

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

Project Information

Project Name: Sportsmanship-Crossing-Affordable-Multi-family-Development

HEROS Number: 900000010149708

Responsible Entity (RE): WAKE COUNTY, PO Box 550 Raleigh NC, 27602

RE Preparer: John Scales

State / Local Identifier:

Certifying Officer: David Ellis

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: 1317 N Main St, Holly Springs, NC 27540

Additional Location Information:

This proposed development is located 1.5 north of the downtown district of Holly Springs, NC.

Direct Comments to: Wake County Government
Housing Affordability & Community Revitalization
PO Box 550, WCOB 440
Raleigh, NC 27602-0550

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

Wake County Government (County) proposes to sell an 8.6-acre site in Holly Springs, NC to DHIC for a multi-family development, and this proposed development will have an affordable housing element that will serve households with incomes less than 60% of Area Median Income (AMI). With that in mind, the affordable housing development is a single-phase project that will serve low-income families in Holly Springs, NC. The proposed development will consist of 124 affordable housing units (50 one-bedroom, 60 two-bedroom, and 14 three-bedroom) and, also, this community will have access to a residential clubhouse and laundry center. The entire apartment community will serve households with incomes less than 60% of the area median income (AMI), and a share of these apartments will give greater support to households with incomes of less than 50% AMI and 40% AMI. The project will be constructed to EnergyStar 2.0 standards and the developer will strive to carry out other green/sustainable features to offer a healthy living environment for the residents. The Town of Holly Springs has grown rapidly over the past couple of decades (population change since 2000 is +283.2%), and this growth has contributed to higher housing cost for the community. The average rent for a 1,000 square foot apartment is \$1,182 compared to the state of North Carolina's average rent of \$907. Of the available rental units in Holly Springs, only 10% of these units rent for less than \$1,000. The need for affordable rentals in Holly Springs is great. * Developer: DHIC * Population: Families * Number of units: 124

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

This project site is located in a municipality with less than the countywide average percentage of subsidized housing. The Wake County municipalities with the highest shares of subsidized housing units (9-10% of total units) are Knightdale, Wendell, and Zebulon. In addition, 66% of the subsidized units in the County are located in areas with poverty rates exceeding the countywide average (Source: Wake County Affordable Housing Plan located at <http://www.wakegov.com/housing/Documents/Wake%20County%20Affordable%20Housing%20Plan.pdf>). The Town of Holly Springs' poverty rate is 4.03% (Data USA) compared to 8.4% for the County as a whole. Holly Springs, like many communities in Wake County, is growing rapidly thus creating a shortage of affordable housing. The Town of Holly Springs has grown rapidly over the past couple of decades (population change since 2000 is +283.2%), and this growth has contributed to higher housing cost for the community. The average rent for a 1,000 square foot apartment is \$1,182 compared to the state of North Carolina's average rent of \$907 (rentcafe.com) . Of the available rental units in Holly Springs, only 10% of these units rent for less than \$1,000. The need for affordable rentals in Holly Springs is great.

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

The following is a site evaluation of 1317 North Main Street (Subject) conducted on September 15, 2020, by John Scales. The Subject site is in a mixed-use neighborhood consisting of multi-family and single-family residential developments as well as retail and commercial uses. The Subject has views of mainly residential properties, and directly to the south of this site is a sports complex (one baseball stadium, two soccer fields, and several tennis courts). Overall, the site lines from the proposed three-story buildings at the Subject will be good from North Main Street (the primary entrance into this development is accessible from Main Street). The Subject is in reasonable proximity to local services including medical services and retail. The following details the Subject's distance from key local amenities: 1) Ting Sports Complex (home of the Holly Springs Salamanders Coastal Plain League baseball team) 0.1 miles, 2) Holly Springs Towne Center (Target, Bed, Bath and Beyond, Dick's Sporting Goods, 02 Fitness Club, and several restaurants) 1.2 miles, 3) Walgreens Pharmacy 1.2 miles, 4) Holly Springs Medical Center 1.6 miles, 5) Rex Healthcare Hospital 2.1 miles, 6) Oakview Elementary School 3.7 miles, 7) Apex Friendship Middle School 6.3 miles, 8) Apex Friendship High School 6.3 miles, 9) Holly Springs Police Department 2.0 miles, and 10) Holly Springs Fire Station #1 2.0 miles. Overall, the neighborhood is very good, and the housing market is very strong. The trend is a growing need for more affordable housing, and absence of this project will exacerbate the wait list for other affordable housing rental communities in the surrounding area. It should be noted, the South Wake Landfill is located 1-mile northwest of the Subject site. The South Wake Landfill does not pose an environmental threat to the Subject site (please refer to Phase I ESA study include in this HEROS Environmental Review).

