

## Early Notice and Public Review of a Proposed Activity in a Federal Flood Risk Management Standard Floodplain

To: All interested Agencies (FEMA, U.S. EPA Region 6, U.S. Army Corps of Engineers, and Harris County Flood Control District) and the Public at Large, Groups, and Individuals

This notice is to inform that the **Responsible Entity under 24 CFR Part 58, City of Houston Housing & Community Development Department (HCD)**, has determined that the following proposed action under **HOME Multifamily New Construction Program, HUD Grant No. M-21-MC-48-0206** is located in the **Federal Flood Risk Management Standard (FFRMS) floodplain**, and HCD will be identifying and evaluating practicable alternatives to locating the action within the **floodplain**, and the potential impacts on the **floodplain** from the proposed action, as required by **Executive Order 11988, as amended by Executive Order 13690 and/or Executive Order 11990**, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands

The proposed project location is on approximately 5.112 acres of currently undeveloped land at 10112 Bissonnet Street, Houston, Harris County, Texas, 77036. The FEMA Flood Panel No. is FM48201C0845M, effective date 5/2/2019. The extent of the FFRMS floodplain was determined using 0.2 percent flood approach after confirming Climate Informed Science Approach (CISA) data was not available for this site, as per the No Data Exists Report. The activity entails acquisition of land and new construction of a 121- unit affordable multifamily development (see Project Description). The floodplain type is FFRMS with no floodway, Coastal High Hazard Area (V Zone), or Limit of Moderate Wave Action) / and no wetlands as defined by HUD based on an onsite assessment. The existing natural and beneficial functions (e.g. floodwater storage and conveyance, groundwater discharge or recharge, erosion control, water quality maintenance, and habitat for flora and fauna) are relatively limited due to previous disturbance and existing site elevations. Since the site is in a designated urbanized area, intrinsic values (e.g. recreational, educational, scientific, historic, and cultural) of the floodplain potentially adversely affected by the activity is limited. An estimated 5.112 acres of FFRMS Floodplain will be impacted. The subject property is located entirely within the FFRMS floodplain, all of which is classified as a 500-year floodplain, with no areas designated as a 100-year floodplain or floodway.

Project Description: Bissonnet Living will consist of 121 new construction units in an affordable multifamily development. The apartments will be comprised of two (2) four-story buildings and will include one-bedroom, two-bedroom, and three-bedroom units with a full kitchen and private entrances from the interior hallway. Amenities will include 205 parking spaces, a clubhouse with management/leasing and maintenance offices, swimming pool, dog park, playground, and an outdoor area with a cabana. The project will provide rent based on incomes ranging from 30% to 80% AMI for 98 of the units and market rate for the remaining 23 units.

Work on-site will include all needed acquisition, pre-development site clearance (including any and all removal/demolition of pavement on site) and addressing of any unforeseen or unexpected conditions on site.

There are three primary purposes for this notice. First, individuals 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. 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 HCD at the following address on or before **February 25, 2025. City of Houston Housing & Community Development Dept.**, 2100 Travis St, 9<sup>th</sup> Floor Houston, TX 77004. Attention: HCD Environmental Team. A full description of the project may also be reviewed from 8:00 AM to 5:00 PM at the address listed above or upon request to [hcdenvironmental@houstontx.gov](mailto:hcdenvironmental@houstontx.gov). Comments or questions may also be submitted via email at the same address or (832) 394-6319.

Date: **February 10, 2025**