

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.)
1522 NEPTUNE AVE	BK	7022/4	0.04	0.04
3047 BRIGHTON 6 th STREET	BK	8676/7501	0.31	0.31
2838 WEST 36 th STREET	BK	7004/23	0.07	0.068
2805 EAST 28 th STREET	BK	8792/7501	0.12	0.12
188 BEACH 62 nd STREET	QN	15904/7501	4.44	4.44
158 BEACH 114 th STREET	QN	16186/60	0.09	0.01
163 BEACH 128 th STREET	QN	16238/7501	0.18	0.18
151-44 80 th STREET	QN	11426/7501	0.31	0.311
129 BEACH 118 th STREET	QN	16228/41	0.24	0.241

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:

1522 Neptune Ave, Brooklyn - This property consists of a three-story building with five units. The applicant is seeking reimbursement for work completed in the basement and within the five units. The completed work includes painting, new windows, doors, floor and roof, batt insulation, rewiring, baseboard, and drywall. The proposed repairs include replacing a window, repainting the pipes and installing a new water meter.

3047 Brighton 6th Street, Brooklyn - This property consists of a 13-story condominium with 24 units. The applicant is seeking reimbursement for significant repairs made to the electrical system and elevator, as well as sump pumps, tile work, drywall, insulation, garage doors, and painting.

2838 Brighton 3rd Street, Brooklyn - This property consists of a three-story building with nine-units. The applicant is seeking reimbursement for completed repairs including new drywall, insulation, baseboard, painting, outlets, and flooring in the living room, kitchen, bathroom and laundry room.

2805 East 28th Street, Brooklyn - This property consists of a four-story condominium. Reimbursement is being sought for all completed repairs including the repair/replacement of the boiler, circulator pump, water heater and expansion tank. The walls were also painted in the basement, bathroom, office, kitchen and bedrooms and drywall was replaced in the living room.

188 Beach 62nd Street, Queens - This property consists of 16, two-story condominium townhomes. The condominium association is seeking reimbursement for completed repairs to exterior portions of the property, debris removal, and exterior vinyl repairs.

158 Beach 114th Street, Queens - This property consists of a three-story building with 13 units. The applicant is requesting reimbursement for boiler and hot water heater replacement, repairs to floors, painting, drywall, doors, sump pump, siding, and insulation. The proposed repair scope includes electrical work, meters, valves, heating, bathroom, additional doors, tile, painting, and drywall.

163 Beach 128th Street, Queens - This property is a two-story multi-family condominium with six-units. The structure sustained the following damage: basement filled up with sewage water, flooding and structural damage occurred in the garage, bedrooms, and laundry room. Storm door was also damaged. Reimbursement is proposed for unit owners who completed repairs.

151-44 80th Street, Queens - This is a two-story building with nine units. Completed repairs include but are not limited to cleaning, debris removal, rewiring in boiler room and meter room, roof repairs, replacement of sump pump, gas meter, etc. The proposed repair scope includes exterior repairs such as painting, replacement of window trim, insulation, re-pointing and sealing of masonry.

129 Beach 118th Street, Queens - This is a seven-story building with a total of 68 rental units. Completed repairs include but are not limited to debris removal, painting, replacement of: drywall, water heater, boiler, expansion tank, insulation, doors, windows, baseboards, etc. The proposed repair scope includes retaining wall replacement, and repairs to the bathroom and electrical room on the first floor.

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 May 15th, 2015.

Bill de Blasio, Mayor

Vicki Been, Commissioner, HPD

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

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