



INVESTING IN COMMUNITIES

March 20, 2015

TO: Interested Agencies, Groups, and Individuals

FROM: Sacramento Housing and Redevelopment Agency
801 12th Street
Sacramento, CA 95814
(916) 440-1393

SUBJECT: **FINAL NOTICE OF APPROVAL OF A PROJECT LOCATED IN A FLOODPLAIN AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Sacramento Housing and Redevelopment Agency

PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN

A notice appeared in this newspaper on February 23, 2015 inviting comments regarding a project being proposed by the Sacramento Housing and Redevelopment Agency (SHRA) for the **Purchase and Resale Entity (PRE) Housing Program at 6505 La Cienega Dr. and 6589 Melrose Dr., North Highlands, and 1044 Westward Way, Sacramento (Project).**

This is to give notice that the SHRA has conducted an evaluation as required by Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential affect that its activity in a floodplain will have on the human environment for the Project.

SHRA will dispose of three single-family housing units to the PRE. The PRE will then preserve and rehabilitate the homes and subsequently sell them to low-income homeowners. The properties are located on ±0.19 acre lots in three separate locations, and there would be no change in building footprints.

- The property at 6505 La Cienega Dr., North Highlands (APN: 200 0360 021) is located within Zone AO of the 100-year floodplain of Robla Creek, which consists of a concrete channel through the subdivision, and is subject to a depth of up to one foot of flooding, per FIRM/FEMA Community Panel number 06067C0086H, effective on 08/16/2012.
- The property located at 6589 Melrose Dr., North Highlands (APN: 200 0360 023) is located in Zone AO of the 100-year floodplain of Robla Creek, which consists of a concrete channel through the subdivision, and is subject to a depth of up to one foot of flooding, per Community Panel number 06067C0086H, effective on 08/16/2012.
- The property located at 1044 Westward Way, Sacramento (APN: 225 0333 007) is located within Zone AE of the 100-year floodplain of the Natomas Basin, and is subject to a depth of up to 20 feet of flooding, per FIRM/FEMA Community Panel number 06067C0065H, effective on 08/16/2012.

SHRA completed an evaluation concerning potential impacts on the floodplain and possible alternative actions. Alternatives considered and rejected included raising the homes above the base flood elevation, no action, and other actions that serve the same purpose. No change in building footprint would occur; therefore, no change to the floodplain would occur.

The SHRA has reevaluated the alternatives to funding the proposed Project in the floodplain and has determined that it has no practicable alternative to locating the Project in the AO and AE flood zones. No

other sites or actions were available that would meet the need to rehabilitate existing properties for sale to low-income homeownership to improve homeownership rates in lower-income neighborhoods, consistent with federal objectives. Alternatives considered raising the homes above the base flood elevation, no action, and other actions that serve the same purpose. Environmental files that document compliance with steps 3 through 6 of Executive Order 11990 are available to public inspection review and copying upon request at the times and location delineated below. This activity will not have a significant impact on floodplains or the human environment for the following reasons:

- The Project involves the rehabilitation of existing homes within established subdivisions, and no impacts to the floodplain will occur as a result of the rehabilitation since there is no change in building footprint.
- The size of the homes will not be increased, so additional persons will not be exposed to the flood hazard beyond levels identified in the adopted general plan safety element.
- The City and County have adequate emergency systems in place to give residents enough warning time to evacuate the Project if there is danger of a major storm event and flooding

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 educational tool. The dissemination of information 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 who may be put at greater or continued risk.

REQUEST FOR RELEASE OF FUNDS

On or about **April 7, 2015**, the SHRA will submit a request to the U.S. Department of Housing & Urban Development (HUD), Region IX, for the release of City and County Homeownership Program funds under Section 32 of the U.S. Housing Act of 1937, as amended, to undertake the Project (described above).

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this Project is on file at SHRA, 801 12th Street, Sacramento, CA 95814, and may be examined or copied weekdays 9 A.M. to 4 P.M.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the ERR may submit written comments to Brad Satterwhite, Environmental Coordinator, at the above address or via email at bsatterwhite@shra.org. All comments received by April 6, 2015 will be considered by the SHRA prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The SHRA certifies to HUD that LaShelle Dozier, in her official capacity as the Executive Director, 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 acceptance of the certification satisfies its responsibilities under NEPA and allows the SHRA to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the SHRA'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 SHRA; b) the SHRA has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; or 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 addressed to the Office of Community Planning and Development, 600 Harrison Street, Third Floor, San Francisco, CA 94107-1300. Potential objectors should contact HUD to verify the actual last day of the objection period.

LaShelle Dozier, Executive Director, Sacramento Housing and Redevelopment Agency