

Early Notice and Public Review of a Proposed Activity in a Federal Flood Risk Management Standard Designated Floodplain

To: All interested Agencies, Groups and Individuals

This is to give notice that the City of Tempe (City) under 24 CFR Part 58 has determined that the following proposed action under American Rescue Plan (ARP), HOME Investment Partnership Program ARP, Congressional Grant, Community Development Block Grant, Tempe Capital Funds, Tempe General Funds, Tempe ARP is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and the City will be identifying and evaluating practicable alternatives to locating the action within 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 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

The proposed project is the rehabilitation of an existing structure to provide temporary housing units to homeless individuals. The proposed project location is at 1915 East Apache Boulevard, in Tempe, Maricopa County, AZ 85281 (APN: 133-03-004A).

The project site would renovate an existing motel and convert it into a shelter that will offer temporary housing to homeless individuals on approximately 2 acres of land within the FFRMS. The project activities will rehabilitate the existing motel to provide up to 60 temporary housing units, that can support up to 120 homeless individuals of all populations including singles, couples, seniors, families with children, and individuals with disabilities along with pets. Each unit will provide one bedroom, and one bathroom with sq ft ranging from 322 sq ft to 252 sq ft. Individuals in the shelter will also receive assistance to find and acquire a more permanent housing option from the on-site case management provided by the Tempe Homeless Solutions Team in addition to referrals to other support agencies such as workforce development services, healthcare, and dental care. Each unit will be in conformance with all City building code requirements to include energy-saving measures and will be connected to City utilities including electric, water, and septic services.

The extent of the FFRMS floodplain was determined using Freeboard Value Approach (FVA). FVA defines the FFRMS floodplain as the elevation and flood hazard area that results from adding 2 feet to the base flood elevation (BFE) for non-critical actions. BFE is provided in areas where the elevation of surface water results from a flood that has a 1% chance of equaling or exceeding that level in any given year. No special flood hazard areas would be impacted by the project activities. The City is a member of the National Flood Insurance Program. According to 24 CFR Part 55 Subpart 55.5, flood insurance is only required in Special Flood Hazard Areas (SFHA).

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. 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/wetland]. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about 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 floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Tempe at the following address on or before September 1, 2025: the City of Tempe City Hall, 31 East 5th Street Tempe, AZ 85281 and 480-350-4311, Attention: Irma Hollamby Cain, Deputy Community Health & Human Services Director- Housing. A full description of the project may also be reviewed from 8am to 5pm at the same address listed above. Comments may also be submitted via email at irma_hollambycain@tempe.gov.

Date: August 15, 2025