



U.S. Department of Housing and Urban Development
Community Planning and Development – Region IX
Office of Environment and Energy
One Sansome Street, Suite 1200
San Francisco, CA 94104

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

To: All interested Agencies, Groups, and Individuals

This is to give notice that the U.S. Department of Housing and Urban Development (HUD) under 24 CFR Part 50 – Protection and Enhancement of Environmental Quality has conducted an evaluation as required by Executive Order 11988, Floodplain Management, in accordance with HUD regulations at 24 CFR Part 55 – Floodplain Management and Protection of Wetlands, specifically Subpart C – Procedures for Making Determinations on Floodplain Management and Protection of Wetlands and 24 CFR §55.20 Decision making process, to determine the potential affect that its activity in the floodplain will have on the human environment for the project Bienestar Estates 10 under HUD’s Self-Help Homeownership Opportunity Program (SHPO) as authorized by the Housing Opportunity Program Extension Act of 1996, Section 11, subject to other federal crosscutting requirements. Additional funding will be provided by the Rural Community Assistance Corporation (RCAC), a 501(c)(3) nonprofit that provides financial resources to rural communities.

HUD is preparing a re-evaluation of its Environmental Assessment for a project by non-profit grantee organization Comite de Bien Estar to utilize HUD’s SHOP grants involving an approximate 153.58-acre parcel, which is a portion of the NW1/4 of Section 15, T11S, R24W, G&S.R.B.&M, Yuma Co, AZ. In all, Parcel A conceptually includes 162 residential lots, a multifamily housing tract, and a retention basin. Parcel B has a potential build-out of 500 residential lots based on the zoning R-1-6 and past development trends. Since about 2019, Comite de Bien Estar and its client have been developing a new housing community with residential homes, roads, parks, and supporting infrastructure (i.e., installing water lines, sewer lines, underground utilities, streetlights, sidewalks, and curbs). Comite de Bien Estar is seeking land acquisition and infrastructure funding through HUD’s SHOP and being granted by program years. A full description, mapping, etc. of the on-going project may be reviewed by contacting Lizeth Servin Chief Operations Office Deputy Directory BCCCRC by email at lizeth@comiteaz.org.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 04027C2155E bearing an effective date August 8, 2008 (not printed), the entire project site occurs in Zone X (Shaded) – areas determined to be within the 0.2% Annual Chance Flood Hazards, areas of 1% annual chance flood with average depth less than one foot, or with drainage areas of less than one square mile. HUD has determined that the project occurs within the Federal Flood Risk Management Standard Floodplain defined as the 0.2% Annual Chance Flood Hazard.

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.

Written comments must be received by HUD on or before October 30, 2024 and shall be addressed to HUD San Francisco Regional Office at One Sansome Street, Suite 1200, San Francisco, CA 94104 to the Attention of Stanley W. Toal Office of Environment and Energy or via email to Stanley.W.Toal@HUD.gov.