City of Tallahassee Housing Division

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

To: All interested Agencies, Groups, and Individuals

This is to give notice that the City of Tallahassee, as the Responsible Entity under 24 CFR Part 58, will be submitting its 2025-2029 Consolidated Plan/Annual Action Plan to HUD for housing activities that may be located within the Federal Flood Risk Management Standard (FFRMS) floodplain, and the City will identify and evaluate practicable alternatives to locating the action(s) in the floodplain and the potential impacts from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690 and 11990, and in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The full project description is available for review at www.talgov.com/housing.

The proposed site for these activities is within the city limits of the City of Tallahassee, Leon County, Florida. Activities include actions on one to four-unit residential structures to include but not be limited to, new construction, reconstruction, demolition, rehabilitation, assessment actions, acquisition for resale or rental, relocation, and down payment assistance. The City participates in the FEMA National Flood Insurance Program and encourages flood insurance on insurable structures. The City expects to conduct these activities on at least 350 units. Proposed units are not anticipated to be located within a wetland or FFRMS. There are approximately 9,248.11 acres of 100-year and 500-year floodplains within the City of Tallahassee, and 688.96 acres of 100-year and 500-year floodplains within Neighborhood Revitalization Strategy Area (NRSA). This work will only affect those acres that lie within the City's jurisdiction which can be found online at https://www.tlcgis.org/. A map of the floodplains is available with the project description.

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. Commenters are encouraged to offer alternative sites outside of the floodplains, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains 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 floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City on or before Tuesday, March 13, 2026, and may be sent by U.S. Mail to: City of Tallahassee; 301 S. Adams Street, B-27; Tallahassee, FL; Attention: Jean Amison, HCR Manager, Housing Division. Comments may also be submitted by email to housing@talgov.com. A full description of the project may be viewed online at www.talgov.com/housing, or reviewed in person upon request and by appointment.

Date: February 23, 2026

City of Tallahassee Housing Division

Final Notice and Public Explanation of a Proposed Activity in a Federal Flood Risk Management Standard Designated Floodplain or Wetland

To: All interested Agencies, Groups and Individuals

This is to give notice that the City of Tallahassee (City) under 24 CFR Part 58 has conducted an evaluation as required by Executive Order(s) 11988, as amended by Executive Order 13690, and Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under U.S. Department of HUD's Community Development Block Grant (CDBG), HOME Investments Partnership Program (HOME), Self-Help Homeownership Opportunity Program (SHOP), Emergency Solutions Grant (ESG) funding programs.

The proposed projects are part of a Tier 1 Environmental Review, and will be located city limits of the City of Tallahassee, Leon County, Florida. Activities include actions on one to four-unit residential structures to include but not be limited to, new construction, reconstruction, demolition, rehabilitation, assessment actions, acquisition for resale or rental, relocation, and down payment assistance. The main intent of the City's housing programs is to promote new housing stock and preserve existing housing stock providing safe, affordable and resilient units for homeowners and residents throughout the City of Tallahassee. Some homeowners/residents in the Tallahassee City limits do reside in neighborhoods and communities located in the floodplain. The City seeks to serve as much of the eligible City resident population as possible under this program. Proposed units are not anticipated to be located within a wetland or FFRMS. There are approximately 9,248.11 acres of 100-year and 500-year floodplains within the City of Tallahassee, and 688.96 acres of 100-year and 500-year floodplains within Neighborhood Revitalization Strategy Area (NRSA).

The City of Tallahassee has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain/wetland: (1) Locating the Project within the FFRMS Floodplain and/or Wetland. If the selected site is within a wetland, no further consideration to use the site will be given. If the selected site is within the FFRMS floodplain, special consideration will be given as to project design, scope (whether rehabilitation, new construction or acquisition), and any alternatives available other than siting the project within the floodplain. At no time will any projects be sited within floodways. The City participates in the National Flood Insurance Program (NFIP Community No. 120143), and any insurable property will be subject to flood insurance. (2) Modifying the project to avoid the FFRMS floodplain. If the selected site is within the FFRMS floodplain, and the project can be modified to avoid any part of the structure touching the FFRMS floodplain, i.e., new construction, the City will consider this alternative. If the project cannot be situated to avoid the FFRMS floodplain, i.e., rehabilitation without demolition, additional alternatives will be considered. If the project cannot be moved and no other alternatives exist, the City may seek a LOMA or LOMR for the subject site. (3) Locating the Project outside of the FFRMS Floodplain and/or Wetland. If the selected site lies within a wetland and can be moved, i.e., new construction, alternative sites will be sought, and the project will not be located within the wetland. If the selected site lies within the FFRMS floodplain and can be moved, i.e., new construction, alternative sites will be sought for the project. If the selected site contains a structure that already exists, i.e., rehabilitation or acquisition, this alternative may not be available. (4) The City also considered the "no action" alternative, or performing no project at all. This last option is not a reasonable course of action to take since there are possible alternatives to consider besides performing no project at all. Options 2 and 3 above would serve fewer homeowners and residents than federal regulations would allow and would not promote the City's goal of alleviating threats to health, life, and safety as well as safety hazards resulting from substandard conditions. Options 1 through 3 would comply with regulations even if they are not ideal. There is simply no reason from a floodplain compliance perspective to avoid doing any project. Such an alternative would pass up an opportunity to serve homeowners, neighborhoods, and community residents using HUD dollars and would run contrary to HUD's mission of community development.

The City of Tallahassee has determined that there is no significant impact foreseen on the area's 100/500-year floodplains because the work to be performed will be for existing homes, or if new construction, then the sites will not be located in a floodplain unless no alternative is available (i.e., infill housing). In addition, mitigation measures will be implemented as applicable on a site-specific basis as each individual project is reviewed. The City of Tallahassee will ensure that housing sites are not situated within the floodplain without required mitigation and that flood insurance is carried on the residential property in accordance with E.O. 11988 (as amended by Executive Order 13690) as interpreted in 24 CFR Part 55. Furthermore, mitigation measures may be required to protect nearby wetlands from construction activities. Rehabilitation and acquisition activities on single-family units that are located on existing lots within established neighborhoods and hence will not result in undeveloped land (inside or outside the floodplain) being permanently displaced for the purpose of new construction. For new construction projects, alternative sites will be considered unless there are no alternatives available to minimize any impacts to the floodplain. At no time will new construction activities take place in a wetland or floodway.

Environmental files documenting compliance with Executive Order 11988, as amended by Executive Order 13690, and Executive Order 11990, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplain and wetland 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 and request for public comment about floodplain and wetland 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 and wetland, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City at the following address on or before March 19, 2026: City of Tallahassee; 301 S. Adams Street, B-27; Tallahassee, FL; Attention: Jean Amison, Housing Administrator. Comments may also be submitted by email to housing@talgov.com. A full description of the project may be viewed online at www.talgov.com/housing, or reviewed in person upon request and by appointment.

Date:

March 11, 2026