

**EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED ACTIVITY IN A
100-YEAR FLOODPLAIN**

Date of Publication: June 29, 2022

City of San Antonio
100 W. Houston St., 6th Floor
San Antonio, TX 78205
(210) 207-6600

To: All interested Agencies, Groups and Individuals

This is to give notice that the City of San Antonio under 24 CFR Part 58 has determined that the following proposed action to be funded under the United States Department of Housing and Urban Development (HUD) is located in the 100-year floodplain, and the City of San Antonio will be identifying and evaluating practicable alternatives to locating the action in the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

PROPOSED ACTIVITY

Project Title: Alazan Courts

Location: 1011 South Brazos Street, San Antonio, Bexar County, Texas 78207

Purpose: The purpose of the proposed project is to improve current living conditions at Alazan Courts and to modernize amenities found at the complex by either rehabilitation/renovation of existing units and/or construction of new units

Project Description: The proposed construction of Alazan Courts multifamily housing project would include either rehabilitation/renovation of existing units and/or construction of new units. The proposed activity will include two sites, one is a 23.10 acres site located between Cesar Chavez and Guadalupe and the other site is a 3.74 acre site located between Colima and Vera Cruz Streets. It is anticipated that public housing will be included in both locations. At the time of this notice, all designs are in the preliminary phase.

Potential Impact on Floodplains and Wetlands: A portion of the existing Alazan Courts property is located within the AE zone, a 100-year floodplain. Approximately 8.97 acres are within the floodplain as of the date of the publication; however, once the *Letter of Map Revision* has been reviewed and approved by the City of San Antonio and the Federal Emergency Management Agency, it is anticipated that the acreage of property within the floodplain will be reduced by 1.70 acres leaving 7.27 acres of floodplain.

Under the proposed project, no additional impervious cover would be constructed within the floodplain; therefore, no impact on the floodplain is anticipated. The Base Flood Elevation

(BFE) ranges from 638 to 642 feet, and under the proposed project, if construction were to occur, the buildings would be elevated to a minimum of one foot above the BFE, to protect life from potential flash floods and to help protect the financial investment. Flood insurance would be maintained for the life of the property.

The City of San Antonio has reevaluated alternatives to building in the floodplain and has determined that there are no practicable alternatives, due to (1) the need for affordable housing in the project area, and (2) the ability to mitigate and minimize impacts on human health, public property, and floodplain values.

PUBLIC COMMENTS

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains 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 education tool. Commenters are encouraged to offer alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks 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 floodplains, it must inform those may be put at greater or continued risk.

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the City of San Antonio, Neighborhood & Housing Services Department, Division of Grants Monitoring & Administration, PO Box 839966, San Antonio, TX 78283-3966 or by email to communitydevelopment@sanantonio.gov. All comments received by July 29, 2022, will be considered by the City of San Antonio. Comments should specify which Notice they are addressing.

Christopher Lazaro, Certifying Officer