

CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT (HPD)
OFFICE OF MANAGEMENT AND BUDGET (OMB)

COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY PROGRAM
**FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR
FLOODPLAIN**

To: All Interested Agencies, Groups, and Individuals:

This publication gives notice that the City of New York (the City) has conducted an evaluation of several proposals under the United States Department of Housing and Urban Development’s (HUD) Community Development Block Grant-Disaster Recovery (CDBG-DR) grant, as required by Executive Order 11988 in accordance with HUD regulations 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management. This evaluation is made to determine the potential affect that proposed activities in the floodplain will have on the human environment. Through the “Disaster Relief Appropriations Act, 2013” (Public Law 113-2, January 29), the City’s initial allocation of CDBG-DR funds is \$1,772,820,000. Of this total, the City has allocated \$648 million in funding for assistance to address the various unmet housing needs. The focus of this notice is the NYC Build-It-Back: Multi-Family Building Rehabilitation Program, which will be administered by the Department of Housing Preservation & Development (HPD). Of the initial \$648 million of CDBG-DR funds allocated to housing, \$215 million would be provided to HPD for the rehabilitation of multifamily buildings (5+ units) and 3-4 unit buildings that are not owner-occupied. The properties shown below are subject to this public notice:

ADDRESS	BOROUGH	BLOCK/LOT	LOT ACREAGE (APPROX.)	LOT ACREAGE W/IN 100 YEAR FLOOD ZONE (APPROX.)
125, 129, 131, and 141 Barrow Street; 115 and 121 Morton Street; 379 West Street	MN	603/1	1.53	1.21
573 Grand Street	MN	263/8	4.87	0.19
383, 387, and 389 East 10 th Street; 642, 644, and 646 East 11 th Street	MN	393/7501	0.46	0.46
380 West 12 th Street	MN	640/12	0.36	0.29
412 East 10 th Street	MN	379/15	0.09	0.09
21 South William Street	MN	29/7503	0.1	0.05
166 Bank Street	MN	638/4	0.24	0.24
260 Beach 81 st Street	QN	16113/7502	1.33	1.33
160 Beach 116 th Street	QN	16188/68	0.09	0.07
147 Beach 59 th Street	QN	15931/40	0.19	0.19
128-01 Newport Ave and 128-11 Newport Ave; 257-261 Beach 128 Street; 244-264 Beach 129 Street	QN	16224/1	0.78	0.78
156-06 79 th Street	QN	13941/7501	0.05	0.05
188 Beach 123 rd Street	QN	16232/83	0.1377	0.1377
3411 Guider Avenue	BK	881/7503	0.07	0.07
414 Van Brunt	BK	597/25	0.04	0.04
3099 Brighton 6 th Street	BK	8691/33	0.47	0.47
2629 East 23 rd Street	BK	7468/7501	0.77	0.77
2504 East 14 th Street	BK	7434/7502	0.1148	0.1148
528, 536, 568 and 576 Dongan Hills Ave	SI	3750/7501	1.55	1.55

This public notice and the associated maps for the affected properties listed above are available for viewing using the following link <http://www.nyc.gov/builditback> and then clicking on “Reports and Public Notices”.

Proposed Action in the Floodplain:

Under the Multifamily Building Rehabilitation Program, actions may include rehabilitation and resiliency measures such as repair to structure and grounds; elevation of facilities including electrical, mechanical, plumbing and elevator equipment to the extent practicable; and in the event of substantial damage and substantial improvement, modifying structures to elevate residential use above the base flood elevation. Additionally, eligible homeowners could seek reimbursement for pre-

award costs associated with reconstruction, rehabilitation and demolition work. Specific project descriptions for the properties which are subject to this notice are contained below:

125, 129, 131, and 141 Barrow Street; 121 Morton Street; 379 West Street, Manhattan - This development consists of 184-units made up of two to three unit walkups. Unit owners are seeking reimbursement for pre-award costs related to interior restoration work including but not limited to the repair/replacement of electrical components, flooring, cabinets, sheetrock and post storm debris removal and clean up. Project rehabilitation work within individual units include the repair/replacement of electrical components, doors, windows, flooring, painting interior walls, and post storm clean up.

573 Grand Street, Manhattan - The applicant is seeking reimbursement for pre-award costs as a result of storm related damage. The storm surge flooded the entire apartment, damaging the floors and walls. The scope of work includes repairs to the floor, while the reimbursement is for temporary storage and housing costs.

383, 387, and 389 East 10th Street; 642, 644, and 646 East 11th Street, Manhattan - This development consists of two four-story buildings with a total of 35 residential units. The common space areas and units on the ground floor were severely impacted by the storm and flood water. The buildings suffered damage to the structure, grounds, mechanical and electrical systems. While some units have been restored, many still have not. Funding may include reimbursement for temporary and permanent repairs to kitchens, bath, bed, and living rooms as well as HVAC, mechanical, electrical systems and wiring.

