

**Final Notice and Public Explanation 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 The North Carolina Housing Finance Authority (NCHFA) under 24 CFR Part has conducted an evaluation 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 Wetlands Protection. The activity is funded under the HOME Investment Partnerships American Rescue Plan (HOME-ARP). The proposed project location is 514 Candleberry Court in Fayetteville, Cumberland County, North Carolina and is located in the Federal Flood Risk Management Standard (FFRMS) floodplain. The extent of the FFRMS floodplain was determined using freeboard value approach.

The Proposed Action, known as **Phoenix Place**, currently consists of an approximately 2.66-acre parcel of land developed with two multi-family residential buildings, on the northern portion, grassy and landscaped areas, and asphalt-paved parking areas. The Proposed Action includes the development of 10 single-family rental developments, approximately 1,400 sq. feet each, on the southern and eastern portions of the parcel, as well as the rehabilitation and expansion of the current residence, being used as the program office, located at 503 Old Wilmington Road. The program office will be expanded to include a large meeting space, small kitchen, and meeting rooms. Approximately 0.1 acres of the Proposed Action is located within a riverine FFRMS floodplain may potentially be adversely impacted by the construction of the 10 units.

An Early Notice and Public Review of a Proposed Activity in a Federal Flood Risk Management Standard (FFRMS) Designated Floodplain was published to www.nchfa.com on May 29, 2025 advising the public of plans for the project. No comments were received in response to the Initial Invitation or Early Notice.

NCHFA has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain:

1. Several alternative sites were considered for Phoenix Place, each undergoing appraisals and due diligence evaluations. However, these sites were ultimately rejected due to prohibitive costs, significant demolition requirements, and redevelopment challenges. The chosen site was selected because it offered sufficient available land, was already owned by the County, and was appropriately zoned for residential use.
2. Design alternatives were also explored, with multiple configurations assessed to ensure a logical, safe, and aesthetically pleasing layout. The final design prioritizes efficient land use, accessibility, and overall neighborhood integration.
3. To minimize adverse impacts, NCHFA proposes to implement erosion and control measure, obtain necessary permitting, and adhere to applicable regulations during construction.

NCHFA has reevaluated alternatives to building in the floodplain and has determined that it has no practicable alternative to floodplain development. Environmental files documenting compliance with Executive Order 11988, as amended by Executive Order 13690, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice.

- First, people who may be affected by activities in the floodplain 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 the floodplain 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 the 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 ***July 25, 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: July 17, 2025