

# NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

4/1/2025

City of Raleigh, NC  
421 Fayetteville St., 12<sup>th</sup> Floor  
Raleigh, NC 27602  
919-996-4330

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Raleigh.

## REQUEST FOR RELEASE OF FUNDS

On or about Monday, April 21<sup>st</sup>, 2025, the City of Raleigh will submit a request to the HUD/Greensboro Field Office for the release of HOME Program funds under the Cranston-Gonzalez National Affordable Housing Act of 1990, to undertake a project called Iris Ridge Apartments.

Iris Ridge is a proposed new construction multi-family development located on approximately 2.32 acres at 2900 Creech Road, Raleigh, NC, 27610. The senior living (55+) development consists of 50 units, serving tenants between 20% Area Median Income (AMI) and 80% AMI. There will be a special focus on providing units for low-income residents as 3 units will serve those earning no more than 20% AMI, 13 units up to 30% AMI, 7 units up to 50% AMI, and 27 units earning up to 80% AMI.

Iris Ridge will consist of 17 1-bedroom apartments and 33 2-bedroom apartments. The property is adjacent to duplexes, and single-family homes, and across the street from another senior living development.

The property will feature a gazebo, a fitness room, a community room, a computer center, indoor seating areas, centrally located tenant storage, and an elevator. Each unit will feature Energy-Star appliances.

The development will also include sustainability standards and is projected to obtain a LEED for Homes Silver certification. The site is 0.2 miles from a bus stop with departures and arrivals every 30 minutes for 10 hours every workday. It is within a 4-minute drive from a grocery store, pharmacy, library, and multiple restaurants.

Woda Management will manage the property and work with local supportive services providers enabling programs and services targeted for a senior development. The property manager will host community meetings, holiday festivals, and social activities.

The project was awarded 9% in Low-Income Housing Tax Credits by the North Carolina Housing Finance Agency in 2023. The City anticipates using \$2,150,000 in local/HOME funds for gap financing. The City of Raleigh is serving as the Responsible Entity for this project located in Raleigh.

## FINDING OF NO SIGNIFICANT IMPACT

The City of Raleigh has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. The Environmental Review Record (ERR) that documents the environmental determination for this project is on file at the City of Raleigh Department of Housing & Neighborhoods Community Development Division at 421 Fayetteville Street, 12th floor, where the ERR can be examined and is available for review and may be examined or copied weekdays 8:30 A.M. to 5:00 P.M.

## PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Raleigh Community Development Division. All comments received by Sunday, April 20<sup>th</sup>, 2025, will be considered by the City of Raleigh prior to authorizing submission of the request for release of funds.

## Environmental Certification

The City of Raleigh certifies to the HUD/Greensboro Field Office that Marchell Adams-David in her capacity as City Manager consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. The HUD/Greensboro Field Office's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City to use Program funds.

## OBJECTIONS TO RELEASE OF FUNDS

The HUD/Greensboro Field Office will accept objections to its release of funds and the City of Raleigh's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases:

- a) the certification was not executed by the Certifying Officer of the City of Raleigh;
- b) the City of Raleigh has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58;
- c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by the HUD/Greensboro Field Office; or
- d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to:

**Matthew T. King, PhD**  
**HUD-Greensboro Field Office**  
**1500 Pincroft Rd., Suite 401, Greensboro, NC 27407-3838**  
or emailed to [gforrof@hud.gov](mailto:gforrof@hud.gov)

Potential objectors should contact the HUD/Greensboro Field Office at 336-547-4000 to verify the actual last day of the objection period.