

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 North Suburban HOME Consortium under 24 CFR Part 58 has conducted an evaluation as required by [Executive Order(s) 11988, as amended by Executive Order 13690, and/or 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 the HOME Investment Partnerships program HUD contract number MC23DC250212. The proposed project(s) is located 110 Ocean Avenue in Revere, Massachusetts and is located in the Federal Flood Risk Management Standard (FFRMS) floodplain. The extent of the FFRMS floodplain was determined using a 0.2 percent flood approach. The proposed project location is a rectangular parcel of land, approximately 16,000 square feet in size adjacent to and east of 176 Garfield Ave (location of the Garfield Elementary School), in Revere, MA, Suffolk County. The site is bounded by Revere Beach Parkway on the south, Revere Beach Blvd and Revere Beach to the east, Garfield Elementary School and Blue Line tracks to the West, and residential uses to the north. The site is located within a 0.2% annual chance flood hazard, as identified in FEMA map panel # 25025C0036J dated 03/16/2016.

The North Suburban Consortium 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: (i) This project explored a no-build alternative, and rehabilitation of the current structure. However, this project has extensively worked to receive its necessary permitting and signoffs, including from the Commonwealth of Massachusetts' Coastal Zone Management Office, and the City of Revere's Zoning Board of Appeal and Conservation Commission. (ii) The alternatives of not building on the site and alternative methods that serve the project objective were considered, however both options would deprive the City and neighboring communities in the NSC of needed affordable housing. (iii) The mitigation measures required as a part of this Environmental Review include the project utilizing the National Flood Insurance Program through FEMA and conducting this eight-step process as a part of the Environmental Review.

The North Suburban Consortium has reevaluated alternatives to building in the floodplain and has determined that it has no practicable alternative to floodplain development. Environmental files documenting compliance with Executive Order 11988, as amended by Executive Order 13690, and/or 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 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/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, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Malden at the following address on or before [April 15, 2025] **[a minimum 7 calendar day comment period will begin the day after the publication and end on the 8th day after the publication]**: Ben Gately, 215 Pleasant Street, Malden, MA 02148 and 781-324-5720 x 5737, Attention: Gary Christenson, Mayor. A full description of the project may also be reviewed from Monday, Wednesday, and Thursday from 8 AM to 5 PM, and Tuesday from 8 AM to 7 PM at 215 Pleasant Street, Malden, MA 02148 and cityofmalden.org. Comments may also be submitted via email at bgately@cityofmalden.org.

April 8, 2025