

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

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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 public housing property Randall Avenue – Balcom Avenue, part of the PACT project: Murphy Private, 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”).

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 Murphy Mosaic LLC (MDG Design & Construction, Bronx Pro Group, Settlement Housing Fund, and Wavecrest Management Team, 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: Randall Avenue – Balcom Avenue located at 2700 Randall Avenue, 650 Buttrick Avenue, and 2705 Schley Avenue (Block 5568, Lot 1, Block 5568, Lot 50 and Block 5568, Lot 100, respectively) in the Throggs Neck neighborhood of the Bronx, New York (the “Project Site” or “Site”).

The approximately 5.28-acre Project Site is generally bounded by Randall Avenue to the north, Balcom Avenue to the east, Schley Avenue to the south, and Buttrick Avenue to the west. The Project Site consists of three 6-story, exclusive-for-seniors buildings with approximately 252 residential units. The Project Site is improved with a 1-story maintenance and storage building, a staging area with truck trailers, a community farm, two on-site parking lots, and landscaping areas.

According to the 2015 FEMA FIRM (Panel No. 3604970104F), the entire Project Site is mapped outside a Special Flood Hazard Area. However, based on the NPCC sea level rise projections, the entire Project Site is projected to be within the 1 percent (100-year) annual-chance floodplains by the 2080s.

The Proposed Action involves a conversion of assistance and rehabilitation of an existing, occupied residential development. Since the Proposed Action is considered a substantial improvement, it is subject to 24 CFR §55.20, and the 8-Step Decision Making Process for Floodplain Management is applicable.

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.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and those with an interest in protecting 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 publication of information and request for public comments 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 the floodplain, it must inform those who may be put at greater or continued risk.

The written comments on this notice 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 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 16th day after this publication.