

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

To: All interested Agencies (FEMA, U.S. EPA Region 6, U.S. Army Corps of Engineers, Harris County Flood Control District, and City of Houston Floodplain Administrator, Texas General Land Office, Texas Water Development Board, Texas Floodplain Management Association), Groups and Individuals (Super Neighborhood)

This is to give notice that the **City of Houston Housing & Community Development Department (HCDD), Responsible Entity under Part 58** has determined that the following proposed action under **Multifamily Disaster Recovery 2017, grant number B-17-DM-48-0001**, is located partly within the **100-year and the 500-year floodplain**. HCDD will be identifying and evaluating practicable alternatives to locating the action in the **floodplain**, and the potential impacts on the **floodplain** from the proposed action, as required by **Executive Order 11988**, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management.

The Dian Street Villas will include acquisition and demolition of the existing structures on site, and new construction of a 108-unit multifamily apartment complex on an undeveloped 2.25-acre property located at 1433 Dian St. and 1800 West 15th St. in Houston, Harris County, Texas, 77008. The proposed unit design includes a mix of studio, one, two, and three-bedroom units that will be affordable to tenants at 30%, 50%, and 60% of area median income ("AMI"). This site is currently occupied by a vacant warehouse and storage building with parking lots.

The subject property is partially located within the 100-year floodplain (Zone AE – 1% annual chance flood hazard area) as well as the 500-year floodplain (Zone X – 0.2% annual chance flood hazard area). Estimated floodplain impacts include: approximately 0.89 acres of the 100-year floodplain and approximately 0.95 acres of the 500-year floodplain. The rest of the area, approximately 0.41 acres, is outside the floodplain area (Zone X unshaded). No wetland features are located on site, including the areas within the 100-year and 500-year floodplain.

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. Commenters are encouraged to offer alternative sites outside of the **floodplains**, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about **floodplains** can facilitate and enhance Federal efforts to reduce the risks and impacts 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 by HCDD at the following address on or before **October 20, 2020**: City of Houston, Housing & Community Development Department, 2100 Travis, 9th Floor, Houston, Harris County, Texas, 77002 or by email to hcdenvironmental@houstontx.gov. Attention: HCDD Environmental Team. A full description of the project may also be reviewed from 8:00 AM to 5:00 PM at the address provided above. Comments may also be submitted via phone at (832) 394-6018 or (832) 394-6183, or via email at hcdenvironmental@houstontx.gov, cc matthew.jenkins@houstontx.gov, julia.thorp@houstontx.gov, and ebony.mcdaniel@houstontx.gov.

Date: Monday, October 5, 2020