

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

**Project Information**

**Project Name:** 5507-&-5511-Hillsborough-Street-Demolition----

**HEROS Number:** 900000010490962

**Start Date:** 08/15/2025

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

**RE Preparer:** William Hartye

**State / Local Identifier:** NC

**Certifying Officer:** Janet Cowell

**Grant Recipient (if different than Responsible Entity):**

**Point of Contact:**

**Consultant (if applicable):** TRC Companies, Inc.

**Point of Contact:** Ryan Sadler

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:** 5507 Hillsborough Street, Raleigh, NC 27526

**Additional Location Information:**

5507 Hillsborough St, Raleigh, NC 27606 and 5511 Hillsborough St, Raleigh, NC 27606

**Direct Comments to:**

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

The project proposes to demolish and remove two, vacant commercial office buildings and associated outbuildings as described below: The following information regarding the structures is sourced from Wake County iMAPs GIS: \* The building occupying 5507 Hillsborough St. has a heated area of 3,934-square feet (sf) and is 95 years of age (constructed in 1930). The building is two-stories with an unfinished basement. \* The building occupying 5511 Hillsborough St. has a heated area of 3,211 sf and is 75 years old (constructed in 1950). The building is one-story with no basement. Three sheds are present on the subject property. Shed #1, located southeast of the 5507 Hillsborough St. building is wood framed and approximately 400 square feet. Shed #2, located east of the 5511 Hillsborough St. building, is wood framed, and approximately 400 square feet. Shed #3 is located south of the 5511 Hillsborough St. building, is wood framed with sheet metal exterior, and is approximately 96 square feet. Sheds #1 and #2 appear to date to at least 1998 by the historical aerial photographs reviewed. Available aerial photographs do not provide enough detail to determine the age of Shed #3. The property is owned by the City of Raleigh and no land acquisition is required for this project.

**Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:**

There is a widely documented need for affordable housing in the City of Raleigh ("City") and throughout the United States. The City is committed to creating, preserving, and encouraging the development of affordable housing units in Raleigh. In 2016, the City established an aspirational goal to create 570 affordable housing units per year for 10 years, for a grand total of 5,700 housing units by 2026. So far, the City has created and preserved 3,848 affordable housing units, completing over half of the 10-year goal. In total, there are 7,149 affordable units built and/or being built since 2016, with 3,301 units currently in the pipeline. The City's efforts primarily serve low- and moderate-income (LMI) individuals and families. Income limits are set each year by the U.S. Department of Housing and Urban Development and are based on the Area Median Income (AMI) per city or county. (<https://raleighnc.gov/housing/services/affordable-housing-goals>) This proposed

demolition project is the first of many steps in the planned construction of a future affordable housing project on this site and adjoining vacant property that the City also owns.

**Existing Conditions and Trends [24 CFR 58.40(a)]:**

The project proposes demolishing two vacant commercial office buildings and associated outbuildings. \* The building occupying 5507 Hillsborough St. has a heated area of 3,934-square feet (sf) and was constructed in 1930 (95-years old). The building is two-stories with a basement. \* The building occupying 5511 Hillsborough St. has a heated area of 3,211 sf and was constructed in 1950 \ ( 75-years old). The building is 1-story with no basement. \* Shed #1, located southeast of the 5507 Hillsborough St. building is wood framed and approximately 400 sf. Shed #2, located east of the 5511 Hillsborough St. building, is wood framed, and approximately 400 sf. Shed #3 is located south of the 5511 Hillsborough St. building, is wood framed with sheet metal exterior, and is approximately 96 sf. Sheds #1 and #2 appear to date to at least 1998 by the historical aerial photographs reviewed. Available aerial photographs do not provide enough detail to determine the age of Shed #3. The subject property was historically residential as early as 1938 and transitioned to commercial office space around the 1990s. Notable subject property tenants include a pest control company operating for approximately twenty years and a used car dealer. As early as 1938, surrounding areas to the northeast have been utilized for commercial/industrial use. During the 1950s through the 1980s, the surrounding areas to the north, west, and southwest began to fill in with commercial/industrial developments. The nearby and adjoining areas to the east and south are currently, and have historically been, residential.

