required under Section 7 of the Endangered Species Act. This project is in compliance with the Endangered Species Act.
<b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to 24 CFR Part 51, Subpart C - Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature, a HUD-assisted project involves the development, construction, rehabilitation or modernization

		involving an increase in residential unit densities, or conversion of any project that is intended for residential, institutional, recreational, commercial, or industrial uses. Based on the activities involved in the proposed undertaking (submittal to HUD Special Applications Center (SAC), consisting of the disposition of the property with no new construction, rehabilitation, or conversion), the project is not considered a HUD-assisted project and compliance with 24 CFR Part 51, Subpart C is not warranted. Therefore, no further assessment is warranted. The project is in compliance with explosive and flammable hazard requirements.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The proposed undertaking involves submittal to the HUD Special Applications Center (SAC), consisting of the disposition of the property with no proposed new construction or land conversion activities. Therefore, the proposed undertaking does not involve the conversion of agricultural land and is not subject to the provisions of the Farmlands Protection Policy Act. In addition, according to the U.S. Census Bureau Urbanized Area Map, accessed at <a href="http://tigerweb.geo.census.gov/tigerweb/">http://tigerweb.geo.census.gov/tigerweb/</a> , the subject property is located within an urbanized area; therefore, the subject property is already in an area committed to urban development and is exempt from compliance with the Farmland Protection Policy Act per 7 CFR Part 658.2. Therefore, the proposed undertaking has no potential to convert important farmland and no mitigation measures nor further compliance steps are warranted. The project is in compliance with the Farmland Protection Policy Act.



<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>According to FEMA Flood Insurance Rate Map (FIRM) #372017-0400K dated July 19, 2022, as confirmed by the Wake County Property Viewer accessed at <a href="https://maps.raleighnc.gov/imaps/?pin=1704730688">https://maps.raleighnc.gov/imaps/?pin=1704730688</a>, the subject property is located in Unshaded Zone X, designated as an area outside the 100- and 500-year floodplain associated with Pigeon House Branch. According to the FEMA Flood Map Service Center accessed at <a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a>, there are no preliminary or pending FIRMs for the subject property. In order to determine the Federal Flood Risk Management Standard (FFRMS) floodplain for this project, the nearest flooding source was evaluated to identify whether the associated 500-year floodplain has been mapped/defined by FEMA, thus allowing the project to utilize the 0.2% Annual Chance Flood Approach (0.2PFA). The nearest flooding source is Pigeon House Branch approximately 1,100 feet to the west of the subject property per the National Flood Hazard Layer accessed at <a href="https://www.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd">https://www.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd</a>. Pigeon Branch has a regulatory floodway, 100-year floodplain, and 1% future conditions floodplain associated with it. According to the FEMA Flood Insurance Study (FIS) #37183C-V000E dated July 19, 2022, the 500-year floodplain has not been mapped/defined for Pigeon House Branch. Therefore, the FFRMS floodplain should be determined by the Freeboard Value Approach (FVA). According to FEMA FIRM #372017-0400K dated July 19, 2022, the worst-case 100-year floodplain base flood elevation (BFE) for Pigeon House Branch is 261.2 feet. Under FVA, the worst-case</p>
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		<p>FFRMS floodplain elevation was calculated at 263.2 feet, corresponding to the worst-case 100-year floodplain BFE of 261.2 feet, plus 2 feet of freeboard. Based on elevation calculations using the USGS National Map Viewer accessed at <a href="https://apps.nationalmap.gov/viewer/">https://apps.nationalmap.gov/viewer/</a>, the subject property elevation ranges from 298.8 to 303.8 feet. Therefore, the FFRMS floodplain does not extend to the subject property and the project is in compliance with HUD's Floodplain Management regulations. The project is in compliance with Executive Orders 11988 and 13690.</p>
<p><b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The subject property consists of two (2) grass sports fields situated on approximately 2.27 acres of land. The Sponsor is submitting this project to the HUD Special Applications Center (SAC), consisting of the disposition of the property. A review of the National Register of Historic Places and the North Carolina State Historic Preservation Office HPOWEB GIS Service Map, accessed at <a href="https://nc.maps.arcgis.com/home/item.html?id=d2d04d8d7e03403f889419526e682529">https://nc.maps.arcgis.com/home/item.html?id=d2d04d8d7e03403f889419526e682529</a>, indicates that the subject property is not listed on the National Register of Historic Places; is not located within, or adjacent to, a Historic District; and is not listed as a local landmark. In addition, as there are no ground-disturbing activities proposed, the project has no potential to impact archaeological resources. Per HUD CPD-12-006 Appendix A, tribal consultation is not required for the proposed undertaking, due to the scope of the project activities. Based on the foregoing information, Dominion Due Diligence Group (D3G) proposes the following final determination of effects: There will be no historic properties or</p>

