



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: Iris-Ridge

HEROS Number: 900000010435050

Start Date: 10/29/2024

Project Location: 2900 Creech Road, Raleigh, NC

Additional Location Information:

N/A

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

The proposed Iris Ridge is a new construction senior development for individuals aged 55 years and older in Raleigh (Wake County). Iris Ridge will be co-developed by The Woda Group, Inc. and Woda Cooper Development, Inc. part of Woda Cooper Companies, Inc. Based in Columbus, Ohio, Woda Cooper Companies, Inc. is a national leader in the development, construction, management, and ownership of affordable housing. The development will consist of 50 senior units, comprised of 17 1-Bedroom units, and 33 2-Bedroom units. The development will have one building with an elevator. The amenities such as the management/leasing office, multipurpose space, laundry facility, fitness center and computer room as well as some indoor sitting areas will be located in the building. Outside amenities will include a gazebo, a covered patio with seating and some additional outdoor sitting areas. The property is located on Creech Road, surrounded by neighborhoods of duplexes, single-family homes, and multifamily developments. The access will be off Creech Road and Fox Hollow Drive which will provide safe ingress/egress. All amenities such as shopping, grocery, restaurants, cultural activities and public offices can be found nearby. The site will be very visible and will have adequate parking spaces. With brick on the exterior facades and decorative trim, the development will convey an image of quality and regional character. The development will have the appropriate number of handicapped accessible units as well as units specifically equipped for sight/hearing impaired. Each unit will offer a bright, comfortable and efficient living space. All units will have central, electric heat and air conditioning, washer/dryer closets with connections, LVT flooring, blinds, and will have a 16-sf dedicated storage closet. Each unit will have pre-wired connections for cable, telephone and internet. In the kitchen, all units will feature Energy Star appliances (electric range/oven, dishwasher, and refrigerator with freezer compartment). All bedrooms will feature closets. All utilities are available at this site. Tenants will pay for electricity, water and sewer while the owner will pay for trash pickup.

Funding Information

| Grant Number | HUD Program | Program Name | |
|-----------------|--|--------------|--------|
| M-24-MC-37-0206 | Community Planning and Development (CPD) | HOME Program | \$0.00 |

Estimated Total HUD Funded Amount: \$2,150,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$14,795,444.00

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 |
|------------------------------------|---|
| Endangered Species Act | Should the Tricolored bat become listed prior to tree removal activities, additional consultation with FWS will be required |
| 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 and notifying the RE when clearing will begin

Determination:

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | 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 |
| <input type="checkbox"/> | Finding of Significant Impact |

Preparer Signature: William R. Hartye Date: 3/12/25

Name / Title/ Organization: William Hartye / / RALEIGH

Certifying Officer Signature: Marchell Adams-David Date: 3/12/2025

Name/ Title: Marchell Adams-David City Manager

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).