

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

Project Information

Project Name: The-Carrington-Senior-Living-Community

HEROS Number: 900000010210439

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: 303 Pony Rd, Zebulon, NC 27597

Additional Location Information:

Vacant parcel site address for The Carrington development.

Direct Comments to:

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

The Carrington is a planned senior development located in Zebulon, NC, and this proposed community will offer 72 affordable apartments to households that are 55 years old and above. The unit mix will be 32 one-bedroom and 40 two-bedroom apartments housed in a single four-story mid-rise building with elevator access to all floors. The building will be rectangular with an adjacent parking lot, and the exterior will have a combination of brick and vinyl siding as part of its architectural design. The rents will be structured to meet HUD income levels at 30%, 50%, and 80% of the area median income (AMI). Of the 72 units available, a total of 21 apartments will be set aside for those households making 30% or less of AMI, and the tenant-paid rents will range between \$460 to \$555 per month. A total of 25 apartments will be set aside for those households making 50% or less of AMI, and the tenant-paid rents will range between \$685 to \$770 per month. The remaining units (26 apartments) will be made available to households with a household income that is 80% or less of AMI. The tenant-paid rents at 80% will be \$800 to \$900 per month. In summary, 64% of the units at The Carrington will serve those residents at or below 50% of AMI. Additionally, the developer will pay the utility cost for water and sewer to keep the overall housing cost down. The developer, Connelly Development, does not have legal site control of this parcel, but has a contract with the current owners with a closing date set for July 1, 2022. As a result of this proposed project, land disturbance will occur, and Wake County has contacted the Catawba Indian Nation THPO for their review and approval. Catawba Indian Nation THPO did respond and confirmed that they have no immediate concerns with the proposed project area. Additionally, Capital Area Preservation concluded that no historic fabric will be damaged or compromised by changes to the property (this property is not listed, nor eligible for the National Register of Historic Places). The proposed project site is zoned Office and Institutional which allows for multi-family developments (townhomes or apartments). In 2019, a Special Use Permit was approved by the Town of Zebulon for a 77-unit multifamily dwelling at this parcel site. Developer: Connelly Development Population: Senior Number of units: 72 Number of units at or below 30% AMI: 21 Number of units at or below 50% AMI: 25 Number of units at or below 60% AMI: 26 Funds: Federal HOME Program Total development cost: \$13,187,972 Attachments below: 1. Aerial Map 2. Site Plan with Improvements 3. Site Plat with Dimensions 4. Street View

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

Based on a market study performed by Real Property Research Group (RPRG), "The proposed development is located in an attractive and growing submarket in eastern Wake County. The market is performing well with no LIHTC vacancies. The market area is positioned well to address a wide range of senior renter households with units at three income targets from 30 to 80 percent AMI. All capture rates are acceptable and indicate sufficient demand to support the project as proposed. Although demographic estimates and projections were deployed prior to the onset of the COVID-19 pandemic and associated disruptions, demand for affordable housing remains strong in the market area. The most recent economic data indicate significant recovery and the multi-family inventory, especially LIHTC communities, are performing well. RPRG does not expect COVID-19 related changes to negatively impact the demand for affordable senior rental housing in the long term." Based on their professional market analysis, the RPRG group has advised the developer to proceed with this project as planned.

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

According to the U.S. Census Bureau, The Carrington development is technically in an unurbanized area of Wake County, but this area is increasingly becoming more urban with each passing year. From 2010 to 2020, Wake County's population grew by 228,417 people or a 25.4 percent increase over these ten years. With this growth, the municipalities to the south of Raleigh (Apex, Holly Springs, and Fuquay-Varina) have experienced tremendous growth over the past decade, and towns to the east of Raleigh (Knightdale and Wendell), likewise, are expanding at a rapid pace. Zebulon is likely to follow suit with its neighbors to the west (Knightdale and Wendell) and experience increased population growth over the next decade. Based on a market study performed by Real Property Research Group, "Senior households increased at a faster pace than total households in the Carrington Market Area over the past ten years; senior household growth includes both net migration and aging in place." With these existing conditions and trends, the need for affordable housing for individuals making less than 80% of the area median income is greatly needed.

