

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 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. The proposed activity, known as Lafayette Housing II, is located in the Point neighborhood of Salem, MA at 100-102 Congress Street, 98-102 Lafayette Street, 51-53 Palmer Street, 8-10 Peabody Street, 12 Peabody Street, 24 Peabody Street, 34 Prince Street, 1-7 Prince Street Place, 9-15 Prince Street Place, 2 Prince Street Place, and 4 Prince Street Place. The project involves the preservation, refinancing and renovate an existing affordable rental housing complex including 61 residential units and two commercial spaces spread across eleven three- and four-story brick apartment buildings. The project will not increase density, add units, and there is no new construction involved.

The entire site consists of approx. 1.037 acres, with .2 acres of land, included on lots located at 24 Peabody St., 51-53 Palmer, 34 Prince St. and 100-102 Congress St., falling 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. There will be selective unit improvements as the budget allows. 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 29, 2022 by the North Shore HOME Consortium, Department of Community Development and Planning, 24 Lowell Street, Peabody, MA, 01960 Attention: Lisa Greene. Comments may also be submitted via email at lisa.greene@peabody-ma.gov. A full description of the project may be reviewed at the North Shore HOME Consortium at the above address between the hours of 8:30 AM to 4:00 PM Monday-Wednesday, 8:30-7:00 Thursdays, or 8:30-12:30 Fridays, or can be accessed online at www.peabody-ma.gov
Date: March 14, 2022

Edward A. Bettencourt, Jr., Mayor, City of Peabody

Catherine Racer, Associate Director, Department of Housing & Community Development