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

[Sportsmanship Crossing - Site Plan - Jan 2021.pdf](#)

[Parcel Site Map_1317 N Main Street1.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:

[Environmental Assessment Determinations Compliance Findings_1317 N Main StSIGNED.pdf](#)

7015.15 certified by Certifying Officer
on:

**7015.16 certified by Authorizing Officer
on:**

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
M-20-DC-37-021	Community Planning and Development (CPD)	HOME Program

**Estimated Total HUD Funded, \$5,200,000.00
Assisted or Insured Amount:**

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$25,754,247.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: 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)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The proposed development site is located 18+ miles from RDU International Airport (civil airfield), and 66+ miles from Seymour Johnson AFB (military airfield). See supporting documentation.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<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 compliance with the Coastal Barrier Resources Act. Wake County is not one

		of the CBRS units along the coastal areas of North Carolina.
Flood Insurance 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	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. 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. FEMA Firmette # is 3720074000J dated May 2, 2006.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality 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	The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.
Coastal Zone Management Act 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. Wake County is not one of the 20 counties that are subject to the rules and policies of the Coastal Resources Commission, which administers the Coastal Area Management Act.
Contamination and Toxic Substances 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 in compliance with contamination and toxic substances requirements. See supporting documentation.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project has been determined to have No Effect on listed species. This project is in compliance with the Endangered Species Act without mitigation. Please refer to Axiom

		Environmental's Protected Species Survey report for No Effect on the Cape Fear shiner, Red-cockaded woodpecker, Dwarf Wedgemussel, Tar River spiny mussel, Michaux's sumac, and the Bald Eagle. See supporting documentation.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection 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 includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. The project is in compliance with the Farmland Protection Policy Act. At this proposed development site, 21 percent of the +/- 9 acres has soils (CaH - Chewacla and Wehadkee soils) that are classified as prime farmland. These soils are in compliance with the Farmland Protection Policy Act because the proposed site is an urbanized area according to the Census Bureau's mapping tool. See supporting documentation.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. See supporting documentation.
Historic Preservation 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.
Noise Abatement and Control 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	A Noise Assessment was conducted. The noise level was acceptable: 59.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. There are two noise generating sources at this site. The first

