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DCM-MHD CITY



February 20, 2025

Federal Consistency Coordinator  
NC Division of Coastal Management  
400 Commerce Avenue  
Morehead City, NC 28557-3421

Subject: Coastal Management Zone Consultation/Determination  
Houston Moore Apartments – Phase I Redevelopment  
1601 South 13<sup>th</sup> Street  
Wilmington, New Hanover County, North Carolina 28401  
Parcel #: R05418-005-001-000  
Latitude: 34.216605, Longitude: -77.930198

Pursuant to 15 CFR 930 Subpart C, this letter is to provide you with the necessary information and our determination, on behalf of the US Department of Housing and Urban Development (HUD), for the following proposal with respect to the state's coastal management zone within the undertaking's area of potential effects.

FUNDING PROGRAM:

HUD RAD/Section 18 Blend – Demolition and Redevelopment of a multi-family apartment complex

LOCATION:

Wilmington, New Hanover County, North Carolina

PROJECT SIZE:

8.38 acres

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PRESENT CONDITION OF THE SITE:

The subject property consists of twelve (12) two-story multi-family apartment structures and one (1) single-story office structure constructed sometime between 1950 and 1958. The subject property structures contain 150 residential dwelling units and are situated on approximately 8.38 acres of land. Located within the office structure are a Management Center, Boys and Girls Club, laundry facilities, and a maintenance shop and garage. Exterior property improvements include playgrounds, a basketball court, a picnic area, landscaped regions, and asphalt parking areas. The subject property is serviced by electricity, natural gas, and municipally supplied water and sewer. It should be additionally noted that the immediate areas surrounding the property, as well as the remaining portion of Phase II of the Houston Moore development associated with demolition, frontage improvements, parking, landscaping, and Phase 2 Development are located within this Environmental Review due to HUD's aggregation requirements. The Sponsor is submitting this project for a HUD RAD/Section 18 blend, consisting of the demolition of a portion of the existing

apartment complex for Phase I of redevelopment consisting of two (2) multi-family residential apartment structures containing a proposed 200 residential units.

The subject property is located within New Hanover County, which is subject to the North Carolina Coastal Zone Management Program, consisting of, but not limited to, the Coastal Area Management Act, the State's Dredge and Fill Law, Chapter 7 of Title 15A of North Carolina's Administrative Code, and the land use plan of the county/local municipality in which the proposed project is located. All applicable permits and approvals will be obtained prior to the commencement of construction. The proposed undertaking does not involve the installation of any wells, deep pilings, or underground storage tanks. Appropriate erosion and sediment control measures will be observed, and construction activities will be completed in accordance with all applicable regulations. The subject property is not located within a Sole Source Aquifer and the proposed undertaking does not involve impacts to dunes, shorelines, wetlands, or other sensitive coastal areas. Therefore, D3G opines, on behalf of the federal nexus providing funding, that the proposed undertaking will be consistent, to the maximum extent practicable, with the enforceable policies of the North Carolina Coastal Management Program.

We respectfully request your review and concurrence with this finding. Supporting documentation is attached for your review. Please feel free to contact me with any questions at (804) 726-5156.

Sincerely;

**DOMINION DUE DILIGENCE GROUP**



Kristina Harvey  
NEPA Specialist I  
[k.harvey@d3g.com](mailto:k.harvey@d3g.com)

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NC Department of Environment and Natural Resources

## Coastal Management - CAMA Counties

### DCM Home

- [About DCM](#)
- **[CAMA Counties](#)**
- [DCM Jobs](#)
- [Coastal Links](#)

### CAMA Counties

The following counties are subject to the rules and policies of the Coastal Resources Commission, which administers the Coastal Area Management Act. If you are planning to develop in one of these counties, check to see whether your project is also in an [Area of Environmental Concern](http://portal.ncdenr.org/web/cm/104) (<http://portal.ncdenr.org/web/cm/104>). If it is, you may need a CAMA permit.

### CAMA Counties

Beaufort	Hertford
Bertie	Hyde
Brunswick	<b>New Hanover</b>
Camden	Onslow
Carteret	Pamlico
Chowan	Pasquotank
Craven	Pender
Currituck	Perquimans
Dare	Tyrrell
Gates	Washington



#### N.C. Department of Environment and Natural Resources

1601 Mail Service Center, Raleigh, NC 27699-1601

Headquarters (Environment and Natural Resources Building): 217 W. Jones St.