		<p>cultural resources affected by the proposed undertaking. D3G submitted a package of supporting information to the appropriate State Historic Preservation Officer (SHPO) for their review. According to a response dated March 25, 2025, the North Carolina SHPO confirmed there will be no historic properties affected by the proposed undertaking. As there are no ground-disturbing activities proposed and the proposed undertaking has no potential to impact archaeological/cultural resources, per CPD-12-006 Appendix A, consultation with the Tribal Historic Preservation Officers (THPOs) is not warranted. The project is in compliance with Section 106.</p>
<b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>According to HUD guidelines, refinance/acquisition projects at the CEST level of review are not required to complete a noise calculation, but must complete preliminary noise screening of distance from noise sources, which must include the distance from the project to each noise source. The subject property is located approximately 833 feet from Capital Boulevard, approximately 955 feet from N Blount Street, approximately 122 feet from a CSX railyard, approximately 1,610 feet from Norfolk Southern Railroad, approximately 9.2 miles from Raleigh-Durham International Airport, approximately 11.3 miles from Raleigh East Airport and approximately 12.3 miles from Triple W Airport. There are no additional major roads within 1,000 feet, railways within 3,000 feet, or civil or military airports within fifteen (15) miles that would be considered noise sources to the subject property. Therefore, the project is in compliance with HUD's Noise Abatement and Control requirements. The project is in</p>

		compliance with HUD's Noise regulation.
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. In addition, according to the Sole Source Aquifer layer obtained from EPA NEPAassist, accessed at <a href="http://nepassistentool.epa.gov/nepassistent/entry.aspx">http://nepassistentool.epa.gov/nepassistent/entry.aspx</a> , the subject property is not located within the boundaries of a Sole Source Aquifer. Therefore, the proposed undertaking has no potential to impact a Sole Source Aquifer and no mitigation measures nor further investigations are warranted. The project is in compliance with Sole Source Aquifer requirements.
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the USFWS National Wetlands Inventory Layer accessed at <a href="http://nepassistentool.epa.gov/nepassistent/entry.aspx">http://nepassistentool.epa.gov/nepassistent/entry.aspx</a> , there are no mapped wetland areas on the subject property. Based on visual observations during the site investigation performed by D3G, there are no suspected wetland areas present at the subject property. Therefore, the proposed undertaking will be in compliance with Executive Order (EO) 11990, Protection of Wetlands, as well as the requirements of Federal Register 24 CFR Parts 50, 55 and 58. The project is in compliance with Executive Order 11990.
<b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	According to the National Wild and Scenic Rivers website accessed at <a href="https://www.rivers.gov/map.php">https://www.rivers.gov/map.php</a> , there are no Wild and Scenic Rivers in the vicinity of the subject property. In addition, according to the Nationwide Rivers Inventory list accessed at <a href="https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm">https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm</a> , there are no North Carolina Rivers listed that are upstream or downstream of the subject property within one (1) mile. Therefore,

		the proposed undertaking has no potential to impact these resources and no mitigation measures nor further investigations are warranted. The project is in compliance with the Wild and Scenic Rivers Act.
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	With the release of Executive Order 14173 - Ending Illegal Discrimination and Restoring Merit-Based Opportunity, dated January 21, 2025, which included the rescission of Executive Order 12898 - Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, dated February 11, 1994, an evaluation of Environmental Justice is no longer warranted.

