

**Early Notice and Public Review of a Proposed
Activity in a Federal Flood Risk Management Standard (FFRMS) Designated Floodplain**

To: All interested Agencies, Groups and Individuals

This is to give notice that under 24 CFR part 59 the North Carolina Housing Finance Agency has determined that the following proposed action under the HOME Investment Partnerships American Rescue Plan (HOME-ARP) is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and the North Carolina Housing Finance Agency will be identifying and evaluating practicable alternatives to locating the action within the FFRMS floodplain and the potential impacts on the FFRMS floodplain from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project location is 245 River Street, Newland, Avery County, NC 28657.

This action is located within a 100-year floodplain. The Planned buildings on the proposed project site are located within AE Zone (area of special flood hazard with water surface elevations determined) as indicated on Flood Insurance Rate Map (FIRM) Panel 3710183600J, revised December 2, 2008.

This project will be undertaken in Parcel Pin: 183619511663 and it will be new construction of ten (10) affordable multifamily housing units, since it is greater than four units, for these reasons, E.O. 11988-Floodplain Management must be reviewed and evaluated.

The proposed project known as Connections at Riverwalk, includes construction of two buildings. One building will be two stories, consisting of six two-bedroom units, and the other will be one story with four one-bedroom units located at 211 River Street, Newland, NC. The project will provide vital affordable housing and it will serve a range of income eligible victims of domestic violence and persons with disabilities. We have been told by local eyewitnesses that, even though delineated within the 100-year flood zone, this site has not flooded since a hurricane event in 1992. Careful environmental planning has resulted in a responsible approach to construction in keeping with applicable law and regulation for the property, including elevating the residential buildings to the 500-year floodplain elevation. Therefore, this analysis will consider impacts to the flood zones along with concerns for loss of life and property. The proposed project will impact approximately 0.558 acres of FFRMS floodplains. Additionally, there will be no disturbance or development activity in wetland areas.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government

determines it will participate in actions taking place in a floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by the North Carolina Housing Finance Agency (NCHFA) at the following address on or before ***January 22, 2025***:

NCHFA, 3508 Bush Street, Raleigh, NC 27609 and 919-877-5700, Attention: Scott Farmer, Executive Director.

A full description of the project may also be reviewed from 9:00 am to 4:00pm at 3508 Bush Street, Raleigh, NC 27609. Comments may also be submitted via email at csyoung@nchfa.com.

Date: January 6, 2025