

**Early Notice and Public Review 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 **Terrebonne Parish Consolidated Government (TPCG) under 24 CFR Part 58** has determined that the following proposed action under **Resilient Communities Infrastructure Program (RCIP) Project Number 55LDRC7802** is located in the **Federal Flood Risk Management Standard (FFRMS) floodplain**, and **TPCG** 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 **7910 West Main Street, Houma, Terrebonne Parish, Louisiana**. The extent of the FFRMS floodplain was determined using a **0.2 percent flood approach**. **TPCG is partnering with Fletcher Technical Community College (FTCC) to create the Small Business Incubator Project, which will provide physical resources such as office space, meeting rooms, and equipment to small businesses to support the start up their own offices.** The rehabilitation activities for the Proposed Project will involve installing a new acoustic ceiling, removing an accordion-styled partition wall, installation of a new glass telescoping wall, installing a DIRTT wall, and installing planters. The Proposed Project will take place on the third floor of the former Whitney Hancock Bank building, now owned by the Parish. The Proposed Project will take place within FFRMS Flood Zone X, 0.2% annual chance flood hazard in a coastal zone. The proposed improvements will take place entirely on land within the existing building.

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/wetland]. 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 **TPCG** at the following address on or before **April 8, 2026**:
terrebonneenvironmental@westwoodps.com. A full description of the project may also be reviewed below.

Problem Definition

Instructions:

- All required fields are marked with an *.
- Given you have the proper permissions, use the **SAVE** button to save information and calculate data on each page.
- Save at least every 30 minutes to avoid losing data.

Please fill out the sections below or provide attachments with requested information.

Provide a comprehensive description of the problem this project will address. Including, but not limited to:

- **What are the expected results?**
- **Is this a new/existing problem?**
- **What was the previous use of the site?**
- **Does the problem affect a historic area?**

In the wake of Hurricane Ida, Terrebonne Parish worked continuously for weeks to restore electricity, water, internet service, phone service, sewer service, and assess the storm damage. Damage assessments reported that there was substantial and widespread structural damage throughout the parish. It was estimated that more than 60% of residences were unsafe for human habitation. Blown-out windows, roof damage, lack of water and electricity also forced the closure of hospitals and businesses in the area.

To support the much needed economic recovery and revitalization of the Parish as a result of the impacts of Hurricane Ida, Terrebonne Parish Consolidated Government (TPCG) is partnering with Fletcher Technical Community College (FTCC) to create the Terrebonne Business Incubator Zone, to be called "The Nest". The Nest is planned to be a small business incubator that provides physical resources such as office space, meeting rooms, and equipment to small businesses who lack the means to start up their own offices. In this space, entrepreneurs will be able to focus on their core business activities without having to worry about logistical challenges. Experienced mentors will be able to offer insights and advice to small businesses in the disaster-impacted and distressed downtown corridor and surrounding areas of Terrebonne Parish as they navigate the challenges related to business strategy, marketing, finance, and business operations. This will support economic revitalization in the core economic corridor of the Parish.

The Nest will be located in downtown Houma in the former Whitney Hancock Bank building, newly purchased by TPCG. The business incubator will be an important component of revitalization in the downtown area, sparking new business growth opportunities and operations within walking distance to the downtown public amenities such as the courthouse square, TPCG headquarters in Government Tower, Bayou Walk, Memorial Park, and restaurants. The Nest will be on the third floor and equipped to include an area of cubicles, a shared conference room, quiet work rooms, reception area, classrooms, and an area for presentations. While TPCG will ultimately be responsible for the business incubator, FTCC will manage the programming and the day-to-day operations. The Fletcher Foundation will also play an integral role in the project, managing the minimal fees of the non-LMI business tenants and other seminar participants. The Terrebonne Economic Development Authority (TEDA) is committed to partnering with the Parish and FTCC in offering advice and mentoring services to tenants and members. TEDA will also assist small businesses with loan applications, business skills training, and technical assistance.

TPCG and FTCC will also collaborate with the Terrebonne Chamber of Commerce, Houma Restoration District, Small Business Development Center, and other local organizations to build a support network for entrepreneurs using The Nest. These organizations will contribute expertise through one-on-one mentorship, guest speaking for cohort sessions, and networking events. In addition, these organizations will participate in actively seeking new participants as businesses launch after the initial twelve-month cohort period concludes.

CDBG-DR funding for The Nest offers essential recovery resources to support small businesses and entrepreneurs in revitalizing the local economy and building sustainable, successful ventures. By providing access to startup resources and facilities, The Nest encourages small and emerging business owners to take risks within a supportive environment. Terrebonne Parish currently lacks a business incubator, and establishing The Nest in the downtown area will help revitalize this key economic corridor, driving growth and innovation in a priority area for local development.