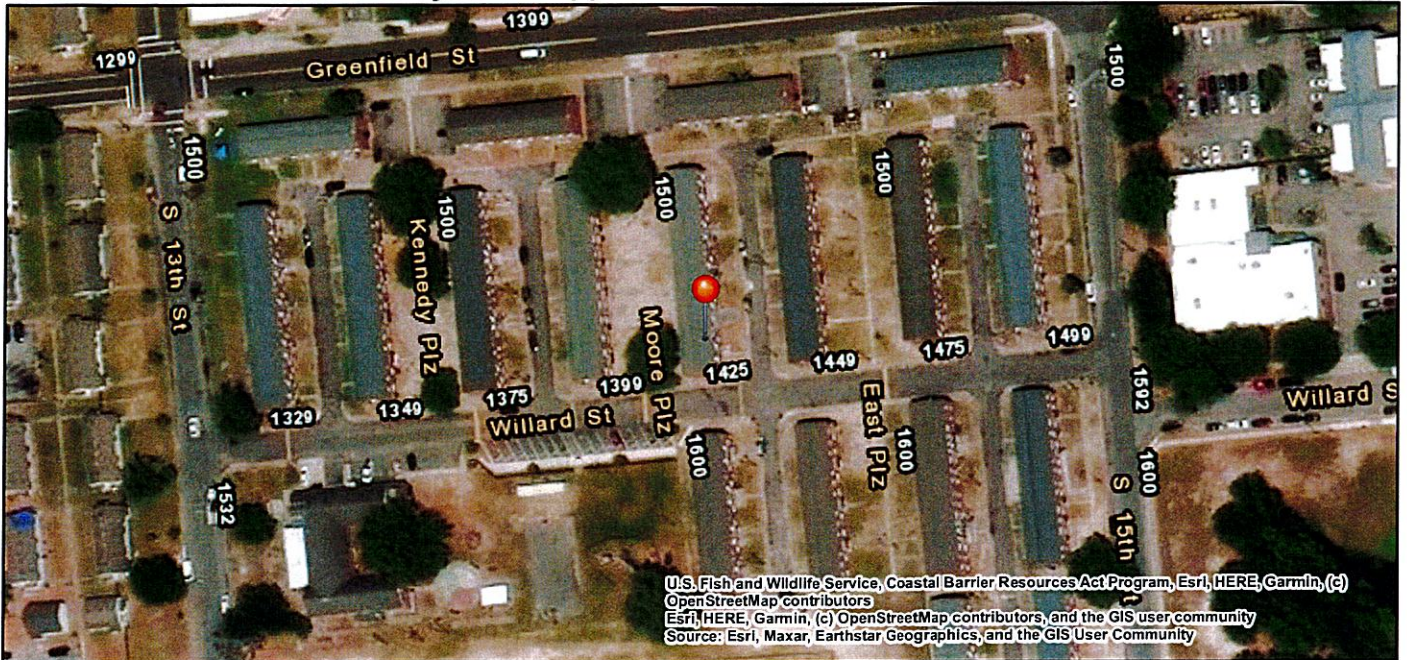
Archdale Building: 512 N. Salisbury St.

Toll Free: (877) 623-6748



# U.S. Fish and Wildlife Service

## Coastal Barrier Resources System Mapper Documentation



### CBRS Units

- Otherwise Protected Area
- System Unit
- CBRS Buffer Zone
- 77.929039, 34.217114

0 30 60 120 180 ft 1:2,257

The pin location displayed on the map is a point selected by the user. Failure of the user to ensure that the pin location displayed on this map correctly corresponds with the user supplied address/location description below may result in an invalid federal flood insurance policy. **The U.S. Fish and Wildlife Service (Service) has not validated the pin location with respect to the user supplied address/location description below. The Service recommends that all pin locations be verified by federal agencies prior to use of this map for the provision or denial of federal funding or financial assistance.** Please note that a structure bisected by the Coastal Barrier Resources System (CBRS) boundary (i.e., both "partially in" and "partially out") is within the CBRS and therefore affected by CBRA's restrictions on federal flood insurance. A pin placed on a bisected structure must be placed on the portion of the structure within the unit (including any attached features such as a deck or stairs).