		source is U.S. Hwy. 55 Business or North Main Street, and the closest building to this roadway is the clubhouse and laundry center. The distance between the roadway and this building is 190 feet, and the decibel rating is 58. The second source is U.S. Hwy. 55 By-pass, and the closest building is 810 feet away from the second road source. The decibel rating for the second source is 52, and the combined DNL for all sources is 59. The airport and railroad are greater than 15 miles and 3,000 feet, respectively, from this proposed development site. See supporting documentation.
Sole Source Aquifers 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.
Wetlands Protection 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.
Wild and Scenic Rivers Act 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.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice 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.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The Town of Holly Springs website confirms that the zoning for this parcel LB Limited, and is intended for the following use: "The LB Districts are established to promote a village oriented, pedestrian friendly environment for the provision of a full range of convenience goods and services, which are necessary to meet the daily needs of nearby residential neighborhoods and to promote dwelling units located in the upper units of mixed-use buildings. Permitted uses with the LB Districts are regulated in character to assure harmonious development with the nearby residential districts served and are limited in size and scale to promote pedestrian access." The current zoning is within an area on the town's future land use map designated as "Mixed Use Center", and the proposed mix of uses in this proposal requires a re-zoning to Community Business (CB) district. The development plan that will be proposed to the town will include a "Mixed Use Option" found in the Town of Holly Springs' Unified Development Ordinance (UDO). The concurrent zoning and site plan approval process is anticipated to run 12-15 months in duration. As of January 26, 2021, DHIC (Developer) has submitted a rezoning application to the Town of Holly Springs. The requested zoning classification is R-MF-15. The request is currently expected to go before Planning Board in February and then before Town Council for approval in March 2021.	
Soil Suitability / Slope/ Erosion / Drainage	2	The soil data for this site was collected at the USDA Web Soil Survey website. Most of the soil make-up consist of three varieties	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
and Storm Water Runoff		of Carbonton-Brickhaven complex, 6 to 10 percent slopes (61.5percent), Carbonton-Brickhaven complex, 10 to 15 percent slopes (23.3 percent), and Chewacla and Wehadkee soils, 0 to 2 percent slopes (15.1 percent). The majority (84.9 percent) of the soils fort this parcel is not prime farmland or farmland of statewide importance. The remaining soil (15.1 percent) is prime farmland if drained and either protected from flooding or not frequently flooded during the growing season. The FEMA Firmette map confirms that this parcel is not in a flood zone. To be in compliance with the Farmland Act, this site must be in an "urbanized area" as indicated on the Census Bureau's mapping website. If not, then HUD form AD-1006 may need to be completed and approved by the USDA. The Census Bureau's website confirms that this parcel is in an "urbanized area", and, therefore, this site is in compliance with the Farmland Act. The current topography indicates that the surface water drains towards the southeastern corner of this parcel, and a BMP detention pond is planned for this area of the parcel.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	Reina Clark, Mid-Atlantic Project Manager, conducted a site reconnaissance on 09/21/2020, and the methodology used was a site walkover. Mid-Atlantic did not encounter limiting conditions during the site reconnaissance that hindered their ability to identify RECs. Mid-Atlantic did not observe hazardous substances, petroleum products, USTs, ASTs, other subject containers, equipment likely to contain PCBs, interior staining/corrosion, discharge features, pits, ponds, and lagoons, solid waste dumping/landfills, stained soil/stressed vegetation, wells, or	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		wastewater/septic at the subject or adjacent properties. Mid-Atlantic did not identify known/suspect RECs, historical RECs and/or de minimus conditions associated with the subject site and/or surrounding properties during performance of this PESA, but they did record various piles of debris located on the property. Mid-Atlantic's conclusions and recommendations, "40 CFR Part 112 requires environmental professionals to consider the information collected during performance of this PESA and render an opinion as to whether additional investigation is required to detect contamination. Based on our review of information available for the subject property and our site reconnaissance, Mid-Atlantic did not identify recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs) or controlled recognized environmental conditions (CRECs) during the completion of this assessment. Based on information currently available for the Subject Property, it is our opinion that additional investigation is not warranted. Mid-Atlantic recommends removing the debris piles from the Subject Property prior to future development."	
Energy Consumption/Energy Efficiency	2	This development is a short-term construction project that will have minimal impacts on energy consumption during the construction phase. The developer will utilize EnergyStar 2.0 standards in building this apartment complex, and they will strive to implement other green/sustainable features to provide a healthy living environment for the residents and to conserve natural resources. The elements to meet Energy Star qualifications are: high	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		SEER ratings on HVAC equipment, grade 1 insulation, energy efficient windows, energy efficient water heaters, EnergyStar appliances, and compact fluorescent light fixtures. Southern Energy Management will ensure the project meets or exceeds the EnergyStar 2.0 standards for energy performance and thermal envelope enclosure. This includes being inspected and tested by third party certified HERS raters to ensure proper performance. For the long-term, no impact anticipated with an excessive increase in energy consumption.	
SOCIOECONOMIC			
Employment and Income Patterns	2	At the time of completing this Environmental Review, the developer, DHIC, did not have a market study for this proposed project. Based on previous market studies for similar projects in Wake County, in particular, Broadstone Walk in Apex, NC (Holly Springs, NC borders Apex, NC to the southeast), employment in the Primary Market Area (PMA) is concentrated in the professional/scientific/tech services, manufacturing, and healthcare/social assistance work areas, which collectively comprise 42.2 percent of Wake County employment. The large share of PMA employment in manufacturing is notable as this industry is historically volatile, and prone to contraction during economic downturns. However, the PMA also has a significant share of employment in the healthcare industry, which is historically known to exhibit greater stability during recessionary periods. The effects of the recession were less pronounced in the county, which experienced a 3.2 percent employment contraction, compared to a 4.9 percent across the United States.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		<p>Employment in the county quickly rebounded and surpassed pre-recessionary levels in 2010, four years prior to the overall nation. As of September 2019, total employment in the county is at a post-recessionary record and increasing at an annualized rate of 3.9 percent, compared to 1.5 percent across the overall nation. Overall, the local economy appears to have fully recovered from the recession and entered an expansionary phase. Please note, the employment landscape will look quite different for the remainder of 2020 because of the COVID-19 pandemic. Historically, the PMA has had a strong employment outlook, and it is anticipated that the PMA will rebound quickly once the fallout from the pandemic subsides. This development is a short-term construction project that will not dramatically alter or impact employment and/or income patterns for this area.</p>	
