**Tiered Environment Review**

**for Activity/Project that is**

**Categorically Excluded Subject to Section 58.5**

**Pursuant to 24 CFR 58.35(a)**

# Project Information

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| **Project Name:** | Housing-Rehabilitation-Program |

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| **HEROS Number:**  | 900000010095815 |

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

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| **State / Local Identifier:**  |  |

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| **RE Preparer:**  | John Scales |

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| **Certifying Officer:** | David Ellis |

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

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| **Point of Contact:**  |  |

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| **Consultant (if applicable):** |  |

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| **Point of Contact:**  |  |

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| **Project Location:** | Wendell, NC 27591 |

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| **Additional Location Information:** |
| Wendell is one of multiple scattered sites throughout Wake County that will be served by this program. Other town/municipality locations: Apex, Fuquay-Varina, Garner, Holly Springs, Knightdale, Morrisville, Rolesville, Wake Forest, and Zebulon, etc. |

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| **Direct Comments to:** | Mr. John ScalesHousing Affordability and Community RevitalizationWake County GovernmentWCOB, 448CPO Box 550Raleigh, NC 27602-0550 |

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| **Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:** |
| The Wake County Government Housing Affordability and Community Revitalization (HACR) department will put into effect a Housing Rehabilitation Program that will include the following grant programs: 1. Elderly & Disabled Grant Program (E & D) - E & D program serves elderly households that are earning less than 50% of the area median income (AMI). As of June 2019, the AMI limit for a family of four is $46,350. E & D is planned to help people stay in their homes with repairs that provide for a safe and healthy environment. Grants up to $20,000 are available to applicants with an additional $10,000 available for lead-based paint abatement, if necessary. 2. Emergency Grant Program - This is a one-time-only assistance program, per household. This grant assists owner-occupied households that earn less than 50% of AMI. Applicants can receive a grant up to $5,000 in assistance that includes, but is not limited to, HVAC, roof, and well/septic tank repairs and/or replacements. 3. Single-family Rehabilitation of Sub-standard Houses - The purpose of this program is to prevent and/or correct health and safety problems in owner-occupied single-family homes. This program will serve families making less than 80% of AMI. As of June 2019, the 80% AMI limit for a family of four is $71,450. The grant programs listed above are for owner-occupied households that live in Wake County only, and these programs are not intended to assist owner-occupied households that live within the city limits of Cary and Raleigh. |

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

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| **Approximate size of the project area:**  | more than 1 square mile |

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| **Length of time covered by this review:**  | 5 Years |

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| **Maximum number of dwelling units or lots addressed by this tiered review:**  |
| 250 |

#### Level of Environmental Review Determination:

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| --- |
| Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5: |
| 58.35(a)(2) |
| 58.35(a)(3) |

**Determination:**

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|  | Extraordinary circumstances exist and this project may result in significant environmental impact. This project requires preparation of an Environmental Assessment (EA); OR  |
| ✓ | There are no extraordinary circumstances which would require completion of an EA, and this project may remain CEST. |

**Approval Documents:**

[Signed Tiered ER\_HEROS Upload.pdf](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010465915_1585315815323.pdf)

[Notice of Intent to Request Release ofn Funds for Tiered Projects and Programs\_Public Notice Copy.pdf](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010480881_1585315815323.pdf)

[Housing Rehabilitation Project - Wake County - RROF Checklist.pdf](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010494228_1585315815323.pdf)

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| **7015.15 certified by Certifying Officer on:** | 9/30/2019 |

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| **7015.16 certified by Authorizing Officer on:** | 10/22/2019 |

**Funding Information**

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| **Grant Number** | **HUD Program**  | **Program Name** |
| B-19-UC-37-001 | Community Planning and Development (CPD) | Community Development Block Grants (CDBG) (Entitlement) |
| B-20-UC-37-001 | Community Planning and Development (CPD) | Community Development Block Grants (CDBG) (Entitlement) |
| B-21-UC-37-001 | Community Planning and Development (CPD) | Community Development Block Grants (CDBG) (Entitlement) |
| B-22-UC-37-001 | Community Planning and Development (CPD) | Community Development Block Grants (CDBG) (Entitlement) |
| B-23-UC-37-001 | Community Planning and Development (CPD) | Community Development Block Grants (CDBG) (Entitlement) |

