



North Carolina Department of Public Safety

Office of Recovery and Resiliency

Roy Cooper, Governor
Eddie M. Buffaloe, Jr., Secretary

Laura H. Hogshead, Director

EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN AND WETLAND

**ESTRELLA LANDING APARTMENTS
4615 GORDON ROAD
WILMINGTON, NORTH CAROLINA 28411
NEW HANOVER COUNTY, NORTH CAROLINA
March 13, 2022**

To: All Interested Agencies, Groups and Individuals

This is to give notice that the N.C. Office of Recovery and Resiliency (NCORR) has received an application from Estrella Landing Apartments, LLC to use Community Development Block Grant – Disaster Recovery (CDBG-DR) funding from the Affordable Housing Development Fund Program to construct the Estrella Landing Apartments (hereinafter, the “Proposed Activity”) and is conducting an evaluation as required by Executive Order 11988 and Executive Order 11990 in accordance with U.S. Department of Housing and Urban Development (HUD) regulations (24 CFR Part 55). There are three primary purposes for this notice. First, to provide the public an opportunity to express concerns and share information about the Proposed Activity, including alternative locations outside of the floodplain and wetland. Second, adequate public notice is an important public education tool. The dissemination of information about floodplains and wetlands supports government efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the government determines it will participate in actions taking place in floodplains and wetlands, it must inform people who may be put at greater or continued risk by the Proposed Activity. Funding for the Proposed Activity will be provided, in part, by the HUD CDBG-DR program for Hurricane Florence storm recovery activities in North Carolina.

The Proposed Activity is needed to address an affordable housing inventory shortage, which was exacerbated by the impacts of Hurricanes Matthew (Oct. 8, 2016) and Florence (Sept. 14, 2018), when hundreds of homes were damaged or destroyed. Estrella Landings Apartments will provide a multifamily residential development for low- and middle-income households. The Proposed Activity will assist the City of Wilmington and New Hanover County to provide affordable housing options for the local community.

The Proposed Activity entails construction of a new multifamily, affordable housing project consisting of three apartment buildings containing 84 apartment units, one clubhouse building, a storm water retention pond, play area, picnic pavilion, paved parking areas and landscaped areas. The proposed development

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will occur on an approximate 5.71-acre tract located at 4615 Gordon Road in Wilmington, New Hanover County, North Carolina.

The Proposed Activity will result in temporary impacts to 0.095 acres of a 100-year floodplain and 0.057 acres of National Wetlands Inventory-mapped wetlands. The Proposed Activity will result in permanent impacts to 0.140 acres of the 100-year floodplain and 0.094 acres of NWI-mapped wetlands. These impacts will consist of: utility installation to provide gravity, sanitary sewer service to the subject development through an existing, recorded utility easement; stormwater management device installation, which includes the proposed wet pond and pipe outlet; and fill and grading for the proposed buildings and parking areas to maintain handicap accessibility throughout the site.

Floodplain maps based on the FEMA Flood Insurance Rate Map (FIRM) and wetland maps based on the NWI data are available for review at <https://www.rebuild.nc.gov/about/plans-policies-reports/environmental-reviews>. A full description of the Proposed Activity and FIRM may also be viewed in person by appointment only at: NCORR, 200 Park Offices Drive, Durham, NC 27713. Call (984) 833-5350 to make an appointment.

Written comments must be received by NCORR at the following address on or before March 28, 2022: Matt Arlyn, Policy and Planning Director, NCORR, ATTN: Estrella Landing Apartments, P.O. Box 110465, Durham, NC 27709. Comments may also be submitted by email to publiccomments@rebuild.nc.gov with “ATTN: Estrella Landing Apartments Comments” in the subject line.