

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

This is to give notice that the City of Detroit has determined that the following proposed action under HOME Funding Program under Title II of the National Affordable Housing Act of 1990 and Project Based Vouchers (PBV's) from the Detroit Housing Commission is located in the 100-year floodplain, and the City of Detroit 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.

The proposed project is located at 7850 E. Jefferson in Detroit, Wayne County, Michigan and includes the new construction of 225-unit rental apartment community to be built in three concurrent identical 75-unit phases on approximately 3.8 acres of vacant land. The purpose is to construct much needed affordable housing in the greater downtown Detroit area, especially with access to the Detroit Riverfront. The southern portion of the property near the Detroit River, including a future walk path, playground, curb and small portion of Building Three, is located within the 1% annual Chance Flood Hazard in Zone X (the 100-year floodplain) as indicated on the FEMA Flood Map Panel 26163C0301E dated February 2, 2012. HOME funds and Detroit Housing Commission PBV's will be used in the financing of this project. The project proposes to place 165 cubic yards of fill within 0.16 acres of the 100-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 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 City of Detroit's Housing and Revitalization Department at the following address on or before May 14, 2021:

City of Detroit Housing & Revitalization Department
2 Woodward Avenue, Suite 908
Detroit, MI 48226
Attention: Penny Dwoinen, Environmental Review Officer

A full description of the project may also be reviewed on the City of Detroit's Housing & Revitalization Public Notice page <https://detroitmi.gov/departments/housing-and-revitalization-department/public-notices>. Comments may also be submitted via email at dwoinenp@detroitmi.gov.

Date: April 28, 2021