

Publication Date: 10/08/2026

**Early Notice and Public Review of Rehabilitation Activities
in a Federal Flood Risk Management Standard Projected Floodplain**

To: All interested Agencies, Stakeholder Groups and Individuals

This is to give notice that the New York City Housing Authority (NYCHA) and the New York City Department of Housing Preservation Development (HPD), as the Responsible Entity (RE) under 24 CFR Part 58, have determined that the rehabilitation activities described within the Environmental Review Record (ERR) 2027-2031 proposed in the 100- and 500-year floodplain as delineated on the latest Federal Emergency Management Agency (FEMA) flood insurance rate map (FIRM), whether advisory, preliminary, or effective; and in the projected 2080s Federal Flood Risk Management Standard (FFRMS) floodplain to establish the FFRMS projected floodplain, flood elevation projections provided by the New York City Panel on Climate Change (NPCC) and the Department of City Planning (DCP) were used as the Climate-Informed Science Approach (CISA) described at 24 CFR 55.7(f).

NYCHA, as is required by all local, regional or state agencies which receive funds to operate Section 9 Federal Public Housing or Section 8 tenant-based assistance, must submit a Public Housing Agency (“PHA”) Plan. The PHA Plan was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. The PHA Plan is a comprehensive guide to PHA policies, programs, operations and strategies for achieving local housing needs and goals. Under the PHA program, capital improvements and rehabilitation work will be undertaken at NYCHA public housing buildings, facilities, accessory and appurtenant structures in the 100-year floodplain (or the 500-year floodplain for Critical Actions). The NYCHA developments include:

DEVELOPMENT	BOROUGH	FLOOD ZONE
ASTORIA	Queens	100-year floodplain
BARUCH	Manhattan	100-year floodplain
BARUCH HOUSES ADDITION	Manhattan	100-year floodplain
BEACH 41ST ST-BEACH CHANNEL DRIVE	Queens	100-year floodplain
BRACETTI PLAZA	Manhattan	500-year floodplain
BREUKELEN	Brooklyn	500-year floodplain
CAREY GARDENS	Brooklyn	100-year floodplain
CARLETON MANOR	Queens	100-year floodplain
CARVER	Manhattan	500-year floodplain
CLINTON	Manhattan	100-year floodplain
CONEY ISLAND	Brooklyn	100-year floodplain
CONEY ISLAND I (SITE 1B)	Brooklyn	100-year floodplain
CONEY ISLAND I (SITE 8)	Brooklyn	100-year floodplain
CONEY ISLAND I (SITES 4 & 5)	Brooklyn	100-year floodplain
DYCKMAN	Manhattan	100-year floodplain
EAST RIVER	Manhattan	100-year floodplain
ELLIOTT	Manhattan	500-year floodplain
FARRAGUT	Brooklyn	500-year floodplain
FULTON	Manhattan	500-year floodplain
GOWANUS	Brooklyn	100-year floodplain
GRAVESEND	Brooklyn	100-year floodplain
HABER	Brooklyn	100-year floodplain
HAMMEL	Queens	100-year floodplain
HOLMES TOWERS	Manhattan	100-year floodplain
INGERSOLL	Brooklyn	100-year floodplain

ISAACS	Manhattan	100-year floodplain
JEFFERSON	Manhattan	100-year floodplain
LA GUARDIA	Manhattan	500-year floodplain
LA GUARDIA ADDITION	Manhattan	100-year floodplain
LATIMER GARDENS	Queens	500-year floodplain
LAVANBURG HOMES	Manhattan	100-year floodplain
LEHMAN VILLAGE	Manhattan	500-year floodplain
LINCOLN	Manhattan	100-year floodplain
LOWER EAST SIDE II	Manhattan	100-year floodplain
LOWER EAST SIDE III	Manhattan	100-year floodplain
LOWER EAST SIDE REHAB (GROUP 5)	Manhattan	100-year floodplain
MARCY	Brooklyn	500-year floodplain
MARLBORO	Brooklyn	100-year floodplain
MITCHEL	Bronx	500-year floodplain
NEW LANE AREA	Staten Island	100-year floodplain
NOSTRAND	Brooklyn	100-year floodplain
O'DWYER GARDENS	Brooklyn	100-year floodplain
OCEAN BAY APARTMENTS (OCEANSIDE)	Queens	100-year floodplain
PATTERSON	Bronx	500-year floodplain
PINK	Brooklyn	500-year floodplain
POLO GROUNDS TOWERS	Manhattan	100-year floodplain
QUEENSBRIDGE NORTH	Queens	500-year floodplain
QUEENSBRIDGE SOUTH	Queens	100-year floodplain
RANGEL	Manhattan	100-year floodplain
RAVENSWOOD	Queens	500-year floodplain
RED HOOK EAST	Brooklyn	100-year floodplain
RED HOOK WEST	Brooklyn	100-year floodplain
REDFERN	Queens	100-year floodplain
RIIS	Manhattan	100-year floodplain
RIIS II	Manhattan	100-year floodplain
RUTGERS	Manhattan	500-year floodplain
SHEEPSHEAD BAY	Brooklyn	500-year floodplain
SMITH	Manhattan	100-year floodplain
SURFSIDE GARDENS	Brooklyn	100-year floodplain
TAFT	Manhattan	500-year floodplain
TWO BRIDGES URA (SITE 7)	Manhattan	100-year floodplain
WAGNER	Manhattan	100-year floodplain
WALD	Manhattan	100-year floodplain
WASHINGTON	Manhattan	100-year floodplain
WILSON	Manhattan	100-year floodplain

