



To: All Interested Agencies, Groups and Individuals **Notice: PN-26-18**
From: IHCDA
Date: May 27, 2026
Re: **Early Notice and Public Review of a Proposed Activity in a Federal Flood Risk Management Standard (FFRMS) Designated Floodplain and Wetland**

NOTE: A minimum 15 calendar day comment period will begin the day after the publication and end on the 16th day after the publication.

This is to give notice that the Indiana Housing and Community Development Authority (IHCDA) and Lake County Redevelopment Commission (LCRC) have determined that the following proposed action, The Branches Development, Project Based Vouchers (PBVs) and HOME Grant funding from the Department of Housing and Urban Development (HUD) administered through the IHCDA and the LCRC respectively is located in a wetland area. IHCDA and LCRC will be identifying and evaluating practicable alternatives to locating the action within wetland and the potential impacts on the wetland from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690 and Executive Order 11990, 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 is located at 6400 E 81st Avenue, Hobart, Indiana and consists of approximately 21.2 acres of undeveloped land. The Branches Development will consist of the construction of a single, three-story, elevator-served building featuring a total of 36 units for seniors aged 55 and older experiencing homelessness. On-site amenities will include a community room, laundry facilities on each upper floor, bike storage, raised garden beds, and an outdoor pavilion along a walking trail. There will also be a parking lot with 104 total parking spaces and a detention basin.

No portion of the project site is located in the FFRMS. Approximately 5.33 acres of wetlands and approximately 1,000 linear feet of Other Waters of the US (both jurisdictional and non-jurisdictional) are located on the project site. Of those jurisdictional and non-jurisdictional Waters of the US in the project corridor, approximately 0.05 acres of wetland and 0.0 linear feet of Other Waters of the US will be impacted by project activities.

There are three primary purposes for this notice. First, people who may be affected by activities in a floodplain and wetland 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



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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 comments about floodplains and wetlands 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 a floodplain and wetland, it must inform those who may be put at greater or continued risk.

Written comments must be received by IHCDA and LCRC before June 13, 2026.

Indiana Housing and Community Development Authority
30 South Meridian Street, Suite 900
Indianapolis, IN 46204
Attention: Ashlynn Morelock

Lake County Redevelopment Commission
2293 N. Main Street
Crown Point, IN 46307
Attention: Timothy Brown

Comments may also be submitted via email at AsMorelock@ihcda.in.gov or brownta@lakecountyin.org