

City of New York – Department of Housing Preservation & Development

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 New York City Department of Housing Preservation & Development (HPD) under 24 CFR Part 58 has determined the following proposed action is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and HPD 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 on a portion of 100 East 111th Street (Block 1638, Lot 1), in the City of New York, New York County. The extent of the FFRMS floodplain was determined using a Climate Informed Science Approach (CISA) in which HPD uses the 2080 Future Floodplain informed by New York City (NYC) Climate Resiliency Design Guidelines (CRDG) and the NYC Panel on Climate Change ("NPCC"). HPD intends to provide construction financing made available through the US Department of Housing and Urban Development's (HUD) Section 8 Project-Based vouchers (PBVs) from the U.S. Department of Housing and Urban Development's (HUD) Project-Based Section 8 Housing Assistance Payments Program, to be allocated by HPD or NYCHA, funding through the HOME Investment Partnership Program, Community Development Block Grant Disaster Recovery (CDBG-DR) allocated by New York City Office of Management (NYC OMB) and/or Mortgage Insurance from HUD's Risk Sharing program, to be allocated by the New York City Housing Development Corporation, in connection with this project.

The proposed project, Carmen Villegas Senior Housing, proposes to develop a new 28-story, 179,643 gross square feet (gsf) affordable senior building, containing 211 units on an 8,528 square foot site (0.2 acres) located on a portion of 100 East 111th Street (Block 1638, Lot 1), in the City of New York, New York County. The Proposed Project would contain approximately 172,212 gsf residential use and 7,431 gsf of community facility space on the first and second floors. The building would provide 62 units (30% of the proposed units) set aside for formerly homeless seniors with incomes at or below 30% area median income (AMI), 148 Affordable Independent Residence for Seniors (AIRS) units (70% of the proposed units) at income levels at or below 80% AMI, and one superintendent unit. While this project is proposing AIRS and Affordable Senior units, because Mandatory Inclusionary Housing (MIH) is being mapped, 25-30% of total units (53 to 64 DUs) would be affordable at an average of 60-80% AMI pursuant to MIH.

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 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.

The environmental review record established for the project are on file at HPD, Office of Development, Environmental Planning Unit, 100 Gold Street, 7th Floor, New York, New York 10038. Comments and/or objections to the obligation of funds for the aforementioned project must be submitted to HPD electronically via email to environmental_review@hpd.nyc.gov via mail addressed to Anthony Howard, Director of Environmental Planning at the above-referenced address, or by telephone at (212)863-7248 from Monday through Friday 9am-5pm on or before the 15th day following the publication date of this notice. No comments or objections received after this date will be considered by HPD.

Written comments must be received by HPD at the following address on or before the 16th calendar day after notice publication: HPD, Office of Development, Environmental Planning Unit, 100 Gold Street, 7th Floor, New York, New York 10038 Attn: Anthony Howard, Director of Environmental Planning. A full description of the project may also be reviewed from 9am to 5pm at the above address. Comments may also be submitted via email at environmental_review@hpd.nyc.gov.