



# North Carolina Department of Public Safety

## Office of Recovery and Resiliency

Josh Stein, Governor  
Eddie M. Buffaloe, Jr., Secretary

Pryor Gibson, Interim Director

### PUBLIC NOTICE

#### COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT (FONSI) AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS (NOI-RROF)

**BALSAM EDGE**  
**333 HOWELL MILL ROAD, WAYNESVILLE, HAYWOOD COUNTY, NC 28786**

**February 7, 2025**

**Name of Responsible Entity and Recipient:** North Carolina Office of Recovery and Resiliency (NCORR), P.O. Box 110465, Durham, NC 27709. Contact: Community Development Director Tracey Colores (984) 833-5350.

Pursuant to 24 CFR 58.43, this combined Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds (FONSI/NOI-RROF) satisfies two separate procedural requirements for project activities proposed to be undertaken by NCORR.

**Project Description:** NCORR is responsible for the direct administration of the United States Department of Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) program in North Carolina. NCORR proposes to provide CDBG-DR funding from the Affordable Housing Development Fund Program of \$3,500,000.00 for the Balsam Edge project (“Proposed Project”) located at 333 Howell Mill Road, Waynesville, Haywood County, NC 28786. The Proposed Project is anticipated to have a total cost of \$21,969,555.00. The Proposed Project will involve new construction of a new multifamily, affordable housing complex consisting of three apartment buildings containing 84 units, a community center, playground, picnic pavilion, paved parking area, stormwater retention ponds, and associated infrastructure. The proposed project will increase affordable housing inventory for families at or below 60% of the area median income (AMI) with 34 units reserved for families at or below 50% AMI. In addition, 12 of the 84 units will be fully accessible with features for mobility impaired residents. The County is seeking affordable housing to address the shortage in inventory exacerbated by the effects of the landfall of Tropical Storm Fred (August 16-18, 2021). The Proposed Project will provide an opportunity to create much needed affordable housing.

**Mailing Address:**  
Post Office Box 110465  
Durham, NC 27709



**Phone: (984) 833-5350**  
[www.ncdps.gov](http://www.ncdps.gov)  
[www.rebuild.nc.gov](http://www.rebuild.nc.gov)

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## **FINDING OF NO SIGNIFICANT IMPACT**

An Environmental Assessment (EA) for the Proposed Project has been prepared in accordance with the National Environmental Policy Act of 1969 (NEPA) and HUD environmental review regulations at 24 CFR Part 58. NCORR is adopting the NC Housing Finance Agency's (NCHFA) EA completed for the same Proposed Project and has determined it meets the adoption criteria under 40 CFR 1506.3. NCORR has reviewed and supplemented the EA and is issuing this notice consistent with 40 CFR 1501.6 and 24 CFR 58.43. The EA is incorporated by reference into this FONSI. Subject to public comments, no further review of the Proposed Project is anticipated. NCORR has determined that the EA for the project identified herein complies with the requirements of HUD environmental review regulations at 24 CFR Part 58. NCORR has determined that the Proposed Project will have no significant impact on the human environment and therefore does not require the preparation of an environmental impact statement under NEPA.

**Public Review:** Public viewing of this public notice, EA, and environmental review record is available online at <https://www.rebuild.nc.gov/about/plans-policies-reports/environmental-reviews> under Affordable Housing Development Fund Program – Haywood County. Documents may be viewed in person by appointment only at: NCORR, 200 Park Offices Drive, Durham, NC 27709; call (984) 833-5350 to make an appointment.

Further information may be requested by writing to the above address, emailing [publiccomments@rebuild.nc.gov](mailto:publiccomments@rebuild.nc.gov) or calling (984) 833-5350. This combined notice is being sent to individuals and groups known to be interested in these activities, local news media, appropriate local, state and federal agencies, the regional office of the U.S. Environmental Protection Agency having jurisdiction, and the HUD Field Office, and is being posted to the NCORR ReBuild NC website above for the affected community.

**Public Comments on the FONSI and/or NOI-RROF:** Any individual, group or agency may submit written comments on the Proposed Project. The public is hereby advised to specify in their comments which “notice” their comments address. Comments should be submitted via email, in the proper format, on or before February 24, 2025, at [publiccomments@rebuild.nc.gov](mailto:publiccomments@rebuild.nc.gov). Written comments may also be submitted by mail, in the proper format, to be received on or before February 24, 2025, and addressed to: Tracey Colores, Community Development Director, NCORR, ATTN: Balsam Edge Project, P.O. Box 110465, Durham, NC 27709. All comments must be received on or before February 24, 2025 or they will not be considered. If modifications result from public comment, these will be made prior to proceeding with the submission of a request for release of funds.

## **REQUEST FOR RELEASE OF FUNDS AND CERTIFICATION**

On or after February 25, 2025, the NCORR Certifying Officer will submit a request and certification to HUD for the release of CDBG-DR funds as authorized by related laws and policies for the purpose of undertaking this project under the North Carolina CDBG-DR Affordable Housing Development Fund Program.

NCORR certifies to HUD that Tracey Colores, in her capacity as Certifying Officer, consents to accept the jurisdiction of the U.S. federal courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied.

HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows NCORR to use CDBG-DR program funds.

**Objection to Release of Funds:** HUD will accept objections to its release of funds and NCORR's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later). Potential objectors should contact HUD or the NCORR Certifying Officer to verify the actual last day of the objection period.

The only permissible grounds for objections claiming a responsible entity's non-compliance with 24 CFR Part 58 are: (a) certification was not executed by NCORR's Certifying Officer; (b) the responsible entity has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before HUD's release of funds and approval of environmental certification; or (d) another federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Objections must be prepared and submitted in accordance with the required procedures (24 CFR 58.76) and shall be addressed to Tennille Smith Parker, Director, Office of Disaster Recovery, U.S. Department of Housing and Urban Development, 451 7<sup>th</sup> Street SW, Washington, DC 20410, Phone: (202) 402-4649, or emailed to [disaster\\_recovery@hud.gov](mailto:disaster_recovery@hud.gov).

Tracey Colores  
Certifying Officer  
February 7, 2025