#### **Mitigation Measures and Conditions [40 CFR 1505.2(c)]:**

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

<b>Law, Authority, or Factor</b>	<b>Mitigation Measure or Condition</b>	<b>Comments on Completed Measures</b>	<b>Mitigation Plan</b>	<b>Complete</b>
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#### **Project Mitigation Plan**

#### **Supporting documentation on completed measures**

**APPENDIX A: Related Federal Laws and Authorities****Airport Hazards**

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

**Screen Summary****Compliance Determination**

According to Federal Aviation Administration (FAA) information accessed at <https://oeaaa.faa.gov/oeaaa/external/searchAction.jsp?action=showCircleSearchAirportsForm> and <http://nepassisttool.epa.gov/nepassist/entry.aspx>, there are no civil airport runways within 2,500 feet and no military airports within 15,000 feet of the subject property. As such, the proposed action is in compliance with Airport Hazard regulations and no mitigation measures nor further investigations are warranted. The project is in compliance with Airport Hazards requirements.

**Supporting documentation**

[Airport Hazards.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No



**Coastal Barrier Resources**

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

**1. Is the project located in a CBRS Unit?**

✓ No

Document and upload map and documentation below.

Yes

**Screen Summary****Compliance Determination**

According to Coastal Barrier Resource Area information accessed at <http://www.fws.gov/CBRA/Maps/index.html>, the subject property is not located within a coastal barrier. Therefore, the project is in compliance with HUD's Coastal Barrier Resource Systems regulations and no mitigation is warranted. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

**Supporting documentation**

[Coastal Barrier Resources.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No



## Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

**1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?**

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

**2. Upload a FEMA/FIRM map showing the site here:**

[FEMA FIRM.pdf](#)

[No Preliminary or Pending FIRMs.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

**Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?**

✓ No

Based on the response, the review is in compliance with this section.

Yes

**4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?**

Yes

✓ No

### **Screen Summary**

#### **Compliance Determination**

According to FEMA Flood Insurance Rate Map (FIRM) #372017-0400K, dated July 19, 2022, the subject property is located in Unshaded Zone X, designated as an area outside the 100- and 500-year floodplains. According to the FEMA Flood Map Service Center accessed at <https://msc.fema.gov/portal/home>, there are no preliminary or pending FIRMs for the subject property. According to the National Flood Insurance Program (NFIP) Community Status Book accessed at <https://www.fema.gov/flood-insurance/work-with-nfip/community-status-book>, the subject property is located in Community ID #370243N which is a participating community in the NFIP. However, as no structures or insurable property are located within a Special Flood Hazard Area (100-year flood zone), flood insurance is not required under the NFIP. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

#### **Supporting documentation**

[NFIP Community Status Book.pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

✓ No

**Air Quality**

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

**1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

Yes

✓ No

Based on the response, the review is in compliance with this section.

**Screen Summary****Compliance Determination**

According to the U.S. Environmental Protection Agency (EPA) Green Book County-Level Multi-Pollutant Information accessed at <http://www.epa.gov/airquality/greenbk/ancl.html> and the EPA NEPAassist tool accessed at <http://nepassisttool.epa.gov/nepassist/entry.aspx>, the subject property is not located within a Non-Attainment or Maintenance Area of the State of North Carolina. Therefore, the proposed undertaking will be in compliance with Clean Air Regulations and the State Implementation Plan, and no mitigation measures nor further investigations are warranted. The project is in compliance with the Clean Air Act.

**Supporting documentation**

[Air Quality.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No



**Coastal Zone Management Act**

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

**1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?**

Yes

☒ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

**Screen Summary****Compliance Determination**

According to the National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management (OCM) accessed at <https://coast.noaa.gov/czm/mystate/>, Wake County is not located within a Coastal Management Zone. Therefore, the proposed undertaking has no potential to impact a Coastal Management Zone and no mitigation measures nor further investigations are warranted. The project is in compliance with the Coastal Zone Management Act.