**User Name:** Kylee Hooper  
**User Organization:** Dominion Due Diligence Group  
**User Supplied Address/Location Description:** 1601 S. 13th Street Wilmington, NC 28401  
**Pin Location:** Outside CBRS  
**Pin Flood Insurance Prohibition Date:** N/A  
**Pin System Unit Establishment Date:** N/A

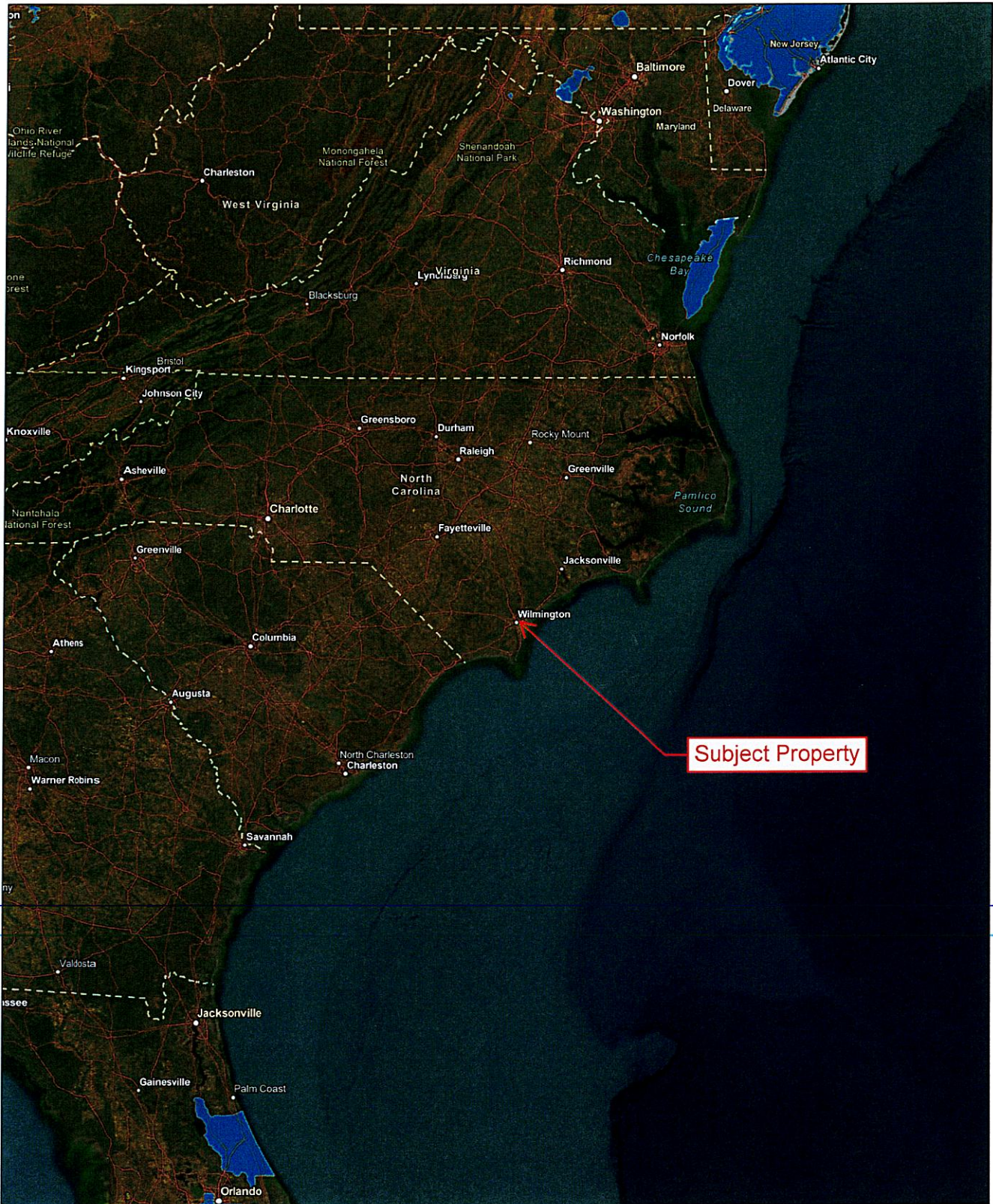
The user placed pin location is not within the CBRS. The official CBRS maps are accessible at <https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps>.

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 2/3/2025 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: <https://www.fws.gov/node/263838>.



