

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.

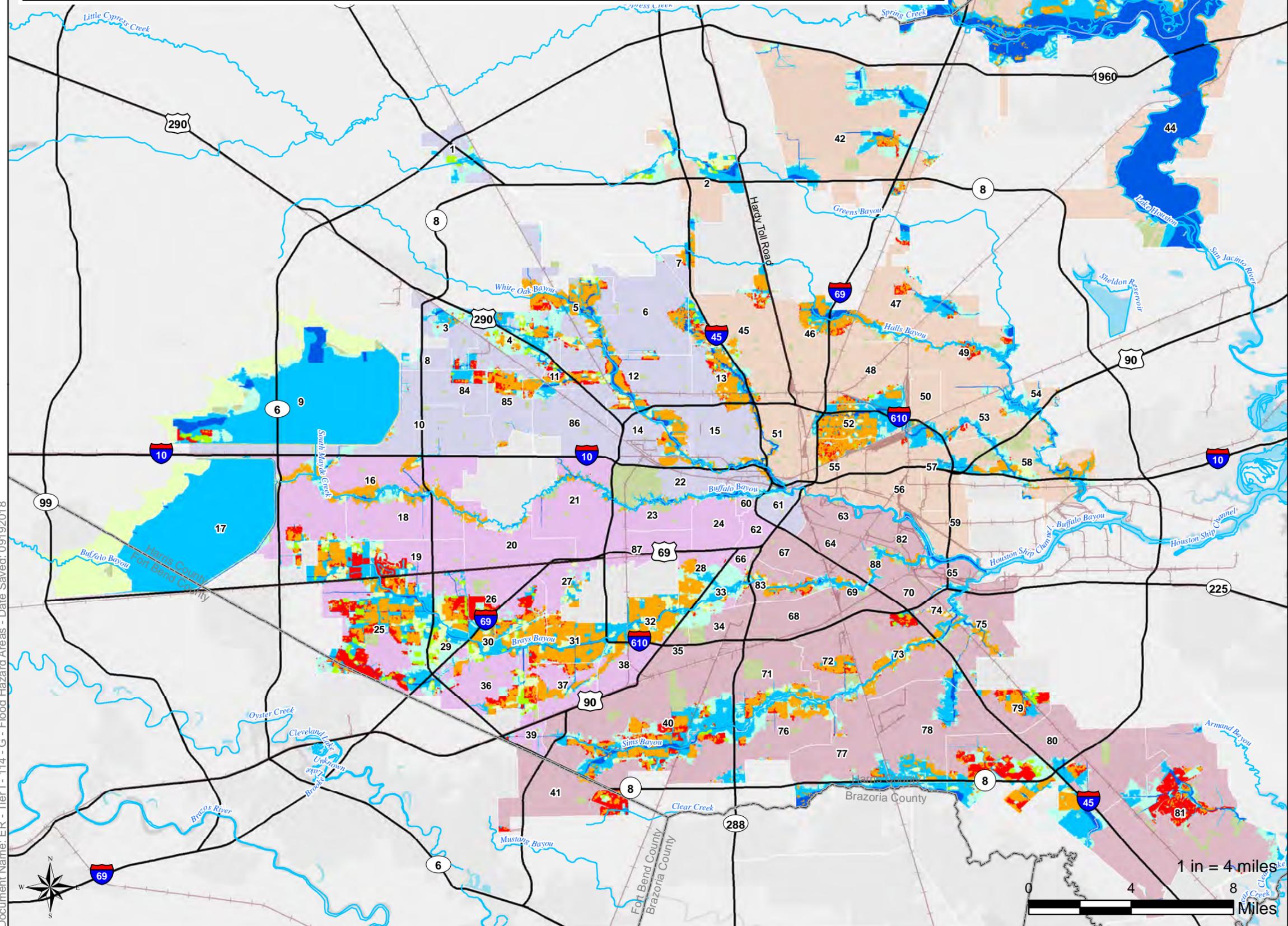
Written comments should be sent to HCDD at 601 Sawyer Street, 4th Floor, Houston, Texas 77007, Attention: Tom McCasland, HCDD Director. Comments may also be submitted via email to matthew.jenkins@houstontx.gov or Pirooz.farhoomand@houstontx.gov. Telephone inquiries regarding this public comment process 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

