

Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain

To: All interested Federal, State and Local Agencies, Groups and Individuals

This is to give notice that the City of Detroit has conducted an evaluation 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. The activity is funded under the 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. The proposed project is located at 7850 E. Jefferson in Detroit, Michigan.

The proposed project is located at 7850 E. Jefferson in Detroit, Wayne County, Michigan and includes the re-evaluation of the new construction of a 225-unit rental apartment community to be built in two concurrent identical 75-unit phases and one future 75-unit phase 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 new seawall and walkway, are located within the Special Flood Hazard Area (the 100-year floodplain) as indicated on the FEMA Preliminary Flood Insurance Rate Map (FIRM) 26163CO301F dated December 21, 2018. HOME funds and Detroit Housing Commission PBV's will be used in the financing of this project. The project proposes to place 2,035 cubic yards of fill within 0.57 acres of the 100-year floodplain

The City of Detroit has considered the following revised alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: The first alternative considered was to move the project to a different location. This alternative would not be feasible, since this alternative would not provide low-income families direct access to the riverfront. The second alternative considered was to construct a new seawall and modify the floodplain through a conditional Letter of Map Revision (LOMR). This would remove the buildings from the floodplain. This option is the optimal alternative, as it will significantly reduce the project's impact to human life, property, and the floodplain. The third alternative considered was to re-orient buildings to reduce impact. This alternative would not be feasible, since there are poor soils on the southeastern quadrant of the site. The fourth alternative considered was eliminate parking or a zoning variation to reduce parking. This alternative is not feasible as it requires special approvals to below minimum standards. The fifth alternative considered was to reorient parking on the site. This alternative would not be feasible as the parking would be inefficient and prevent meeting the minimum parking standards.

The City of Detroit has reevaluated the alternatives to building in the floodplain and has determined that it the second alternative was the most feasible. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988, 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 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. 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 June 30, 2022.

City of Detroit Housing & Revitalization Department
2 Woodward Avenue, Suite 908
Detroit, MI 48226
dwoinenp@detroitmi.gov
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: June 22, 2022.