

Public Notice: Early Notice and Public Review of a Proposed Activity in a Wetland

To: All interested Agencies, U.S. Department of Housing and Urban Development (HUD), U.S. Army Corps of Engineers (USACE) – Galveston District, Harris County Flood Control District (HCFCD), Federal Emergency Management Agency (FEMA) - Texas Division of Emergency Management, Groups, and Individuals

This is to give notice that the City of Houston, as the Responsible Entity under 24 CFR Part 58, has determined that the following proposed action under the Community Development Block Grant (CDBG) Disaster Recovery (DR) 2024 Multifamily Program Grant B-25-MU-48-0001 is partially located in wetlands, and the City of Houston will be identifying and evaluating practicable alternatives to locating the action within the wetlands and the potential impacts on the wetlands from the proposed action, as required by Executive Order 11990 and 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 7217 Little York Road in Houston, Harris County, Texas.

The project, Cedar Brook Village, is a proposed new construction multifamily development consisting of 96 affordable residential units, including one-, two-, and three-bedroom floor plans. All units are reserved for households at or below 60% of Area Median Income (AMI), serving a range of low- and moderate-income households. The project site is approximately 7.94 acres of vacant, undeveloped land. A wetland delineation survey identified two onsite aquatic features: one potentially jurisdictional intermittent stream, P118-09-00, (R4SBCx), also identified as a riverine on the National Wetlands Inventory (NWI) map, along the western portion of the site and a likely non-jurisdictional perennial emergent wetland (PEM1C) in the interior northwestern portion of the site not previously identified on the NWI map.

The potentially jurisdictional feature is a man-made drainage ditch of approximately 0.10 acres (396 linear feet) located within an onsite HCFCD easement. An Approved Jurisdictional Determination (AJD) and application for a Nationwide Permit (NWP) have been initiated with the USACE. Completion of permitting with HCFCD will follow. The AJD results and applicable permits will be attached to the HUD Environmental Review Record (ERR) when complete. The intermittent stream feature currently functions as a stormwater drainage ditch for the conveyance of excess rainfall. The proposed project plans will not affect the function of this feature, and it will continue to operate as a stormwater drainage feature. Project plans include the construction of three onsite wet bottom detention ponds to hold excess rainfall until appropriate to discharge to the drainage ditch.

The non-jurisdictional perennial emergent wetland is approximately 0.03 acres in size and will be removed during construction. Project plans indicate this area will be replaced by one of the planned wet-bottom detention ponds. This feature is a small natural depression in the project area and naturally functions as a habitat for perennial flora as well as natural flood and erosion control. In total, combining the intermittent stream (P118-09-00) and the wetland on site, approximately 0.13 acres of aquatic features are potentially affected by the proposed project. These wetlands provide beneficial practical and natural functions including temporary floodwater storage, stormwater conveyance, groundwater recharge, erosion control, water quality maintenance through sediment and nutrient retention, and limited habitat for wetland-dependent flora and fauna; additionally, the perennial emergent wetland feature possesses intrinsic ecological value as a naturally occurring wetland within an otherwise developed landscape.

There are three primary purposes for this notice. First, people who may be affected by activities in the wetland 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 wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the wetland. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comments about wetlands 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 wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Houston at the following address on or before November 9, 2026. City of Houston Housing & Community Development Dept., 2100 Travis St, 9th Floor, Houston, TX 77002, Attention: HCD Environmental Team. A full description of the project may also be reviewed from 8:00 AM to 5:00 PM at the address listed above. Comments may also be submitted via email at hcdenvironmental@houstontx.gov. Appointments for office visits to view the project description in person are recommended to avoid any potential for delays. Please email or call (832) 394-6319.

Date: Friday, October 23, 2026