Demographic Character Changes / Displacement	2	<p>According to the Market Feasibility Study from Novogradac for Apex, NC, between 2010 and 2019 there was approximately 2.3 annual growth in the PMA, which trailed Wake County and outpaced the US. Over the next five years, the population growth in the PMA and Wake County is projected to increase at a 2.2 and 2.3 percent annual rate, respectively, which exceeds the national projections. Between 2010 and 2019, the PMA experienced household growth, though at a slower rate than Wake County, but higher rate than the US. Over the next five years, the household growth in the PMA is projected to be less than Wake County and is expected to outpace the national household growth. Overall, population and household growth projections in the PMA and Wake County</p>	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		indicate a relatively stable market area in terms of demographic trends. The projected population and household growth within the PMA, high occupancy rates amongst the comparable LIHTC properties, and low capture rates for the development's units demonstrates that there is enough demand for the proposed development. Since the subject site is undeveloped, this project will not displace any individuals.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	Within a drive-time of 15 minutes or less, three Wake County Public Schools are conveniently located near this proposed development. Oakview Elementary School is 3.7 miles from the site, Apex Friendship Middle School is 6.3 miles from the site, and Apex Friendship High School is 6.3 miles from the site. Wake County Public Schools did respond to my request for comments on this project, and the school system has a concern with overcrowding at each of the three schools (Oakview Elementary School currently has an enrollment cap - see supporting documentation (WCPSS ER Response_1317 N Main Street.pdf). The Holly Springs Cultural Center is 1.7 miles away, the Halle Cultural Arts Center is 5.2 miles away, The Playhouse Children's Museum is 5.3 miles away, and several cultural/museum facilities are within a 25-minute ride to downtown Raleigh. Additional cultural facilities are close by in the towns of Cary and Apex.	
Commercial Facilities (Access and Proximity)	2	The nearest commercial corridors are located south of this proposed site. Holly Springs Towne Center (Target, Bed, Bath and Beyond, Dick's Sporting Goods, O2 Fitness Club, and several restaurants) and Walgreens are located 1.2 miles from this proposed site. The Oak Hall Shopping	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		Center (Food Lion grocery, Ace Hardware, State Employees Credit Union, and several restaurants) is located 0.9 miles and one could walk to this shopping in less than 20 minutes. The Shoppes at Holly Springs is located 2.5 miles from this proposed site, and several locally owned stores are tenants at this shopping center.	
Health Care / Social Services (Access and Capacity)	2	Rex Healthcare Hospital is the main medical facility for this area and is a six-minute drive from this proposed site. The Holly Springs Medical Center (ENT, Pediatric, Dentistry, and Neurology offices) is a five-minute drive from this site. The nearest pharmacy is Walgreens Pharmacy it is located 1.2 miles from this development site. The closest urgent care facility, Tricity Family Medicine and Urgent Care Clinic is located two-minutes from this site. All in all, this proposed site is convenient to a range of medical facilities. Wake County Human Services has a Southern Regional Center that provides a range of health services, but in particular this center has a Women's Health Clinic, Advance Community Health Medicine, and UNC and Monarch Behavioral Health to name a few of the health services provided at this regional center.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	The addition of 124-units will not generate abnormal solid waste, and recycling systems should not be adversely impacted.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The addition of 124-units will not generate abnormal wastewater, and sanitary sewers should not be adversely impacted.	
Water Supply (Feasibility and Capacity)	2	The addition of 124-units will not generate abnormal water usage. The water and sewer service provider for this proposed site is the Town of Holly Springs. The Town	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		will address capacity of any proposed development at the time of construction permitting.	
Public Safety - Police, Fire and Emergency Medical	2	The addition of 124-units will not burden public safety services as a result of this new housing development. The Holly Springs Police Department did respond with a potentially adverse impact with an increased in vehicular traffic on North Main Street (Hwy. Business 55 is a north-south highway that is east of this proposed site). The Holly Springs Police and Fire Departments are 2 miles from this proposed site. See supporting documentation.	
Parks, Open Space and Recreation (Access and Capacity)	2	No anticipated impact to the parks and recs system with the development of this apartment community. Ting Park is south of this proposed site (located on the southside of Sportsmanship Way; the proposed development site is on the northside of Sportsmanship Way), and is home to the Holly Springs Salamanders Coastal Plain League baseball team. Ting Park also includes two soccer fields and several tennis courts. Three additional parks (Veterans, Jones, and Womble Parks) are less than 10-minutes from this development site.	
Transportation and Accessibility (Access and Capacity)	2	The public transportation that serves this area is provided by GoCary Holly Springs (HSX) (part of the GoTriangle regional public transportation service for the Triangle region) which is a peak-period express bus route that will connect Holly Springs and Apex to regional transportation services at the Cary, NC Depot. For more information, please go to this website https://www.apexnc.org/201/Public-Transportation-Services-Plans . The closest bus stop for this express service is 1.2-miles from this proposed development site at the Holly Springs Towne Center shopping	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		center. This transportation service is available seven days a week.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	According to the NC Natural Heritage Program (NCNHP) website, there are no Managed or Natural Areas presently on or near the project site. Under Forestry Lands Assessment, the mapping tool indicates a very high rating for maintaining viable urban forests. As for drinking water susceptibility, the surface water susceptibility is rated "Higher" on the NCNHP website (ground water susceptibility not present), but the water supply is coming from the Town of Holly Springs municipal water treatment facility mitigating any water supply concerns. Additionally, there are no public or private scenic areas on or near the project site.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	This vacant parcel is covered in grasses, underbrush, and trees. According to the NC Natural Heritage Program (NCNHP) website, the Forestry Lands Assessment section indicates that maintaining viable urban forests is a high priority. As for biodiversity and wildlife habitat assessment, NCNHP's website index is unrated.	
Other Factors	2	The demand for affordable senior housing is great, so this proposed project will be a benefit to the community.	