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

[4 303 Pony Road Street View.pdf](#)

[3 303 Pony Road Site Plat with Dimensions.pdf](#)

[2 303 Pony Road Site Plan with Improvements.pdf](#)

[1 303 Pony Road Aerial Map.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

M-21-DC-37-0213	Community Planning and Development (CPD)	HOME Program
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Estimated Total HUD Funded, \$775,000.00
Assisted or Insured Amount:

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$13,187,973.00

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.
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 a coastal barrier county in NC. See attachment.
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. See attachment.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended,	<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

particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93		project is in compliance with the Clean Air Act. Wake County, NC historically has been a 1-hour ozone (1979, revoked on June 17, 1984), 8-hour ozone (1997 revoked on December 26, 2007), and carbon monoxide (1971, transportation conformity expired on September 18, 2015). Wake County was entered into a carbon monoxide (CO) Limited Maintenance Plan, as indicated in the attached letter dated August 2, 2012. This letter indicates that Wake County is well below the CO National Ambient Air Quality Standard (NAAQS) and introduced a State Implementation Plan (SIP), which outlined current levels of emissions. Please see attachments.
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 Coastal Zone Management counties in NC. See attachments.
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. Summit Engineering, Laboratory & Testing, P.C. conducted a site reconnaissance on September 8, 2021, to perform a Phase I Environmental Site Assessment (ESA) performed in general accordance with ASTM Standard E 1527-13. Summit's assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the property. Summit recommends no further assessment of the subject site, at the time of this report.

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. Axiom Environmental conducted a site survey on September 21, 2021, and they found no evidence of any of the listed species (Bald Eagle, Red-cockaded woodpecker, Neuse River waterdog, Carolina madtom, Atlantic Pigtoe, Dwarf Wedgemussel, Tar River spiny mussel, Yellow Lance, or Michaux's sumac). 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. The GSK facility located one-mile north of The Carrington site has two above ground vertical storage tanks, but no hazards are identified in the NEPA assist hazard waste or toxic release report. The ECHO report indicates that no violations have been identified at the GSK site.
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	The project includes activities that could convert agricultural land to a non-agricultural use. "Prime farmland," "unique farmland," or "farmland of statewide or local importance" regulated under the Farmland Protection Policy Act occurs on the project site. Form AD-1006, "Land Evaluation and Site Assessment" has been completed. The project may proceed without mitigation and be in compliance with the Farmland Protection Policy Act.
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.
Historic Preservation National Historic Preservation Act of	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on Section 106 consultation there are No Historic Properties Affected

