

Early Notice and Public Review of a Proposed Activity in a 500-year Floodplain

To: All interested Agencies, Groups and Individuals

This is to give notice that the City of Phoenix Housing Department as Responsible Entity under Part 58 has determined that the following proposed action under U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnership funds under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990 (P.L. 101-625) as amended and HUD Grant No. M-23-MC-04-0228 is located in the 500-year floodplain, and the City of Phoenix will be identifying and evaluating practicable alternatives to locating the action in the floodplain and the potential impacts on the 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 proposed project, Northern Commons is located at 2050 W. Northern Avenue, Phoenix, Maricopa County, Arizona, located on parcel 158-06-521 and comprised of approximately 0.83-acre vacant urban land. The project activities will include the demolition of existing improvements and the development of 60 apartment units that range from studio- and 1-bedrooms in one elevator serviced 5-story building. The project will serve individuals who are 55 years of age and older and restricted to households earning 40% to 60% area median income (AMI).

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 City of Phoenix Housing Department at the following address on or before September 5, 2025: City of Phoenix Housing Department, 251 W. Washington Street, 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 am to 4:00 pm at the address above. Comments may also be submitted via email at Shannon.montilla@phoenix.gov.

Publication Date: August 21, 2025