ACTIVITIES APPLICABLE TO THE ABOVE REFERENCED PROPERTIES:

Local Law 11 Rehabilitation; Brickwork; Roof and Canopy Replacement; Elevator Replacement (AVR); Replacement of Underground Steam Distribution Lines, Underground Fire and Domestic Water Lines, Condensate Lines, and Gas

Risers; Accessibility (“ADA”) Ramps; Barrier Free (Handicap) Apartment Section 504 Conversions; Roof Tank Replacement; Asbestos (Surveys, Abatement & Monitoring); Bathroom and Kitchen Renovation; General Interior Renovations and Reconfigurations; Electrical Upgrades, Rooftop Solar; Plumbing Upgrades (WPI, DHW); Entrance/Exit and Lobby Renovations/Rehabilitation; Waste Yards, Replacement of Interior and Exterior Trash Compactors, Bulk Crushers, Auger Compactor, Recycling Stations, Pneumatic Waste Collection System; Community Center Renovations and Reconfigurations; Closed Circuit Television (CCTV) and Layered Access Control (LAC); Emergency Rehabilitation/Repairs; Environmental Remediation, Radon Testing and Mitigation, Soil Vapor Intrusion and Air Quality Monitoring; Crawl Space Remediation and Renovations; Energy Initiatives (ECP, WAP), Electrification (Heat Pumps), Waste Heat Recovery; Exterior and Balcony Renovations; Fire Escapes; Fire Alarms/Suppression Systems; Floor Tiles; Fuel Tanks; Grounds Improvements (landscaping, pavements, playgrounds, parking lots, ramps, etc.); Green Infrastructure, EV Chargers; Heating Upgrades, Boiler Replacement, Radiators, Air Conditioning (HVAC), Hydronic Conversion; Ventilation; Intercoms; Lead-based Paint (Abatement & Monitoring); Ranges (including Fire Stopping); Refrigerators; Relocation; Window Replacement; Stairway Rehabilitation; Window Guards.

New York City HPD is serving as the RE on behalf of NYCHA pursuant to 24 CFR Part 58. The funding provided by the United States Department of Housing and Urban Development (HUD) under the PHA Plan would be used to undertake rehabilitation activities of existing NYCHA-owned buildings. The proposed activities will prevent further decline within areas served by existing infrastructure critical to the well-being of the public housing residents in New York City. Sites are limited to developed NYCHA public housing properties and the activities proposed for inclusion in the ERR 2027-2031 involved will not include change in use or density, or disposition of these sites.

The rehabilitation activities conform to applicable floodplain protection standards, and will not affect natural or beneficial floodplain values, and the residents of the communities will benefit from the project(s). The proposed improvements include both critical and non-critical actions; project locations within the 100-year floodplain (or 500-year floodplain for Critical Actions) that currently have and maintain flood insurance and are restricted from building footprint expansion without prior notice and approval/authorization. Although certain developments are located within the 100-year floodplain (or 500-year floodplain for Critical Actions), and may fall within the projected 2080 FFRMS floodplain, rehabilitation activities cannot be undertaken in any other location since all improvements will occur at existing development sites and buildings. There is, therefore, no practicable alternative.

HPD as the RE will be identifying and evaluating practicable alternatives to locating the Proposed Actions within the future projected floodplain and the potential impacts on the floodplain from the Proposed Actions, as required by Executive Orders 11988, 13690, 14030, and 14148, and 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 extent of the FFRMS floodplain was determined using the NYC Flood Hazard Mapper, a product of the NPCC and DCP which provides a comprehensive overview of the current flood hazards that threaten the city today, and projects future flood hazards.

There are three primary purposes for this notice. First, people who may be affected by activities in the 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 education 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 the floodplain it must inform those who may be put at greater or continued risk.

The written comments must be received by HPD, the RE at the following address, on or before the end of 15 calendar days from this notice:

Department of Housing Preservation and Development
ATTN: Anthony Howard, Certifying Officer
100 Gold Street, room 7-A3
New York, NY 10038
(212)-863-7248

Hours of Operation: 9 AM – 5 PM, Monday through Friday, except Federal and State Holidays

Comments may also be submitted via email at environmental_review@hpd.nyc.gov on or before the end of 15 calendar days from this notice. The comment period will begin the day of the publication and end on the 16th day after this publication.