# Sole Source Aquifers



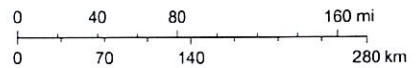
February 3, 2025

 Aggregation Areas

 HUD Collateral

 Sole Source Aquifers

1:4,622,324

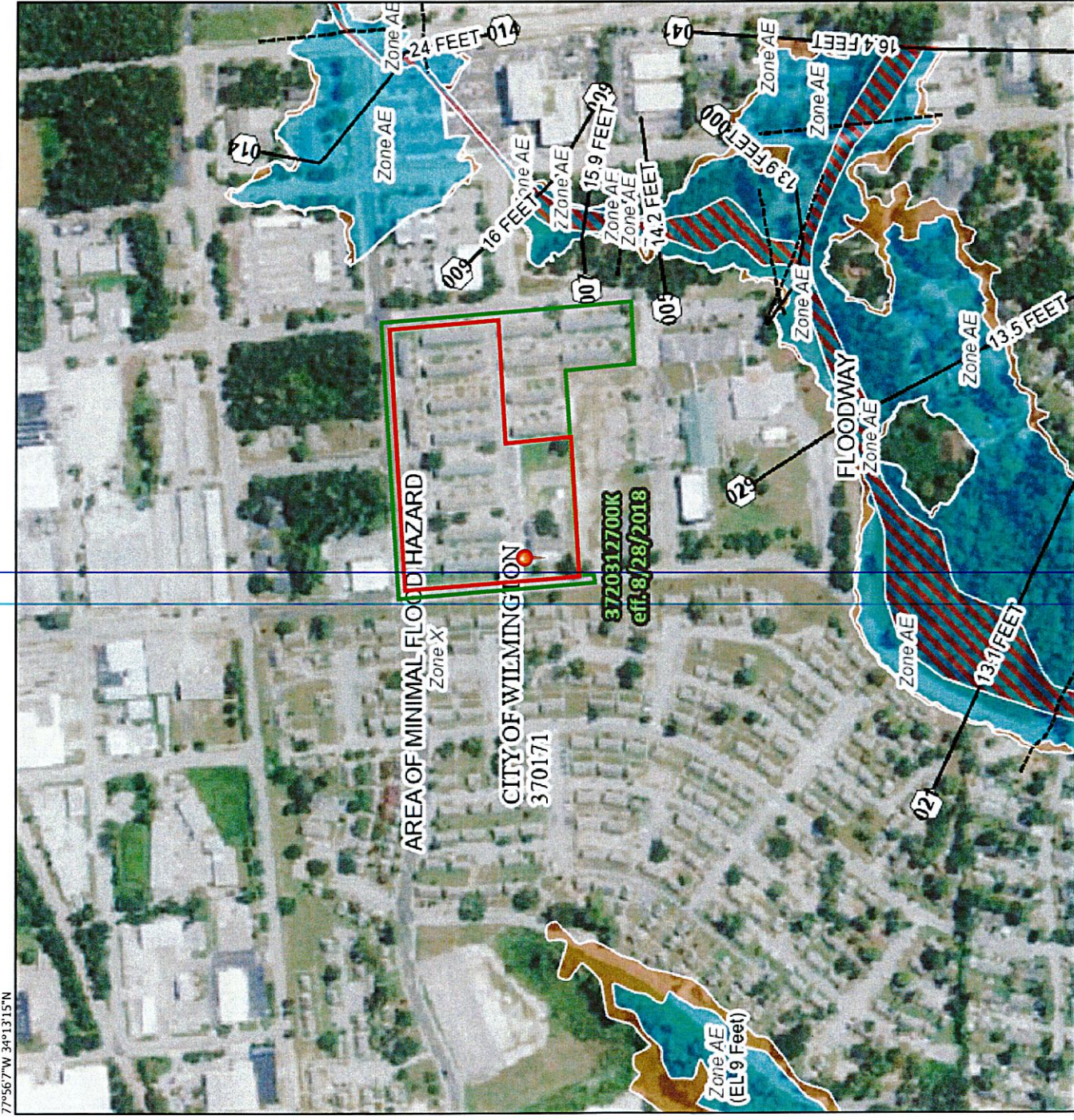


Earthstar Geographics, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS

# National Flood Hazard Layer FIRMette



77°56'7"W 34°13'15"N



Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR	Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
<b>OTHER AREAS</b>	Area with Flood Risk due to Levee Zone D	Area of Minimal Flood Hazard Zone X	Effective LOMRs
<b>GENERAL STRUCTURES</b>	Channel, Culvert, or Storm Sewer	Area of Undetermined Flood Hazard Zone D	Levee, Dike, or Floodwall
<b>OTHER FEATURES</b>	Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transect	Limit of Study
<b>MAP PANELS</b>	Digital Data Available	No Digital Data Available	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

