

**Early Notice and Public Review of a Proposed
Activity in a Federal Flood Risk Management Standard Designated Floodplain
B.W. Cooper Senior (First Phase in Phase 2 of Redevelopment Master Plan)**

To: All interested Agencies, Groups and Individuals

This is to give notice that the Louisiana Housing Corporation (LHC), as the Responsible Entity under 24 CFR Part 58, has determined that the following proposed action to be funded (in part) by LHC's Piggyback Mixed Income Resilience (PRIME) Program in accordance with the CDBG Piggyback Program (Grant # B-21-DF-22-0001) and Project Based Vouchers (PBV) under the Housing Authority of New Orleans' (HANO) Housing Assistance Program (HAP), is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and LHC 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 11988, as amended by Executive Order 13690 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 will be situated along the north side of Erato Street and the west side of South Galvez Street in New Orleans (Lat. 29.950549, Long. -90.092184), with an address of 3401 Erato Street in New Orleans, Orleans Parish, Louisiana 70125 associated with the one remaining building on site. The proposed project is the first phase in Phase 2 of the Redevelopment Master Plan and will redevelop a portion of land of the former Calliope Projects, also previously known as B. W. Cooper Public Housing Development, to create a new multi-family development. Activities will include construction of a new 3-story building containing 103 one-bedroom rental units reserved entirely for seniors (aged 62 and older), gated off-street parking, and substantial rehabilitation of an existing 2-story building being repurposed for use as the leasing office, community space and other ancillary services. Additionally, a short stretch of road connecting the existing section of Clio Street (south of South Tonti Street) with South Galvez Street will be built, then dedicated to the City of New Orleans as a public street. The subject property includes Parcel IDs 3401-ERATOST and 1195-SGALVEZST, comprising a total of approximately 3.0 acres (131,789 square feet) and is generally level.

The extent of the FFRMS floodplain was determined using 0.2 Percent Flood Approach (0.2PFA) with the entire property (approximately 3.0 acres) being within the FFRMS floodplain. Additionally, as shown on the current FEMA FIRM (Panel 22071C0229F, effective 9/30/2016), approximately 0.2 acres on the eastern side of the property are in Zone AE / 1% Annual Chance Flood Hazard, and the remainder of the property (approx. 2.8 acres) is in a Shaded X / 0.2% Annual Chance Flood Hazard. Although recently cleared of all but one structure, the subject property previously included several additional multifamily residential buildings built in the 1930s and is located in a heavily urbanized area, significantly diminishing any functional benefit that might otherwise be associated with this type of floodplain such as water storage and conveyance, natural filtration and groundwater recharge. Per the National Wetlands Inventory, no mapped wetlands are present on or adjacent to the site, and no wetland characteristics were observed onsite.

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 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 comment about floodplain 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 floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by the Louisiana Housing Corporation at the following address on or before April 9, 2025: Louisiana Housing Corporation, 2415 Quail Drive, Baton Rouge, LA 70808 and (225) 763 – 8625 ext. 1212, Attention: Amber Lavergne, Environmental Impact Specialist. A full description of the project may also be reviewed from 8:00 AM – 4:00 PM at the same address as above, or via the web, at <http://www.lhc.la.gov/>. Comments may also be submitted via email to ALavergne@lhc.la.gov.

Date: March 25, 2025