**Supporting documentation**[Coastal Zone Management.pdf](#)**Are formal compliance steps or mitigation required?**

Yes

☒ No

## Contamination and Toxic Substances

General Requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
<a href="https://www.onecpd.info/environmental-review/site-contamination">https://www.onecpd.info/environmental-review/site-contamination</a>		

**1. How was site contamination evaluated?\* Select all that apply.**

- ☒ ASTM Phase I ESA
- ☐ ASTM Phase II ESA
- ☐ Remediation or clean-up plan
- ☒ ASTM Vapor Encroachment Screening.
- ☐ None of the above

\* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

**2. Were any on-site or nearby toxic, hazardous, or radioactive substances\* (excluding radon) found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)**

Provide a map or other documentation of absence or presence of contamination\*\* and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

- ☒ No

Explain:

Dominion Due Diligence Group performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-21 of the 1013 Halifax Street located at 1013 Halifax Street in Raleigh, Wake County, North Carolina (subject property). Any exceptions to, or deletions from, this practice are described in Section 2.4 of the Phase I ESA. This assessment has revealed no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with the subject property.

Yes

\* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

\*\* Utilize EPA's Enviromapper, NEPAAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

**3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions\* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?**

Yes

Explain:

✓ No

\* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with

program requirements.

- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

**4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?**

Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

✓ No

**5. Was radon testing or a scientific data review conducted that provided a radon concentration level in pCi/L?**

Yes

✓ No

If no testing was conducted and a review of science-based data offered a lack of science-based data for the project site, then document and upload the steps taken to look for documented test results and science-based data as well as the basis for the conclusion that testing would be infeasible or impracticable.

Explain:

The subject property is undergoing a SAC Application for disposition of the property and is currently undeveloped.

File Upload:

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Non-radon contamination was found in a previous question.



**Screen Summary****Compliance Determination**

Dominion Due Diligence Group performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-21 of the 1013 Halifax Street located at 1013 Halifax Street in Raleigh, Wake County, North Carolina (subject property). Any exceptions to, or deletions from, this practice are described in Section 2.4 of the Phase I ESA. This assessment has revealed no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with the subject property. Therefore, the project is in compliance and no mitigation measures nor further investigations are warranted. In addition, D3G evaluated the following ASTM Non-Scope Considerations, including, but not limited to, asbestos-containing materials (ACMs), lead-based paint (LBP), and radon gas. As outlined within the Phase I ESA, no current environmental concerns related to ACMs, LBP, or radon gas were identified that could affect the health and safety of occupants or conflict with the intended utilization of the property. The following discussions of ACMs, LBP and radon gas are applicable to the subject property. Asbestos-Containing Materials (ACMs) The subject property consists of two (2) grass sports fields with no man-made structures; therefore, asbestos-containing materials (ACMs) are not suspected to be present at the subject property. Lead-Based Paint (LBP) The subject property consists of two (2) grass sports fields with no man-made structures; therefore, lead-based paint (LBP) is not suspected to be present at the subject property. Radon Gas The subject property is located in an EPA Radon Zone 3, designated as an area of low radon gas potential with an average indoor radon level below 2 picocuries per liter (pCi/L) of air. The subject property is undergoing a SAC Application for disposition of the property and is currently undeveloped. The project is in compliance with contamination and toxic substances requirements.

**Supporting documentation**

[Phase I ESA 1013 Halifax Street.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i> ); particularly section 7 (16 USC 1536).	50 CFR Part 402

### 1. Does the project involve any activities that have the potential to affect species or habitats?

- ✓ No, the project will have No Effect due to the nature of the activities involved in the project.

This selection is only appropriate if none of the activities involved in the project have potential to affect species or habitats. Examples of actions without potential to affect listed species may include: purchasing existing buildings, completing interior renovations to existing buildings, and replacing exterior paint or siding on existing buildings.

Based on the response, the review is in compliance with this section.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Yes, the activities involved in the project have the potential to affect species and/or habitats.