1966, particularly sections 106 and 110; 36 CFR Part 800		because there are no historic properties present. The project is in compliance with Section 106. Please note, a new Programmatic Agreement (PA) with NCSHPO is under contract between Wake County and NCSHPO. Please see supporting documents.
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: 55.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.
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. North Carolina has no sole source aquifers located within the state boundaries. See attachment.
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. The developer confirmed through their engineering and design company that no construction will impact the wetland, especially the stormwater pond at the rear of the site plan (see attachment below - Wetlands Protection_Revised Stormwater Pond...). The stormwater pond design is called constructed wetlands that are designed to maximize the removal of pollutants from stormwater runoff through settling and both uptake and filtering by vegetation. Filtration will occur before the stormwater pond gradually releases water into the nearby wetland area.
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. The Carrington site is 14+ miles to the east of the Neuse River. See attachment.
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. Based on the information collected and reviewed, this project will not create an adverse and disproportionate environmental impact or aggravate an existing impact. The overwhelming benefit is affordable housing needed for this community.
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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 property identified as Wake County PIN 1795837655 is currently zoned as Office and Institutional, and a multi-family dwelling is a permitted use on this property. In 2019, a Special Use Permit was approved by the Town of Zebulon for a 77-unit multi-family dwelling at this proposed site. A letter from the Town of Zebulon's Planning Department dated January 19, 2021, confirms zoning verification and states that the existing use is allowed within the existing zoning district for this parcel. Additionally, this site has a previously approved project with vested rights. The parcel site is approximately 7.3 acres in size, and a single 4-story building will be situated at the front of the parcel facing Pony Road. There will be a total of 72-units and 126	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		total parking spaces with a 11 of the spaces reserved for handicapped parking. The facade of the building will utilize both brick veneer and vinyl siding, and the materials used will conform with surrounding structures.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The soil data for this site was collected at the USDA Web Soil Survey website. Most of the soil make-up (99.8%) consist of three varieties of Wedowee sandy loam, 2 to 6 percent slopes, Wedowee sandy loam, 6 to 10 percent slopes, and Wedowee-Saw complex, 2 to 6 percent slopes. This soil composition is either prime farmland or farmland of statewide importance. 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, but this location is not an "urbanized area". If not, then HUD form AD-1006 may need to be completed and approved by the USDA. A request was submitted to Marie Ross, USDA Resource Soil Scientist, seeking an exemption from completing the AD-1006 form, and Ms. Ross did not provide an exemption. Ms. Ross asked that we complete form AD-1006, and this form was finalized on September 24, 2021. Ms. Ross confirmed by email that the form is complete and that this site is in compliance with Farmland Protection. Please refer to the Farmland Protection compliance factor in section 2005 of this HEROS review for supporting information and documentation. The current topography indicates that the surface water drains from east to west towards a pond feature located adjacent to this parcel.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	Summit Engineering, Laboratory & Testing, P.C. conducted a field survey on September 8, 2021, and based on their findings they concluded that no Recognizable Environmental Concerns (RECs) are present at the subject site. Summit recommended no further action is needed. Based on my assessment from the NEPAssist website, there are no known hazard or nuisance (hazardous waste, water dischargers, toxic releases, Superfund or Brownfield sites, and toxic substances) violations identified that would create an unsafe environment for the workers and residents of this development. The planned site development is not expected to contribute to noise levels higher than what surrounding properties contribute.	
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. For the long-term, no impact anticipated with an excessive increase in energy consumption.	
SOCIOECONOMIC			
Employment and Income Patterns	2	According to the Market Feasibility Study from Real Property Research Group (RPRG), employment in Wake County's labor force has had a steady increase since 2010, with year-to-year gains in nine consecutive years. Wake County's unemployment rate has traditionally been lower when compared to the state of North Carolina and the United States. In 2019, the annual average unemployment rate was 3.3 percent in the county, 3.9 percent in the state, and 3.7 percent in the nation. Even as unemployment spiked across the country associated with the COVID-19 pandemic,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		Wake County's unemployment rate in June 2021 was 4.1 percent, according to United States Federal Reserve, compared to a record high of 12.3 in May 2020. Before the pandemic, the North Carolina Department of Commerce points to continued job growth across nearly all sectors of the economy. In a recent study by Moody's Analytics, the greater Raleigh region is likely to fully recover from the COVID-19 pandemic.	
Demographic Character Changes / Displacement	2	According to the Market Feasibility Study from Real Property Research Group (RPRG), the Carrington Market Area added 13,715 people (21.6 percent growth) and 4,967 households (21.4 percent growth) from 2010 to 2020; the annual growth rates were 2.0 percent for population and households. In comparison, Wake County's annual average growth rate over the same period was 2.3 percent for population and households. The average household size is projected to increase from 2.66 (2010) to 2.69 person per household by 2023. On the other hand, senior households (age 55 or older) increased at a faster pace than total households in the Carrington Market Area over the past decade; senior households growth includes both net migration and aging in place. It is projected that most of the senior household growth over the next three years will be among households 65+.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	Within a drive-time of six minutes or less, Wake County Public Schools has three schools located near this proposed development. Zebulon Elementary School is 2.3 miles from the site, Zebulon GT Magnet Middle School is 2.1 miles	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		from the site, and Wakelon High School is 1.4 miles from the site. Wake Technical Community College (WTCC) can provide access to continuing and adult education classes, and WTCC is located 1.6 miles from the site. The Zebulon Downtown Arts Council holds monthly meetings to organize citizens to energize the Town of Zebulon through the promotion of the arts.	
Commercial Facilities (Access and Proximity)	2	The nearest commercial corridors are to the east and north of the proposed site. The Family Dollar, Zebulon Quik Mart, Hardee's, and Carlie's IGA stores are located within 0.5 miles of The Carrington. Walgreen's (pharmacy), PNC Bank, United States Postal Service, Triangle East Center (retail), and the Zebulon Community Library are between one and two miles from the proposed site. Downtown Zebulon is conveniently located 0.9 miles from The Carrington senior apartment community.	
Health Care / Social Services (Access and Capacity)	2	Wake County Emergency Services anticipates no impact on the services they provide to the community. The WakeMed Knightdale Hospital is 10.4 miles or a 16-minute drive from the proposed site. WakeMed MyCare 365 Primary and Urgent facility is within six minutes of the proposed site. Additionally, there are several dentist practices within a five-minute drive. Wake County's Eastern Regional Center is located five minutes from this proposed site. This Regional Center provides a wide variety of services for seniors (Medicaid, public health and medical, senior and adult, and transportation).	
Solid Waste Disposal and Recycling	2	The addition of 72-units will not generate abnormal solid waste, and recycling	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
(Feasibility and Capacity)		systems should not be adversely impacted.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The addition of 72-units will not generate abnormal wastewater, and sanitary sewers should not be adversely impacted.	
Water Supply (Feasibility and Capacity)	2	The addition of 72-units will not generate abnormal water consumption, and the public water supply will be provided by the City of Raleigh's Water Department.	
Public Safety - Police, Fire and Emergency Medical	2	The addition of 72-units will not burden public safety services as a result of this new affordable family complex.	
Parks, Open Space and Recreation (Access and Capacity)	2	No anticipated impact on the parks and recs system in Zebulon do to the development of this apartment community. There are four parks located within a five-minute drive of The Carrington, so it is a potential benefit to the residents of this apartment community.	
Transportation and Accessibility (Access and Capacity)	2	GoRaleigh (part of the GoTriangle transit system) operates the Zebulon-Wendell-Raleigh Express (ZWX) service Monday through Friday, starting at 7:00 AM and ending at 6:10 PM. This commuter route has ten stops along the route and finally stops at the main transit center in downtown Raleigh. The park and ride bus stop for Zebulon residents is located at the Compare Foods on West Gannon Avenue, which is within one-half mile of the subject site.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	According to the NC Natural Heritage Program (NCNHP) website, this site indicates that no Managed or Natural Areas are presently on or near the project site. The 2010 Forest Land Assessment (NCDA&CS) rates this parcel on the "High" scale for maintaining a viable urban forest. As for drinking water	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		susceptibility, the ground and surface water susceptibility ratings are "Higher". Since the water supply is from the City of Raleigh municipal water treatment facility, this will help mitigate any water supply concerns. Additionally, there are no public or private scenic areas on or near the project site. In a letter from NC Department of Natural and Cultural Resources (NCNHP) to Axiom Environmental dated September 27, 2021, NCNHP indicated "that there are no records for rare species, important natural communities, natural areas, and/or conservation/managed areas" within the proposed development site.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	This vacant parcel is covered with pine and hardwood 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 has this parcel mostly rated a zero or unrated. The backend (western boundary) of this parcel has an index rating of seven out of ten. This area will remain mainly undisturbed because of the stream buffers that are in place to restrict land improvements.	
Other Factors	2	As stated earlier in this environmental assessment, the soils are predominately prime farmland or farmland of statewide importance as a tier III on NCNHP's website. An exemption has been requested from the USDA on HUD form AD-1006.	

