

LEGAL NOTICE

EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED ACTIVITY IN A FEDERAL FLOOD RISK MANAGEMENT STANDARD DESIGNATED FLOODPLAIN

SEPTEMBER 30, 2025

To: All interested Agencies including Village of Los Lunas, Valencia County, State of New Mexico, Housing New Mexico | New Mexico Mortgage and Finance Authority, Groups and Individuals

This is to give notice that Housing New Mexico | New Mexico Mortgage and Finance Authority under 24 CFR Part 58 and 24 CFR Part 55 has determined that the following proposed action under HOME Investment Partnerships Program ("HOME"), in conjunction with tax credit reservation TC-250500, is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and Housing New Mexico | New Mexico Mortgage and Finance Authority will be identifying and evaluating practicable alternatives to locating the action within the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project location is 880 Juan Perea Road in Village of Los Lunas, Valencia County, New Mexico. The extent of the FFRMS floodplain was determined using a freeboard value approach. The subject activity is the construction of a 57-unit rental housing community, called "Plaza Luna Lofts," for low-income seniors (the "Project"). The Project will utilize Federal HOME funding. The project site consists of approximately 2.0458 +/- acres of on-site property plus a 200.00-foot by 30.01-foot off-site, adjacent private driveway and public utilities easement. The entire site (including easement) will be disturbed during the construction of the Project. The Project building will be three stories and approximately 57,240 gross square feet. The Project site is located entirely within a FEMA Zone AE floodplain near to the Rio Grande. This floodplain provides floodwater storage, conveyance, and infiltration, which will be potentially adversely affected by the activity.

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

Written comments must be received by Housing New Mexico | New Mexico Mortgage and Finance Authority at the following address on or before **October 16, 2025**: Housing New Mexico | New Mexico Mortgage and Finance Authority, 7425 Jefferson Street NE, Albuquerque, New Mexico 87109 and 505-843-6880, Attention: Michelle Werley, Regulatory Compliance Specialist II. A full description of the project may also be reviewed from 9am to noon and from 1pm to 4pm at 7425 Jefferson Street NE, Albuquerque, New Mexico 87109 and <https://housingnm.org/legal-notices>. Comments may also be submitted via email at mwerley@housingnm.org.