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

[FIG 1 - Site Vicinity - Hillsborough St Demo.pdf](#)  
[25 0606 Photo Log.pdf](#)

**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

**Approval Documents:**

**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
B-26-MW-37-0009	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$133,000.00

**Estimated Total HUD Funded,                      \$133,000.00  
Assisted or Insured Amount:**

**Estimated Total Project Cost [24 CFR 58.2 (a)              \$133,000.00  
(5)]:**

**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	The subject property is not within a civil or military airport runway clear zone nor does the proposed project included in this funding request propose construction of any new structures or other site features that could impact local airports. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project complies with Airport Hazards requirements.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in

Improvement Act of 1990 [16 USC 3501]		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	Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. 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. July 1, 2025. Federal Emergency Management Agency (FEMA) Flood Map Service Center (MSC) FIRMette. <a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a>
<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	Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. 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	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. 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	Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is exempt from radon consideration. The project is in compliance with contamination and toxic substances requirements.
<b>Endangered Species Act</b> Endangered Species Act of 1973,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project will have No Effect on listed species due to the nature of the activities involved in the project. This

particularly section 7; 50 CFR Part 402		project is in compliance with the Endangered Species Act. July 2, 2025. US Fish & Wildlife Service Information for Planning and Consultation (IPaC) Endangered Species Review. <a href="https://ipac.ecosphere.fws.gov/user/login">https://ipac.ecosphere.fws.gov/user/login</a> July 28, 2025. The North Carolina Department of Environmental Quality (NCDEQ) Natural Heritage Program (NHP) Endangered Species Review. <a href="https://www.ncnhp.org/">https://www.ncnhp.org/</a>
<b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project includes no activities that would require further evaluation under this section. 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	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. 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	The following exception applies, therefore the project is in compliance with Executive Orders 11988 and 13690: 55.12(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 placed 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. July 1, 2025. Federal Emergency Management Agency (FEMA) Flood Map Service Center (MSC) FIRMette. <a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a> July 1, 2025. US Fish & Wildlife Service National Wetlands Inventory. <a href="https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper">https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper</a>
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. June 10, 2025. ER 25-1298. Correspondence from Ramona Bartos, Deputy State Historic Preservation Officer, North Carolina Department of Natural and Cultural Resources State Historic Preservation Office to City of Raleigh. June 16, 2025. 2025-703-2. Correspondence from Wenonah G. Haire, Tribal Historic Preservation Officer, Catawba Indian Nation.
<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	Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation. The proposed project for funding consists of demolition only.
<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	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. July 1, 2025. United States Environmental Protection Agency Map of Sole Source Aquifer Locations. <a href="https://www.epa.gov/dwssa/map-sole-source-aquifer-locations">https://www.epa.gov/dwssa/map-sole-source-aquifer-locations</a>

<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. July 1, 2025. US Fish & Wildlife Service National Wetlands Inventory. <a href="https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper">https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper</a>
<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	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. July 1, 2025. National Wild and Scenic Rivers System. <a href="https://rivers.gov/north-carolina">https://rivers.gov/north-carolina</a>
<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	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

**Impact Codes:** An impact code from the following list has been used to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

<b>Environment al Assessment Factor</b>	<b>Impact Code</b>	<b>Impact Evaluation</b>	<b>Mitigation</b>
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The CDBG demolition project is part of the overall plan of the City of Raleigh to demolish properties that pose a threat to public health and safety and to provide affordable housing opportunities for residents. Upon demolition and removal of the vacant, outdated structures, the properties could be redeveloped with adjoining	No mitigation would be required.



