

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

February 23, 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 Habitat for Humanity of the Charlotte Region.

REQUEST FOR RELEASE OF FUNDS

On or about March 10, 2026, the City of Charlotte, Housing and Neighborhood Services will authorize Habitat for Humanity of the Charlotte Region to submit a request to the HUD / Greensboro NC Field Office for the release of Self-Help Homeownership Opportunity Program (SHOP) under Section 8(o)(13) of the U.S. Housing Act of 1937, as amended in (42 U.S.C. 1437f(o)(13)), to undertake a project known as Zion Hill.

Zion Hill will be a 22-unit affordable home ownership project for families. Zion Hill involves the proposed new construction of 11 three- and four-bedroom duplexes for a total of 22 units in Charlotte, Mecklenburg County, North Carolina. Zion Hill is proposed to target families with household incomes below 80% of the Area Median Income (AMI). The project site is 4.96 acres and is located at 6806 Robinson Church Road, Charlotte, Mecklenburg County, North Carolina 28215. Hickory Grove Elementary School and a railroad line are south of the property. A 40' Piedmont natural gas right of way is located on the northern edge of the property. The new neighborhood will have one cul-de-sac street with a tree save of 0.75 acres in one corner of the property and storm water sand filter in another corner.

The proposed action includes clearing and grading sections of the site for duplex structures, installation and connection of water and sewer lines. All parts of construction will abide by the latest NCDEQ Sediment and Erosion Control Guidelines and will be inspected by the City of Charlotte's erosion control department. The project will be serviced by 1 entrance with one street providing a 54' right of way, 2 feet valley curbs and gutters will be installed along with a stop sign and stop bar. The installation of a stormwater sand filter, stormwater easement and sanitary sewer easement is also proposed for the project.

The total cost of the project is estimated at \$9,505,172.35. This includes HUD / Federal funds in the amount of \$400,000.00 and Non-Federal Funds totaling \$9,105,172.35.

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 Ruth Ippolito at ruth.ippolito@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 March 10, 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 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 Habitat for Humanity of the Charlotte Region 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, 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.

Rebecca A. Hefner