

**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

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 is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and the City of Detroit 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, 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 13003, 13011, 13025, 13035 & 13041 E. Jefferson Avenue, 1138, 1132 & 1126 Dickerson Avenue, and 1053, 1047, 1041, 1035 and 1011 Lenox Street, in Detroit, Wayne County. The extent of the FFRMS floodplain was determined using a 0.2 percent flood approach. The site is currently 1.53 acres of vacant land on the north side of E. Jefferson Avenue. The existing vacant land, while providing flood volume, is not naturalized as a previously abandoned developed site, which limits the intrinsic value through natural hydrology or native habitats. The proposed modifications minimize the volume impact while naturalizing low land areas. The proposed site area of impact is 1.53 acres and 299 Cubic Yards (8,073 Cubic Feet) of reduction from the compensating cut. The project includes new construction of a single four-story building featuring 52 new affordable housing units, a community room, fitness center, computer lab, and on-site EV charging parking on approximately 1.55 acres of vacant land. The purpose is to create more residential housing in the East Jefferson corridor of the City of Detroit. City of Detroit HOME funds, 9% Low Income Housing Tax Credits from the Michigan State Housing Development Authority, and Project Based Vouchers from the Detroit Housing Commission will be used in the financing of this project. The site is located within the AE Zone (special flood hazard area) as indicated on the FEMA Preliminary Flood Insurance Rate Map (FIRM) Panel 302 of 575 575 no. 26163CO302F revised October 21st, 2021. The project proposes to reduce the floodplain volume by 299 cubic yards of surface fill to raise the building above the floodplain elevation, utilizing a compensating cut of the site surface in the green spaces and a new underground 10-year storm water management practice controlling the flow to the City's combined sewer.

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 comments 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 the City of Detroit at the following address on or before May 22, 2025:

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-notice>. Comments may also be submitted via email at [dwoinenp@detroitmi.gov](mailto:dwoinenp@detroitmi.gov).

Date: **May 6, 2025**