

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 North Suburban HOME Consortium (“NSC”) under 24 CFR Part 58 has determined that the following proposed action under the Community Development Block Grant Program HUD contract number B24MC250012 is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and the Malden Redevelopment Authority, as the responsible entity (RE), 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, as amended by Executive Order 13690, 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 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.

Proposed project activities are the redevelopment of North Suffolk Community Service’s group living environment to increase the amount of units and services offered to residents. The site will have a new 7-story building that will increase the number of residents in the GLE to 8, provide office space for NSCS's Adult Community Clinical Services (ACCS) team create an additional 12 one-bedroom homes for individuals eligible for services through NSCS and 36 two and three-bedroom homes. There will be a total of 57 units in the project. The lot size is 15,978 SF and will contain 25 parking spaces.

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. 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 North Suburban HOME Consortium at the following address on or before March 20, 2025: City of Malden, Office of Strategic Planning and Community Development, 215 Pleasant Street, Room 350, Malden, MA 02148 and tel. no. 781-324-5720 Attention: Ben Gately, Housing Program Coordinator. A full description of the project may also be reviewed from 8:00 – 5:00 Monday, Wednesday and Thursday; and Tuesday 8:00 – 7:00, at 215 Pleasant Street, Room 350, Malden, MA 02148
Comments may also be submitted via email to Ben Gately, bgately@cityofmalden.org.

Date: March 5, 2025