

## Final Notice and Public Review of a Proposed Activity in a 500-Year Floodplain

To: All interested Agencies, Groups and Individuals

This is to give notice that the New Orleans Restoration Properties has conducted an evaluation, as required by Executive Order 11988 in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential affect that its activity in the floodplain will have on the human environment for the development of Franklin Senior Apartments. The project is located at 1501 Hospital Avenue, Franklin, St. Mary Parish, Louisiana 70538 and consists of the redevelopment of a vacant hospital to a senior residential apartment complex within a 500-year flood zone. The proposed development is receiving funding from HUD CDBG-DR administered by the Louisiana Housing Corporation.

New Orleans Restoration Properties has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: Construction of the proposed project outside of the 500-year floodplain was deemed not practical given the nature of the surrounding area. The No-Build Alternative was eliminated because the purpose of the project would not be met. The proposed project will be in compliance with all state and local floodplain protection and regulations.

New Orleans Restoration Properties has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments. This activity will have no significant impact on the environment for the following reasons:

Construction of the proposed project will take place in a primarily developed and urban area and will consists of the renovation of existing structures. No significant natural resources or habitats exist on or in the vicinity of the project area.

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. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks 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 Louisiana Housing Corporation at the following address by **August 14, 2025**: Louisiana Housing Corporation, 2415 Quail Dr., Baton Rouge, LA 70808 and (225)-763-8700. Attention: Amber Lavergne, Environmental Impact Specialist, from 8:00 a.m. to 4:00 p.m. Comments may be sent to [alavergne@lhc.la.gov](mailto:alavergne@lhc.la.gov).

Date: **August 7, 2025**