Environment al Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		property owned by the City for new residential housing, which conforms to the established zoning requirements.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St. will not impact the slope or create drainage or stormwater issues for the property. The site soil is structurally stable, and no erosion will result due to the demolition and removal of the unsafe structure. Upon demolition and removal of the existing structures at 5507 and 5511 Hillsborough St. the building footprints will be filled with clean fill to natural grade and the entire site will be seeded to prevent erosion.	Upon demolition and removal of the existing structures at 5507 and 5511 Hillsborough St. the building footprints will be filled with clean fill to natural grade and the entire site will be seeded to prevent erosion. The Sedimentation Pollution Control Act of 1973 must be properly addressed for any land disturbing activity. Based on the proposed project description, the limits of disturbance

Environment al Assessment Factor	Impact Code	Impact Evaluation	Mitigation
			will be less than an acre. Should these plans change, an erosion & sedimentation control plan will be required if one or more acres are to be disturbed. The ESC Plan must be filed with and approved by applicable Regional Office (NC DEMLR) at least 30 days before beginning activity. A NPDES construction Stormwater permit (NCG010000) is also usually issued with approval of the ESC Plan. Accounting for the applicable design and installation of appropriate perimeter

Environment al Assessment Factor	Impact Code	Impact Evaluation	Mitigation
			sediment trapping devices as well as stable Stormwater conveyances and outlets, no adverse environmental impacts are anticipated.
Hazards and Nuisances including Site Safety and Site-Generated Noise	3	The demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St. will generate noise during demolition activities that could be a temporary nuisance to adjacent properties. Demolition activities also have the potential to generate dust as the structures are demolished and loaded into trucks. A Phase I ESA did not find any Recognizable Environmental Concerns (RECs) present at the site. The environmental database review did not identify any known hazards or nuisance (hazardous waste, water dischargers, toxic releases, Superfund or Brownfield sites, and toxic substances) violations that would create an unsafe environment for the workers of this project. The only project-related noise will be generated during construction by machinery and equipment. Activities will also generate minor amounts of dust and dirt; appropriate mitigation measures will be utilized to minimize dust and dirt. Garbage and construction debris will be collected and disposed of according to appropriate local, state, and federal regulations. Demolition or renovations of structures with asbestos containing materials (ACMs) must comply with 15 A NCAC 20.1110 (a) (1), which requires notification and removal prior to demolition. Contact Asbestos Control Group 919-707-5950.	To mitigate the minor impact of noise created by the equipment performing the demolition of the unsafe structures at 5507 and 5511 Hillsborough St., all demolition activities will take place between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, with no demolition activities taking place on Saturday or Sunday. To

Environment al Assessment Factor	Impact Code	Impact Evaluation	Mitigation
			mitigate the creation and dispersion of dust that may result from demolition and loading of the demolition material into trucks, the structures will be sprayed with water during demolition and the material will be watered down further as it is loaded onto trucks. To maintain site safety while demolition activities are taking place, all unauthorized individuals will be prevented from entry onto the subject property by the demolition

Environment al Assessment Factor	Impact Code	Impact Evaluation	Mitigation
			contractor personnel.
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	2	Demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St. will have no impact on employment and income patterns.	No mitigation would be required.
Demographic Character Changes / Displacement	2	Demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St. will have no impact on the demographic character and no displacement will occur. The vacant buildings served as office space for at least the last 25 years.	No mitigation would be required.
Environmental Justice EA Factor	1	There is a widely documented need for affordable housing in the City of Raleigh ("City") and throughout the United States. The City is committed to creating, preserving, and encouraging the development of affordable housing units in Raleigh. In 2016, the City established an aspirational goal to create 570 affordable housing units per year for 10 years, for a grand total of 5,700 housing units by 2026. So far, the City has created and preserved 3,848 affordable housing units, completing over half of the 10-year goal. In total, there are 7,149 affordable units built and/or being built since 2016, with 3,301 units currently in the pipeline. The City's efforts primarily serve low- and moderate-income (LMI) individuals and families. Income limits are set each year by the U.S. Department of Housing and Urban Development and are based on the Area Median Income (AMI) per city or county. ( <a href="https://raleighnc.gov/housing/services/affordable-housing-goals">https://raleighnc.gov/housing/services/affordable-housing-goals</a> ) This proposed demolition project is the first of many steps in the planned construction of a future affordable housing project on this site and adjoining vacant property that the City also owns. The demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St will have a minor beneficial	No mitigation would be required.