## Screen Summary

### Compliance Determination

D3G obtained a Trust Resources Report for the subject property using the USFWS Information for Planning and Consultation (IPaC) website accessed at <https://ecos.fws.gov/ipac/>. According to the Report, seven (7) federally listed species have the potential to be present within the project area. The subject property is undergoing submittal to the HUD Special Applications Center (SAC), consisting of the

disposition of the property. As there are no tree-clearing or land-clearing activities proposed, the proposed activities have no potential to affect species or habitats. Therefore, the proposed undertaking will have No Effect on federally-listed species or critical habitats and consultation with the USFWS is not required under Section 7 of the Endangered Species Act. This project is in compliance with the Endangered Species Act.

**Supporting documentation**

[Endangered Species Act.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Explosive and Flammable Hazards**

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

**1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?**

☒ No

Yes

**2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?**

☒ No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary****Compliance Determination**

According to 24 CFR Part 51, Subpart C - Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature, a HUD-assisted project involves the development, construction, rehabilitation or modernization involving an increase in residential unit densities, or conversion of any project that is intended for residential, institutional, recreational, commercial, or industrial uses. Based on the activities involved in the proposed undertaking (submittal to HUD Special Applications Center (SAC), consisting of the disposition of the property with no new construction, rehabilitation, or conversion), the project is not considered a HUD-assisted project and compliance with 24 CFR Part 51, Subpart C is not warranted. Therefore, no further assessment is warranted. The project is in compliance with explosive and flammable hazard requirements.

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	<a href="#">7 CFR Part 658</a>

**1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?**

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The proposed undertaking involves submittal to the HUD Special Applications Center (SAC), consisting of the disposition of the property with no proposed new construction or land conversion activities. Therefore, the proposed undertaking is does not involve the conversion of agricultural land and is not subject to the provisions of the Farmlands Protection Policy Act.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

### Screen Summary

#### **Compliance Determination**

The proposed undertaking involves submittal to the HUD Special Applications Center (SAC), consisting of the disposition of the property with no proposed new construction or land conversion activities. Therefore, the proposed undertaking does not involve the conversion of agricultural land and is not subject to the provisions of the Farmlands Protection Policy Act. In addition, according to the U.S. Census Bureau Urbanized Area Map, accessed at <http://tigerweb.geo.census.gov/tigerweb/>, the subject property is located within an urbanized area; therefore, the subject property is already in an area committed to urban development and is exempt from compliance with the Farmland Protection Policy Act per 7 CFR Part 658.2. Therefore, the proposed undertaking has no potential to convert important farmland and no

mitigation measures nor further compliance steps are warranted. The project is in compliance with the Farmland Protection Policy Act.

**Supporting documentation**

[Farmlands Protection.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

**1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?**

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland protection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance, or other HUD assistance.



(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

✓ No

**2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.**

Yes

Describe:

✓ No

**3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination**

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information<sup>1</sup> to determine flood elevation. Include documentation and an explanation of why this is the best available information<sup>2</sup> for the site. Note that newly constructed and substantially improved<sup>3</sup> structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

CISA for non-critical actions. If using a local tool, data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