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| **Estimated Total HUD Funded Amount:**  | $2,550,000.00 |

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| **Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** | $2,550,000.00 |

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

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| **Compliance Factors**: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6 | Was compliance achieved at the broad level of review? | Describe here compliance determinations made at the broad level and source documentation. |
| **STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6** |
| Airport Hazards | 🞎 Yes 🗹 No |   |
| Coastal Barrier Resources Act  | 🗹 Yes 🞎 No | North Carolina is one of 23 states that has coastal barrier features. Wake County, NC is not a coastal barrier county or locale. Please see attachment(s). |
| Flood Insurance | 🞎 Yes 🗹 No |   |
| **STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5** |
| Air Quality | 🗹 Yes 🞎 No | Project does not include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units. In compliance at the broad level of review. |
| Coastal Zone Management Act | 🗹 Yes 🞎 No | Projects are not located in, nor do the projects affect a Coastal Zone as defined by the North Carolina Coastal Management Plan. In compliance at the broad level of review. Please see attachment(s). |
| Contamination and Toxic Substances | 🞎 Yes 🗹 No |   |
| Endangered Species Act | 🗹 Yes 🞎 No | Rehabilitation on existing properties without expanding the footprint of the property. No effect. In compliance at the broad level of review. |
| Explosive and Flammable Hazards | 🗹 Yes 🞎 No | Projects will not include a hazardous facility, and the projects will not include the following activities: development, construction, or rehabilitation that will increase residential densities or conversion. In compliance at the broad level of review. |
| Farmlands Protection | 🗹 Yes 🞎 No | Projects do not include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use. In compliance at the broad level of review. |
| Floodplain Management | 🞎 Yes 🗹 No |   |
| Historic Preservation | 🞎 Yes 🗹 No |   |
| Noise Abatement and Control | 🗹 Yes 🞎 No | Projects involve rehabilitation of existing residential property. To mitigate noise levels, HACR could recommend/implement noise reduction measures such as new windows or extra insulation. In compliance at the broad level of review. |
| Sole Source Aquifers | 🗹 Yes 🞎 No | There are no sole source aquifers in North Carolina. In compliance at the broad level of review. Please see attachment(s). |
| Wetlands Protection | 🗹 Yes 🞎 No | Projects do not involve new construction as defined in Executive Order 11990, expansion of a building's footprint or ground disturbance. In compliance at the broad level of review. |
| Wild and Scenic Rivers Act | 🞎 Yes 🗹 No |   |
| **ENVIRONMENTAL JUSTICE** |
| Environmental Justice | 🗹 Yes 🞎 No | Projects involve the rehabilitation of existing, owner-occupied dwellings that will have a positive impact on the community. In compliance at the broad level of review. |

**Supporting documentation**

[Download\_Clean Air.pdf](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010439529_1585315815323.pdf)

[NC\_Coastal Barriers Map\_Tier Review(1).pdf](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010439326_1585315815323.pdf)

[Download\_NC DEQ\_ CAMA Counties.pdf](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010439530_1585315815323.pdf)

[Download\_Endangered-Species-Act-Partner-Worksheet.docx](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010439566_1585315815323.docx)

[Download\_Farmlands-Partner-Worksheet.docx](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010439586_1585315815323.docx)

[Download\_Flood Insurance.docx](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010439498_1585315815323.docx)

[Download\_Floodplain.docx](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010439639_1585315815323.docx)

[Amendment to PA.pdf](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010442500_1585315815323.pdf)

[Email Affirming Programatic Agreement Extension.pdf](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010442051_1585315815323.pdf)

[Download\_Historic Preservation.docx](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010439640_1585315815323.docx)

[Download\_List of sole source aquifers.pdf](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010439641_1585315815323.pdf)

[Download\_Wild and Scenic.docx](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010439643_1585315815323.docx)

[Download\_Airport Hazards.docx](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010439324_1585315815323.docx)

[Download\_Contamination and Toxic Substances.docx](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010439544_1585315815323.docx)

[Download\_Explosives-Partner-Worksheet.docx](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010439571_1585315815323.docx)

**Written Strategies**

The following strategies provide the policy, standard, or process to be followed in the site-specific review for each law, authority, and factor that will require completion of a site-specific review.

