

Early Notice and Public Review of a Proposed Activity in a Federal Flood Risk Management  
Standard Projected Floodplain

09/29/2025

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 actions described below under the Permanent Affordability Commitment Together (PACT) program are proposed in the 100- and 500-year floodplains 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).

Under the PACT preservation initiative, NYCHA intends to apply to the U.S. Department of Housing and Urban Development (HUD) for the disposition of the Rangel Houses public housing property as authorized under the federal Rental Assistance Demonstration (RAD) program, and as authorized under Section 18 of the U.S. Housing Act of 1937 as amended and implementing regulations of 24 C.F.R. Part 970 (Section 18) (the “Proposed Actions”).

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, 11990, 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.

Approval of the Proposed Actions would allow for NYCHA’s PACT program which facilitates the rehabilitation and preservation of existing public housing as long-term project-based Section 8 assisted housing. Such disposition and conversion to Section 8 under PACT (Section 18, and RAD) would allow Rangel PACT Collaborative LLC (Genesis Companies and the Community League of the Heights, collectively, the “Developer”), to finance, rehabilitate, operate, manage, and provide social services to residents, as well as address environmental conditions (collectively, the “Proposed Project”) at NYCHA’s public housing development: Rangel Houses located at 159-04 Harlem River Drive (Block 2106, Lot 320) in the Harlem neighborhood of Manhattan, New York (the “Project Site” or “Site”).

The approximately 10.9-acre Project Site is located at Block 2106, Lot 320 and is generally bounded by the Harlem River Drive to the east and north, Harlem River Driveway to the west, and the NYCHA Polo Grounds Towers / East 155<sup>th</sup> Street to the south. The Project Site encompasses eight 14-story buildings, containing a total of approximately 984 residential units along with community facilities (childcare center, senior center, community center, storage, community space), commercial space (supermarket, delicatessen, discount store, pharmacy), and on-site parking, playgrounds, and landscaping.

According to the 2015 FEMA FIRM (Panel No. 3604970083F), a small portion of the Project Site in the southern corner is currently within the 1 percent annual chance floodplain (100-year floodplain), and a slightly larger portion beyond this is within the 0.2 percent annual chance floodplain (500-year floodplain). Almost half of the Project Site is projected to be within either the 1 percent or 0.2 percent annual chance floodplains by the 2080s, based on the NPCC sea level rise projections. The southern corner of the Project Site is within the current 1 percent annual chance floodplain, which has a BFE of +10 feet NAVD88 and is in Zone AE. The Proposed Action involves a conversion of assistance and rehabilitation of an existing, occupied residential development. Since the Proposed Action is considered substantial improvement, it is therefore subject to 24 CFR §55.20 and the 8-Step Decision Making Process for Floodplain Management are applicable.

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. 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 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:

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](mailto:environmental_review@hpd.nyc.gov) on or before the end of 15 calendar days from this notice. The comment period will begin the day after the publication and end on the 16<sup>th</sup> day after this publication.