

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND  
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

September 29, 2025  
City of Charlotte, Housing and Neighborhood Services  
600 East Trade St  
Charlotte, North Carolina 28202  
980-301-3995

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

REQUEST FOR RELEASE OF FUNDS

On or about October 15, 2025, the City of Charlotte, Housing and Neighborhood Services will authorize Habitat for Humanity of the Charlotte Region Inc. to submit a request to the HUD / Greensboro NC Field Office for the release of Self-Help Ownership Opportunity Program (SHOP) funds, to undertake a project known as Carya Pond.

Carya Pond will be an 89-unit mixed income affordable housing project for families, with 36 of units reserved for low-to-moderate income buyers (the only units eligible for federal funding). Carya Pond involves proposed new construction of a townhome community in Charlotte, Mecklenburg County, North Carolina. The project site is located at 2519 Carya Pond Lane (10308350), 2518 Carya Pond Lane (10308358), 2610 Carya Pond Lane (10308349), and Carya Pond Lane (10308375), Charlotte, Mecklenburg County, North Carolina 28212. Habitat for Humanity of the Charlotte Region Inc. is responsible for preparing the site for construction, including clearing and grading sections for townhome structures, installing and connecting necessary infrastructure (water, sewer, and stormwater), installing street infrastructure (curbs and gutters), installing private roads and parking spaces, installing underground stormwater control measures, and installing a small amenity area.

The total cost of the project is estimated at \$14,052,770.00. This includes HUD / Federal funds for 36 homes valued at \$176,000 and Non-Federal Funds totaling \$13,876,770.

FINDING OF NO SIGNIFICANT IMPACT

The City of Charlotte, Housing and Neighborhood Services has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of Charlotte, Housing and Neighborhood Services, 600 East Trade Street, Charlotte, NC 28202 and may be examined or copied weekdays 8am to 5pm. You may also reach out to Michael Englehart at [michael.englehart@charlottenc.gov](mailto:michael.englehart@charlottenc.gov) if there are concerns the public would like the City of Charlotte, Housing and Neighborhood Services to consider regarding the project.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Charlotte, Housing and Neighborhood Services. All comments received by October 15, 2025, will be considered by the City of Charlotte, Housing and Neighborhood Services prior to authorizing submission of a Request for Release of Funds. Comments should specify which Notice they are addressing.

## ENVIRONMENTAL CERTIFICATION

The City of Charlotte, Housing and Neighborhood Services certifies to HUD Greensboro Field Office in North Carolina that Rebecca A. Hefner in her capacity as Director consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD Greensboro, NC Field Office approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows The Vue at Honeywood Avenue, LLC to use program funds.

## OBJECTIONS TO RELEASE OF FUNDS

HUD Greensboro Field Office in North Carolina will accept objections to its release of funds and the City of Charlotte, Housing and Neighborhood Services certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Charlotte, Housing and Neighborhood Services; (b) the City of Charlotte, Housing and Neighborhood Services has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD Greensboro Field Office in North Carolina; or (d) another federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to HUD Greensboro Field Office in North Carolina, Attn: Michael Johnson at 1500 Pinecroft Road, Greensboro, NC 27407. Potential objectors should contact HUD Greensboro Field Office in North Carolina to verify the actual last day of the objection period.

Rebeca A. Hefner