

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS
FRANKLIN SENIOR APARTMENTS**

Date of Publication: September 18, 2025

Responsible Entity (RE): Louisiana Housing Corporation (“LHC”)
Address: 2415 Quail Drive, Baton Rouge, Louisiana 70808
Contact: Kevin J. Delahoussaye, LHC Executive Director
(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 **October 7, 2025** 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, and for the release of Public and Indian Housing Project Based Vouchers (PBV) under Section 8(o)(13) of the U.S. Housing Act of 1937 (42 U.S.C. 1437f(o)(13)); and Housing Opportunity Through Modernization Act of 2016 (Public Law 114-201), for the following project:

2023 Piggyback Resilience Initiative – Mixed-Income (PRIME 3) and Project-Based Vouchers

New Orleans Restoration Properties (NORP) intends to rehabilitate/reconstruct the former Franklin Foundation Hospital located at 1501 Hospital Avenue, Franklin, St. Mary Parish, Louisiana. The 3-story hospital was constructed in 1951 with further additions in 1966 and 1985. The building is sited on a 4.09 acre parcel proximate to downtown Franklin. Through the utilization of public and private funds, including an allocation of HUD CDBG-DR dollars administered by the Louisiana Housing Corporation, NORP seeks to create sixty-eight (68) new affordable apartments to be made available to low-income senior households (55+). The CDBG-DR funding is intended to support project development costs, which may include traditional soft costs, site work, and construction activities. **The amount of CDBG-DR funding from LHC is \$5,849,628.00. The Louisiana Housing Authority (LHA) has committed six (6) project-based vouchers for this project in the approximate amount of \$1,340,160.00 over 20 years.**

PROJECT ISSUES: 1) Contamination - Lead, asbestos, and mold were present. 2) Explosive Hazards – An aboveground storage tank (AST) is located on the project site. 3) Floodplain Management – The project is located in the Federal Flood Risk Management Standard (FFRMS) floodplain. 4) The former hospital building is listed on the National Register of Historic Places.

MITIGATION: 1) All lead, asbestos, and mold will be abated according to state and federal guidelines. 2) The AST will be removed and properly disposed of. 3) The project will obtain and maintain flood insurance. 4) The project will comply with the Secretary of the Interior’s Standards for Rehabilitation.

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, 2415 Quail Drive, Baton Rouge, LA 70808, (225) 763-8700 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 Amber Lavergne at alavergne@lhc.la.gov. All comments received by **October 3, 2025** 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 Kevin J. Delahoussaye, in his capacity as LHC's Executive Director, 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**

Elvettra Gibbs

**Director of Public and Indian Housing New Orleans Field Office
Department of Housing and Urban Development
501 Magazine Street, 9th Floor
New Orleans, LA 70130**

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

Kevin J. Delahoussaye, LHC Executive Director
Louisiana Housing Corporation