Supporting documentation

[Sportsmanship Crossing Supportive Services Plan 2021_01_21.pdf](#)
[WWCM Letter of Support HollySprings_01-21-2021.pdf](#)
[ZoningVerification_1317NMain.pdf](#)
[Parks and Rec HS Request for HUD ER 1317 N Main St RESPONSE1.pdf](#)
[03_IPA~1.PDF](#)
[WCPSS~1.PDF](#)
[HOLLYS~1.PDF](#)
[PESA_1317 E Main St Holly Springs Mid-Atlantic\(1\).pdf](#)
[HS Zoning_LB Local Business District_1317 N Main Street.pdf](#)

Additional Studies Performed:

Wetland and stream delineation assessment conducted by Axiom Environmental in consultation with the U.S. Army Corps of Engineers.

Field Inspection [Optional]: Date and completed
by:

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

Wake County EMS Wake County Fire and Emergency Services Holly Springs Fire Department Wake County Health and Human Services North Carolina Natural Heritage Program Holly Springs Police Department Holly Springs Planning and Zoning Department Wake County Public School System GoTriangle Public Transportation Holly Springs Public Works Department Holly Springs Parks, Recreation, and Cultural Services Holly Springs Water Quality Department Holly Springs Engineering Department North Carolina Soil and Water Conservation District North Carolina Department of Transportation US Army Corps of Engineers US Fish and Wildlife Catawba Indian Nation THPO Capital Area Preservation Axiom Environmental, Inc.

List of Permits Obtained:

Public Outreach [24 CFR 58.43]:

Wake County will post a Finding of No Significant Impact (FONSI) and a Request for Release of Funds (RROF) for the required time period before forwarding to HUD in Greensboro, NC. Wake County will post the FONSI and RROF on the County's website (<http://www.wakegov.com/housing/Pages/plansdocs.aspx>).

[WWCM_Letter_of_Support_HollySprings_01-21-2021\(1\).pdf](#)

Cumulative Impact Analysis [24 CFR 58.32]:

The construction of this affordable housing development is a short-term, single phase construction activity. An adverse cumulative impact is not anticipated.

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

There are no alternatives or project modifications being considered at this time. The goal is to provide affordable rental housing for this community through this unique development.

No Action Alternative [24 CFR 58.40(e)]

Many families and seniors will be cost burdened with the high cost of market rate rentals in Wake County.