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| **1** |  | Airport Hazards |
|  | Wake County HACR will conduct a review on a site-specific basis. As defined in 24 CFR Part 51, Wake County HACR will determine if the project is within 15,000 feet of a military airfield or 2,500 feet of a civilian airport. If the project site is located within 2,500 feet of a civilian airport, Wake County will determine if the project site is either within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ). If the project is designated as an RPZ/CZ, then Wake County HACR will not proceed with project. If the project is designated as an APZ, Wake County HACR will determine if the project is consistent with U.S. Department of Defense (DOD) guidelines. If project-specific site is consistent with DOD guidelines, then Wake County HACR can proceed with the project, and if the project is not consistent with DOD guidelines, then Wake County HACR cannot proceed with the project. Because there are no military airfields in Wake County or adjacent counties, this determination will not apply. |
| **2** |  | Flood Insurance |
|  | Wake County HACR will conduct a review on a site-specific basis. The Flood Disaster Protection Act of 1973 (42 U.S.C. 4012a) requires that projects receiving Federal assistance and located in an area identified by FEMA as being within a Special Flood Hazard Area (SFHA) be covered by flood insurance under the National Flood Insurance Program (NFIP). If applicable, Wake County HACR will verify if homeowner has suitable insurance to meet the guidelines for this Act. |
| **3** |  | Contamination and Toxic Substances |
|  | Wake County HACR will conduct a review on a site-specific basis. HACR will use the U.S. Environmental Protection AgencyaA?A?s NEPAssist website to verify if on-site or nearby toxic, hazardous, or radioactive substances are found that could affect the health and safety of the project occupants or conflict with the intended use of the property. If adverse environmental impacts cannot feasibly be mitigated, then the project cannot proceed. |
| **4** |  | Floodplain Management |
|  | Wake County HACR will conduct a review on a per project basis. In response to Executive Order 11988, Floodplain Management, as interpreted in HUD regulations at 24 CFR Part 55, and the Flood Disaster Act of 1973, Wake County HACR will review each site by utilizing the Wake County GIS mapping tool and/or the Federal Emergency Management Agency (FEMA) Flood Map Service to determine if the property to be rehabilitated is in the 100-year floodplain. Please note, single-family rehabilitation projects that are in 100-year floodplain areas do not require completion of the 8-step process if the improvements are not substantial as defined at 24 CFR 55.2(b)(10). All Wake County rehabilitation projects are $20,000 or less and likely will not equal or exceed 50% of the market value of each property. If the project equals or exceeds 50% of the market value then Wake County will not proceed with the project. |
| **5** |  | Historic Preservation |
|  | Wake County HACR will conduct a review on a per project basis. The National Historic Preservation Act of 1966 as amended, particularly Section 106 and Section 110, mandate that agencies with jurisdiction over Federally assisted, licensed, or approved activities will afford the Advisory Council on Historic Preservation and the State Historic Preservation Office (SHPO) reasonable opportunity to comment on the projectaA?A?s impact to historic properties. The Programmatic Agreement between the local government and the SHPO is in effect and each specific site will adhere to this Agreement. Wake County HACR contracts with Capital Area Preservation (CAP) to decide if the rehabilitation is being conducted at a historic property or within a historic district. If so, CAP or Wake County HACR will work with the SHPO to determine no effect, compliance, or mitigation as required. Since no ground disturbance will occur with these site-by-site projects, we will not seek a per site determination from the Catawba Indian Nation THPO. |
| **6** |  | Wild and Scenic Rivers |
|  | No wild and scenic (active or under study) rivers exist in Wake County. Nationwide Rivers Inventory (NRI) rivers are located in Wake County, but no finding of impact is anticipated since scope of work involves the rehabilitation of existing, owner-occupied dwellings. For each project, we will conduct a site review to determine if property is within 0.5 miles of a NRI river. Please see attachment(s). |

**Supporting documentation**

[TIER 2 checklist\_Draft\_MORE EDITS.doc](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010480880_1585315815323.doc)

[Written Procedure for Tiered 2 Reviews.docx](https://www.onecpd.info/reports/ESD_900000010095815_03272025_900000010442001_1585315815323.docx)

**APPENDIX A: Site Specific Reviews**