

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 allocation of CDBG-DR funds is \$4.21 billion. Of this total, the City has allocated \$2.46 billion 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 \$2.46 billion of CDBG-DR funds allocated to housing, \$416 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.)
78 LAIGHT STREET	MN	218/7503	0.10	0.10
275 WATER STREET	MN	107/49	0.04	0.04
330 SPRING STREET	MN	595/7504	0.14	0.14
2785 WEST 16 STREET	BK	6996/7	0.05	0.05
2575 EAST 14 STREET	BK	7435/7501	0.07	0.07
1601 MERMAID AVENUE	BK	7021/42	0.05	0.05
130 OCEANA DRIVE WEST	BK	8720/7502	1.26	0.22
3033 BRIGHTON 3 STREET	BK	8673/20	0.17	0.17
959-999 EAST 108 STREET	BK	8235/315	1.33	1.21
1001-1031 EAST 108 STREET	BK	8235/289	1.25	1.25
131-16 ROCKAWAY BEACH BLVD	QN	6265/45	0.20	0.20
186 BEACH 132 STREET	QN	16276/90	0.14	0.14
123-11 ROCKAWAY BEACH BLVD	QN	16233/1	0.23	0.23
229 BEACH 120 STREET	QN	16216/21	0.14	0.14
28-15 DEERFIELD ROAD	QN	15798/1	0.15	0.15
130 BEACH 92 STREET	QN	16137/7501	0.05	0.05

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:

78 Laight Street, Manhattan – This property is an seven-story, eight-unit, building where the applicant is seeking funding for work that includes but is not limited to the installation of sheetrock and ceiling tile, painting, and repairs to the boiler pump.

275 Water Street, Manhattan – This property is an eight-story, five-unit, co-op building where the applicant is seeking reimbursement for completed work that includes but is not limited to the replacement of basement walls and flooring as well as mechanical and sprinkler systems.

330 Spring Street, Manhattan – This property is a 12-story building where the applicant is seeking funding for work that includes but is not limited to repairs to the electrical system, boilers, ejector pumps, and generator.

2785 West 16 Street, Brooklyn – This property is a four-story, six-unit, building where the applicant is seeking reimbursement for completed repairs to the basement, first floor, and mechanical systems.

2575 East 14 Street, Brooklyn – This property is a nine-unit condominium building where the applicant is seeking reimbursement for completed repairs to the garage door, main and handicap elevators, and electrical system.

1601 Mermaid Avenue, Brooklyn – This property is an three-story, five-unit, building where the applicant is seeking funding for work that includes but is not limited to the replacement of the hot water heater, boiler, expansion tank, valves, and pressure gauges.

130 Ocean Drive West, Brooklyn – This property is comprised of two seven-story buildings totaling 100 units where the applicant is seeking funding for work that includes repairs to the electrical system, boilers compactors, elevators and security systems, stucco repairs, sealing , and painting.

3033 Brighton 3 Street, Brooklyn – This is a ten-unit, single room occupancy, building where the applicant is seeking funding for work that includes but is not limited to painting throughout the basement; repairs to floors, walls, doors, wiring; and the replacement of the boiler and bathroom and kitchen fixtures.

959-999 East 108 Street, Brooklyn – This is property is comprised of two buildings totaling 75 units where the applicant is seeking funding for work that includes but is not limited to electrical and carpentry repairs in addition to reimbursement for flood damage repairs already completed.

1001-1031 East 108 Street, Brooklyn – This property is part of a two building complex totaling 75 units where the applicant is seeking reimbursement for completed repairs to the damaged basement caused by flood waters.

131-16 Rockaway Beach Blvd., Queens – This property is a three-story, 12-unit, rental building where the applicant is seeking reimburse for completed repairs that include but are not limited to the basement, boiler, electrical meters, switches, and storage area.

186 Beach 132 Street, Queens – This property is a three-story, six-unit, building where the applicant is seeking reimbursement for working that includes but is not limited to the replacement of the boiler and expansion tank in addition to repairs to the floors, walls, and electrical system.

123-11 Rockaway Beach Blvd, Queens – This property is a nine-story, 27-unit, building where the applicant is seeking reimbursement for completed work that includes but is not limited to flood damage repairs to the boilers, electrical wiring, two units, and laundry room.

229 Beach 120 Street, Queens – This property is a two-story, six-unit, building where the applicant is seeking funding for repairs to the floor, walls, wiring, fixtures, electrical systems, plumbing, and the water heater and boiler.

28-15 Deerfield Road, Queens – This property is a two-and-a-half-story, five-unit building where the applicant is seeking reimbursement for completed demolition work done on the two basement units of the structure. The requested funding will be directed toward additional work that includes but is not limited to additional demolition; painting; repairs to wall framing; replacement of drywall, flooring, cabinetry, appliances, insulation, plumbing, sump pumps, heating systems, electrical wiring, and transfer switch; as well as elevation of the meter panel above the prescribed design flood level.

130 Beach 92 Street, Queens – The property consists of seven connected three-story townhouse buildings totaling 20 units. The applicant is seeking reimbursement for completed work that includes debris removal, temporary stabilizing repairs, and mold remediation. Additional funding is requested for work that includes

but is not limited to repairs to the common space stairwell flooring and damaged electrical panels as well as elevation of the electrical system above the prescribed designed flood level.

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, Executive Director of Environmental Planning, Office of Development, Room 7-A3. 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 November 7, 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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