

**Early Notice and Public Review of a Proposed  
Activity in a 100-Year Floodplain**

**[Note: May also be combined with other notices such as state floodplain or wetland notices so long  
as it contains the required information]**

To: All interested Federal, State, and Local Agencies (FEMA, U.S. EPA Region 6, U.S. Army Corps of Engineers, and Harris County Flood Control District) and the Public at Large

This is to give notice that the **City of Houston Housing & Community Development Department**, pursuant to **federal environmental regulations found at 24 CFR 58**, has conducted an evaluation as required by **Executive Order 11988 and 11990**, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands, to determine the potential effect that its activity in the floodplain will have on the human environment for **the new construction of Gala at MacGregor, a multifamily apartment complex for seniors, using Disaster Recovery 2017 funds.**

Per FEMA flood maps, it appears that all of the approximately 1.196 acres lie within the 100-year floodplain, Zone AE, FEMA Flood Panel No. FM48201C0860L, effective date 6/18/2007. The purpose of this evaluation is to analyze and ensure protection of the **natural and beneficial functions (e.g. floodwater storage and conveyance, groundwater discharge or recharge, erosion control, water quality maintenance, and habitat for flora and fauna) and values (e.g. recreational, educational, scientific, historic, and cultural) of the floodplain/wetland potentially adversely affected by the activity.**

The proposed Gala at MacGregor will be an affordable 55 years of age and up senior development, 85-unit podium style construction. The property is located within the loop and will comply with Energy Star Standards situated on approximately 1.196 acres. The development will be located in Tax Increment Reinvestment Zone (TIRZ) #7 (OST/Almeda) within Houston inner loop adjacent to the medical district. Additionally, the census tract of the proposed development has a low poverty rate of 9%. The schools that the development would be zoned to have all met standard, with both the Elementary school (Poe Elementary) and high school (Lamar High School) receiving a B rating from the Children at Risk standard. Although the development is located in an AE flood zone, the design of the structure will be a single four-story building over a two-story parking structure. The location of the development offers many local amenities such as the Hermann Park Conservancy, Hermann Park Golf Course, and Houston Zoo within less than 1-mile walking distance. The City of Houston is also working with Council District D and HEB to establish a new HEB that will be within a 0.5-mile walking distance from the property. Gala at MacGregor will be a mixed income development that provides 88% of their units to residents at 60% AMI and below with 10 units at market rate. The proposed unit distribution is 35 one-bedroom and 50 two-bedroom units.

The proposed project(s) is located **at the following addresses in Houston, Harris County, Texas, 77004:**

102 Carson Ct.....Harris County Appraisal District (HCAD) #0611270360003  
110 Carson Ct.....Harris County Appraisal District (HCAD) #0611270360005  
116 Carson Ct.....Harris County Appraisal District (HCAD) #0611270360006  
120 Carson Ct.....Harris County Appraisal District (HCAD) #0611270360007

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.

This notice is required by Section 2(a)(4) of Executive Order 11988 for the Protection of Floodplains, as well as Section 2(b) of Executive Order 11990 for the Protection of Wetlands, and is implemented by HUD Regulations found at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The 8-Step Decision Making Process includes public notices and the examination of practicable alternatives to building in the floodplain and wetland. Additional project information, including maps of floodplains and wetlands for the project area and its census tracts, is contained in the Environmental Review Record (ERR) on file at the City of Houston Housing & Community Development Department, 2100 Travis, 9<sup>th</sup> Floor, Houston, Harris County, Texas 77002, and may be examined or copied weekdays 8am to 5pm.

Written comments should be sent to HCDD at 2100 Travis Street, 9th Floor, Houston, Texas 77002, Attention: Tom McCasland, HCDD Director. Comments may also be submitted via email to [Matthew.Jenkins@houstontx.gov](mailto:Matthew.Jenkins@houstontx.gov), [Julia.Thorp@houstontx.gov](mailto:Julia.Thorp@houstontx.gov), or [Samuel.Lilley@houstontx.gov](mailto:Samuel.Lilley@houstontx.gov). Telephone inquiries regarding this public comment process will be addressed at (832) 394-6018. The minimum 15 calendar day comment period will begin the day after the publication and end on the 16<sup>th</sup> day after the publication. Such comments should be received by HCDD on or before **October 30, 2019**.

City of Houston: Sylvester Turner, Mayor

HCDD: Tom McCasland, Director

**October 14, 2019**