

Final Notice and Public Explanation of a Proposed Activity in a Federal Flood Risk Management Standard Designated Floodplain or Wetland

To: All interested Agencies, Groups and Individuals

This is to give notice that **Terrebonne Parish Consolidated Government** under **24 CFR Part 58** has conducted an evaluation as required by **Executive Order(s) 11988, as amended by Executive Order 13690, and/or Executive Order 11990**, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under **HOME Investment Partnerships Program Grant Numbers M-22-MC-22-0209, M-23-MC-22-0209, and M-24-MC-22-0209**. The proposed project(s) is located **440 Magnolia Street** in Houma, **Terrebonne Parish** and is located in the **Federal Flood Risk Management Standard (FFRMS) floodplain / wetland**. The extent of the FFRMS floodplain was determined using **FEMA Flood Map Service Center (MSC)**. The entire project area is located in a **100-year floodplain AE Zone**. The proposed action is to develop an affordable housing duplex with single-room units to be rented by an individual or family under **80% AMI**. The floor plan is designed to build a two-story, 1050 square foot structure with one unit above another on a **70' x 70'** vacant lot.

Terrebonne Parish Consolidated Government 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: **The only adverse impact that was identified for the project is the development of property within the 100-yr floodplain. This adverse impact is minimal due to the fact the property located a 440 Magnolia Street was formally developed and would not cause additional impact to the floodplain. The beneficial impact include: 1) providing affordable housing, 2) improving the aesthetics of the neighboring property; 3) construction in a non-wetland area and 4) construction in an area that was formally developed and not affect areas of the Parish's floodplain which are currently undeveloped. Project alternatives included the following: 1) the possibility of purchasing property outside of the floodplain, but due to the overall elevation of Terrebonne Parish, most of the Parish is located within a floodplain; 2) the excessive cost of property located outside of floodplain was not economically feasible for the project and 3) taking no action, which would not benefit the need of affordable housing in Terrebonne Parish. To mitigate and minimize adverse impacts to the floodplain, the project will be constructed to at least the base flood elevation of 7 feet plus 1 foot. No wetland mitigation is required due to the fact that the property is not located in a wetland.**

Terrebonne Parish Consolidated Government has reevaluated alternatives to building in the **floodplain/wetland** and has determined that it has no practicable alternative to **floodplain/wetland** development. Environmental files documenting compliance with **Executive Order 11988, as amended by Executive Order 13690, and/or Executive Order 11990**, 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.

There are three primary purposes for this notice. First, people who may be affected by activities in **floodplain/wetland** 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 **floodplain/wetland** 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/wetland**, it must inform those who may be put at greater or continued risk.

Written comments must be received by the **Terrebonne Parish Consolidated Government** at the following address on or before **October 6, 2025: Housing and Human Services Department, Community Development, 4800 Hwy 311, Houma, LA 70360 Attention: Antoine Foret III. Contact Number: 985-219-2905**. Comments may also be submitted via email to aforet@tpcq.org. A full description of the project may be review below.

Date: September 29, 2025

Description: Two-story structure consisting of two single-room efficiency units, one on each floor. The total square footage of 1,050 on a 70' x 70' lot. The unit will be a traditional stick build with shingle roofing and vinyl siding.

