

INITIAL PUBLIC NOTICE

The Federal Emergency Management Agency hereby gives notice to the public of its intent to install manufactured housing units (MHUs) at the K&K Court, a commercial housing park located at 605 10th Street, Rock Valley, Iowa, as part of its ongoing response to the flooding and severe storms of FEMA-4796-DR-IA.

Under the National Environmental Policy Act (NEPA), federal actions must be reviewed and evaluated for feasible alternatives and for social, economic, historic, environmental, legal, and safety considerations. Under Executive Order (EO) 11988 and EO 11990, FEMA is required to consider alternatives, and to provide a public notice of any proposed actions in or affecting floodplains or wetlands. Funding for the proposed project will be conditional upon compliance with all applicable federal, tribal, state, and local laws, regulations, floodplain standards, permit requirements, and conditions.

Project Title: Installation of MHUs at K&K Court

Location of Proposed Work:

The K&K Court, at 605 10th Street, Rock Valley, is located on the west end of Rock Valley, north of Highway 18 (GPS: 43.200124, -96.308917), Sioux County, Iowa.

Special Flood Hazard Area Zone:

FEMA is conducting a floodplain review for the installation of up to 40 MHUs at the K&K Court. The K&K Court is partially located in a Zone A floodplain, otherwise known as 1% annual chance floodplain, as viewed on Rock Valley Flood Insurance Rate Map 19167C0233d, dated 8/2/2022. The Iowa Department of Natural Resources supplied a supplemental statement on 7/24/2024 certifying the base flood elevation (BFE), or the level of a 1% annual flood risk, is 1,239.1 feet above sea level.

Proposed Work and Purpose:

FEMA intends to install up to forty (40) MHUs on existing concrete pads at the K&K Court to relieve immediate housing needs within Rock Valley and Sioux County. These MHUs are designed to be all-season residences, required for safe, secure housing in Rock Valley.¹ Each MHU will be anchored onto existing concrete pads and elevated to at least one-foot above BFE as required by state regulations. MHU installation and anchoring requirements are designed to withstand the lateral forces of potential flooding.

Project Alternatives:

Alternative #1, No Action:

Currently the K&K Court contains 39 recreational vehicles (RVs) quickly installed as a

¹ Temperatures for December average 31 degrees Fahrenheit as a high and 14 degrees F as a low. Temperatures in January average 28 degrees F as a high, and 9 degrees F as a low. Temperatures in February average 33 degrees F as a high, and 13 degrees F as a low. Data taken from National Oceanic and Atmospheric Administration (NOAA) on 10/10/2024.

temporary housing solution in the immediate aftermath of the flood, but do not provide adequate protection against winter temperatures. The No Action alternative would leave the RVs in place for the duration of the NCS program, but they could not be used as winter accommodations.

Alternative #2, Development of Group Sites:

Occupation of any group sites within the service area of Rock Valley is dictated by construction schedules. Currently the earliest date housing will be available is December 24, 2024. This does not meet the need for immediate housing prior to the onset of winter temperatures.

Alternative #3 Direct Lease:

This alternative is actively being pursued, but there is a greater need for immediate housing than the direct lease program can accommodate.

Comment Period:

Comments are solicited from the public, local, state, or federal agencies, and other interested parties to consider and evaluate the impacts of the proposed project. The comments should be made in writing and addressed to the following email: fema-r7-ehp-publiccomment@FEMA.dhs.gov. Please send comments with the subject line [DR-4796 K&K Court Floodplain COMMENT].

All comments are due by no later than 3 days after the posted date of this notice.

POSTED ON: October 11, 2024

End of Notice