

Combined Notice of Finding of No Significant Impact (FONSI)  
and  
Notice of Intent to Request Release of Funds (NOI/RROF)

Date of Publication: *February 22, 2022*

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the *City of Gastonia*:

**REQUEST FOR RELEASE OF FUNDS**

On or after *March 11, 2022*, the *City of Gastonia* will submit a request to the *U.S. Department of Housing and Urban Development (HUD)* for the release of federal funds from the *HOME Investment Partnership Program (HOME)*, to undertake the following project:

Project Title: *Manor at Union Crossing-(MFH)-LIHTC*

Purpose: The primary purpose of this project is to construct an affordable multi-family rental housing facility.

Location: *The subject property is situated on 1407 (PID 112708), 1415 (PID 112709) and 1421 (PID 112685) Union Road, Gastonia, NC 28054, Gaston County.*

**PROJECT DESCRIPTION**

*The purpose of this project is to construct an 84-unit multi-family housing rental development. The project target demographic are senior households age 55 and older with earnings in the 30-80 percentile. of the Area Median Income (AMI) for Gastonia-Charlotte-Concord, NC.*

**PROJECT ISSUES: MITIGATION REQUIRED**

Based upon sources, agencies and persons consulted, the following mitigating action(s) are recommended/required:

Mitigation Action #1:

*The Day/Night Noise Level (DNL) values calculated for this project were found to be at or above 72 dB which is not in compliance with 24 CFR Part 51. Proposed noise attenuation measures include the use of a higher STC wall rating. With the inclusion of this modification, the combined STC rating for exterior walls is reduced to 35.91 dB which is below the 45 dB threshold required to meet compliance.*

Mitigation Action #2:

*The project site consists of three parcels. One parcel, PID 112708, contains an existing single-family home structure with the following mitigating factors:*

- 1. An underground heating oil storage tank (UST) was identified but was not listed in the North Carolina Department of Environmental Quality (NC DEQ) database. The heating tank will be removed in accordance with NC DEQ regulations and notable releases will be reported as required. In addition, any on-site septic tanks and potable wells will be closed/abandoned in accordance with NC DEQ regulations.*

2. *Suspect asbestos containing materials greater than 1% were identified. If materials are to be disturbed then removal and disposals of the materials must be in accordance with the National Emission Standards for Hazardous Air Pollutants, Section 40 CFR Part 61.150 and all other state and local regulations.*

ESTIMATED PROJECT COST: \$14,418,942

*The project will receive NC Low-Income Housing Tax Credits (LIHTC). The City of Gastonia will provide funding received from the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnership (HOME) Program. Total project costs are estimated at \$14,482,942.*

#### FINDING OF NO SIGNIFICANT IMPACT

*The City of Gastonia 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 Housing and Neighborhoods Division office, 150 S. York Street, Gastonia, NC 28052. The document is available to the general public and may be viewed as follows:*

1. *Visit the City of Gastonia website at <https://www.cityofgastonia.com/hud-reporting.html>;*
2. *Visit the City of Gastonia office at 150 S York Street, Suite 240, Gastonia, NC 28052 weekdays 8:00 A.M to 4:30 P.M.; or*
3. *Either telephone or email request to: (704) 866-6758 or [danetted@cityofgastonia.com](mailto:danetted@cityofgastonia.com) .*

#### PUBLIC COMMENTS

*Any individual, group, or agency may submit written comments on the ERR to **Danette Dye, HUD Administrator, City of Gastonia, Housing and Neighborhoods Division, PO Box 1748, Gastonia, NC 28053-1748** or by email to [danetted@cityofgastonia.com](mailto:danetted@cityofgastonia.com). All comments received by March 10, 2022, will be considered by the City of Gastonia prior to authorizing submission of a request for release of funds. Commenters should specify which Notice they are addressing, either the RROF and/or the FONSI.*

#### RELEASE OF FUNDS

*The City of Gastonia certifies to the U.S. Department of Housing and Urban Development that Michael C. Peoples, in his capacity as City Manager 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's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Gastonia to use HUD program funds.*

#### OBJECTIONS TO RELEASE OF FUNDS

*HUD will accept objections to its release of funds and the City of Gastonia's 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 Gastonia; (b) the City of Gastonia 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; 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 the U.S. Department of Housing and Urban Development, ATTN:*

*Lenwood Smith, Environmental Protection Specialist at 1500 Pinecroft Road, Suite 401, Greensboro, NC 27407-3838. Potential objectors should contact HUD to verify the actual last day of the objection period.*

*Michael C. Peoples, City Manager  
1-C February 22, 2022*