

**Early Notice and Public Review
of a Proposed Activity in a 100-Year Floodplain**

To: All interested Agencies, Groups and Individuals

This is to provide notice that the City of Oakland Planning & Building Department has determined that the following proposed action under the U.S. Department of Housing and Urban Development's (HUD's) Moving to Work (MTW) Program is located within a 100-year floodplain, and the City of Oakland Planning & Building Department 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.

The Oakland Housing Authority (OHA) Housing Capital Budget 2020-2024 Project (proposed project) consists of various improvements to seven noncontiguous public housing sites owned by OHA in the City of Oakland, California. Adel Court, one of the seven OHA sites, is located at 2003 MacArthur Boulevard and is identified by Assessor's Parcel Number 023 049801401. Adel Court is an existing 30-unit designated senior housing property. As part of the proposed project, Adel Court would undergo various improvements including, but not limited to, a roof replacement, rehabilitation of a vacant unit, replacement of heaters, parking lot concrete repair and slurry seal, and refurbishment of common areas.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 06001C0087G, effective August 3, 2009, a portion of the Adel Court site is within Zone A, which is a Special Flood Hazard Area within the 100-year floodplain. Approximately 0.6-acre of the Adel Court site is within the Zone A 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 provided 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 City of Oakland Planning & Building Department at the following address.

City of Oakland
Attention: Heather Klein, Planner IV
250 Frank Ogawa Plaza, Suite 2114
Oakland, CA 94612

Comments may also be submitted via email at hklein@oaklandca.gov.

All comments received by publication date plus fifteen days will be considered. A full description of the project can be found via the Oakland Citizen Access website <https://aca-prod.accela.com/oakland/Welcome.aspx> and viewing the planning records under Case File ESX23006. If you have trouble viewing please call (510) 238-3659.

Date: February 19, 2025

NOTE: According to 24 CRR 55, section 55.2(b)(1), the notice must be bilingual if the affected public is largely non-English speaking. In addition, the notice must be dispersed to federal, state and local public agencies, organizations, and individuals known to be interested in the proposed project.