

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.)
128-11 Newport Avenue	QN	16224/1	0.78	0.78
156-51 78th Street	QN	13941/7501	2.6	2.055
601 Brightwater Court	BK	8691/11	0.35	0.144
2838 West 36 th Street	BK	7004/23	0.07	0.068
4662 Bedford Avenue	BK	7469/7501	0.22	0.164
722 Banner Avenue	BK	7264/49	0.22	0.22
180 Christopher Street	MN	604/3	0.08	0.08
456 West 23 rd Street	MN	720/75	2,172	1,418
2279 and 2301 5 th Avenue	MN	1763/1	1.41	1.41
2311 and 2333 5 th Avenue	MN	1764/1	2.22	2.22

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:

128-11 Newport Avenue, 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.

156-51 78th Street, Queens – This property is a three-unit, three-story townhouse which received extensive damage to the property's boiler, hot water heater, and sheet rock. All Sandy-related damages have been completed to date. Reimbursement is proposed for repairs including vinyl fence replacement, motorized valve replacement, water heater replacement, circulator pump installation, tile floor covering, drywall hanging, electrical rewiring, cabinetry work and deck planking.

601 Brightwater Court, Brooklyn – This property is a one-story, two-bedroom condominium that has sustained damages to portions of its basement and lobby area from flooding and window exteriors from heavy winds. Repairs are almost completed. Reimbursement is proposed for completed repairs, including window reglazing and aluminum window replacements.

2838 West 36th Street, Brooklyn - This property is a first floor unit in a three-story building that received seven feet of flood water. The unit sustained extensive damages to the floors, walls, and living spaces. While the owner has made a few repairs, more are needed in the kitchen and bathroom areas. Proposed repairs include aluminum window replacement, bathroom sink & vanity repair, and panelboard replacements. Reimbursement may be provided for already completed repairs, including engineered wood flooring installment, drywall hanging, extensive paint work, electrical rewiring, circuit breaker replacement, ceramic tile installing, shower tile replacement, and cabinetry work.

4662 Bedford Avenue, Brooklyn - This property is a second floor unit in a building that received two feet of flood water in the basement, which affected the owner's storage room and boiler and water heater. All repairs to the property have been completed and the owner is seeking reimbursement for the replacement of drywall, electrical rewiring, water heater repair, boiler replacement, and repair to the thermal expansion tank and circulator pump.

722 Banner Avenue, Brooklyn – This property was originally under construction and remains incomplete. The basement was completely submerged by floodwaters, and water reached almost two feet on the first floor. Damages include corrosion and structural damages to supporting beams and pipe, as well as prefabricated stairs and stored construction materials. The roof and exterior were damaged by wind and wind driven rain. The owner is seeking reimbursement for minor repairs completed after the storm, including electrical, drywall, ceramic tile, roof repairs, and cleaning. Repair scope may include I-beam repair, electrical work, piping, motors, sump pumps, drywall, tile floor, doors, painting, one bathroom, plumbing, and additional cleaning. 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.

180 Christopher Street, Manhattan - This 46-unit supportive housing rental building sustained damages to the basement and first floor level due to flooding. Damage also occurred to the building's mechanical systems and roof. Reimbursement is proposed for repair work that has already been completed and financing for repair work and resiliency measures are also proposed.

456 West 23rd Street, Manhattan – This property is a ten-unit building that sustained damage due to three feet of floodwaters in the basement. Reimbursement is being considered for piping replacement and painting. The repair scope may include boiler replacement, doors, valves, painting, sump pumps, drywall, insulation, and tile. 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.

2279, 2301, 2311, and 2333 5th Avenue, Manhattan - This development consists of four buildings with a total of 624 condominium units. The structures sustained both interior and exterior damages as well as damages to the grounds from floodwaters and winds. Reimbursement is being considered for

completed repairs and additional funding is being sought for repair and resiliency work including restoration of the external grounds, mechanical and electrical systems, security systems, community room and common space, and roof fans.

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 October 31, 2014.

Bill de Blasio, Mayor

Vicki Been, Commissioner, HPD

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

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