- ✓ FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

<sup>1</sup> Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

<sup>2</sup> If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

<sup>3</sup> Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

### **Screen Summary**

#### **Compliance Determination**

According to FEMA Flood Insurance Rate Map (FIRM) #372017-0400K dated July 19, 2022, as confirmed by the Wake County Property Viewer accessed at <https://maps.raleighnc.gov/imaps/?pin=1704730688>, the subject property is located in Unshaded Zone X, designated as an area outside the 100- and 500-year floodplain associated with Pigeon House Branch. According to the FEMA Flood Map Service Center accessed at <https://msc.fema.gov/portal/home>, there are no preliminary or pending FIRMs for the subject property. In order to determine the Federal Flood Risk Management Standard (FFRMS) floodplain for this project, the nearest flooding source was evaluated to identify whether the associated 500-year floodplain has been mapped/defined by FEMA, thus allowing the project to utilize the 0.2% Annual Chance Flood Approach (0.2PFA). The nearest flooding source is Pigeon House Branch approximately 1,100 feet to the west of the subject property per the National Flood Hazard Layer accessed at <https://www.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>. Pigeon Branch has a regulatory floodway, 100-year floodplain, and 1% future conditions floodplain associated with it. According to the FEMA Flood Insurance Study (FIS) #37183C-V000E dated July 19, 2022, the 500-year floodplain has not been mapped/defined for Pigeon House Branch. Therefore, the FFRMS floodplain should be determined by the Freeboard Value Approach (FVA). According to FEMA FIRM #372017-0400K dated July 19, 2022, the worst-case 100-year floodplain base flood elevation (BFE) for Pigeon House Branch is 261.2 feet. Under FVA, the worst-case FFRMS floodplain elevation was calculated at 263.2 feet, corresponding to the worst-case 100-year floodplain BFE of 261.2 feet, plus 2 feet of freeboard. Based on elevation calculations using the USGS National Map Viewer accessed at <https://apps.nationalmap.gov/viewer/>, the subject property elevation ranges from 298.8 to 303.8 feet. Therefore, the FFRMS floodplain does not extend to the subject property and the project is in compliance with HUD's Floodplain Management regulations. The project is in compliance with Executive Orders 11988 and 13690.

#### **Supporting documentation**

[FFRMS Assessment and Documentation.pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

1013-Halifax-Street

Raleigh, NC

900000010471175

✓ No

## Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" <a href="https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf">https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf</a>

### Threshold

#### Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

### Step 1 – Initiate Consultation

#### Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Completed

Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

Other Consulting Parties

**Describe the process of selecting consulting parties and initiating consultation here:**

Federal undertakings require HUD to make a determination of no effect, no adverse effect, or adverse effect upon historic properties. To assist HUD in making its historic preservation determination, D3G submitted a package of supporting information to the appropriate State Historic Preservation Officer (SHPO) for their review. Per CPD-12-006 Appendix A, tribal consultation is not required for the proposed undertaking, due to the scope of the project activities.

Document and upload all correspondence, notices and notes (including comments and objections received below).

**Was the Section 106 Lender Delegation Memo used for Section 106 consultation?**

Yes

No

**Step 2 – Identify and Evaluate Historic Properties**

1. **Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

The Area of Potential Effects is limited to the subject property.

**In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.**

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
----------------------------------	-----------------------------	------------------	--------------------------

**Additional Notes:**

None.

2. **Was a survey of historic buildings and/or archeological sites done as part of the project?**

Yes

✓ No

**Step 3 –Assess Effects of the Project on Historic Properties**

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

**Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.**

✓ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

**Document reason for finding:**

✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

**Screen Summary****Compliance Determination**

The subject property consists of two (2) grass sports fields situated on approximately 2.27 acres of land. The Sponsor is submitting this project to the HUD Special Applications Center (SAC), consisting of the disposition of the property. A review of the National Register of Historic Places and the North Carolina State Historic Preservation Office HPOWEB GIS Service Map, accessed at <https://nc.maps.arcgis.com/home/item.html?id=d2d04d8d7e03403f889419526e682529>, indicates that the subject property is not listed on the National Register of Historic Places; is not located within, or adjacent to, a Historic District; and is not listed as a local landmark. In addition, as there are no ground-disturbing activities proposed, the project has no potential to impact archaeological resources. Per HUD CPD-12-006 Appendix A, tribal consultation is not required for the proposed undertaking, due to the scope of the project activities. Based on the foregoing information, Dominion

Due Diligence Group (D3G) proposes the following final determination of effects: There will be no historic properties or cultural resources affected by the proposed undertaking. D3G submitted a package of supporting information to the appropriate State Historic Preservation Officer (SHPO) for their review. According to a response dated March 25, 2025, the North Carolina SHPO confirmed there will be no historic properties affected by the proposed undertaking. As there are no ground-disturbing activities proposed and the proposed undertaking has no potential to impact archaeological/cultural resources, per CPD-12-006 Appendix A, consultation with the Tribal Historic Preservation Officers (THPOs) is not warranted. The project is in compliance with Section 106.

