

COUNTY OF LOUDOUN, VA

Early Notice and Public Review of a Proposed Activity that may be in a Federal Flood Risk Management Standard (FFRMS) Designated Floodplain

This is to give notice that the County of Loudoun under 24 CFR Part 58 has determined that the following proposed action under the Community Development Block Grant (CDBG) Program for FY 2026 through FY 2030 (Grant Nos. B-26-UC-51-0006 through B-30-UC-51-0006) may be located in a Federal Flood Risk Management Standard (FFRMS) designated floodplain, and the County of Loudoun will be identifying and evaluating practicable alternatives to locating the actions within the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, and 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 action will be county-wide for scattered site housing rehabilitation, and specific locations will be identified as eligible activities are determined. The extent of the FFRMS floodplain for each activity under the following action will be determined using the 0.2 percent flood approach.

ACTIVITY DESCRIPTION:

The following activity for FY 2026 through FY 2030 may be subject to the 8-Step Decision-Making Process under 24 CFR 55.20 if an individual action is located within the FFRMS Floodplain and meets the definition of a “substantial improvement” under 24 CFR 55.2(b)(12). For any action that qualifies as a substantial improvement, the County of Loudoun will evaluate practicable alternatives and identify mitigation measures once eligible projects and their proximity to the floodplain are confirmed. For each rehabilitation action located in the FFRMS Floodplain that does not meet the substantial-improvement threshold, the County will complete the Modified 5-Step Decision-Making Process under 24 CFR 55.14.

- **Home Accessibility and Home Repair Program (HARP):** CDBG funds will be used to fund rehabilitation repairs, and accessibility repairs to owner-occupied homes of low- to moderate-income Loudoun County residents. The project budget for FY 2026 is \$785,340.57, with an estimated allocation of \$3,925,340.57 from FY 2026 through FY 2030. Specific housing rehabilitation locations will be identified as eligible activities are determined. The number of units to be rehabilitated will be determined by available resources and project costs per rehabilitation activity. The proposed action will be limited to the rehabilitation of existing owner-occupied residential structures and will not involve new construction or the expansion of building footprints. Rehabilitation activities will be limited to improvements such as repairs or replacement of existing building systems and components intended to improve the safety, livability, energy efficiency, and continued occupancy of the homes. No new ground disturbance or significant tree- or land clearing activities will be conducted as a part of the proposed action.

There are three primary purposes for this notice. First, people who may be affected by activities in the 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 comments 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 to the Loudoun County Department of Housing and Community Development via email to housing@loudoun.gov or via mail to the Program Administrator II-Federal Entitlement Grants, P O Box 7000, Leesburg, VA 20177 no later than 3 p.m., prevailing time, on **Friday, June 26, 2026**, or fifteen (15) days from the date of the publication of this notice. For questions, please call (571) 627-7707. A full description of the proposed housing rehabilitation action identified herein may be reviewed during normal business days Monday through Friday from 8:30 a.m. to 5:00 p.m. in the Loudoun County Department of Housing and Community Development, 106 Catoctin Circle, SE, Leesburg.

ELAINE CRAWFORD, INTERIM DIRECTOR
DEPARTMENT OF FINANCE AND PROCUREMENT, LOUDOUN COUNTY