

## Early Notice and Public Review of a Proposed Activity in a FFRMS Floodplain

To: All interested Federal, State, and Local Agencies, Groups, and Individuals

This is to give notice that the Texas Department of Housing and Community Affairs (TDHCA) under CFR Part 58 has determined that the following proposed action under Title II of the Cranston Gonzalez National Affordable Housing Act of 1990 is located in the Federal Flood Risk Management Standard (FFRMS) floodplain and TDHCA will be identifying and evaluating practicable alternatives to locating the action in the floodplain and the potential impacts on the floodplain from the proposed action, 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 and Protection of Wetlands.

Royal Gardens Lufkin will include new construction of an 80-unit affordable multifamily development to be located on approximately 3.986 acres of undeveloped land to be addressed as 110 Harmony Hill Drive, Lufkin, Angelina County, Texas 75901. As proposed, the project will include three (3) multi-story buildings, an associated parking lot, outdoor amenity area, and onsite stormwater detention. Seventy (70) units will be restricted to households earning 30-60 percent of the Area Median Income (AMI), while the remaining 10 rented at market rate.

Approximately 0.73 acres of the property is within the 100 and 500-year floodplain of an unnamed tributary of Hurricane Creek. Impacts will include approximately 0.56 acres of the 100-year floodplain and 0.17 acres of the 500-year floodplain for the construction of a residential building, parking, and a stormwater detention pond. No wetland areas will be impacted. Natural and beneficial functions of the floodplain include floodplain storage and attenuation. There is minimal potential for historic or cultural resources due to a lack of known historic sites in the vicinity. No suitable habitat for federal or state-listed species is present on the property.

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 impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains 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 floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by TDHCA on or before **September 10, 2024**. Please submit your request by U.S. mail to TDHCA at 221 E. 11th Street, Austin, TX 78701, or by email to: [environmental@tdhca.texas.gov](mailto:environmental@tdhca.texas.gov). A full description of the project may also be reviewed from 8am to 5pm at the same address as above.

Date: **August 26, 2024**