**Supporting documentation**

[SHPO Submittal Package.pdf](#)  
[SHPO Response.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No



## Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972  General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

**1. What activities does your project involve? Check all that apply:**

New construction for residential use

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

☒ None of the above

### **Screen Summary**

#### **Compliance Determination**

According to HUD guidelines, refinance/acquisition projects at the CEST level of review are not required to complete a noise calculation, but must complete preliminary noise screening of distance from noise sources, which must include the distance from the project to each noise source. The subject property is located approximately 833 feet from Capital Boulevard, approximately 955 feet from N Blount Street, approximately 122 feet from a CSX railyard, approximately 1,610 feet from Norfolk Southern Railroad, approximately 9.2 miles from Raleigh-Durham International Airport, approximately 11.3 miles from Raleigh East Airport and approximately 12.3 miles from Triple W Airport. There are no additional major roads within 1,000 feet, railways within 3,000 feet, or civil or military airports within fifteen

(15) miles that would be considered noise sources to the subject property. Therefore, the project is in compliance with HUD's Noise Abatement and Control requirements. The project is in compliance with HUD's Noise regulation.

**Supporting documentation**

[Noise Abatement and Control.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Sole Source Aquifers**

General requirements	Legislation	Regulation
<b>The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.</b>	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

**1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?**

Yes

✓ No

**2. Is the project located on a sole source aquifer (SSA)?**

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

< No

✓

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

**3. Does your region have a memorandum of understanding (MOU) or other working agreement with Environmental Protection Agency (EPA) for HUD projects impacting a sole source aquifer?**

Yes

No

**Screen Summary****Compliance Determination**

Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. In addition, according to the Sole Source Aquifer layer obtained from EPA NEPAassist, accessed at <http://nepassisttool.epa.gov/nepassist/entry.aspx>, the subject property is not located within the boundaries of a Sole Source Aquifer. Therefore, the proposed undertaking has no potential to impact a Sole Source Aquifer and no mitigation measures nor further investigations are warranted. The project is in compliance with Sole Source Aquifer requirements.

**Supporting documentation**

[Sole Source Aquifers.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Wetlands Protection**

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

**1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order**

✓ No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary****Compliance Determination**

According to the USFWS National Wetlands Inventory Layer accessed at <http://nepassisttool.epa.gov/nepassist/entry.aspx>, there are no mapped wetland areas on the subject property. Based on visual observations during the site investigation performed by D3G, there are no suspected wetland areas present at the subject property. Therefore, the proposed undertaking will be in compliance with Executive Order (EO) 11990, Protection of Wetlands, as well as the requirements of Federal Register 24 CFR Parts 50, 55 and 58. The project is in compliance with Executive Order 11990.

**Supporting documentation**

[Wetlands Protection.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No



**Wild and Scenic Rivers Act**

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

**1. Is your project within proximity of a NWSRS river?**

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

**Screen Summary****Compliance Determination**

According to the National Wild and Scenic Rivers website accessed at <https://www.rivers.gov/map.php>, there are no Wild and Scenic Rivers in the vicinity of the subject property. In addition, according to the Nationwide Rivers Inventory list accessed at <https://www.nps.gov/subjects/rivers/nationwide-rivers-inventory.htm>, there are no North Carolina Rivers listed that are upstream or downstream of the subject property within one (1) mile. Therefore, the proposed undertaking has no potential to impact these resources and no mitigation measures nor further investigations are warranted. The project is in compliance with the Wild and Scenic Rivers Act.

**Supporting documentation**

[Wild and Scenic Rivers.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Environmental Justice**

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

**Screen Summary****Compliance Determination**

With the release of Executive Order 14173 - Ending Illegal Discrimination and Restoring Merit-Based Opportunity, dated January 21, 2025, which included the rescission of Executive Order 12898 - Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, dated February 11, 1994, an evaluation of Environmental Justice is no longer warranted.

**Supporting documentation**

[Executive Order 14173.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No