



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Oakwood-Park

HEROS Number: 900000010391624

Project Location: 2943 W Vandalia Rd, Greensboro , NC 27407

Additional Location Information:

Oakwood Park is located at the corner of Groometown and W. Vandalia Roads, adjacent to Redhill Pointe, an AHM LIHTC Property comprising of 84 units of affordable housing. The project has an address of 2943 W. Vandalia Road in Greensboro, North Carolina.

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

New construction (with ground disturbance) of one building to include 16 units of family supportive housing and community space. Oakwood Park is a new construction Permanent Supportive Housing development project that will provide housing for qualifying populations. Oakwood's unit mix comprises the following: 4 x 1BR units; 8 x 2BR units; and 4 x 3BR units. Of the total sixteen units, 10 will be under the NCHFA SHARP program with qualifying residents. The remaining six total units will be under the City of Greensboro's HOME-ARP program. The project design comprises the following: 3 x Type A units, exceeding the 2-unit minimum requirement for Type A units. All ground floor units will be Type B units. At least one Type A unit will be equipped with visual and hearing impairments. Type A units will have emergency pull chains. The primary bedrooms of the 2BR and 3BR units will have walk-in closets and two full bathrooms. All units will have patios or porches with an exterior storage closet. Abundant kitchen cabinetry, pantry, kitchen and bathroom sinks, will be included with granite countertops. All refrigerators will have ice makers. Ranges will be self-cleaning. Each unit will have energy efficient washer and dryers. Wall Corners will have plastic corner guards. Kitchen walls above all countertops will have fiberglass reinforced panels for ease of cleaning and maintenance. Vinyl plank flooring will be installed throughout with carpet in the bedrooms, except Type A will have vinyl planking. AHM has extensive experience building affordable apartments and utilizes many features that result in lower maintenance and longer life span of buildings. Oakwood will add a much-needed targeted PSH supply to the City and will provide quality, affordable apartments. Oakwood Park will be built to Energy Star and the national association of home builders national green building standard silver level or higher, providing residents with reduced energy costs. The exterior of the building will utilize brick to complement other exterior materials, and the design will entail undulating rooflines for aesthetic appeal. Exterior LED site lighting will be furnished at the property. Vandalia Acres is an additional AHM project that will neighbor Oakwood Park. Residents at Oakwood will have access to spacious picnic areas, and neighboring amenities including playground, community room, fitness center, etc.

Funding Information

Grant Number	HUD Program	Program Name	
M-21-DP-37-0206	Community Planning and Development (CPD)	HOME American Rescue Plan (HOME-ARP)	\$1,735,642.00

Estimated Total HUD Funded Amount: \$1,735,642.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$4,300,000.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition
Historic Preservation	Based on the current conditions of the site and the proposed development, we find that the proposed undertaking will not adversely affect the historic Sedgefield stable/barn or the Celia Phelps Church and Red Hill Cemetery conditioned upon the installation reduced buffer between the storm easement and the property line as described in attached documentation. They also reiterate the condition that the buffer should include a mixture of tall and under-story plants, and have a replacement guarantee for two growing seasons. Installation of the buffer should be complete before the start of construction on the site and protective fencing will be provided to the buffer during construction.
Contamination and Toxic Substances	Buildings are not yet constructed and all listed exemptions did not apply.
Noise Abatement and Control	Mitigation measures will be used in the design, building component, and/or material selection to address calculated Noise levels of 68 dB using the 10-year AADT projections.
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	N/A
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	N/A
Hazards and Nuisances including Site Safety and Site-Generated Noise	A Noise Assessment was conducted. The noise level was normally unacceptable: 68.0 dB using the 10-year projections. See noise analysis. The project is in compliance with HUD's Noise regulation with

	mitigation.
Energy Efficiency	N/A
Employment and Income Patterns	N/A
Demographic Character Changes / Displacement	N/A
Educational and Cultural Facilities (Access and Capacity)	N/A
Commercial Facilities (Access and Proximity)	N/A
Health Care / Social Services (Access and Capacity)	N/A
Solid Waste Disposal and Recycling (Feasibility and Capacity)	N/A
Waste Water and Sanitary Sewers (Feasibility and Capacity)	N/A
Water Supply (Feasibility and Capacity)	N/A
Public Safety - Police, Fire and Emergency Medical	N/A
Parks, Open Space and Recreation (Access and Capacity)	N/A
Transportation and Accessibility (Access and Capacity)	N/A
Unique Natural Features /Water Resources	N/A
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	N/A
Climate Change	N/A
Environmental Justice EA Factor	N/A
Other Factors 1	N/A
Other Factors 2	"As an alternative and shown on the plan sheet, a reduced buffer between the storm easement and property line that varies from 9.5' to 24' with an average of 15' in width can be accommodated"
Permits, reviews, and approvals	Environmental Review General building permits Driveway permit Site/Building Plan approval from North Carolina Housing Finance Agency & City of Greensboro SHPO for vegetative barrier construction

Project Mitigation Plan

No mitigation required as project is in compliance with the above factors, with the exception of the installation of a vegetative buffer and mitigation measures in the design, building component, and/or material selection.

[10 Year Projection for Oakwood Park\(1\).pdf](#)


[ER-24-1314_plancomments\(2\).pdf](#)

[ER-24-1314_CNAE\(1\).pdf](#)

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result

	in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature:  Date: 11/6/2024

Name / Title/ Organization: Anna Blanchard / GREENSBORO

Certifying Officer Signature:  Date: 11/8/24

Name/ Title: Nathaniel (Trey) Davis

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).