The Nest will be located in currently vacant office space owned by TPCG. The building is also anticipated to house other public departments whose buildings were damaged during Hurricane Ida. This project does not affect a historic area.

DISASTER RECOVERY ACTIVITY INFORMATION

Does the proposed project have a tie to at least one of the 2020/2021 disasters? Yes No

Which disaster does the project tie back to? Select all that apply.

Hurricane Laura

Hurricane Ida

Hurricane Delta

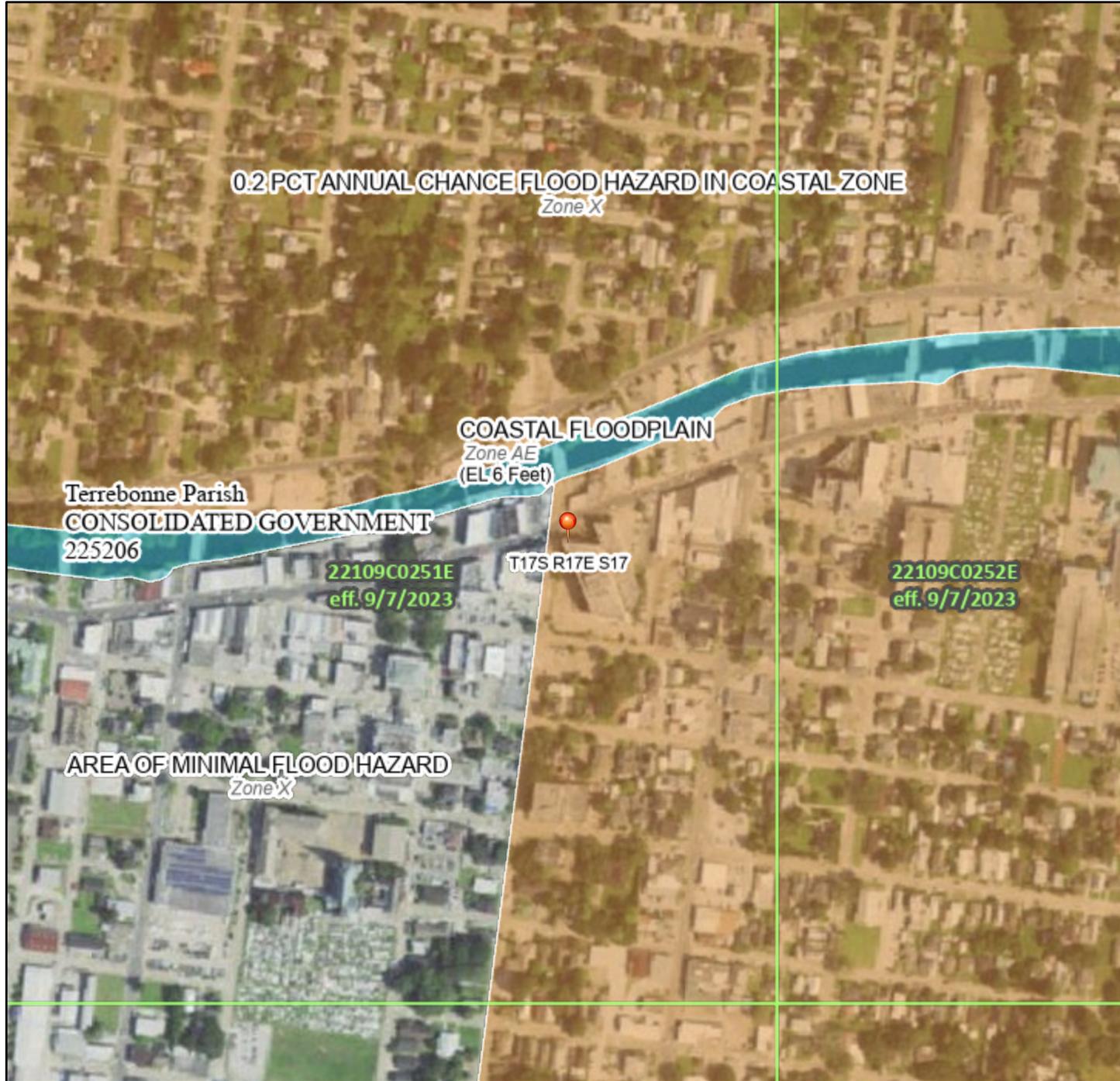
May Flood

Explain the project rationale for the tie-back to the disaster(s):

National Flood Hazard Layer FIRMMette



90°43'33"W 29°36'7"N



1:6,000

90°42'56"W 29°35'35"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/23/2026 at 5:48 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.