Flood Hazard Areas (FHA)	Count											
	Q1			Q2			Q3			Q4		
	FW	100-Y	500-Y	FW	100-Y	500-Y	FW	100-Y	500-Y	FW	100-Y	500-Y
Single-family Properties w/n FHA	1,319	9,789	11,231	1,093	9,433	10,446	65	26,345	25,477	718	11,837	23,485
Single-family Properties Impacted by Harvey	1,252	8,514	6,781	1,059	8,516	6,387	64	20,302	12,765	627	7,730	10,143
Multi-family Properties w/n FHA	92	471	734	187	530	459	0	2,200	1,980	19	316	542
Multi-family Properties Impacted by Harvey	77	360	327	140	406	355	0	1,534	770	3	175	253



Legend

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

Super Neighborhoods (88)
COHGIS 07/20/2017

- Quardant 1 - Flood Hazard Areas present
- Quardant 2 - Flood Hazard Areas present
- Quardant 3 - Flood Hazard Areas present
- Quardant 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

- Single-family Properties in Floodplains (131,238)
- Single-family Properties Impacted by Harvey in Floodplains (84,140)
- Multi-family Properties in Floodplains (7,530)
- Multi-family Properties Impacted by Harvey in Floodplains (4,400)

Figure 1
Flood Hazard Areas

Tier I Environmental Review
Community Development Block Grant
Hurricane Harvey Disaster Recovery
Single-family Properties (1-4 Units)

Data Sources: Federal Emergency Management Agency (FEMA) 07/2014 - 03/26/2018; CIVIS Analytics 07/23/2018; Housing & Community Development Department; and 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.

Regulated Wetlands Resources	Q1 Acres	Q2 Acres	Q3 Acres	Q4 Acres	Total Area Acres	% of PD per Resource type
Freshwater Emergent	486.28	916.10	169.51	799.89	2,371.79	
Freshwater Emergent Potentially Disturbed (PD)	208.96	117.50	15.23	133.08	474.77	16.68%
Freshwater Forested/Shrub	3,165.86	3,939.70	3,755.55	1,131.81	11,992.92	
Freshwater Forested/Shrub Potentially Disturbed (PD)	415.41	981.15	98.84	419.50	1,914.89	13.77%
Freshwater Pond	189.45	421.80	285.35	414.36	1,310.95	
Freshwater Pond Potentially Disturbed (PD)	7.73	25.93	4.21	19.60	57.46	4.20%
Riverine	351.28	802.30	462.54	738.58	2,354.70	
Riverine Potentially Disturbed (PD)	0.00	2.32	0.00	0.00	2.32	0.10%
Estuarine and Marine Deepwater	0.00	118.90	0.00	321.12	440.02	
Estuarine and Marine	0.00	5.49	0.00	0.19	5.68	
Lake	0.00	11,390.46	0.00	156.20	11,546.66	
Other	0.00	1.83	92.72	0.00	94.55	

Legend

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

Super Neighborhoods (88)
COGIS 07/20/2017

- Quadrant 1 - Regulated Wetlands present
- Quadrant 2 - Regulated Wetlands present
- Quadrant 3 - Regulated Wetlands present
- Quadrant 4 - Regulated Wetlands present

Wetland Resources

- Potentially Disturbed Wetland Resources (2,449.45 Ac) USFWS - NWI 05/01/2018
- Estuarine and Marine Deepwater (440.02 Ac)
- Estuarine and Marine Wetland (5.68 Ac)
- Freshwater Emergent Wetland (2,371.79 Ac)
- Freshwater Forested/Shrub Wetland (11,992.92 Ac)
- Freshwater Pond (1,310.95 Ac)
- Lake (11,546.66 Ac)
- Riverine (2,354.70 Ac)
- Other (94.55 Ac)

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.