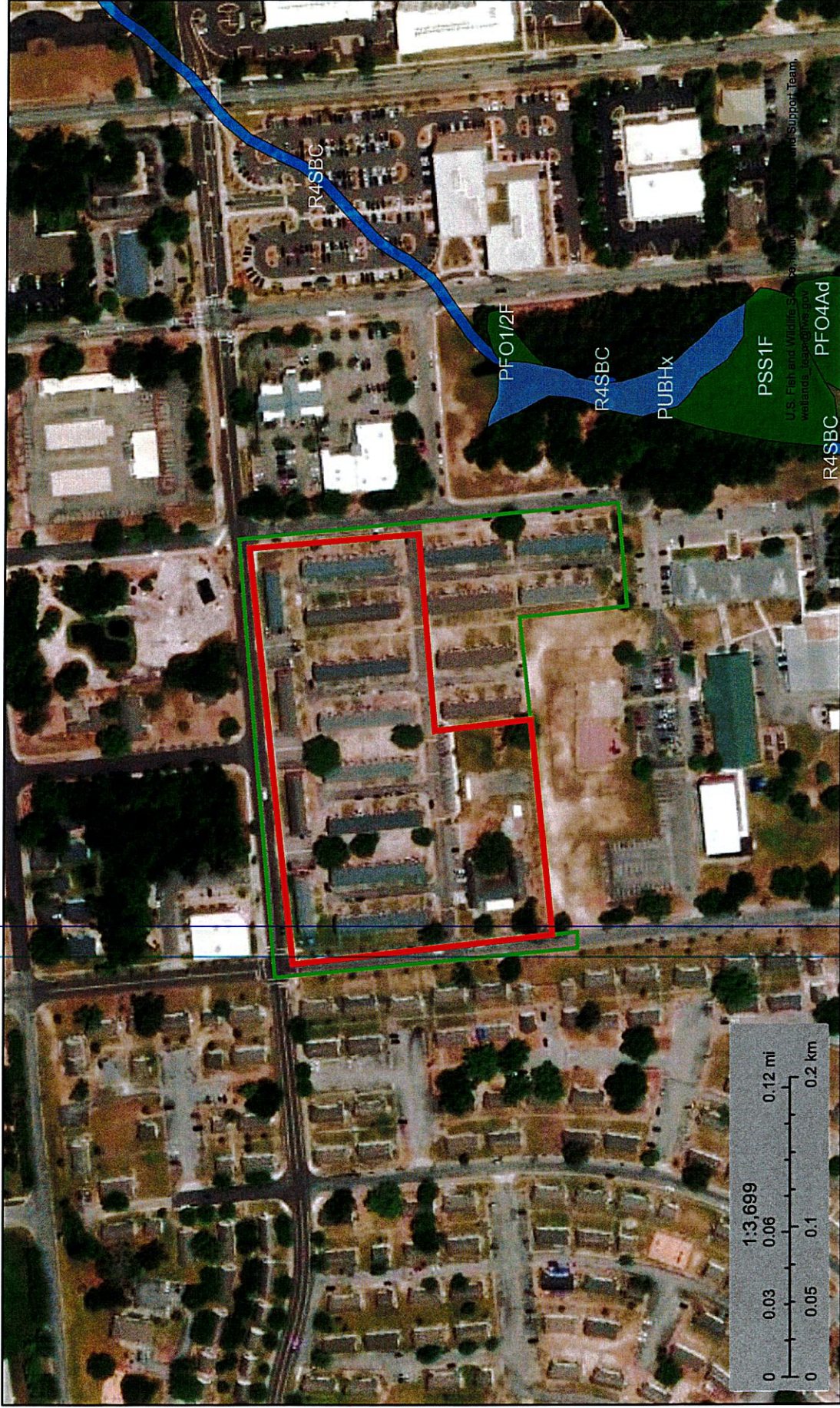
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/3/2025 at 4:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



