

Final Notice and Public Explanation 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 under 24 CFR Part 58 has conducted an evaluation as required by Executive Order(s) 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 Wetlands Protection. The activity is funded under HOME Funding Program under Title II of the National Affordable Housing Act of 1990.

The proposed project(s) is located 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 and is located in the Federal Flood Risk Management Standard (FFRMS) floodplain. The extent of the FFRMS floodplain was determined using the 0.2 percent flood approach. The proposed project is located at 13041 E. Jefferson in Detroit, Wayne County, Michigan and includes the new construction of a four-story 52-unit affordable housing apartment community on approximately 1.4 acres of vacant land that includes a community room, fitness center, computer lab, and on-site EV charging parking. The purpose is to construct much-needed affordable housing in the Jefferson corridor. The southern portion of the properties along Jefferson will contain the building. The areas to the north and across the alley will contain parking lots. Most of the project site is located within the 0.2 percent flood approach as indicated on the FEMA Preliminary Flood Insurance Rate Map (FIRM) 26163CO302F dated October 21, 2021. 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 project proposes to place a net fill of 299 cubic yards within 1.4 acres of the 500-year floodplain.

The City of Detroit has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain/wetland: The first alternative was to move the project to a different location. This alternative would not be feasible, since this alternative would not provide low-income families amenities in the area. The second alternative considered was to construct the building on an elevated podium without fill. This alternative would not be feasible, as this would allow water to flow under the building, it is atypical for construction, and would impact the ability to maintain an ADA accessible building. The third alternative considered was to move the building out of the floodplain. This alternative would not be feasible as the most of the site is located in the floodplain. The fourth alternative considered was the no action alternative. This alternative would not be feasible because the City of Detroit is in critical need of affordable housing for low and very low-income families, and, there is a need for more than 780 affordable units in this neighborhood in the City of Detroit.

In order to minimize adverse impacts to people and property, the project will remove the least amount of fill necessary to accommodate the project. Compensating cut has been provided to offset the amount of fill. An underground detention system to control the 10-year storm will be constructed under the parking lot. In order to conduct this work the project has applied and received approval for the Michigan Department of the Environment, Great Lakes, and Energy (EGLE) Part 31 permit for floodplain protection to be in compliance with federal, state, and local laws. Additionally, although the FEMA Firm map shows the site in the 500-year floodplain, based on the survey completed by the civil engineer, it was determined the site is below the 100-year floodplain elevation. Therefore, it was determined that the Letter of Map Revision

(LOMR) is appropriate for the site. A FEMA Conditional Letter of Map Revision-F (CLOMR) was submitted to FEMA for review. In reviewing the application for the CLOMR, FEMA disputed that the site is in the 100-year floodplain based on their Firm map showing the site in the 500-year floodplain. Therefore, a LOMR may not be granted by FEMA. The official determination letter is still anticipated to be issued at this time. The site plans are designed to elevate the site above the 100-year floodplain to be protective of people and the property. Finally, an evacuation plan was created for the site and information will be provided to all building residents.

The City of Detroit has reevaluated alternatives to building in the floodplain and has determined that it has no practicable alternative to floodplain development. Environmental files documenting compliance with Executive Order 11988, as amended by Executive Order 13690, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

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. 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 the City of Detroit at the following address on or before December 17, 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-notices>. Comments may also be submitted via email at dwoinenp@detroitmi.gov.

Date: December 9, 2025