

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

July 1, 2026
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 Long Creek Commons LP.

REQUEST FOR RELEASE OF FUNDS

On or about July 15, 2026, the City of Charlotte, Housing and Neighborhood Services will authorize DreamKey Partners, Inc. to submit a request to the HUD / Greensboro NC Field Office for the release of HOME funds (Grant # M-20-DC-37-0212), to undertake a project known as Long Creek Commons.

Long Creek Commons will be a 48 unit new construction senior development located in Huntersville, NC. We have a purchase and sale agreement for the 9.85 acre site and we will purchase the land prior to the start of construction. The quiet setting will include twenty-four (24) 1 bedroom/1 bath units and twenty-four (24) 2 bedroom/ 1 bath units. The units will be targeted to residents at 30%, 50%, 60%, and 70% AMI. The existing vacant single-family home and shed on the property will be demolished. The construction site work will include clearing, grading, earthwork, site utility/site lighting installation, and paving/surfacing along with the installation of curb and gutter. The single-phase all-inclusive three story building will be approximately 56,160 sq ft and include one elevator. There will be a covered drop off area at the front entry as well as an inviting front screened porch which residents will enjoy. The on-site amenities include an exercise room, community room, computer room, library, game/craft/tv rooms, and tenant storage areas. A courtyard with a gazebo and picnic shelter will give residents an opportunity to gather together. At the time of the assessment, the Subject Property consisted primarily of partially wooded land as well as a house and shed which will be demolished. The Subject Property is seeking new construction.

The total cost of the project is estimated at \$16,878,636.00. This includes HUD / Federal funds for \$800,000, and non-federal sources totaling \$16,078,636.00.

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 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 June 3, 2026, 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 Raquishela Stewart 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 Long Creek Commons LP 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 Pincroft 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.

Raquishela Stewart