Hurricane Harvey Community Development Block Grant – Disaster Recovery
Build It Forward Houston
Homeowner Assistance Program and Single-family Development Program

Early Notice and Public Review of a Proposed Activity in the 100-Year Floodplain and Wetlands

September 26, 2018
City of Houston
Housing and Community Development Department (HCDD)
601 Sawyer St., 4th Floor
Houston, Texas 77007

To: All Interested Agencies, Groups, and Individuals:

This is to give notice that the City of Houston (City) is proposing to undertake activities within the 100-
year floodplain and wetlands relating to the United States (US) Department of Housing and Urban
Development’s (HUD) Community Development Block Grant-Disaster Recovery (CDBG-DR) program.

In the response to Hurricane Harvey and the presidentially declared disaster, the US Congress has
appropriated more than $5 billion to date in CDBG-DR funds to the State of Texas for necessary expenses
related to disaster relief, long-term recovery, restoration of infrastructure and housing, and economic
revitalization in the most impacted and distressed areas resulting from Hurricane Harvey. This notice is
required by Section 2(a)(4) of Executive Order (EO) 11988 for Floodplain Management and EO 11990 for
Protection of Wetlands and is implemented by HUD regulations found at 24 CFR 55.20(b) for HUD action
that is within and/or affects the floodplain and wetlands. The Texas General Land Office (GLO) is applying
and administering these funds and has allocated $1,175,954,388 for the City to distribute for its long-term
housing recovery activities planned and described in the GLO’s first substantial amendment to the State of
Texas Action Plan for Disaster Recovery: Hurricane Harvey, as expected to be approved by HUD for
publication in December, 2018.

There are three primary purposes for this notice. First, people who may be affected by activities in
floodplains and wetlands as well as 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 and wetlands, it must inform
those who may be put at greater or continued risk. The 8-Step Decision-Making Process required for
federally funded actions in the floodplain and wetlands includes public notices and the examination of
practicable alternatives to building in the floodplain.

Following post-Harvey consultation with residents and other stakeholders, as well as analysis of available
data by its Housing and Community Development Department (HCDD) the City developed its Local
Action Plan for Hurricane Harvey Housing Recovery (Plan) to serve as an amendment to State’s Action Plan.
This Plan establishes the method for distribution of CDBG-DR funding across eight programs
through the City’s Build It Forward Houston (BIFH) initiative, and which must target 70 percent of all
allocated funds to serve low to moderate income persons. BIFH is designed to address the unmet housing
needs of residents most impacted and distressed by Hurricane Harvey with a comprehensive and phased
long-term housing recovery approach that will also address vulnerabilities highlighted by the storm’s
severity. HCDD proposes to begin activities on single-family residential properties (1-4 Units) through
the Homeowner Assistance Program (HOAP) and the Single-family Development Program (SFDP) as
described in the Plan and summarized below.
• The HOAP is allocated $392,729,436 to help homeowners with rehabilitation and reconstruction of their storm-damaged single-family houses (1-4 Units) located outside the floodway but potentially located within the 100-year and 500-year floodplains and on previously disturbed and/or potentially filled wetland resources with applicable mitigation measures. Options include a) City-managed rehabilitation and reconstruction; b) homeowner-managed rehabilitation; c) reimbursement of repair for eligible expenses; d) single-family home acquisition; e) interim mortgage assistance.

• The SFDP is allocated $204,000,000 to construct new single-family houses (1-4 units) on City-owned and other vacant, residential properties. New home sites would be selected from those available outside the floodway and the 100-year floodplain. The potential exists for some projects to be partially or wholly sited within the 500-year floodplain, as well as in previously disturbed and/or potentially filled wetland resources. Such sites would be strategically selected to help restore damaged neighborhoods, and improve others while protecting the 500-year floodplain and wetland resources with applicable mitigation measures. This option creates opportunities for low- and moderate-income homebuyers to move out of those areas most prone to flooding. Existing homeowners in need of substantial rehabilitation or reconstruction may also be offered the opportunity to purchase these new, affordable homes.

Notification is hereby given to the public that the City is proposing to undertake home rehabilitation or reconstruction on existing single-family residential properties as well as new home construction on available vacant properties. Some projects funded by CDBG-DR under these two BIFH programs have the potential to be located in the City’s 100 year-floodplain, the 500-year floodplain as well as within or proximate to regulated wetland resources. Projects would be completed in accordance with federal and state requirements, as well as the City’s applicable permitting requirements, zoning, construction codes and standards, and other including its 2018 floodplain ordinance (https://www.houstonpermittingcenter.org/node/127). HCDD has determined that proposed construction activities would primarily, but not exclusively, occur on previously developed residential properties located in or near low to moderate-income areas. All BIFH-HOAP applicants and BIFH-SFDP homebuyers will be advised about the hazards of living in or proximate to floodplains and the importance of participation in the National Flood Insurance Program.

In accordance with the National Environmental Policy Act (NEPA) and HUD requirements, a tiered environmental review of proposed HOAP and SFDP activities is being conducted to evaluate potential environmental impacts, including those considered to be cumulative in nature. HCDD is considering a wide range of effective, cost-reasonable measures to mitigate potential impacts and those that may also help improve the environmental quality and storm resilience of residential neighborhoods damaged by Hurricane Harvey.

All interested persons, groups and agencies are invited to submit written comments regarding the proposed use of federal funds for the described housing recovery activities within the floodplains and regulated wetlands. HCDD is interested in alternatives and public perceptions of possible adverse impacts that could result from the described activities as well as potential mitigation measures. To review the City’s floodplain and wetland resources maps, visit https://houstontx.gov/housing/public_legal_notices.