Environment al Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		impact by removing a source of blight and potential for the vacant property to be used for illicit activities or unauthorized occupation.	
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	2	The demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St will have no impact on educational and cultural facilities.	No mitigation would be required.
Commercial Facilities (Access and Proximity)	2	The demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St will have no impact on commercial facilities.	No mitigation would be required.
Health Care / Social Services (Access and Capacity)	2	The demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St will have no impact on the access to health care and social services.	No mitigation would be required.
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St will have no impact on solid waste disposal and recycling. Construction activities will be conducted so as to minimize run-off and safely dispose of waste products. Any waste generated during demolition will be handled/disposed per all applicable governmental regulations. Contact the NCDEQ Solid Waste Section at 217 W Jones Street Raleigh, NC 27603, (919) 707-8200 for additional guidance.	No mitigation would be required.
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St will have no impact on the feasibility and capacity of the wastewater and sanitary sewers, as adequate wastewater and sewer capacity is available.	No mitigation would be required.
Water Supply (Feasibility and Capacity)	2	The demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St will have no impact on the feasibility and capacity of the public water supply, as adequate water capacity is available.	No mitigation would be required.

<b>Environment al Assessment Factor</b>	<b>Impact Code</b>	<b>Impact Evaluation</b>	<b>Mitigation</b>
Public Safety - Police, Fire and Emergency Medical	1	The demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St will have a minor beneficial impact by removing a source of blight and potential for the vacant property to be used for illicit activities or unauthorized occupation.	No mitigation would be required.
Parks, Open Space and Recreation (Access and Capacity)	2	The demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St will have no impact on access to parks, open space or other recreational areas.	No mitigation would be required.
Transportation and Accessibility (Access and Capacity)	2	The demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St will have no impact on access and capacity of transportation and accessibility.	No mitigation would be required.
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2	The demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St will have no impact on unique natural features or water resources.	No mitigation would be required.
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St will have no impact on vegetation or wildlife.	No mitigation would be required.
Other Factors 1	2	The demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St will have no impact on other factors as no other factors are known at this time.	No mitigation would be required.
Other Factors 2			
<b>CLIMATE AND ENERGY</b>			
Climate Change	2	The demolition of the vacant, outdated structures at 5507 and 5511 Hillsborough St will have no impact on Climate Change as no other factors are known at this time.	No mitigation would be required.

Environment al Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Energy Efficiency	1	The vacant, outdated structures at 5507 and 5511 Hillsborough St are very energy inefficient and any potential new residential structure(s) constructed on the property would consume far less energy and would be constructed to modern, energy efficient standards.	No mitigation would be required.

### Supporting documentation

#### Additional Studies Performed:

**Field Inspection [Optional]:** Date and completed

by:

RYAN SADLER

6/6/2025 12:00:00 AM

[25 0606 Photo Log.pdf](#)

#### List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

July 1, 2025. USDA Natural Resources Conservation Service - Web Soils Survey, National Cooperative Soil Survey. <https://websoilsurvey.nrcs.usda.gov/app/> July 1, 2025. US Fish & Wildlife Service National Wetlands Inventory. <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper> July 2, 2025. US Fish & Wildlife Service Information for Planning and Consultation (IPaC) Endangered Species Review. <https://ipac.ecosphere.fws.gov/user/login> July 28, 2025. The North Carolina Department of Environmental Quality (NCDEQ) Natural Heritage Program (NHP) Endangered Species Review. <https://www.ncnhp.org/> July 1, 2025. United States Environmental Protection Agency Map of Sole Source Aquifer Locations. <https://www.epa.gov/dwssa/map-sole-source-aquifer-locations> July 1, 2025. The North Carolina Department of Environmental Quality (NCDEQ) Coastal Management. <https://www.deq.nc.gov/about/divisions/coastal-management/about-coastal-management/cama-counties> July 1, 2025. US Fish & Wildlife Service Coastal Barrier Resources Act. <https://www.fws.gov/program/coastal-barrier-resources-act/maps-and-data> July 1, 2025. National Wild and Scenic Rivers System. <https://rivers.gov/north-carolina> July 1, 2025. Federal Emergency Management Agency (FEMA) Flood Map Service Center (MSC) FIRMette. <https://msc.fema.gov/portal/home> June 10, 2025. ER 25-1298. Correspondence



from Ramona Bartos, Deputy State Historic Preservation Officer, North Carolina Department of Natural and Cultural Resources State Historic Preservation Office to City of Raleigh.

