



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: Fisher-Grove

HEROS Number: 900000010507023

Start Date: 11/06/2025

Project Location: 401 Elders Grove Way, Raleigh, NC 27610

Additional Location Information:

401 Elders Grove Way, Raleigh, NC 27610 ("Subject Property") 35degrees47'05.6"N,
78degrees36'51.2"W. Wake County Parcel ID: 1714404836

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

The project detailed below proposes to construct a mixed-use development consisting of five new buildings and associated incidentals (parking, amenity area, utilities, landscaping, playground, waste collection, lighting, etc.) on approximately 4.44-acres located at 401 Elders Grove Way, Raleigh, NC (Wake County Parcel ID: 1714404836). Four buildings are planned for affordable, multi-family apartments and one building is planned for community services such as healthcare and retail. Proposed Building #1 has a Gross square feet (SF) of 24,486 SF, is three stories tall, and includes 12, 1-bedroom units and 12, 2-bedroom units. Proposed Building #2 has a Gross SF of 40,245 SF, is three stories tall, and includes 12, 1-bedroom units, 18, 2-bedroom units, and 6, 3-bedroom units. Proposed Building #3 has a Gross SF of 75,540 SF, is four stories tall, and includes 16, 1-bedroom units, 24, 2-bedroom units, and 6, 3-bedroom units. Proposed Building #4 has a Gross SF of 82,807 SF, is four stories tall, and includes 16, 1-bedroom units, 33, 2-bedroom units, and 11, 3-bedroom units. Proposed Building #5 has a Gross SF of 8,325 SF, is one story tall, and includes one (1), 6,026 SF Suite, and two (2), 1,015 SF Suites. Proposed total Gross Floor Area equals 230,385 SF. Proposed total dwelling units equals 166. Total parking spots proposed equals 168 + 2 electric vehicle charging stations.

Funding Information

Grant Number	HUD Program	Program Name	
M-23-MC-37-0206	Community Planning and Development (CPD)	HOME Program	\$264,835.00
M-24-MC-37-0206	Community Planning and Development (CPD)	HOME Program	\$548,667.00
M-25-MC-37-0206	Community Planning and Development (CPD)	HOME Program	\$203,970.00

Estimated Total HUD Funded Amount: \$2,543,703.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$53,941,879.00

Mitigation Measures and Conditions [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.

Law, Authority, or Factor	Mitigation Measure or Condition
Contamination and Toxic Substances	Developer will incorporate radon mitigation system for entire building

Project Mitigation Plan

Developer will be responsible for implementing the radon system

Determination:

☒	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
☐	Finding of Significant Impact

Preparer Signature: William A. Hartye Date: 11/13/25

Name / Title/ Organization: William Hartye / / RALEIGH

Certifying Officer Signature: Janet Cowell Date: 11/17/25

Name/ Title: Janet Cowell Mayor

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).