# NOTICE OF FINDING OF NO SIGNFICANT IMPACT AND

# NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

June 14, 2024

City of Charlotte, Housing and Neighborhood Services

600 East Trade St

Charlotte, NC 28202

980-301-3995

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Habitat Humanity of the Charlotte Region.

# REQUEST FOR RELEASE OF FUNDS

|  |
| --- |
| July 1, 2024, the City of Charlotte, Housing and Neighborhood Services will authorize Habitat Humanity of the Charlotte Region (hereinafter referred to as Habitat) to submit a request to the HUD Greensboro Field Office in North Carolina for the release of SHOP funds under Title I of the Housing and Community Development Act 1974, as amended, and under the American Rescue Plan Act of 2021, as amended, to undertake a project known as Summerour Subdivision aka Legacy Vista. Proposed project is to clear and grade lots; install or connect necessary infrastructure; including water, sewer, and stormwater; install foundations for and install a cul-de-sac street with curbs, gutters, and sidewalks. Habitat will build 4 single family detached homes and 5 single family attached duplex buildings for a total of 14 units. Units will be 3-5 bedrooms, 1.5-2.5 bathrooms and approximately 900-1512 square feet depending on the floor plan. Habitat purchased the property off Toddville Road and Summerour Place in October 2022. The plan is to begin infrastructure August 2024. All building will finish by December 2026.  |

 The total cost of the project is estimated at $5,035,571; this includes HUD/Federal funds – SHOP and ARPA totaling $705,000 and Non-Federal Funds totaling $4,330,571 (includes local, Housing Trust Funds in the amount of $456,000) Funding sources referenced will support project activities.

# FINDING OF NO SIGNIFICANT IMPACT

### The City of Charlotte, Housing and Neighborhood Services 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. Additional project information is contained in the Environmental Review Record (ERR) on file at City of Charlotte, Housing and Neighborhood Services, 600 East Trade Street, Charlotte, NC 28202 and may be examined or copied weekdays 8am to 5pm. You may also reach out to Pam Alexander at pam.alexander@charlottenc.gov if there are concerns the City should consider regarding this project.

# PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Charlotte, Housing and Neighborhood Services. All comments received by July 1, 2024, will be considered by the City of Charlotte, Housing and Neighborhood Services prior to authorizing submission of a Request for Release of Funds. Comments should specify which Notice is being addressed.

# ENVIRONMENTAL CERTIFICATION

The City of Charlotte, Housing and Neighborhood Services certifies to HUD Greensboro Field Office in North Carolina that Rebecca Hefner in her capacity as Director 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. HUD Greensboro, NC Field Office approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Habitat Humanity of the Charlotte Region to use program funds.

# OBJECTIONS TO RELEASE OF FUNDS

## HUD Greensboro Field Office in North Carolina will accept objections to its release of fund and the City of Charlotte, Housing & Neighborhood Services 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 Charlotte, Housing and Neighborhood Services; (b) the City of Charlotte, Housing and Neighborhood Services 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 or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD Greensboro Field Office in North Carolina ; 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, Sec. 58.76) and shall be addressed to HUD Greensboro Field Office in North Carolina, Attn: Michael Johnson at 1500 Pinecroft Road, Greensboro, NC 27407. Potential objectors should contact HUD Greensboro Field Office in North Carolina to verify the actual last day of the objection period.

## Rebecca Hefner, Director