Supporting documentation

[Request for HUD Environmental Review WCPSS Response.pdf](#)
[Police Response_Carrington impact analysis.pdf](#)

[Health Response_Carrington ER 9-2021.docx](#)
[Fire Response_Carrington impact analysis.pdf](#)
[Request for HUD Environmental Review EMS_RESPONSE.pdf](#)
[Solid Waste Response.pdf](#)
[4010 EA Factors_NC Dept of Natural and Cultural Resources.pdf](#)
[The Carrington Market Study \(1\)\(1\).pdf](#)
[Noise Abatement and Control_DNL Calculator All Sources_303 Pony Road\(1\).pdf](#)
[Farmlands Protection_Websoil Survey Report_303 Pony Road\(1\).pdf](#)
[Scale and Urban Design_Site Plan_Floor Plan_Elevations.pdf](#)
[Compatible Land Use and Zoning_Town of Zebulon Zoning Verification Letter.pdf](#)
[Contamination and Toxic Substances_The Carrington_Phase I ESA\(1\).pdf](#)

Additional Studies Performed:

Market Feasibility Analysis conducted by Real Property Research Group (RPRG).

[The Carrington Market Study \(1\).pdf](#)

Field Inspection [Optional]: Date and completed
by:

John Scales

9/15/2021 12:00:00 AM

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

Wake County EMS, Zebulon Fire Department, Wake County Health and Human Services, NC Natural Heritage Program, Zebulon Police Department, Zebulon Planning Department, Wake County Public School System, GoTriangle Public Transportation, City of Raleigh Water Department, Zebulon Parks and Recreation, Wake County Soil and Water Conservation District, Zebulon Public Works Department, NC Department of Transportation, U.S. Army Corps of Engineers, U.S. Fish and Wildlife, Catawba Indian Nation, Capital Area Preservation, Wake County Fires Services, U.S. Department of Agriculture, Real Property Research Group, Axiom Environmental Services, Bowman (engineering and design)

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 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>) and at the Town of Zebulon's Town Hall located at 1003 North Arendell Avenue, Zebulon, NC 27597.