**List of Permits Obtained:**

The contractor shall demolish the existing buildings located at 5507 and 5507 Hillsborough Street, including but not limited to chimneys, entry stoops and stairs, handicapped ramps, exterior stairs to the basement, sidewalks around the buildings, garages, sheds, and any brush or tree within three (3) feet of the foundation, as shown on the site plan. Work shall include disconnecting all utilities and capping water, gas, and sewer lines per current codes. The contractor shall raze all structures in accordance with current codes, remove all debris from the premises, and grade the site to a smooth condition with a positive drainage contour. All disturbed areas shall be seeded and mulched with wheat straw. The contractor shall be responsible for obtaining and paying for all necessary permits and approvals related to the demolition, including any required by state or local regulations. This includes: \*

- \* Obtaining and purchasing a final survey to meet City of Raleigh inspection requirements.
- \* Obtaining an erosion control plan.
- \* Obtaining a land disturbance permit (i.e., mass grading permit), including payment of any related engineering fees.

The contractor shall also:

- \* Provide and place off-site borrow fill material to fill the basement area. Fill shall be compacted to 90% of the maximum modified Proctor density as determined by ASTM D1557. The contractor shall be responsible for hiring, testing, and paying for an independent engineer to perform soil testing.
- \* Install silt fencing in accordance with current codes along the right (north) side of the property near Etta Burke Street to guard against erosion runoff. The contractor shall exercise care in minimizing erosion and runoff from the site.

**Public Outreach [24 CFR 58.43]:**

The City of Raleigh included this project in its Finding of No Significant Impact and Notice of Intent to Request Release of Funds, published in a newspaper of general circulation in the area on August 30 , 2025. The ERR was kept on file and made available for public examination and copying if requested. The public and interested agencies were entitled to a period of 15 calendar days for comment after publication of the Notice.

**Cumulative Impact Analysis [24 CFR 58.32]:**

The property is currently vacant, abandoned, and the former commercial office buildings are deteriorating, creating an unsafe environment. The viable option is to demolish the neglected property to restore the property and neighborhood to a safe condition and provide new affordable housing options on the property as specified in the City's 2016 10-year housing plan goals.

**Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]**

Due to age and deterioration of the structures, the buildings are no longer fit for habitation and it would not be cost effective to renovate or restore them to a habitable condition. The construction of a new housing development would be most beneficial for the property land use.

**No Action Alternative [24 CFR 58.40(e)]**

The abandoned buildings will continue to deteriorate and continues to be a threat to the health and safety of the community/neighborhood. The abandoned buildings will continue to be a potential place of illicit activity, increasing need for police/first responder presence.

**Summary of Findings and Conclusions:**

The project will entail temporary noise, dirt, and dust, but it will benefit the community by securing a site of neighborhood concern. The project will comply with all environmental regulations outlined in this review. Therefore, the City concludes that the implementation of this project will have no significant impact upon the environment.

**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	Comments on Completed Measures	Mitigation Plan	Complete
Conformance with Plans / Compatible Land Use and Zoning / Scale	No mitigation would be required.	N/A		

and Urban Design				
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	<p>Upon demolition and removal of the existing structures at 5507 and 5511 Hillsborough St. the building footprints will be filled with clean fill to natural grade and the entire site will be seeded to prevent erosion. The Sedimentation Pollution Control Act of 1973 must be properly addressed for any land disturbing activity. Based on the proposed project description, the limits of disturbance will be less than an acre. Should these plans change, an erosion &amp; sedimentation control plan will be required if one or more acres are to be disturbed. The ESC Plan must be filed with and approved by applicable Regional Office (NC DEMLR) at least 30 days before beginning activity. A NPDES construction Stormwater permit (NCG010000) is also usually issued with approval of the ESC Plan. Accounting for the applicable design and installation of appropriate perimeter sediment trapping devices as well as stable Stormwater conveyances and outlets, no adverse environmental impacts are anticipated.</p>	N/A	<p>None required based on the description and size of the proposed project. Should these plans change, an erosion &amp; sedimentation control plan will be required if one or more acres are to be disturbed. The ESC Plan must be filed with and approved by applicable Regional Office (NC DEMLR) at least 30 days before beginning activity. A NPDES construction Stormwater permit (NCG010000) is also usually issued with approval of the ESC Plan. Accounting for the applicable design and installation of appropriate</p>	