380 West 12th Street, Manhattan - This property is a 53-unit, seven-story cooperative building which is in need of repairs to correct structural damage and repairs to the service systems. First-floor units, common space, and areas within the basement suffered extensive damage. Individual unit owners and the co-op board are seeking reimbursement for pre-award costs related to mold remediation, structural repairs to doors, stairs, flooring, ceilings, demolition of basement walls and replacement of drywall and sheetrock—as well as electrical systems. All grated sidewalk-level openings were also bricked in to prevent future flooding to the basement levels of ground floor units.

412 East 10th Street, Manhattan - This development is a 24-unit, six-story building which sustained severe flooding in the basement. The proposed repair scope includes replacement of the boiler system and related pumps, valves, gauges, and control panel, electrical panelboard and circuit breakers, minor masonry work, doors, and painting. The applicant is seeking reimbursement for electrical work, pipes, valves, gauges, ductwork controls, and pressure sensor related to heating system, painting, doors, and tile floors. The mitigation scope for common areas may include dry flood-proofing measures to elevate building systems and wet flood-proofing measures to prevent water intrusion. Other mitigation items may include measures such as backup building systems and flood barriers, as cost feasible.

21 South William Street, Manhattan - This property is a one-bedroom condo within an eight-story condominium complex. The complex sustained damages to portions of its interior due to floodwaters. A third floor unit owner is seeking reimbursement for completed repair and replacement of the apartment's heating/cooling system.

166 Bank Street, Manhattan - This property consists of a seven-story building with 30-units. A unit owner is seeking reimbursement for completed repairs, including flooring, restoration of the bedroom, bathroom, and office spaces; extensive electrical rewiring, boiler and water heater replacement, and ceramic floor tiling.

260 Beach 81st Street, Queens - This property consists of a seven-story building with 103 units. The mitigation scope will repair damages to the structure, grounds, mechanical and electrical systems, and individual units. Funding may include reimbursement for temporary and permanent repairs to kitchens, bath, bed, and living rooms as well as mechanical systems and wiring.

160 Beach 116th Street, Queens – This 34-unit, single room occupancy rental building sustained both interior and exterior damage from wind and flood waters. The proposed scope will repair damage to the building's interior common areas and the building's exterior. Reimbursement for work already completed is also proposed.

147 Beach 59th Street, Queens – This eleven-unit rental building sustained significant storm damage, resulting in five units being rendered uninhabitable and damage to common areas. A gut rehabilitation of all damaged units and common areas is proposed, along with potential resiliency measures to protect against future storm damage. Reimbursement for repair work already carried out is also proposed.

128-01 Newport Ave and 128-11 Newport Ave; 257-261 Beach 128th Street; 244-264 Beach 129th Street, Queens – This property is a four-story, 47-unit cooperative complex with a parking garage. The property sustained damages to portions of its interior and exterior space along with first-floor units and common area. There is significant damage to mechanical equipment including the boiler and laundry room facilities. Reimbursement is proposed for work already completed to the common area space, which includes sidewalk repair, footings and water supply line replacement, resident mailboxes, meter base and safety switch replacement, boiler control panel, pressurized water tank, and the safety and mixing valve. The proposed repair scope for the common area includes aluminum window replacements, storefront aluminum door and frame, exterior door replacement, drywall, electrical rewiring, alarm and valve riser, backflow preventer, wood window replacement, complete boiler room repair, HP pump, and simplex condensate return pump. Reimbursement is also proposed for individual unit owners for repairs already completed including debris removal and mold remediation, electrical rewiring, replacing fixtures, flooring, drywall, doors, tiling, plumbing, heating systems, appliances, and repainting.

156-06 79th Street, Queens – This property is a two-unit, three-story townhouse that received approximately three feet of flood water on the first floor. The owner cited extensive damage to electrical and plumbing systems, the kitchen, and walls. The proposed repairs include cabinetry work, replacing the refrigerator, AC unit repair, boiler room exterior door replacement, and sink repair. Reimbursement may be provided for already completed repairs, including drywall replacement, ceramic tile installation, the electrical rewiring, bathtub replacement, extensive paint work, and circulator pump and boiler replacement.

188 Beach 123rd Street, Queens – This six-unit, three-story rental building sustained extensive damage to the interior, exterior and common area space as well as the basement. Reimbursement for work already completed is proposed.

3411 Guider Avenue, Brooklyn – The property is a six-unit, seven story building which received over eight feet of flood waters on the ground floor. The majority of repairs have been completed. Reimbursement is requested for the replacement of six water heaters, six boilers and related pumps and valves, one elevator, and for extensive repairs done to electrical systems, tile floors, drywall, lighting, doors, ductwork, painting, security system, sump pumps, garage door, and fire alarm system. The repair scope may include the replacement of a manlift, minor electrical work and insulation. The mitigation scope for common areas may include dry flood-proofing measures to elevate building systems and wet flood-proofing measures to prevent water intrusion, and backup building systems and flood barriers.

