

**Early Notice and Public Review of a Proposed
Activity in a Federal Flood Risk Management Standard Designated Floodplain
(500-Year Floodplain)**

To: All interested Agencies, Groups and Individuals

This is to give notice that the City of Phoenix Housing Department under 24 CFR Part 58 has determined that the following proposed action under the U.S. Department of Housing and Urban Development (HUD) Grant Number M-25-MC-04-0228 is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and the City of Phoenix Housing Department 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, 41st & Thomas project is located at 2608 North 41st Avenue in Phoenix, Maricopa County, Arizona. The Project site includes three parcels, parcel 108-12-001S, 108-12-007, and 108-12-003, with a combined area of approximately 3.22 acres of vacant and improved urban land. The Project will include the demolition of the existing site features, including a paved parking lot, sidewalks, landscape storage areas, and a park with a fenced dog area and shade canopy with a bench, and the construction of 110 new one- and two-bedroom affordable multifamily units. The project will serve individuals who are 55 years of age and older and restricted to households earnings 30% to 60% area median income or less.

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

Written comments must be received by the City of Phoenix Housing Department and Fire Department at the following address on or before April 24, 2026: City of Phoenix Housing Department, 251 W. Washington Steet, 4th floor, Phoenix, AZ, 85003 and 602-262-6794, Attention: Titus Mathew, Housing Director. A full description of the project may also be reviewed from 8:00 a.m. to 5:00 p.m. at the address above. Comments may also be submitted via email at Shannon.Montilla@phoenix.gov.

Date: April 9, 2026