

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

To: All interested Agencies, Groups and Individuals

This is to give notice that the City of Lyford has conducted an evaluation as required by Executive Order 11988 as amended by Executive Order 13690, and/or Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the Texas Department of Housing and Community Affairs HOME Program under RSP 2024-0031. The proposed project(s) is located at 8474 Cantu, 13637 E Broadway St, 13401 La Jara Ave, 13413 Chapote Ave, and 13341 10th St., in the City of Lyford, Willacy County and is located in the Federal Flood Risk Management Standard (FFRMS) floodplain. The extent of the FFRMS floodplain was determined using a 0.2 percent flood approach. The proposed activities will be for the purpose of reconstruction a minimum of one (1) and a maximum of fifty (50) single family home(s) on scattered sites in the floodplain of Lyford, Texas. The maximum assistance, in form of a grant or loan, per unit for reconstruction will be the lesser of either \$150.00 per square foot or \$175,000 total. The size of each footprint is approximately 1,500 sq. ft. The states benefit of the project is to provide decent, safe housing for affected residents. The potential adverse effects will be minimized because the construction will occur on existing footprints and the units will be elevated out of the floodplain. The total number of acres of affected floodplains is approximately one (1) acre.

The City of Lyford has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain: The reasons why the action must take place in a floodplain is because the homeowners have no other properties to re-locate to and the City does not have other properties available to exchange with the homeowners. In addition, all environmental concerns could either be minimized or mitigates, and no other suitable arrangements can be made to assist the affected households and the benefit of the assistance outweighs the environmental concerns. The alternative was considered and rejected. This alternative leaves the qualified homeowners with no recourse for assistance. The City will hire an engineer to conduct an elevation survey of the property. The engineer will then provide an elevation certificate to the city and the homeowner. In addition, the engineer will place a stake on the property indicating the height the new structure needs to be in order to meet flood elevation requirement. The City is in compliance with all state and local floodplain protection procedures.

The City of Lyford has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of 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 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. 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 the City of Lyford at the following address on or before December 9, 2025: City of Lyford, 13550 Main Ave., Lyford, TX 78569 and 956-347-3512, Attention: Pablo Morales, City Mayor. A full description of the project may also be reviewed from 8:00 a.m. until 5:00 p.m. at 13550 Main Ave., Lyford, TX 78569. Comments may also be submitted via email at mayor@lyfordtx.us

Date: 12/1/2025