

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

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

This is to give notice that the **City of Houston Housing and Community Development Dept. (HCDD), as Responsible Entity under Part 58**, has determined that the following proposed action under the Community Development Block Grant Disaster Recovery Multifamily program and Grant Number B-17-MC-48-0001 is located in the 100-year and 500-year floodplains, and the Responsible Entity 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 and Protection of Wetlands.

OST Lofts will include new construction of a 130-unit mixed-income multifamily development to be located on approximately 5.44 acres of previously developed land addressed at 5520 Old Spanish Trail in Houston, Harris County, Texas 77023. The complex will consist of four (4) four-story residential buildings, parking spaces, playground, clubhouse, fitness center, swimming pool, electric vehicle charging stations, grill areas, walking trail, and two storm water detention ponds. The residential units will be elevated above a dedicated one-story parking garage. The complex will also include an onsite stand-alone quality preschool building, which will be located partially in the 500-year floodplain and partially outside the floodplain.

Total impacts include 4.22 acres of the 100-year floodplain and 1.15 acres of the 500-year floodplain. No wetland areas will be impacted. Natural and beneficial functions of the floodplain include floodwater storage and attenuation. There is minimal potential for historic or cultural resources due to a lack of historic sites in the vicinity and confirmation with the state historic preservation officer. No suitable habitat for federal or state-listed species is present on the property.

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 floodplain, 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 the **HCDD** at the following address on or before **Monday, November 29, 2021**, a minimum 15 calendar day comment period will begin the day after the publication and end on the 16th day after the publication: **2100 Travis, 9th Floor, Houston, Harris County, Texas**, 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) 394-6183 or (832) 394-6397 or via email at hcdenvironmental@houstontx.gov (cc: matthew.jenkins@houstontx.gov and melissa.lahey@houstontx.gov).

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