			perimeter sediment trapping devices as well as stable Stormwater conveyances and outlets, no adverse environmental impacts are anticipated.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	To mitigate the minor impact of noise created by the equipment performing the demolition of the unsafe structures at 5507 and 5511 Hillsborough St., all demolition activities will take place between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, with no demolition activities taking place on Saturday or Sunday. To mitigate the creation and dispersion of dust that may result from demolition and loading of the demolition material into trucks, the structures will be sprayed with water during demolition and the material will be watered down further as it is loaded onto trucks. To maintain site safety while demolition activities are taking place, all unauthorized individuals will be prevented from entry onto the subject property by the demolition contractor personnel.	N/A	To mitigate the minor impact of noise created by the equipment performing the demolition of the unsafe structures at 5507 and 5511 Hillsborough St., all demolition activities will take place between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, with no demolition activities taking place on Saturday or Sunday. To mitigate the creation and dispersion of	

			dust that may result from demolition and loading of the demolition material into trucks, the structures will be sprayed with water during demolition and the material will be watered down further as it is loaded onto trucks. To maintain site safety while demolition activities are taking place, all unauthorized individuals will be prevented from entry onto the subject property by the demolition contractor personnel.	
Employment and Income Patterns	No mitigation would be required.	N/A		
Demographic Character Changes / Displacement	No mitigation would be required.	N/A		

Environmental Justice EA Factor	No mitigation would be required.	N/A		
Educational and Cultural Facilities (Access and Capacity)	No mitigation would be required.	N/A		
Commercial Facilities (Access and Proximity)	No mitigation would be required.	N/A		
Health Care / Social Services (Access and Capacity)	No mitigation would be required.	N/A		
Solid Waste Disposal and Recycling (Feasibility and Capacity)	No mitigation would be required.	N/A		
Waste Water and Sanitary Sewers (Feasibility and Capacity)	No mitigation would be required.	N/A		
Water Supply (Feasibility and Capacity)	No mitigation would be required.	N/A		
Public Safety - Police, Fire and Emergency Medical	No mitigation would be required.	N/A		
Parks, Open Space and Recreation (Access and Capacity)	No mitigation would be required.	N/A		
Transportation and Accessibility (Access and Capacity)	No mitigation would be required.	N/A		

Unique Natural Features /Water Resources	No mitigation would be required.	N/A		
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	No mitigation would be required.	N/A		
Other Factors 1	No mitigation would be required.	N/A		
Climate Change	No mitigation would be required.	N/A		
Energy Efficiency	No mitigation would be required.	N/A		

#### **Project Mitigation Plan**

To mitigate the minor impact of noise created by the equipment performing the demolition of the unsafe structures at 5507 and 5511 Hillsborough St., all demolition activities will take place between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, with no demolition activities taking place on Saturday or Sunday. To mitigate the creation and dispersion of dust that may result from demolition and loading of the demolition material into trucks, the structures will be sprayed with water during demolition and the material will be watered down further as it is loaded onto trucks. To maintain site safety while demolition activities are taking place, all unauthorized individuals will be prevented from entry onto the subject property by the demolition contractor personnel.

#### **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

The subject property is not within a civil or military airport runway clear zone nor does the proposed project included in this funding request propose construction of any new structures or other site features that could impact local airports. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project complies with Airport Hazards requirements.

#### Supporting documentation

[Airport Map.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

#### Compliance Determination

This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

#### Supporting documentation

[CBRS Exhibit.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.

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**

Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. 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. July 1, 2025. Federal Emergency Management Agency (FEMA) Flood Map Service Center (MSC) FIRMette.

<https://msc.fema.gov/portal/home>

#### **Supporting documentation**

[FIRMETTE\(1\).pdf](#)

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

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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**

Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.

