

**Early Notice and Public Review of a Proposed  
Activity in a 100-Year Floodplain and Wetland Resource Area**

To: All interested Agencies, Groups and Individuals

This is to give notice that **The North Shore HOME Consortium, in cooperation with the Salem Housing Authority**, has conducted-for their anticipated funding-an evaluation as required by **Executive Order 11988**, regarding the protection of Floodplains, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential affect that an activity in a floodplain will have on the human environment for the federal HOME Program through the HOME Investment Partnerships Act, under Title II of the Cranston-Gonzalez National Affordable Housing Act, 42 U.S.C. 12701 et. Seq., as amended and the Housing Choice Voucher Program (HCVP) under Section 8, The Housing Act of 1937, as amended). The proposed activity, located at 52 Peabody Street, 37 Ward Street, and 96 Congress Street, Salem, MA, in Essex County - to be known as New Point Family Apartments (NPFA)- involves the substantial renovation of 18 units of existing affordable family rental housing units to ensure their continued affordability. 11 units are projected to be HOME assisted and 8 units will receive Section 8 project-based rental assistance through the Salem Housing Authority at an approximate annual value of \$244, 776. The entire site consists of approx. .287 acres. The proposed renovation project will involve three buildings, only one of which, 52 Peabody Street, with .084 acres of land, falls within the 100- year Floodplain Zone AE (EL 10). Work on this site will include securing building envelopes, roof replacement, new windows, new building entries, porch and masonry repairs, and life safety devices and energy efficiency upgrades as required. Since these are existing structures, and since no new construction and no increase in density within the floodplain will occur, there is no adverse impact expected. Steps will be taken to mitigate future flood damage by elevating equipment above the BFE as allowable within existing dimensions.

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. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks 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 floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received on or before March 25, 2022 by the North Shore HOME Consortium, Department of Community Development and Planning, 24 Lowell Street, Peabody, MA, 01960 Atten.: Lisa Greene, and to Salem Housing Authority at 27 Charter St, Salem, MA 01970 Atten.: Cathy Hoog, Executive Director. Comments may also be submitted via email at [lisa.greene@peabody-ma.gov](mailto:lisa.greene@peabody-ma.gov), and [choog@salemha.org](mailto:choog@salemha.org). A full description of the project may be reviewed at the North Shore HOME Consortium between the hours of 8:30 AM to 4:00 PM Monday-Wednesday, 8:30-7:00 Thursdays, or 8:30-12:30 Fridays, at DHCD at the above address between the hours of Mon-Fri 9:00 AM – 4:00 PM at the above addresses, or can be accessed online at [www.peabody-ma.gov](http://www.peabody-ma.gov).

**Date: March 11, 2022**

**Edward A. Bettencourt, Jr., Mayor, City of Peabody**  
**Cathy Hoog, Executive Director, the Salem Housing Authority**