U.S. Fish and Wildlife Service  
National Wetlands Inventory

Houston Moore Apts - Phase I



February 3, 2025

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Tax Map



Houston Moore - Phase I Redevelopment  
1601 South 13th Street  
Wilmington, North Carolina

*A portion of Parcel ID #R05418-005-001-000*

**DOMINION  
DUE DILIGENCE  
GROUP**



Parcel

Alt ID 312718.31.7705.000  
Address 1601 S 13TH ST  
Unit  
City WILMINGTON  
Zip Code -  
Neighborhood CHC03  
Class CHR3-Exempt Charitable - Low Income Housing  
Land Use Code 12-Apartment  
Living Units 4  
Acres  
Zoning MF-M-MULTI FAMILY MED DEN

Legal

Legal Description TRACT FRENCH PROPERTY  
Tax District WM

Owners (On January 1st)

Owner WILMINGTON HOUSING AUTHORITY  
City WILMINGTON  
State NC  
Country  
Zip 28402

THE DATA IS FROM 2024

Sales

Sale Date	Sale Price	Grantee	Grantor	Book	Page	Sale Key
27-APR-18	\$0	CAPE FEAR PUBLIC UT AUTH	WILMINGTON HOUSING AUTHORITY	6137	1528	568363
01-JAN-01	\$0	HOUSING AUTHORITY CITY WILM	* NOT IN SYSTEM *	0000	0000	168997

Sale Details

1 of 2

Sale Date 27 APR 18  
Sale Key 568363  
Sale Price \$.00  
Grantee CAPE FEAR PUBLIC UT AUTH  
Grantor WILMINGTON HOUSING AUTHORITY  
Sale Source -  
Book 6137  
Page 1528  
Sale Type IMPROVED  
Sale Validity -  
Sale Flag STEB  
Instrument #  
Instrument Type Easement  
Adj. Reason  
Adj. Price  
Adj. Amount  
Link [Click Here to view the deed for this parcel](#)

