

**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 Responsible Entity under 24 CFR Part 58 has determined that the following proposed action is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and Responsible Entity will be identifying and evaluating practicable alternatives to locating the action within the floodplain/wetland and the potential impacts on the floodplain/wetland 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 280 East 3rd Street, Manhattan, New York. The extent of the FFRMS floodplain was determined using a Climate Informed Science Approach (CISA). HPD will authorize the Two Buildings Tenants United HDHC to submit a request to HUD for the release of Section 8 Project Based Vouchers (PBVs), to undertake a project known as Two Buildings Tenants United for the purpose of the rehabilitation of 1 building with a total of 18 residential units located 280 East 3rd Street in the East Village neighborhood of Manhattan, Community District 3. Of the 18 total residential units, 8 units would receive PBV's to be allocated by HPD. All of the affordable housing units would be rented to households earning 50% of Area Median Income (AMI) or less. The project site is around 0.12 acres. These rehabilitation activities are part of a larger project that includes a nearby building located at 230 East 4th Street in Manhattan, New York, which is not receiving Section 8 PBVs or any other HUD funding.

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 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 the floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by HPD at the following address on or before May 15, 2026: HPD, 100 Gold Street, New York, New York and (212) 863-7106, Attention: Anthony Howard, Director of Environmental Planning, HPD. A full description of the project may also be reviewed

from 9:00 AM to 5:00 PM at 100 Gold Street, New York, New York. Comments may also be submitted via email at environmental_review@hpd.nyc.gov.

Date: April 29, 2026