Figure 2
Regulated Wetland Resources



Tier I Environmental Review
Community Development Block Grant
Hurricane Harvey Disaster Recovery
Single-family Properties (1-4 Units)

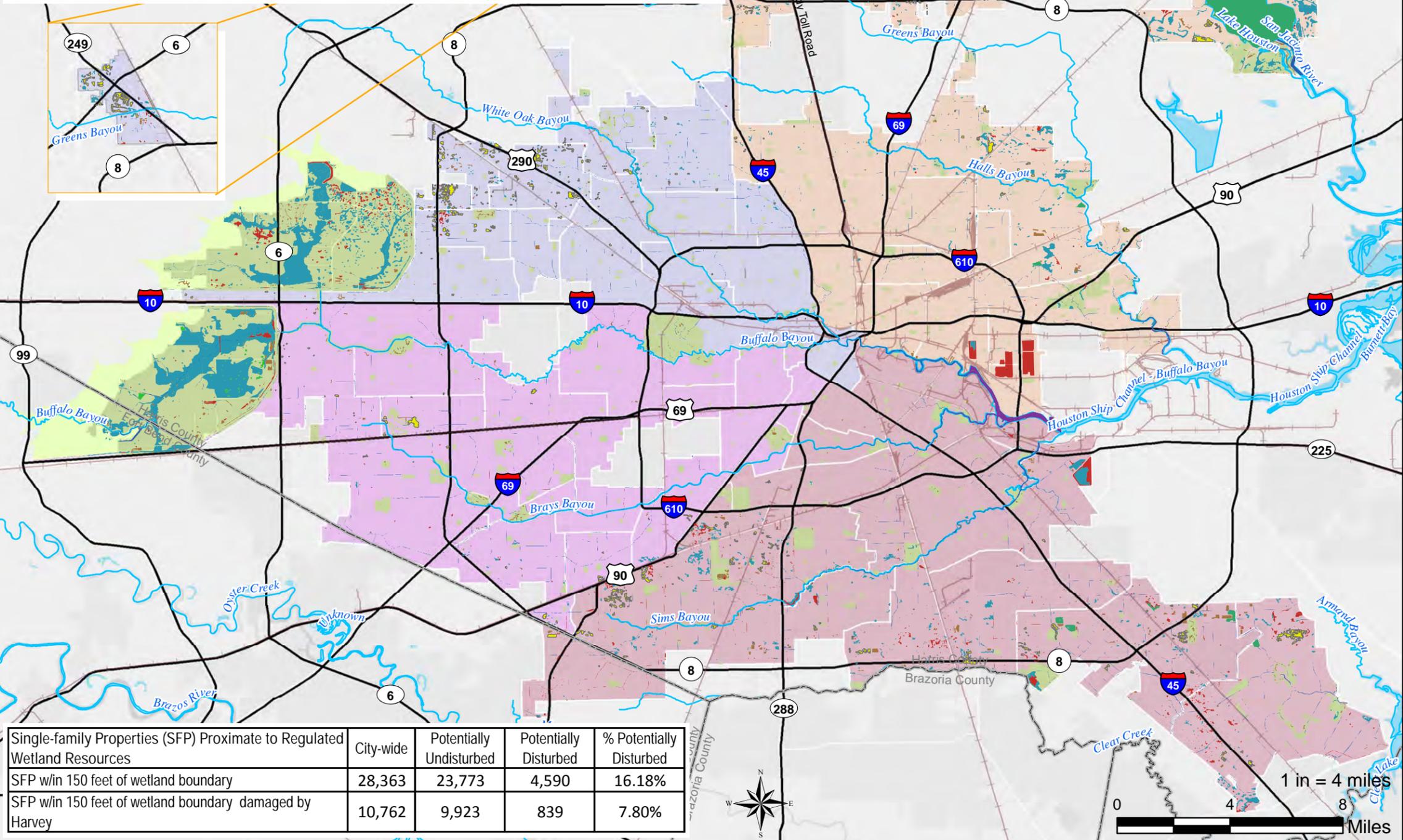


CITY OF HOUSTON HOUSING AND COMMUNITY DEVELOPMENT
Planning and Grants Management
GIS Section

Data Sources: U.S. Fish & Wildlife Service (USFWS) - National Wetlands Inventory (NWI) 05/01/2018; Housing & Community Development Department; and the City of Houston GIS 07-20-2017

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Single-family Properties (SFP) Proximate to Regulated Wetland Resources	City-wide	Potentially Undisturbed	Potentially Disturbed	% Potentially Disturbed
SFP w/in 150 feet of wetland boundary	28,363	23,773	4,590	16.18%
SFP w/in 150 feet of wetland boundary damaged by Harvey	10,762	9,923	839	7.80%

Document Name: ER - Tier I - 107 - G - Regulated Wetlands - Date Saved: 09/25/2018