[Summary Map.pdf](#)

Cumulative Impact Analysis [24 CFR 58.32]:

The construction of this affordable senior apartment complex is a short-term, single phase construction activity. This construction project is not linked with any other neighborhood/community construction and/or infrastructure projects. 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 senior rental housing for this community.

No Action Alternative [24 CFR 58.40(e)]

Many 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 located in a primarily mixed-use area (residential and commercial) of Zebulon. This lot is located at 303 Pony Road and is roughly one-quarter of a mile south of West Gannon Avenue on the western edge of downtown Zebulon (see Summary Map). The Town of Zebulon is a small residential community in eastern Wake County, and continued growth is expected as housing prices increase closer to the center of Raleigh, NC. Combined with low vacancy rates and strong projections for senior household growth in multi-family rental communities, this project, The Carrington, is not expected to harm existing rental communities, including those with LIHTC units. 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	Mitigation Plan	Complete
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Project 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.

Supporting documentation

[Airport Hazards_The Carrington_Distance to Seymour Johnson AFB.pdf](#)
[Airport Hazards_The Carrington_Distance to RDU.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 a coastal barrier county in NC. See attachment.

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 The Carrington FEMA Firmette Map.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

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

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. See attachment.

Supporting documentation

[Flood Insurance_The Carrington_iMaps Flood Map\(1\).pdf](#)

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. Wake County, NC historically has been a 1-hour ozone (1979, revoked on June 17, 1984), 8-hour ozone (1997 revoked on December 26, 2007), and carbon monoxide (1971, transportation conformity expired on September 18, 2015). Wake County was

entered into a carbon monoxide (CO) Limited Maintenance Plan, as indicated in the attached letter dated August 2, 2012. This letter indicates that Wake County is well below the CO National Ambient Air Quality Standard (NAAQS) and introduced a State Implementation Plan (SIP), which outlined current levels of emissions. Please see attachments.

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 Coastal Zone Management counties in NC. See attachments.

Supporting documentation

[Coastal Zone Management.pdf](#)

[CAMA Counties Map.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:

Summit Engineering, Laboratory & Testing, P.C. conducted a site reconnaissance on September 8, 2021, to perform a Phase I Environmental Site Assessment (ESA) performed in general accordance with ASTM Standard E 1527-13. Summit's assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the property. Summit recommends no further assessment of the subject site, at the time of this report.

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. Summit Engineering, Laboratory & Testing, P.C. conducted a site reconnaissance on September 8, 2021, to perform a Phase I Environmental Site Assessment (ESA) performed in general accordance with ASTM Standard E 1527-13. Summit's assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the property. Summit recommends no further assessment of the subject site, at the time of this report.

Supporting documentation

[Contamination and Toxic Substances_The Carrington_Phase I ESA.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:

Axiom Environmental conducted a site survey on September 21, 2021, and they found no evidence of any of the listed species (Bald Eagle, Red-cockaded woodpecker, Neuse River waterdog, Carolina madtom, Atlantic Pigtoe, Dwarf Wedgemussel, Tar River spiny mussel, Yellow Lance, or Michaux's sumac).

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. Axiom Environmental conducted a site survey on September 21, 2021, and they found no evidence of any of the listed species (Bald Eagle, Red-cockaded woodpecker, Neuse River waterdog, Carolina madtom, Atlantic Pigtoe, Dwarf Wedgemussel, Tar River spiny mussel, Yellow Lance, or Michaux's sumac). See supporting documentation.

Supporting documentation

[Endangered Species Act_Axiom Carrington Survey Results_210928.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. The GSK facility located one-mile north of The Carrington site has two above ground vertical storage tanks, but no hazards are identified in the NEPAAssist hazard waste or toxic release report. The ECHO report indicates that no violations have been identified at the GSK site.

Supporting documentation

[Explosive and Flammable Hazards_NEPAAssist Report for GSK Zebulon Facility.pdf](#)

[Explosive and Flammable Hazards_NEPA Review for NCHFA_No Findings.pdf](#)

[Explosive and Flammable Hazards_One-Mile Radius_303 Pony Road.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

☒ No

3. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrcs> or your NRCS state soil scientist <https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/contact/states/> for assistance

No

✓ Yes

4. Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.