414 Van Brunt Street, Brooklyn – This property is a seven-unit, four-story building which received significant damage to the basement, common areas, and one apartment unit. The proposed repair scope includes replacing one oil burner, pipes and ductwork related to HVAC system, exterior masonry repointing, sump pumps, drywall, doors, and painting. Reimbursement is requested for completed repairs in the common areas, including roof repairs, extensive electrical work, hot water heater and related pipes, valves, and pumps, and drywall, and to apartment unit, including drywall and floors, electrical work, and one bathroom and kitchen. The mitigation scope for common areas may include dry flood-proofing measures to elevate building systems and wet flood-proofing measures to prevent

water intrusion. Other mitigation items may include measures such as backup building systems and flood barriers, as cost feasible.

3099 Brighton 6th Street, Brooklyn – This property is a six-story, 96-unit building which sustained severe flooding and experienced structural damages to its interior and exterior, including the electrical and heating system and two elevators. The owner is requesting reimbursement for work already completed including, lighting, painting, gauge, drywall, ductwork, electrical panel boards, meter base and controls, water pumping, insulation, and replacement of the boiler, water heater and compactor system. The proposed repair scope includes remaining electrical work, masonry work, pipe insulation in the pump room, painting, ceramic tile flooring, and replacement of doors and windows.

2629 East 23rd Street, Brooklyn – The property is a one-story, one-bedroom condominium in a complex which has sustained damages to the mechanical system. The owner is seeking reimbursement for the replacement of a water heater, boiler, pressure relief valve, thermal expansion tank, and circulator pump.

2504 East 14th Street, Brooklyn – This development is comprised of a three-story, six-unit building. The proposed repairs include: replacing the boiler, water heater and expansion tank, as well as repairing certain other mechanical systems and first floor floors and walls. Applicant is seeking reimbursement for repairs already completed to certain mechanicals and interior structure.

528 Dongan Hills Avenue, Staten Island – The property is a three-story, four-bedroom condominium. The owner is seeking reimbursement for completed repairs, including painting, cabinetry, drywall, electrical wiring, breaker panel, debris and salt water removal, and replacement of patio sliding doors, garage doors, ceramic floor tiling, cement board and central air system.

536 Dongan Hills Avenue, Staten Island – This property is a three-story condominium. Repairs to the central air unit and electrical system have been completed. Reimbursement is being sought for repairs made including drywall, painting, tile flooring, lighting and insulation, and replacement of cedar planks for outdoor patio.

568 Dongan Hills Avenue, Staten Island – This property is a three-story condominium that experienced significant damage to the family room, stairs, foyer and garage. The owner cited that the second floor shifted due to damage to the staircase on the first floor. All repairs have been completed to date. The owner is seeking reimbursement for repairs, including painting, insulation, drywall, cabinetry, and replacement of brick pavement, ductwork for HVAC system; and laminate wood and ceramic tile flooring.

576 Dongan Hills Avenue, Staten Island – This property is a three-story condominium which experienced significant damage to the electrical system and air/heating system. Reimbursement is being sought for repairs made including painting, drywall and replacement of baseboards, windows/doors, and ceramic tile flooring, and cement boards.

Public Explanation of a Proposed Activity in the 100-Year Floodplain:

The City has carried out the procedures required by Executive Order 11988 on Flood Plain Management including the consideration of a no-action alternative, to avoid adverse effects and incompatible development in the floodplain. *The no-action alternative would not achieve the City's goals of restoring the health and safety of hurricane-damaged multi-family housing for its residents, nor would it promote planning and implementation of resilience measures to mitigate damage from future weather extremes. Residents would continue to be displaced from their homes located in the floodplain, live in damaged, unsafe, and unsanitary housing within the hurricane-damaged neighborhoods or seek shelter elsewhere. Poor structural integrity of hurricane-damaged buildings within the floodplain would put residents at a greater risk should a flood event occur, especially if buildings do not meet current elevation requirements. Storm debris fields on the properties of residential buildings would potentially remain unaddressed, also posing a threat to public health and water quality.*

The City has considered alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values of the floodplain. It therefore proposes to support the projects because there is no practicable alternative to develop the projects totally outside the floodplain. To minimize potential harm to the floodplain, HPD will require that the projects implement the following mitigation measures:

- 1) Property owners will be required to purchase and maintain flood insurance for the life of the property or the term of federal assistance; and
- 2) All alterations and repair work must comply with the NYC Department of Buildings requirements for flood-resistant construction (Appendix G of the 2008 Building Code) and resiliency/mitigation measures described above will be implemented as practicable.

This notice is required by Section 2(a)(4) of Executive Order 11988 for Floodplain Management and is implemented by HUD Regulations found at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management. All interested persons, groups and agencies are invited to submit written comments regarding the proposed use of federal funds to support activities located in a floodplain. Written comments should be sent to HPD at 100 Gold Street, New York, NY 10038, Attn: Patrick Blanchfield, AICP, Director of Environmental Planning, Office of Development, Room 9I-7. Comments may also be submitted electronically to nepa_env@hpd.nyc.gov. The minimum 7 calendar day comment period will begin the day after the publication and end on the 8th day after the publication. All comments should be received by HPD on or before July 26, 2014.

Bill de Blasio, Mayor

Vicki Been, Commissioner, HPD

City of New York, Office of Management and Budget, Dean Fuleihan, Director

Publication Date: Friday, July 18, 2014