#### **Supporting documentation**

**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

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

##### Supporting documentation

[CAMA.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:

TRC Engineers, Inc. completed a Phase I Environmental Site Assessment (ESA) of the subject property dated 6/30/2025 which did not identify any recognized environmental conditions (RECs) or controlled RECs (CRECs) associated with the subject property. No hazardous materials were observed stored on 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:

The proposed project involves demolition of existing structures only. No habitable structures are to remain on site.

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.

### **Screen Summary**

#### **Compliance Determination**

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is exempt from radon consideration. The project is in compliance with contamination and toxic substances requirements.

#### **Supporting documentation**

[25 0630 Phase I ESA - Western and Hillsborough Demo Site\\_RLS.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

This project will have No Effect on listed species due to the nature of the activities involved in the project. This project is in compliance with the Endangered Species Act. July 2, 2025. US Fish & Wildlife Service Information for Planning and Consultation

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(IPaC) Endangered Species Review. <https://ipac.ecosphere.fws.gov/user/login> July 28, 2025. The North Carolina Department of Environmental Quality (NCDEQ) Natural Heritage Program (NHP) Endangered Species Review. <https://www.ncnhp.org/>

**Supporting documentation**

[Endangered-Species-Act-Partner-Worksheet.pdf](#)  
[Species Conclusion Table - Demo Site.pdf](#)  
[Species List\\_ Raleigh Ecological Services Field Office \(1\).pdf](#)  
[20250702 NE TA TRI CLR BAT RW.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

Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.

#### Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

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## 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:

This project does not include any activities that could potentially convert agricultural land to a non agricultural use. The project complies with the Farmland Protection Policy Act. Demolition project only.

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**

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

#### **Supporting documentation**

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

Yes

✓ No

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## 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:

The proposed project to be funded is for demolition of existing structures only which are not located within a floodplain.

No

#### **Screen Summary**

#### **Compliance Determination**

The following exception applies, therefore the project is in compliance with Executive Orders 11988 and 13690: 55.12(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 placed 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. July 1, 2025. Federal Emergency Management Agency (FEMA) Flood Map Service Center (MSC) FIRMette.

<https://msc.fema.gov/portal/home> July 1, 2025. US Fish & Wildlife Service National Wetlands Inventory. <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>

**Supporting documentation**

[Wetlands Map Exhibit.pdf](#)  
[FIRMETTE.pdf](#)

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

Yes

✓ 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

- ✓ Advisory Council on Historic Preservation Completed

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

- ✓ Catawba Indian Nation Completed

Other Consulting Parties

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

The proposed project involves demolition of two former commercial buildings constructed in approximately 1930 and 1950. The City of Raeligh initiated consultation with the NC State Historic Preservation Office. Correspondence attached.

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:**  
5507 and 5511 Hillsborough St, Raleigh, NC.

**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:**

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**

Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106. June 10, 2025. ER 25-1298. Correspondence from Ramona Bartos, Deputy State Historic Preservation Officer, North Carolina Department of Natural and Cultural Resources State Historic Preservation Office to City of Raleigh. June 16, 2025. 2025-

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703-2. Correspondence from Wenonah G. Haire, Tribal Historic Preservation Officer,  
Catawba Indian Nation.

**Supporting documentation**

[Catawba Response - Hillsborough Western-1.pdf](#)  
[ER-25-1298\\_NC.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**

Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation. The proposed project for funding consists of demolition only.

#### **Supporting documentation**

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

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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

### Screen Summary

#### Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements. July 1, 2025. United States Environmental



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Protection Agency Map of Sole Source Aquifer Locations.  
<https://www.epa.gov/dwssa/map-sole-source-aquifer-locations>

**Supporting documentation**

[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

✓ Yes

**2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.**

**"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."**

✓ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

5507-&-5511-  
Hillsborough-Street-  
Demolition----

Raleigh, NC

900000010490962

**Screen Summary**

**Compliance Determination**

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. July 1, 2025. US Fish & Wildlife Service National Wetlands Inventory. <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>

**Supporting documentation**

[Wetlands Map Exhibit\(1\).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**

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. July 1, 2025. National Wild and Scenic Rivers System.  
<https://rivers.gov/north-carolina>

#### **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**

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

#### **Supporting documentation**

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

Yes

✓ No