**EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED ACTIVITY IN A**

**100-Year/500-Year FloodPlain and Wetland**

To: All Interested Federal, State, Local Government Agencies, Groups, and Individuals

This is to give notice that the City of Charlotte has determined that the following proposed action under U.S. Department of Housing and Urban Development’s (HUD) HOME Program (Grant No. M-21-DC-37-0212) is located in a 100-year/500-year Floodplain and wetland and a Federal Flood Risk Management Standard (FFRMS) floodplain (100-year and 500-year), and the City of Charlotte will be identifying and evaluating practicable alternatives to locating the action in the wetland and floodplain and the potential impacts on both, the wetland/floodplain, from the proposed action, as required by Executive Orders 11990 (wetlands), 11988 (floodplains), and 13690 (floodplains), in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The City of Charlotte has received an application from NHE to use HOME funding from HUD to construct the Woodlands North Senior Apartments (hereinafter, the “Proposed Activity”). In addition to receiving HUD’s HOME funds, the proposed project will be supported by the Low-Income Housing Tax Credit program which makes all unit’s income restricted to households at 30% to 70% of Area Median Income. The Proposed Activity entails construction of a new multi-family, affordable housing project consisting of one, four-story building containing 57 units on a 6.8-acre site. Features of the development will include an entrance drive, parking areas, a stormwater detention basin, sitting benches, a multi-purpose community room, a gazebo, a covered drive-through drop-off, an exercise/fitness room, a resident computer center, and landscaped areas. The residential development is needed to address an affordable housing inventory shortage for seniors and will provide a residential development for seniors on a fixed income. The Proposed Activity will assist the City of Charlotte in providing affordable housing options for the local senior community.

Total disturbance of the proposed activity will be approximately 3.7 acres while the remainder of the site will remain wooded. Additionally, the proposed activities will have permanent impacts on approximately 0.08 acres of wetland. These impacts will involve fill for a sidewalk and drainage improvements just south of Mt. Holly-Huntersville Road. The affected wetland is a small, low-to-moderate quality area that offers limited floodwater storage, minimal groundwater recharge, and scant habitat for plant and animal life. It is situated within road and utility rights-of-way, is not forested, and contains a mix of native and invasive herbaceous species, woody vines, and small saplings. It is assessed as having minimal educational, recreational, scientific, historic, or cultural value. The activity will also impact approximately 0.06 acres of FFRMS floodplain (100-year and 500-year). These impacts will include fill and culvert installation for the entrance drive from Mt. Holly-Huntersville Road into the development. Additional impacts will occur from the placement of riprap and pipe installation at the outfall of the stormwater detention basin, as well as the installation of a retaining wall with clearing and grading for silt fencing at the limits of disturbance. The floodplain in these impact areas provides limited natural flood and erosion control, some groundwater recharge, and minimal habitat for flora and fauna. The location for the culvert and entrance road is a stream channel prone to flash stormwater events from runoff off Mt. Holly-Huntersville Road. This area is also assessed as having minimal educational, recreational, scientific, historic, or cultural value. The project, Woodland North Senior Apartments, is located at 8400 Mt. Holly-Huntersville Rd, Charlotte, Mecklenburg County.

There are three primary purposes for this notice. First, people who may be affected by activities in wetlands/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 wetland/floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about wetlands/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 wetlands/floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by City of Charlotte, Housing and Neighborhood Services at the following address on or before August 23, 2024, at City of Charlotte, Housing and Neighborhood Services, 600 East Trade St, Charlotte, NC, 28202, and 980-301-3995, Attention: Pamela Alexander, Risk Management/Compliance Officer. A full description of the project may be reviewed from 8am to 5pm, Monday through Friday at same as stated above. Comments may also be submitted via email: [pam.alexander@charlottenc.gov](mailto:pam.alexander@charlottenc.gov).

August 6, 2024