Commercial

1 of 19

Card 1  
Building Number 1



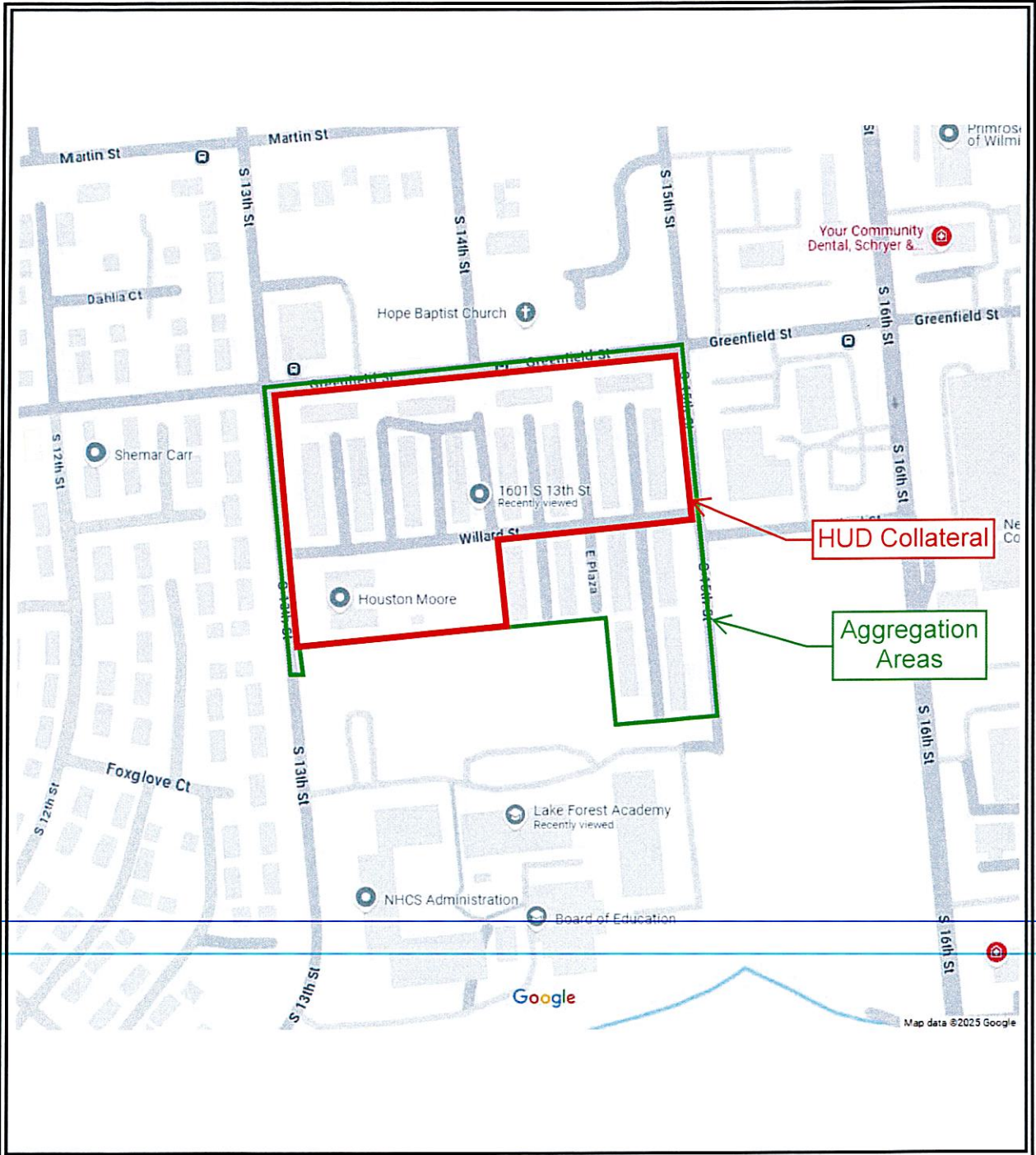
Site  
Topographic  
Map



Houston Moore - Phase I Redevelopment  
1601 South 13th Street  
Wilmington, North Carolina

*Topographic Quadrangle:  
Wilmington, North Carolina 2022*

**DOMINION  
DUE DILIGENCE  
GROUP**



<p>Site Locator Map</p>	<p>↑ N</p>	<p>Houston Moore - Phase I Redevelopment 1601 South 13th Street Wilmington, North Carolina</p>	<p><b>DOMINION DUE DILIGENCE GROUP</b></p>
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<p>Site Plan</p>	<p>↑ <b>N</b></p>	<p>Houston Moore - Phase I Redevelopment 1601 South 13th Street Wilmington, North Carolina</p>	<p><b>DOMINION DUE DILIGENCE GROUP</b></p>
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1: View of the subject property signage

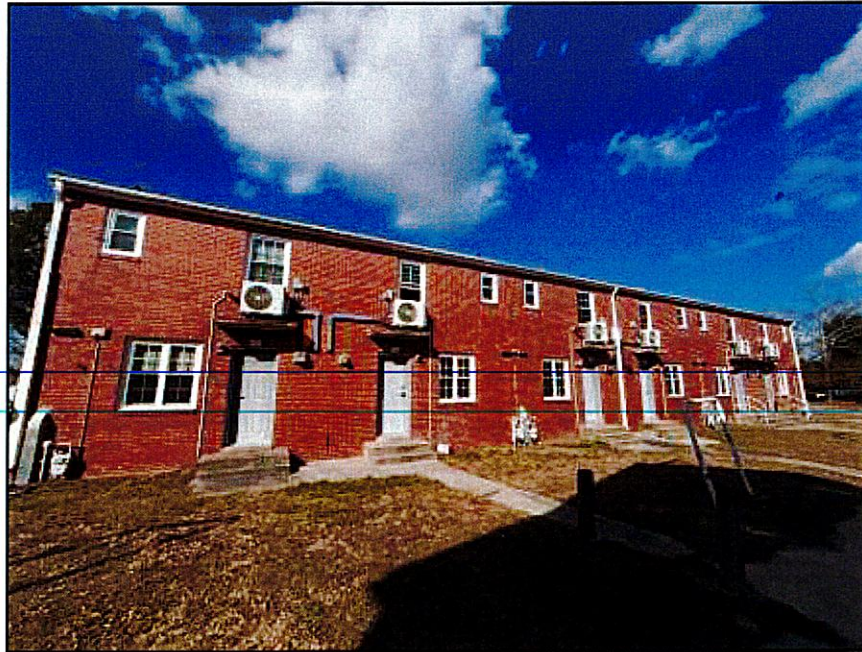


2: View of the subject property





3: View of the subject property



4: View of the subject property





5: View of the subject property



6: View of the subject property

