

FINAL PUBLIC NOTICE

PROPOSED ACTION LOCATED WITHIN A FLOODPLAIN

Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”) has conducted a reevaluation of alternatives as required by Section 2(a)(4) of Executive Order 11988 for Floodplain Management and by Section 2(b) of Executive Order 11990 for the Protection of Wetlands (collectively, the “Executive Orders”). These Executive Orders are implemented by U.S. Department of Housing and Urban Development (HUD) Regulations found at 24 CFR 55.20 to determine the potential impact that the proposed actions will have on the environment for development in a floodplain.

A public notice was first published in The Barrington Times on July 19, 2017 to notify interested parties of a proposal to use federal funds within a FEMA-designated 100-year floodplain. The proposed development, Palmer Pointe, involves new construction of forty (40) apartments on a vacant parcel of land on Sowams Road, in Barrington, Rhode Island (the “Site”). The parcel is identified as Lots 72, 246, 249 and 263 of Assessor’s Plat 28.

The initial proposed design has been modified to elevate the buildings and other Site improvements above the 100-year flood level elevation to minimize adverse impacts to the floodplain, public safety, and public investment. The proposed minimal encroachment into the wetland setback is necessary to install the sewer connection from the existing sewer collection facilities to serve the new buildings. No flood insurance is required.

Several alternatives to this proposal were considered to avoid development in the floodplain and were determined to be unacceptable. It is not possible to locate the units of affordable housing and the infrastructure needed to support them without a minor encroachment into the 100-year floodplain. Modifications made to the initial Site plan to minimize the impacts to the floodplain and wetlands have been undertaken. The impacted area associated with the sewer connection is temporary, all areas will be restored to current conditions upon project completion, and no additional costs or impacts to wetlands will be incurred due to the sewer work proposed. A no action alternative was considered and rejected as the proposed project in Barrington supports the development of low-and-moderate income housing needed for the 10% minimum state target.

It is the determination of RI Housing that there will be no adverse effect on the environment with the development of this project. The proposed action will not aggravate current hazards and will have no potential to disrupt floodplain values.

Written comments may be addressed to Barbara Fields, Executive Director of Rhode Island Housing and Mortgage Finance Corporation, at 44 Washington Street, Providence, RI 02903, by telephone at (401) 457-1190, weekdays from 9A.M. to 5 P.M., or by email bfields@rihousing.com. **Written comments must be received on or before October 11, 2017.**