Summary of Findings and Conclusions:

The proposed development site is a vacant parcel that is in a primarily residential area in Holly Springs, NC. This lot is located at 1317 North Main Street and covers 8.6 acres. This site is bordered to the north by single-family homes in average condition. To the east are several single- and multi-family developments that are in good condition. Ting Park (multi-purpose sports complex) borders to the south along Sportsmanship Way and beyond this sports complex are more single-family neighborhoods. To the west, you will find mainly commercial retail centers along by-pass Hwy. 55. Additionally, the South Wake Landfill is within one mile of this proposed development, and this landfill provides solid waste disposal for Wake County residents and businesses. Overall, the neighborhood is strong and in very good condition. In conclusion, there is a growing need for more affordable housing, and the absence of this project will put more demands on the affordable housing rental community in this area.

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	Complete
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Mitigation Plan

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 project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The proposed development site is located 18+ miles from RDU International Airport (civil airfield), and 66+ miles from Seymour Johnson AFB (military airfield). See supporting documentation.

Supporting documentation

[Airport Hazards Distance to Seymour Johnson AFB 1317 N Main St.pdf](#)
[Airport Hazards Distance to RDU 1317 N Main St.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. Wake County is not one of the CBRS units along the coastal areas of North Carolina.

Supporting documentation

[Coastal Barriers Map.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.

✓ Yes

2. Upload a FEMA/FIRM map showing the site here:

[Flood Insurance FEMA Firmette 1317 N Main Street1.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary **Compliance Determination**

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. 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. FEMA Firmette # is 3720074000J dated May 2, 2006.

Supporting documentation

Are formal compliance steps or mitigation required?

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

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

✓ No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Screen Summary

Compliance Determination

The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.

Supporting documentation

[CO Limited Maintenance Plan 2012_08_02_BW.pdf](#)

[Air Quality Wake Co by Each Year.pdf](#)

[Air Quality Sulfur Dioxide 2010.pdf](#)

[Air Quality PM2.5 2012.pdf](#)

[Air Quality Nitrogen Dioxide 1971.pdf](#)

[Air Quality Lead 2008.pdf](#)

[Air Quality Carbon Monoxide 1971.pdf](#)

[Air Quality 8 hour Ozone 2015.pdf](#)

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. Wake County is not one of the 20 counties that are subject to the rules and policies of the Coastal Resources Commission, which administers the Coastal Area Management Act.

Supporting documentation

[CAMA Counties Map.pdf](#)
[Coastal Zone Management.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)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- ☒ American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ☐ ASTM Phase II ESA
- ☐ Remediation or clean-up plan
- ☐ ASTM Vapor Encroachment Screening
- ☐ None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances 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?)

- ☒ No

Explain:

Reina Clark, Mid-Atlantic Project Manager, conducted a site reconnaissance on 09/21/2020, and the methodology used was a site walkover. Mid-Atlantic did not encounter limiting conditions during the site reconnaissance that hindered their ability to identify RECs. Mid-Atlantic did not observe hazardous substances, petroleum products, USTs, ASTs, other subject containers, equipment likely to contain PCBs, interior staining/corrosion, discharge features, pits, ponds, and lagoons, solid waste dumping/landfills, stained soil/stressed vegetation, wells, or wastewater/septic at the subject or adjacent properties. Mid-Atlantic did not identify known/suspect RECs, historical RECs and/or de minimus conditions associated with the subject site and/or surrounding properties during performance of this PESA, but

they did record various piles of debris located on the property. Mid-Atlantic's conclusions and recommendations, "40 CFR Part 112 requires environmental professionals to consider the information collected during performance of this PESA and render an opinion as to whether additional investigation is required to detect contamination. Based on our review of information available for the subject property and our site reconnaissance, Mid-Atlantic did not identify recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs) or controlled recognized environmental conditions (CRECs) during the completion of this assessment. Based on information currently available for the Subject Property, it is our opinion that additional investigation is not warranted. Mid-Atlantic recommends removing the debris piles from the Subject Property prior to future development."

Based on the response, the review is in compliance with this section.

Yes

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 in compliance with contamination and toxic substances requirements. See supporting documentation.

Supporting documentation

[Contamination and Toxic_NEPAAssist ECHO_1317 N Main St.pdf](#)
[Contamination and Toxic_NEPAAssist Report_1317 N Main St.pdf](#)
[PESA_1317 E Main St Holly Springs_Mid-Atlantic.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.

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.

