

**Early Notice and Public Review of a Proposed  
Activity in a Federal Flood Risk Management Standard Floodplain or Wetland**

To: All interested Agencies, Groups, and Individuals on 3/25/2026.

This is to give notice that Hillsborough County, as the Responsible Entity under 24 CFR Part 58 has determined that the following proposed action under the Hillsborough Rebuilding for Tomorrow Homeowner Repair and Reconstruction Program (HRRP) Community Development Block Grant – Disaster Recovery (CDBG-DR) contract number B-25-UU-12-0002 may include properties located within the Federal Flood Risk Management Standard (FFRMS) Floodplain and/or wetlands, and Hillsborough County will be identifying and evaluating practicable alternatives to locating the action within the FFRMS floodplain and/or wetlands and the potential impacts on the FFRMS floodplain and/or wetlands from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690 and/or Executive Order 11990, in accordance with HUD regulations under 24 CFR 55.20 Subpart C – Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

Hillsborough County has received a Community Development Block Grant Disaster Recovery (CDBG-DR) grant from the U.S. Department of Housing and Urban Development (HUD) to support the County's Hillsborough Rebuilding for Tomorrow Homeowner Repair and Reconstruction Program (HRRP), which will provide long-term recovery efforts following Hurricanes Helene (DR-4828-FL) and Milton (DR-4834-FL). Hillsborough County is conducting a Tiered Environmental Review, beginning with a broad review (Tier 1) for the county-wide assessment, followed by a site-specific review (Tier 2) at each specific location as they are known. Enclosed is a county-wide map indicating the Program will apply to the entire extent of Hillsborough County. Hillsborough County anticipates that the programmatic activities will result in a Finding of No Significant Impact (FONSI).

The County's Hillsborough Rebuilding for Tomorrow HRRP will fund a suite of residential housing programs for eligible County residents whose homes sustained damage from the previously mentioned hurricanes, which occurred in 2024. HRRP assists property owners by providing funding to rehabilitate, reconstruct, or replace single-family homes that suffered hurricane damage. HRRP provides multiple forms of financial assistance to property owners whose single-family homes were damaged by hurricanes, including funding for rehabilitation, reconstruction or replacement, new construction in limited cases, reimbursement of previously completed repairs, and voluntary buyouts when necessary. Rehabilitation funding is available for homes where repair costs are below established thresholds and focuses on restoring properties to decent, safe, and sanitary conditions using standard materials while addressing remaining storm damage, environmental hazards such as lead-based paint or asbestos, and necessary site work (examples include but are not limited to grading, septic repair, or tree removal). For properties with more extensive damage, reconstruction or replacement assistance may be provided, which can include demolishing and rebuilding homes on the same footprint, replacing or reconstructing mobile home units, or constructing new code-compliant homes that incorporate energy efficiency, resilience measures, and green building standards. In certain cases where replacing a mobile home at its original location is not feasible, funding may support new construction or replacement at an alternate eligible site that meets zoning, utility, and floodplain requirements. The program may also reimburse applicants who used personal funds to complete eligible storm-related repairs, demolition, or reconstruction prior to applying, provided the work was properly permitted and code-compliant. Additionally, non-federal match funds may supplement these activities. Voluntary buyouts may also be used to acquire eligible residential properties in high-risk areas and relocate affected households to

suitable, safe, sanitary, and secure housing. However, Hillsborough County does not anticipate operating a stand-alone buyout program at this time and will only offer buyouts if needed and as funding and program guidelines allow. Any buyout participation would be strictly voluntary and conducted without the use of eminent domain, with acquisitions occurring only by mutual agreement and with written notice of fair market value provided prior to any offer.

The proposed project(s) will be located within and throughout Hillsborough County, with the exact location of site-specific projects to be determined at a later date. Site-specific project activities will be conducted on previously developed residential properties, and no project activities will result in new construction in a wetland. Homes located in the FFRMS floodplain that receive assistance for reconstruction, repair of substantial damage, or substantial improvement, will be elevated with the lowest floor, including the basement, at least to the FFRMS floodplain elevation. All homes in the Special Flood Hazard Area (SFHA), or 100-year floodplain, in these programs will require the maintenance of floodplain insurance in perpetuity. When the replacement of an MHU or stick-built home is not feasible at the same location as the original structure, they will be replaced at an alternative location. The alternate location must be a previously developed residential property/parcel, zoned to allow for installation of an MHU or single-family home, and have ready access to sewer, water, and electric connections. Additionally, the alternate site cannot be located in the FFRMS floodplain or wetland.

The size of the proposed sites, the proposed number of units, and project footprints are not currently known; however, as specific sites are identified, they will be further assessed for potential impacts related to land use, floodplains, and wetlands, including any adjacent wetlands. Mitigation measures will be applied as necessary to minimize adverse effects.

The extent of the FFRMS floodplain will be determined at a site-specific level using the 0.2 percent flood approach (0.2PFA) or the freeboard value approach (FVA) when appropriate, based on current and best available information. In addition, siting within the Limit of Moderate Wave Action (LiMWA)/Coastal A Zone and the Coastal High-Hazard Area (V Zone) will be determined at the site-specific level. Activities within the LiMWA will carry the same mitigation and protection strategy as siting within a Coastal High-Hazard Area (Zone VVE).

According to the FEMA Flood Map Service Center, there are approximately 215,790 acres of 100-year floodplain, 11,455 acres of 500-year floodplain, and 2,396 acres of Coastal High Hazard Areas (V Zone), and approximately 29,244 acres of Floodway areas within Hillsborough County. Additionally, Hillsborough County contains approximately 160,670 acres of mapped wetlands, which include Palustrine Forested Wetlands, Freshwater Marshes and Wet Prairies, Estuarine Wetlands (including mangrove swamps), and tidal marshes along coastal zones according to the U.S. Fish and Wildlife Service National Wetlands Inventory. Floodplains and wetlands are beneficial for wildlife, creating a variety of habitats for fish and other animals, and providing erosion control. In addition, floodplains are important to the storage and conveyance of storm water, water quality protection, and recharge of groundwater.

There are three primary purposes for this notice. First, people who may be affected by activities in the FFRMS floodplain and/or 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 FFRMS floodplain and/or wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the FFRMS floodplain and/or wetland. Second, an adequate public notice program can be an important public educational

tool. The dissemination of information and request for public comment about the FFRMS floodplain and/or wetland 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 FFRMS floodplain and/or wetland, it must inform those who may be put at greater or continued risk.

Written comments must be received by Hillsborough County at the following address on or before 4/9/2026, 800 E Twiggs St, Tampa, FL 33602, or by phone at (813) 276-8100, Attention: Angela Medero, Manager. A full description of the project may also be reviewed from 9:00 A.M. to 5:00 P.M. on weekdays at the address above. The County's Action Plan can be located at <https://hcfi.gov/>. Comments may also be submitted via email at [HillsboroughCDBG-DR@hcfi.gov](mailto:HillsboroughCDBG-DR@hcfi.gov).