



U.S. Department of Housing and Urban  
Development  
451 Seventh Street, SW  
Washington, DC 20410  
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**Tiered Environment Review  
for Activity/Project that is  
Categorically Excluded Subject to Section 58.5  
Pursuant to 24 CFR 58.35(a)**

**Project Information**

**Project Name:** Healthy-Homes-Cary

**HEROS  
Number:** 900000010426468

**Start Date:** 09/19/2024

**Responsible Entity  
(RE):** CARY, PO Box 8005 Cary NC, 27512

**State / Local  
Identifier:**

**RE Preparer:** Mary McKay

**Certifying  
Officer:** Danna Widmar

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

**Point of Contact:**

**Consultant (if  
applicable):**

**Point of Contact:**

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

**Additional Location Information:**

The Healthy Homes Cary program is a scattered-site home rehabilitation program. Participating homes will be located throughout Cary.

**Direct Comments** Cary Town Hall  
**to:** Mailing Address: P.O. Box 8005 Cary, NC 27512-8005  
 Street Address: 316 N Academy St, Cary, NC 27513

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

The Town of Cary conducts eligible housing activities each year with a mix of local and federal funding. Among these activities is a minor rehabilitation program called Healthy Homes Cary, operated by Rebuilding Together of the Triangle. Rehabilitation through this program will be limited to minor rehabilitation, without acquisition of buildings, increasing the size or density of the structure, new construction, changes of land use from industrial/commercial to residential. Approximately 30 homeowner-occupied properties will be rehabilitated through Healthy Homes Cary.

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

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

**Length of time covered by this review:** 3 Years

**Maximum number of dwelling units or lots addressed by this tiered review:**  
40

**Level of Environmental Review Determination:**

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

**Determination:**

	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:**

[RTT CEST Environmental Signature Page.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	Funding Amount
B-24-MC-37-0023	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$250,000.00

**Estimated Total HUD Funded Amount:** \$250,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$750,000.00

**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	Was compliance achieved at the broad level of review?	Describe here compliance determinations made at the broad level and source documentation.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
Airport Hazards	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Compliance with this factor is reached at the broad level due to the nature of the program. No further analysis is required. The Healthy Homes program is limited to minor rehabilitation, without acquisition of buildings, increasing the size or density of the structure, new construction, changes of land use from industrial/commercial to residential.
Coastal Barrier Resources Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Compliance with this factor is reached at the broad level due to the nature of the program. No further analysis is required. The Healthy Homes program is

		limited to minor rehabilitation, without acquisition of buildings, increasing the size or density of the structure, new construction, changes of land use from industrial/commercial to residential. No coastal barrier resources are located in the project vicinity.
Flood Insurance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
Air Quality	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Compliance with this factor is reached at the broad level due to the nature of the program. No further analysis is required. The Healthy Homes program is limited to minor rehabilitation, without acquisition of buildings, increasing the size or density of the structure, new construction, changes of land use from industrial/commercial to residential. Emissions are considered de minimis.
Coastal Zone Management Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Compliance with this factor is reached at the broad level due to the nature of the program. No further analysis is required. The Healthy Homes program is limited to minor rehabilitation, without acquisition of buildings, increasing the size or density of the structure, new construction, changes of land use from industrial/commercial to residential. No coastal zone management resources are located in the project vicinity.
Contamination and Toxic Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Endangered Species Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Compliance with this factor is reached at the broad level due to the nature of the program The Healthy Homes program is limited to minor rehabilitation, without acquisition of buildings, increasing the size or density of the structure, new construction, changes of land use from industrial/commercial to residential. None of the activities involved in the project have potential to affect species or habitats.
Explosive and Flammable Hazards	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Compliance with this factor is reached at the broad level due to the nature of the program. No further analysis is