2. Are federally listed species or designated critical habitats present in the action area?

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

- ✓ Yes, there are federally listed species or designated critical habitats present in the action area.

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

- ✓ No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat. in the action area.

Document and upload all documents used to make your determination below. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate

May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

Mitigation as follows will be implemented:

- ✓ No mitigation is necessary.

Explain why mitigation will not be made here:

See attached Axiom Environmental's Federally Protected Species survey results for the proposed site.

Screen Summary

Compliance Determination

This project has been determined to have No Effect on listed species. This project is in compliance with the Endangered Species Act without mitigation. Please refer to Axiom Environmental's Protected Species Survey report for No Effect on the Cape Fear shiner, Red-cockaded woodpecker, Dwarf Wedgemussel, Tar River spinymussel, Michaux's sumac, and the Bald Eagle. See supporting documentation.

Supporting documentation

[Endangered Species_Axiom Survey Report_1317 N Main St.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

☒ Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "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.

Yes

Screen Summary

Compliance Determination

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[AGST Map1_1317 N Main St.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

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.)	7 CFR Part 658

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

2. Does your project meet one of the following exemptions?

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

✓ Yes

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

No

Screen Summary

Compliance Determination

This project includes activities that could potentially convert agricultural land to a non-agricultural use, but an exemption applies. The project is in compliance with the Farmland Protection Policy Act. At this proposed development site, 21 percent of the +/-9 acres has soils (CaH - Chewacla and Wehadkee soils) that are classified as prime farmland. These soils are in compliance with the Farmland Protection Policy Act because the proposed site is an urbanized area according to the Census Bureau's mapping tool. See supporting documentation.

Supporting documentation

[Farmland Protection_Census Bureau Urban Map_1317 N Main Street1.pdf](#)
[Farmland Protection_Web Soil Report1.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

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	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

☒ None of the above

2. Upload a FEMA/FIRM map showing the site here:

[Flood Insurance FEMA Firmette_1317 N Main Street1.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

☒ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. See supporting documentation.

Supporting documentation

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" http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html

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) Not Required
- ✓ Advisory Council on Historic Preservation Not Required
- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

✓ Catawba Indian Nation
THPO

In progress

✓ Other Consulting Parties

✓ Capital Area Preservation

In progress

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

Pending

Document and upload all correspondence, notices and notes (including comments and objections received below).

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:**

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.

Supporting documentation

[REQUES~1\(1\).DOC](#)

Sportsmanship-Crossing-
Affordable-Multi-family-
Development

Holly Springs, NC

900000010149708

[CAPREV~1.PDF](#)

[CAPREQ~1.PDF](#)

[REQUES~2.DOC](#)

[EREMAI~1.PDF](#)

[CONCUR~1.PDF](#)

[SHPO and Wake County Signed Agreement.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

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

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

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

- ✓ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: 59

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 59

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Screen Summary

Compliance Determination

A Noise Assessment was conducted. The noise level was acceptable: 59.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation. There are

two noise generating sources at this site. The first source is U.S. Hwy. 55 Business or North Main Street, and the closest building to this roadway is the clubhouse and laundry center. The distance between the roadway and this building is 190 feet, and the decibel rating is 58. The second source is U.S. Hwy. 55 By-pass, and the closest building is 810 feet away from the second road source. The decibel rating for the second source is 52, and the combined DNL for all sources is 59. The airport and railroad are greater than 15 miles and 3,000 feet, respectively, from this proposed development site. See supporting documentation.

Supporting documentation

[Noise Abatement_DNL Calculator Revised_Holly Springs Development.pdf](#)
[Noise Abatement Distance to Noise Sources Sportsmanship Crossings.pdf](#)
[Noise Abatement and Control_Nearest Railroad Map_1317 N Main St.pdf](#)
[NCDOT_AADT_Stations_2030 Projection Hwy 55 Bypass HS.xlsx](#)
[NCDOT_AADT_Stations_2030 Projection Hwy 55 Business HS.xlsx](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
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.	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.

Supporting documentation

[Sole Source Aquifer Program - Ground Water Protection - Region 4 Southeast US EPA.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.

Screen Summary

Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

[SAW-2020-01780 PJD_Wake County Government -signed 201116.pdf](#)
[Wetlands Mapper_1317 N Main Street1.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.

Supporting documentation

[Wild and Scenic Rivers Map_NC.pdf](#)

[Wild and Scenic Rivers Distance to Neuse River.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