**FINDING OF NO SIGNIFICANT IMPACT, NOTICE OF INTENT TO REQUEST RELEASE OF GRANT**

**FUNDS, AND FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100 -**

**YEAR FLOODPLAIN**

**Reserve at Lapalco PLace**

**Date of Publication: November 8, 2024**

*Responsible Entity (RE):* Louisiana Housing Corporation (“LHC”)

*Address:* 2415 Quail Drive, Baton Rouge, Louisiana 70808

*Contact:* Stephen I. Dwyer, Chairman

(225) 763-8700

This notice shall satisfy two separate but related procedural notification requirements for activities to be undertaken by LHC, as well as satisfy two comment periods between LHC and HUD.

**REQUEST FOR RELEASE OF FUNDS**. On or about **November 25, 2024** the LHC will submit a request to HUD for the release of Community Development Block Grant Disaster Recovery (CDBG-DR) funds under the Disaster Relief Supplemental Appropriations Act, 2022 (Public Law 117-43) and the Continuing Appropriations Act, 2023 (Public Law 117-180) for major disasters occurring in 2020 and 2021, detailed in Federal Register Docket No. FR-6303-N-01, FR-6326-N-01, and FR-6368-N-01, for the following project:

PRIME 3

New construction of one hundred and forty-four (144) units at 5401 Lapalco Blvd., Marrero, Jefferson Parish, La 70072. The total amount of funding requested is **$14,381,566.00** in **CDBG-DR funds**.

**Project Issues**: 1.) The Choctaw Nation of Oklahoma requested inadvertent discovery clauses be added to all construction documents. 2.) Due to activities, new construction, the radon sampling was not conducted. 3.) The project is located in a FFRMS floodplain.

**Mitigation:** 1.) If significant archaeological materials (i.e., stone arrowheads, ceramics, and early building foundations) or should human burials/remains be unearthed, site activities would cease immediately, all agency officials contacted, and any discoveries shall be kept private and confidential. 2.) Radon will be tested post-construction by a LDEQ certified contractor and mitigation will be followed if needed. 3.) Multi-hazard risk and vulnerability assessment will be conducted, provide access to potable water during emergencies, flood-proof buildings, provide emergency power, install back-flow preventers, construct with 'flood-hardy' materials and assemblies, and ensure all mechanical systems are elevated.

**FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR**

**FLOODPLAIN:** This is to give notice of the LHC proposed activity within a 100-year Floodplain. The LHC has conducted an evaluation as required by Executive Orders 11988 and 11990 in accordance with HUD regulations at 24 CFR 55.20 to determine the potential affect that its activity in the floodplain will have on the environment.

The LHC is proposing to utilize United State Department of Housing and Urban Development (HUD) Community Development Block Grant – Disaster Recovery (CDBG-DR) funds for the future acquisition and development of multifamily housing on undeveloped, vacant, 7.6-acre lot located at 5401 Lapalco Blvd. in Marrero, Jefferson Parish, Louisiana. The proposed is located in the Federal Flood Risk Management Standard (FFRMS) floodplain. The extent of the FFRMS floodplain was determined using the Climate Informed Science Approach (CISA). The proposed project, The Reserve at Lapalco Place, entails construction of multi-family housing on an undeveloped, vacant, 7.6-acre lot (latitude 29.873525N; longitude 90.107204W). The project would include 144-multi-family residential units in six buildings plus a clubhouse, maintenance building, parking, and driveway access. The Reserve at Lapalco Place will be developed with Low-Income Housing Tax Credit financing, targeting family households with incomes up to 20%, 30%, 50%, 60%, 70% and 80% of Area Median Income (AMI). The six 20% of AMI units proposed will offer project-based rental assistance (PBRA), which allows residents to pay income-based rents equal to 30% of their adjusted household income. The Lower Mississippi River system has been a natural floodplain for many years. Therefore, this analysis will consider impacts to the floodway.

The Louisiana Housing Corporation has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain/wetland:

1. Alternative site locations outside of the proposed floodplain were considered; (2) Maintenance of flood insurance as needed and (3) All construction activities must conform to the local floodplain and building requirements.

The LHC has reevaluated the alternatives to building in the floodplain and has determined that is has no practicable alternative. In light of the information gained in Steps 4 and 5 above, the project as described in Step 1 at the chosen location is the most practical alternative. The no action alternative is also impracticable because it will not satisfy the need to provide assistance to local homeless families.

There are three primary purposes for this notice. First, people who may be affected by activities in the FFRMS defined 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. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about a FFRMS 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 a FFRMS floodplain, it must inform those who may be put at greater or continued risk.

**FINDING OF NO SIGNIFICANT IMPACT:** LHC has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at LHC, 4000 S. Sherwood Forest Blvd., Baton Rouge, LA 70816, (225) 251-1133 and may be examined or copied weekdays 8:00 a.m. to 4:30 p.m.

**PUBLIC COMMENTS:** Any individual, group, or agency disagreeing with this determination, or wishing to comment on the project may submit written comments to this office by mail to the LHC Environmental Department or by email to Shanna Glee at [sglee@lhc.la.gov](mailto:sglee@lhc.la.gov). All comments received by **November 25, 2024** will be considered by this office prior to authorizing submission of a request for release of funds. Commenters should specify which part of this Notice they are addressing.

**RELEASE OF FUNDS:** LHC certifies to HUD that Stephen I. Dwyer, in his capacity as Chairman, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD’s approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows LHC to use HUD Program Funds.

**OBJECTIONS TO RELEASE OF FUNDS**. HUD will consider objections to its release of funds and LHC’s certification received for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of LHC approved by HUD; (b) LHC has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR part 58, sec. 58.76) and shall be addressed to:

**Tennille Parker**

**Director Disaster Recovery & Special Issues, Office of Community Planning and Development**

**Department of Housing and Urban Development**

**451 Seventh Street SW, Room 7-272**

**Washington DC 20410**

Potential objectors should contact HUD to verify the actual last day of the objection period.

Stephen I. Dwyer, Chairman

Louisiana Housing Corporation