

**Early Notice and Public Review of a Proposed
Activity in a Federal Flood Risk Management Standard Designated 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, Groups and Individuals

This is to give notice that **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, 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 3.47 acres of currently vacant land at 800 Highway 6 South, Houston, Harris County, Texas 77079. FEMA Flood Panel No. is FM48201CO620M, effective date 11/15/2019.** 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.** Activity entails acquisition of land and new construction of a 101-unit apartment complex for low to moderate income individuals and families (see Project Description). Floodplain type is FFRMS with no floodway, Coastal High Hazard Area (V Zone), or Limit of Moderate Wave Action) / and no wetland. 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) is relatively limited due to small amount of floodplain in question and presence of previous development on site. Furthermore, since the site was previously developed, intrinsic values (e.g. recreational, educational, scientific, historic, and cultural) of the floodplain potentially adversely affected by the activity is limited. An estimated 0.68 acres (29,700 square feet) of FFRMS Floodplain is impacted. The FFRMS floodplain is located primarily on the southeastern portion of the site, along with the eastern and southern borders of the sites. All of it is 500-year floodplain with no 100-year floodplain or floodway.

Project Description: The Rushmore will consist of 101 new construction units in a NGBS green certified multifamily rental community within one four-story building with such amenities including a state-of-the-art fitness center, community room with a kitchen, working space, 24/7 security, and a dedicated management and leasing team. The Rushmore will serve working families, most of whom will qualify for below market rate rents. The community will consist of one-, two-, and three-bedroom units with sixteen (16) units reserved as market rate 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, people who may be affected by activities in **floodplain** 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 project impacts on the **floodplain**. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about **floodplain** 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 **floodplain**, 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 **September 9, 2024**. **City of Houston Housing & Community Development Dept., 2100 Travis St. phone number (832) 394-6319, email hcdenvironmental@houstontx.gov**. Attention: **Matt Jenkins, Environmental Investigator V**. A full description of the project may also be reviewed from **8:00 AM – 5:00 PM at address listed above or upon request to hcdenvironmental@houstontx.gov** Comments may also be submitted via email at **the aforementioned address**.

Date: **August 23, 2024**