- Complete form AD-1006, "Farmland Conversion Impact Rating" and contact the state soil scientist before sending it to the local NRCS District Conservationist (NOTE: for corridor type projects, use instead form **NRCS-CPA-106**, "Farmland Conversion Impact Rating for Corridor Type Projects.")
- Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 (or form NRCS-CPA-106 if applicable) to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

Document your conclusion:

Project with proceed with mitigation.

✓ Project with proceed without mitigation.

Explain why mitigation will not be made here:

Scoring from the AD-1006 form indicated that the site scored well below the alternative site selection points total of 160.

Based on the response, the review is in compliance with this section. Document and upload form AD-1006 and all other documents used to make your determination below.

Screen Summary

Compliance Determination

The project includes activities that could convert agricultural land to a non-agricultural use. "Prime farmland," "unique farmland," or "farmland of statewide or local importance" regulated under the Farmland Protection Policy Act occurs on the project site. Form AD-1006, "Land Evaluation and Site Assessment" has been completed. The project may proceed without mitigation and be in compliance with the Farmland Protection Policy Act.

Supporting documentation

[Farmlands Protection USDA Confirmation AD-1006.pdf](#)

[Farmlands Protection AD1006 303 Pony Road Zebulon Completed Form.pdf](#)

[Farmlands Protection AD1006 303 Pony Road Zebulon USDA Response.pdf](#)

[Farmlands Protection Websoil Survey Report 303 Pony Road.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_The Carrington_FEMA Firmette Map.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.

Supporting documentation

[Flood Insurance_The Carrington_iMaps Flood Map.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" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

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

Completed

✓ Other Consulting Parties

✓ Capital Area Preservation

Completed

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

Please see determinations from Catawba and Capital that are attached to this section.

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:**

303 Pony Road, Zebulon, NC and adjoining parcels

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. Please note, a new Programmatic Agreement (PA) with NCSHPO is under contract between Wake County and NCSHPO. Please see supporting documents.

Supporting documentation

[Programmatic Agreement.pdf](#)

[SHPO and Wake County Signed Agreement.pdf](#)
[Request for HUD Environmental Review Catawba RESPONSE.docx](#)
[Request Letter Catwaba Indian Nation.docx](#)
[Request Letter Capital Area Preservation.docx](#)
[Request for HUD ER_RESPONSE_303 Pony Road Zebulon.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: 55

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: 55

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: 55.0 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

Supporting documentation

[Noise Abatement and Control_DNL Calculator All Sources_303 Pony Road\(1\).pdf](#)
[Noise Abatement and Control_Distance to Nearest Xing_303 Pony Road.PNG](#)
[Noise Abatement and Control_Railroad Xing Data Sheet 465650R_303 Pony Road.pdf](#)
[Noise Abatement and Control_NCDOT_AADT_Stations_2031 Projection US Bus
64_303 Pony Road.xlsx](#)
[Noise Abatement and Control_NCDOT_AADT_Stations_2031 Projection NC 97_303
Pony Road1.xlsx](#)
[Noise Abatement and Control_NCDOT_AADT_Stations_2031 Projection NC 97_303
Pony Road.xlsx](#)
[Noise Abatement and Control_Highway US Bus 64_303 Pony Road.PNG](#)
[Noise Abatement and Control_Highway NC 97_303 Pony Road.PNG](#)

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. North Carolina has no sole source aquifers located within the state boundaries. See attachment.

Supporting documentation

[Sole Source Aquifers_303 Pony Road_Region 4 Report.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. The developer confirmed through their engineering and design company that no construction will impact the wetland, especially the stormwater pond at the rear of the site plan (see attachment below - Wetlands Protection_Revised Stormwater Pond...). The stormwater pond design is called constructed wetlands that are designed to maximize the removal of pollutants from stormwater runoff through settling and both uptake and filtering by vegetation. Filtration will occur before the stormwater pond gradually releases water into the nearby wetland area.

Supporting documentation

[Wetlands Protection_Revised Stormwater Pond_Not Within Wetland Area.pdf](#)
[Wetlands Protection_Wetland Mapper_303 Pony Road .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. The Carrington site is 14+ miles to the east of the Neuse River. See attachment.

Supporting documentation

[Wild and Scenic Rivers Act_Neuse River_303 Pony Road.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. Based on the information collected and reviewed, this project will not create an adverse and disproportionate environmental impact or aggravate an existing impact. The overwhelming benefit is affordable housing needed for this community.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No