

Combined Final Notice and Public Explanation of a Proposed Activity in the 100-Year Floodplain, Notice of Finding of No Significant Impact (FONSI) and Intent to Request Release of Funds

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 conducted an evaluation 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 Wetlands Protection. The activity is funded under US Department of Housing and Urban Development's (HUD) Section 8 Project-Based vouchers (PBVs) program, to be allocated by HPD or the New York City Housing Authority (NYCHA); 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.

Carmen Villegas Senior Housing

The proposed project is located on a portion of 100 East 111th Street (Block 1638, Lot 1), in the City of New York, New York County and is located in the Federal Flood Risk Management Standard (FFRMS) floodplain. 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"). The project site is located within the boundaries of New York City's Coastal Zone (NYC coastal zone map - <http://dcp.maps.arcgis.com>). As part of the CEQR process, the proposed project was reviewed for consistency with New York City's Waterfront September 2, 2025 Revitalization Program (WRP). An NYC WRP Consistency Assessment Form (NYC CAF) was prepared. Based on the information submitted, the Climate and Sustainability Planning Division, on behalf of the New York City Coastal Commission, having reviewed the waterfront aspect of this action, finds that the actions will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy. The proposed project will utilize funding 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 New York City Housing Authority (NYCHA). The proposed project includes the development of a new 28-story (314.33' to bulkhead), 179,643 gross square feet ("gsf") affordable senior building, containing 211 units on an 8,528 square foot ("sf") site (0.2 acres). 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. Other financing sources to be utilized include New York City's Housing Development Corporation ("HDC") ELLA loan program and the Senior Affordable Rental Apartments ("SARA") subsidy program from The City of New York, acting by and through HPD. The Project Sponsor has applied to the Manhattan Borough President and City Council for Resolution A Funds. Additionally, the project sponsor has been awarded \$1 Million Dollars from NYSERDA's Buildings of Excellence Program. The project site, 8,528 square foot ("sf") site (0.2 acres) is located in the 1% Annual Chance Floodplain in the Future Floodplain 2080s shown in NYC's Flood Hazard Mapper. Given the existing coastal urban fabric surroundings and context, the proposed project would not adversely impact the natural function or beneficial value of the floodplain.

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 in its existing condition. The project site would remain underutilized as vacant land, and no affordable housing would be developed. No impacts on the floodplain are expected to occur as a result of the proposed project. To minimize potential harm to the floodplain, the proposed project will be required to comply with Appendix G "Flood Resistant Construction" of the NYC Building Code for construction within the floodplain in effect at the time of building construction. In addition, the proposed project would comply with the floodproofing requirements outlined in HPD's Design Guidelines for New Construction Version 2.02. In addition, the following design measures will be implemented by the project sponsors:

The current Base Flood Elevation (BFE) for the nearest 1% flood zone is 12 feet (NAVD88). According to high-midlevel projections of future sea level rise, the BFE is expected to rise to 13.75 feet by the 2050s, 15.25 feet by the 2080s, and 16.17 feet by 2100. According to the high projections, the BFE will rise to 14.50 feet by the 2050s, 16.83 feet by the 2080s, and 18.25 feet by 2100. The Design Flood Elevation (DFE) is one foot above the BFE.

The cellar level of the proposed building would be below the elevation of the mean higher high water (MHHW) and the 1% annual chance floodplain under existing conditions, with sea level rise, and under all projections. The cellar space is proposed to include storage space for both the commercial retail and residential use. If flooded, there could be damage to stored items, but it would not displace anyone at the site. The ground floor of the proposed building would not be below the elevation of the MHHW under all projections. The ground floor would be below the BFE at some point during the 2050s under either

high-mid or high projections. If flooded, there could be damage to the commercial retail and community facility property and displacement of these activities.

The elevator residential lobby will be at an elevation of 16.33 feet (NAVD88), which would be above the projected 2050s DFE, using either the high-mid or high projection, and above the 2080s DFE using the high-mid projections. The elevators will all be traction with the machine rooms located at the bulkhead level (Residential cabs A1-A3) and at the third floor (Community Facility cab B4), which are above the projected future DFE. The elevator system would include the following features:

- A water sensor would be located in the pit to send a signal to the elevator control to initiate “flood operation”.
- When in “flood operation,” the elevators will be parked on the first stop above the flood level.
- Visual signals in the car and lobby along with signage per Building Code Appendix G.
- NEMA 4 compliant electrical devices below base flood elevation.
- Entrances and sills would be stainless steel below base flood elevation.
- The elevator equipment would be installed and anchored to resist flood forces.

This would ensure that building residents would have a safe means of egress in the event of flooding, at least through the 2050s. If the DFE rises above 16.00 feet in the future, adaptive measures will be taken. Such measures can include providing a new elevated point of egress above the future DFE. This may require a "mezzanine"-like reconfiguration of the residential lobby.

The first habitable floor would be the second floor with an elevation of 31 feet, which is above the highest projected 2100 DFE. Mechanical space is located on the second floor (31') and the sixth floor (73'). There would be no damage to residential space or mechanical space above the second floor. No seniors would be displaced due to flooding.

The project would not make flooding on adjacent sites worse, nor would it conflict with plans for flood protection on adjacent sites.

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, as amended by Executive Order 13690, 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 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 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.

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) 863-7106 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.

Request For Release of Funds

On or about the 16th day after publication, HPD will authorize Ascendant Neighborhood Development Corporation, Xylem Projects and Urban Builders Collaborative, LLC to submit a request to HUD for the release of Section 8 PBVs to undertake a project known as Carmen Villegas Senior Housing for the construction a new residential building containing 211 units, located at 100 East 111th Street (Block 1638, Lot 1), in the City of New York, New York County, Community District 11.

Finding of No Significant Impact

HPD has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at 100 Gold Street New York, New York 10038 and may be examined or copied weekdays 10 A.M to 5 P.M.

Public Comments

Any individual, group, or agency may submit written comments on the ERR to the HPD 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 the 15th day after publication will be considered by HPD prior to authorizing submission of a Request for Release of Funds. Comments should specify which notice they are addressing.

Environmental Certification

HPD certifies to HUD that 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 Ascendant Neighborhood Development Corporation, Xylem Projects and Urban Builders Collaborative, LLC to use Program funds.

Objection to Request Release of Funds:

HUD will accept objections to its release of funds and the RE'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 objections are on one of the following bases: (a) the certification was not executed by the Certifying Officer of HPD; (b) the RE 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 has committed funds or incurred costs 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) 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.

