

**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 HUD under 24 CFR Part 50 has determined that the following proposed action under the Rental Assistance Demonstration (RAD PIC Number CA052000001A) is partially located in the Federal Flood Risk Management Standard (FFRMS) floodplain. HUD 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 119880 and/or Executive Order 11990, 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 is located at 101-429 Drake Avene and 1-99 Cole Drive (Assessor's Parcel Numbers [APNs] 052-140-22 and 052-140-41) in Marin City, Marin County, California (37.8675, -122.5088). The extent of the FFRMS floodplain was determined using a 0.2 percent flood approach. The proposed project(s) includes the acquisition, conversion, subdivision or leasehold, and rehabilitation of an existing 296-unit housing community consisting of 29 existing buildings. The site is partially located in the 500- year flood zone or 0.2% Annual Chance Flood Hazard. The combined acreage of the site is approximately 31.39 acres, of which all .72 acres are within the floodplain. Project activities taking place within the FFRMS floodplain include utility connections for dry utilities, water and sewer, drainage, parking lot and sidewalk improvements. There are no residential structures located within the FFRMS floodplain occurring on site. The proposed rehabilitation activities include interior and exterior improvements to the grounds, buildings, accessory structures, units, signage, and infrastructure. Proposed substantial renovation will include both exterior and interior repairs. Proposed exterior repairs include refurbishing concrete masonry walls, concrete stairs, and patio wood fencing. Replacement of existing building signage, replacement of the retaining wall, resurfacing asphalt driveways/parking areas, restriping parking lot, refurbishing concrete sidewalks, and replacement of asphalt shingles. All existing concrete dumpster pads will be refurbished. Existing siding, fascia, exterior fencing, wood storage closets will be replaced. Proposed interior repairs include remediation of mold, installation of washing machines and dryers in individual dwelling units, replace tiles, vinyl and carpet flooring. Replace interior doors such as common area storefront doors. Interior sliding doors, Kitchen upgrades include replacement of range hoods, range/ovens, cabinets, countertops. Bathroom upgrades include replacement of, vents, vanity cabinets, shower ceramic tiles, all new fixtures, sinks, and flooring. Existing sliding windows will be replaced, along with unit entry doors, water heaters, and electric panels. Common area upgrades include the installation of Fire Suppression system, a new community center kitchen range/oven, and playground structures. Scope of work also provides 5% of total units to comply with ADA and an additional 2% of units designed for individuals with hearing and vision impairments and provide accessible paths. The project will not include demolition and no additional buildings or residential units are proposed. The existing number of bedrooms would remain; therefore, no expansion of use would occur.

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 comments 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 HUD at the following address on or before February 20, 2026: HUD, 451 7th Street, SW, Room 6130, Washington, DC 20410 and (202) 402-6058, Attention: Onawa Simmons, Branch Chief. A full description of the project may also be reviewed at the Golden Gate Village property management office located at 429 Drake Ave, Marin City, California 94965 from 9:00am through 4:00pm, and <https://ggvrenovation.org/>. Comments may also be submitted via email to Onawa Simmons at Onawa.n.simmons@hud.gov. Please include Early Floodplain Comments in email subject line.

As an alternative comments can also be submitted via email to Tammy Taylor at tammy.taylor@marincounty.gov at County of Marin Community Development Agency c/o Environmental Planning, 3501 Civic Center Dr. Suite 308, San Rafael, CA 94903 during the hours of Mon–Thu: 8 a.m. to 4 p.m., Fri: 8 a.m. to 12 p.m.

Date: February 4, 2026