Written comments should be sent to HCDD at 601 Sawyer Street, 4th Floor, Houston, Texas 77007, Attention: Tom McCasland, HCDD Director. Comments may also be submitted via email to matthew.jenkins@houstontx.gov or Pirooz.farhoonand@houstontx.gov. Telephone inquiries regarding this public comment process will be addressed at (281) 531-3174. The minimum 15 calendar day comment period will begin the day after the publication and end on the 16th day after the publication. Such comments should be received by HCDD on or before October 12, 2018.
City of Houston: Sylvester Turner, Mayor
HCDD: Tom McCasland, Director
September 26, 2018
<table>
<thead>
<tr>
<th>Flood Hazard Areas (FHA)</th>
<th>Q1</th>
<th>Q2</th>
<th>Q3</th>
<th>Q4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family Properties w/n FHA</td>
<td>1,319</td>
<td>9,789</td>
<td>11,231</td>
<td>10,446</td>
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<tr>
<td>Single-family Properties Impacted by Harvey</td>
<td>1,252</td>
<td>6,514</td>
<td>6,781</td>
<td>6,387</td>
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<tr>
<td>Multi-family Properties w/n FHA</td>
<td>92</td>
<td>471</td>
<td>734</td>
<td>0</td>
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<tr>
<td>Multi-family Properties Impacted by Harvey</td>
<td>77</td>
<td>360</td>
<td>327</td>
<td>0</td>
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</tbody>
</table>

**Legend**
- Major Waterway
- Railroads
- Dry Reservoir
- Freeways
- County Regions
- Parks
- Waterbody

**Super Neighborhoods (88)**

**Quadrant 1 - Flood Hazard Areas present**

**Quadrant 2 - Flood Hazard Areas present**

**Quadrant 3 - Flood Hazard Areas present**

**Quadrant 4 - Flood Hazard Areas present**

**Flood Hazard Areas**
- FEMA 07/2014
- Floodway (41.97 SqMi)
- 100-Year Floodplain (110.39 SqMi)
- 500-Year Floodplain (71.16 SqMi)

**FEMA Individual Assistance (IA)**
- FEMA - CIVIS 07/23/2018
- FEMA 07/2014

**Data Sources:**
- Federal Emergency Management Agency (FEMA) 07/2014 - 03/26/2018
- CIVIS Analytics 07/23/2018
- Housing & Community Development Department
- The City of Houston GIS 07/20/2017

**Disclaimer:**
All data is prepared and made available for general reference purposes only and should not be used or relied upon for specific applications, without independent verification. All data is best available at time of figure production. The City of Houston neither represents, nor warrants the data accuracy, or completeness, nor will the City of Houston accept liability of any kind in conjunction with its use.
<table>
<thead>
<tr>
<th>Regulated Wetlands Resources</th>
<th>Q2 Acres</th>
<th>Q3 Acres</th>
<th>Q4 Acres</th>
<th>Total Area Acres</th>
<th>% of PD per Resource type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Freshwater Emergent</td>
<td>486.28</td>
<td>916.10</td>
<td>169.52</td>
<td>1,769.92</td>
<td>2,371.79</td>
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<tr>
<td>Freshwater Emergent Potentially Disturbed (PD)</td>
<td>208.96</td>
<td>117.50</td>
<td>15.23</td>
<td>341.70</td>
<td>474.77 16.68%</td>
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<tr>
<td>Freshwater Forested/Shrub</td>
<td>3,165.86</td>
<td>3,909.70</td>
<td>3,755.55</td>
<td>11,192.92</td>
<td>13.77%</td>
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<tr>
<td>Freshwater Forested/Shrub Potentially Disturbed (PD)</td>
<td>415.41</td>
<td>981.15</td>
<td>98.84</td>
<td>1,914.89</td>
<td>13.77%</td>
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<td>Freshwater Pond</td>
<td>189.45</td>
<td>421.80</td>
<td>285.35</td>
<td>896.60</td>
<td>1,310.95</td>
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<tr>
<td>Freshwater Pond Potentially Disturbed (PD)</td>
<td>7.73</td>
<td>25.93</td>
<td>4.21</td>
<td>37.86</td>
<td>4.20%</td>
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<tr>
<td>Riverine</td>
<td>381.28</td>
<td>1,002.30</td>
<td>1,002.30</td>
<td>2,385.70</td>
<td>16.68%</td>
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<tr>
<td>Riverine Potentially Disturbed (PD)</td>
<td>0.00</td>
<td>2.35</td>
<td>0.00</td>
<td>2.35</td>
<td>0.10%</td>
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<tr>
<td>Estuarine and Marine Deepwater</td>
<td>0.00</td>
<td>118.90</td>
<td>0.00</td>
<td>121.90</td>
<td>44.02%</td>
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<tr>
<td>Estuarine and Marine</td>
<td>0.00</td>
<td>5.49</td>
<td>0.00</td>
<td>5.49</td>
<td>0.10%</td>
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<tr>
<td>Lake</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00%</td>
</tr>
<tr>
<td>Other</td>
<td>0.00</td>
<td>1.83</td>
<td>20.72</td>
<td>22.55</td>
<td>0.10%</td>
</tr>
</tbody>
</table>

**Regulated Wetland Resources**

**Note:** For the purposes of the Tier I Environmental Review, the Regulated Wetland Resources include both potentially undisturbed and potentially disturbed wetlands. To further define a potentially disturbed wetland, we are including filled, graded or otherwise developed areas identified as wetland resources reviewed with USFWS NWI Mapper Tool aerial imagery.