

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

Uptown Connect – Albuquerque, Bernalillo County, NM

July 22, 2026

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

This is to give notice that Housing New Mexico | New Mexico Mortgage and Finance Authority, Responsible Entity (RE) under 24 CFR Part 58, has determined that the following proposed action is in a Federal Flood Risk Management Standard (FFRMS) floodplain. The RE will be identifying and evaluating practicable alternatives to this development located in the FFRMS floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, and in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

Uptown Connect, a proposed multi-family development to be located at 2121 Indiana Street Northeast and 6501 Indian School Road Northeast, Albuquerque, Bernalillo County, New Mexico 87110 (subject property), consists of approximately 1.9 acres of a parking lot and bus stop facility. The Sponsor is submitting this project to the City of Albuquerque for HUD Project-Based Vouchers and Community Development Block Grant (CDBG) funds, in addition to Housing New Mexico for HOME and National Housing Trust Funds (NHTF), for the development of three (3) residential structures and one (1) non-residential structure and a parking garage, containing a proposed 198 residential units. Due to HUD aggregation requirements, the environmental review also includes adjacent areas associated with demolition, ingress and egress, frontage and roadway improvements, and utility connections on the northern, eastern, southern, and western sides of the project area.

According to FEMA Flood Insurance Rate Map (FIRM) #35001C-0352H, dated August 16, 2012, and as confirmed by the Bernalillo County FEMA Flood Zones Map accessed at <https://www.bernco.gov/public-works/public-works-services/water-wastewater-stormwater/stormwater/flood-zone-information/>, the majority of the subject property is located in Unshaded Zone X, designated as an area outside the 100 and 500-year floodplain. A small southern portion of the project area within Indian School Road Northeast (and public walkways), included within this reporting due to HUD's aggregation requirements, is located in Zone AO, designated as an area within the 100-year floodplain associated with shallow sheet flow from the Uptown Storm Drain. According to the FEMA Flood Map Service Center accessed at <https://msc.fema.gov/portal/home>, there are no preliminary or pending FIRMs for the subject property.

According to the Site Development Plan prepared by Dekker dated November 10, 2025, the only proposed work within the 100-year floodplain consists of a sewer line and road improvements.

In order to determine the Federal Flood Risk Management Standard (FFRMS) floodplain for this project, the on-site flooding source was evaluated to identify whether the associated 500-year floodplain has been mapped/defined by FEMA, thus allowing the project to utilize the 0.2% Annual Chance Flood Approach (0.2PFA). The on-site flooding source, the Uptown Storm Drain, is denoted as an area of Zone AO 100-year floodplain, with a depth of 1 foot, and as such, the 500-year floodplain has not been mapped/defined. Therefore, the FFRMS floodplain should be determined by the Freeboard Value Approach (FVA) by adding 2 feet of freeboard to the 100-year floodplain elevations.

As part of the developed Grading and Drainage Plans prepared by Isaacson and Arfman, Inc., the range of FFRMS floodplain elevations was defined for the various non-residential and residential spaces throughout the project, which are notated accordingly within the Overall Grading and Drainage Plan under each corresponding Finished Floor Elevation (FFE). The FFRMS elevations were calculated by referencing the associated grade elevations from the Topographic Survey prepared by Aldrich Land Surveying dated June 2, 2024, adding 1 foot of flood depth related to the Zone A/100-

year floodplain, and adding an additional 2 feet of freeboard. The FFRMS floodplain elevations range from 5,270.8 feet on the eastern portions of the subject property to 5,268.73 feet on the western portions of the subject property.

According to the elevation contours provided on the Grading and Drainage Plans, the FFRMS floodplain elevations extend across the majority of the subject property with the exception of the northeastern portions.

Since the project involves new construction in the FFRMS floodplain, it is subject to the 8-Step Process outlined in 24 CFR 55.20, including elevation requirements outlined in 24 CFR 55.20(e)(1), which requires residential spaces to be elevated to or above the associated FFRMS floodplain elevation and non-residential spaces either elevated to or floodproofed to the associated FFRMS floodplain elevation.

The floodplain under consideration is currently not known to have any archaeological, historic, or recreational value of public interest.

There are three (3) primary purposes for this notice:

1. People who may be affected by activities in the floodplain area 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 this area. Commenters are encouraged to offer alternative sites outside of the floodplain area, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts.
2. 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.
3. 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 Housing New Mexico | New Mexico Mortgage and Finance Authority at the following address on or before August 6, 2026: 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.