		required. The Healthy Homes program is limited to minor rehabilitation, without acquisition of buildings, increasing the size or density of the structure, new construction, changes of land use from industrial/commercial to residential.
Farmlands Protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Compliance with this factor is reached at the broad level due to the nature of the program. No further analysis is required. The Healthy Homes program is limited to minor rehabilitation, without acquisition of buildings, increasing the size or density of the structure, new construction, changes of land use from industrial/commercial to residential.
Floodplain Management	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Historic Preservation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Noise Abatement and Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Compliance with this factor is reached at the broad level due to the nature of the program. No further analysis is required. The Healthy Homes program is limited to minor rehabilitation, without acquisition of buildings, increasing the size or density of the structure, new construction, changes of land use from industrial/commercial to residential. HUD strongly recommends utilizing noise mitigation measures when a component unit is replaced, and when possible modern noise mitigating materials will be used.
Sole Source Aquifers	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Compliance with this factor is reached at the broad level due to the nature of the program. No further analysis is required. The Healthy Homes program is limited to minor rehabilitation, without acquisition of buildings, increasing the size or density of the structure, new construction, changes of land use from industrial/commercial to residential.
Wetlands Protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Compliance with this factor is reached at the broad level due to the nature of the program. No further analysis is required. The Healthy Homes program is limited to minor rehabilitation, without acquisition of buildings, increasing the size or density of the structure, new

		construction, changes of land use from industrial/commercial to residential.
Wild and Scenic Rivers Act	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Compliance with this factor is reached at the broad level due to the nature of the program. No further analysis is required. The Healthy Homes program is limited to minor rehabilitation, without acquisition of buildings, increasing the size or density of the structure, new construction, changes of land use from industrial/commercial to residential. Does not include any water diverting activities.
<b>ENVIRONMENTAL JUSTICE</b>		
Environmental Justice	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Compliance with this factor is reached at the broad level due to the nature of the program. No further analysis is required. The Healthy Homes program is limited to minor rehabilitation, without acquisition of buildings, increasing the size or density of the structure, new construction, changes of land use from industrial/commercial to residential. Proposed activities will not create an adverse and disproportionate environmental impact or aggravate an existing impact to the site or surrounding neighborhood.

**Supporting documentation**

**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.

<b>1</b>	Flood Insurance
	A FEMA Flood Insurance Rate Map (FIRM) will be created for each project showing that the project is not located in a Special Flood Hazard Area. If the project is located in a Special Flood Hazard Area, a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance will be required.
<b>2</b>	Contamination and Toxic Substances

	<p>A site visit will be conducted for each project to document if there are visible dumps, landfills, industrial sites or other locations containing or releasing toxic / hazardous / radioactive materials, chemicals or hazardous wastes on or near the subject site. On-site conditions will be documented via written summary and photographs. EPA NEPAassist GIS databases will be accessed for facility records within 0.5-mile of the subject site. If pathways of contamination exist from the non-compliant facility, the site-specific project will be denied HUD assistance or mitigation measures will be considered. Radon must be considered as part of this compliance factor by either testing for radon, or through analysis of radon data sources described in the HUD Radon Policy Notice. If Radon is found to be at or above 4 pCi/L, a Radon mitigation plan must be implemented.</p>
<p><b>3</b></p>	<p><b>Floodplain Management</b></p> <p>Each property will be analyzed using a FEMA Flood Insurance Rate Map (FIRM) to determine whether the project is in or near a floodplain. If a multi-family (5 or more units) property is in or near a floodplain, or if a single-family home that will receive a total in funding assistance that is more than 50% percent of its current market value meets the same criteria, an 8-Step process will be conducted to determine whether there are practicable alternatives to locating the project in the floodplain in compliance with E.O 11988.</p>
<p><b>4</b></p>	<p><b>Historic Preservation</b></p> <p>For each site SHPO will be consulted to review the individual site for determination of historical significance and upload documents supporting the determination and mitigations necessary. If the project will involve a historic property or resource, the program will only approve funding for projects that will have no adverse effect on the historic property. The preparer will determine if the proposed undertaking must consult tribal residents and/or Tribal Historic Preservation Officer.</p>

**Supporting documentation**

[Tier 2 Template.docx](#)

**APPENDIX A: Site Specific Reviews**