

Early Notice and Public Review of a Proposed Activity in a 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 58 has determined that the following proposed action, submitted under the HUD RAD Program for a Section 18 disposition and substantial rehabilitation of an existing apartment complex, is located within the Federal Flood Risk Management Standard (FFRMS) floodplain. On behalf of HUD, The City of Charleston, as the Responsible Entity, will be identifying and evaluating practicable alternatives through an 8-step decision making process to rehabilitation activities in the FFRMS floodplain and the potential impacts on the FFRMS floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The subject property, Kiawah Homes, is located at 2226 Sunnyside Avenue in Charleston, Charleston County, South Carolina and consists of thirty-one (31) single-story multi-family apartment structures and one (1) single-story community structure. The subject property structures were constructed in 1943 and are situated on 9.889 acres of land designated as Property ID 4641300026.

In addition to interior renovations to the residential units, rehabilitation activities include exterior repairs such as the installation of a play area, a handicap compliant refuse and recycling collection area, accessible routes, and compliant curb ramps; the re-striping of the parking areas; the replacement of the sidewalks, four (4) structures' porch columns/railings, roofing, gutters and downspouts, entry doors, windows, 75% of the exterior pad mounted A/C line sets, and the handrails/railings; the repair of the buildings foundations and siding; and the addition of striping and signage to the handicap parking area to ensure adequate van accessibility.

According to the Effective FEMA Flood Insurance Rate Maps (FIRMS) #45019C-0504K and #45019C-0512K, both dated January 29, 2021, the subject property is depicted within Unshaded Zone X, designated as an area outside the 100- and 500-year flood zones; Shaded Zone X, designated as an area within the 500-year floodplain; and Zone AE, designated as an area within the 100-year flood zone associated with the Ashley River, with a Base Flood Elevation of ten (10) feet. The Effective flood zone designations are confirmed on an ALTA/NSPS Land Title Survey prepared by Forsberg Engineering and Surveying, Inc. dated February 10, 2021. According to the FEMA Flood Map Service Center accessed at <https://msc.fema.gov/portal/home>, there are no preliminary or pending FIRMs for the subject property.

As the proposed undertaking involves a substantial rehabilitation of the property under the HUD RAD Program, it is subject to the regulations and requirements of the Federal Flood Risk Management Standard (FFRMS) Final Rule. Per the Federal Flood Standard Support Tool (FFSST) accessed at <https://floodstandard.climate.gov/tool/>, portions of the subject property are within

the FFRMS floodplain per the Climate-Informed Science Approach (CISA), with an elevation of twelve (12) feet.

The proposed action consists of interior and exterior rehabilitation activities within the FFRMS floodplain. No significant ground-disturbing activities associated with the action are proposed, and no proposed alterations to existing drainage patterns nor additions of impervious surfaces will be created within the on-site FFRMS floodplain.

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 floodplain, 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 Responsible Entity at the following address on or before August 29, 2024 (a minimum 15 calendar day comment period will begin the day after publication): Geona Shaw Johnson, Director, Department of Housing and Community, 75 Calhoun Street Suite 3200, Charleston, South Carolina 29401. A full description of the project may also be reviewed from 8:00 am to 4:30 pm at this address. Comments may also be submitted via email at hillk@charleston-sc.gov attention Kat Hill.

Date: August 14, 2024