

Combined Final Notice and Public Explanation of a Proposed Activity in the 100-Year Floodplain, Notice of Intent to Request Release of Funds

To: All interested Agencies, Groups and Individuals

Final Notice and Public Explanation of a Proposed Activity in the 100-Year Floodplain

This is to give notice that Responsible Entity under 24 CFR Part 58 has conducted an evaluation as required by Executive Order(s) 11988, as amended by Executive Order 13690, and/or Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under US Department of Housing and Urban Development's (HUD) Section 8 Project-Based vouchers (PBVs) program. The proposed project is located 280 East 3rd Street, Manhattan, New York and is located in the Federal Flood Risk Management Standard (FFRMS). The extent of the FFRMS floodplain was determined using a Climate Informed Science Approach (CISA). The New York City Department of Housing Preservation and Development (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, in conjunction with the recipient, Two Buildings Tenants United HDFC, intends to utilize Section 8 Project Based Voucher from the U.S. Department of Housing and Urban Development's (HUD) Office of Public and Indian Housing to facilitate the substantial rehabilitation of an affordable housing building for eligible families located at the above-referenced property located on a 0.12 acre site in Manhattan, New York. The requested assistance would help fund the rehabilitation of one building with a total of 18 residential units and would address the continuing need for affordable housing in the City of New York. The proposed action is determined to be categorically excluded according to 24 CFR 58.35 (a)(3).

HPD has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain: A No Action Alternative was evaluated, in which the project site would remain as is and the current tenants would continue to live in poor conditions in need of rehabilitation. No impacts on the floodplain are expected to occur as a result of the proposed project. The proposed rehabilitation will maintain equipment in place with targeted resiliency and protective measures to achieve an appropriate level of flood resilience while avoiding unnecessary tenant relocation. In lieu of elevating HVAC and related equipment, the project proposes maintaining the existing and new mechanical systems within the cellar and implementing targeted flood-resiliency measures consistent with HPD Moderate Rehabilitation Guidelines Section 2.2. These measures include installation of fire-rated flood doors at all cellar mechanical spaces and specification of multiple ejector pumps to manage potential floodwater infiltration. This approach mitigates flood risk while

avoiding major structural intervention, tenant displacement, and disproportionate cost impacts to the project.

HPD has reevaluated alternatives to building in the floodplain and has determined that it has no practicable alternative to floodplain development. Environmental files documenting compliance with Executive Order 11988, and/or Executive Order 11990, and 24 CFR 55, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

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. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about the 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 29, 2026 NYC HPD, 100 Gold Street New York, New York 10038 and (212)863- 7106, Attention: Anthony Howard, Director of Environmental Planning. A full description of the project may also be reviewed from 10am-5pm at 100 Gold Street, New York, New York. Comments may also be submitted via email at environmental_review@hpd.nyc.gov.

Notice of Intent to Request Release of Funds

REQUEST FOR RELEASE OF FUNDS

On or about the 16th day after publication, HPD will authorize Two Buildings Tenants United HDFC to submit a request to HUD for the release of Section 8 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 at 280 East 3rd Street. Of the 18 total residential units, 8 units would receive PBV's to be allocated by HPD.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to HPD's Environmental Planning Unit. The environmental review record established for the project is 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) 863-7106 from Monday through Friday 9am-5pm on or before the 15th day following the publication date of this notice. All comments received by on or before the 15th day following the publication date of this notice will be considered by HPD prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The HPD certifies to HUD that Dina Levy in her capacity as HPD's Commissioner consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Two Buildings Tenants United HDFO to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the HPD's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the HPD; (b) the HPD has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be sent to NY_PH_Director@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

Dina Levy, Commissioner, HPD