# NJDEP Environmental and Historic Review
# Application for EDA and DCA-NEP Programs

1. **Agency Name:** NJDCA
2. **Date of Application Submittal to DEP:** ~~1/6/14~~ 1/16/14 LMH
3. **CDBG-DR Program:** NEP
4. **Application ID Number:** NEP 2014-02325-0230-00
5. **National Objective Description/Number:** LMI
6. **Grant Number:** B-13-DS-34-0001
7. **Applicant Name:** Habitat for Humanity Cape May County
8. **Project Location:** Middle Township (Street Address) _____ (Zip)
   See Attached (Municipality) _____ (County)
   _____ (Block) _____ (Lot)

*(A separate form with a unique Application ID number is required for each location.)*

9. **Detailed Project Description**
   Provide a thorough description of the existing conditions at the site, work that will occur at the site, and the final project outcome. See Appendix A for directions.
10. **Change in Use**
    Will the project result in a change in use for the land or structure? If YES, please describe and document.
    Examples:
    a. Residential use → Non-residential (commercial, industrial, or mixed use)
    b. Non-residential (commercial, industrial, or mixed use) → Residential
11. **Change in Size or Capacity**
    Will the project result in a change in size or capacity of any kind? If YES, describe the percentage increase in size, footprint, number or capacity. Include any increase to main building(s), ancillary structure(s), parking areas, landscaping, paving, discharges such as sewage (wastewater), solid waste (trash), or process discharges, etc.
    Examples:
    a. Increase in retail space, restaurant or theater seating capacity with 30% larger footprint and additional parking spaces.
    b. Increase in production capacity of manufacturing facility by 15%
    c. Change in landscaping resulting in 25% more impervious surface/paving.
12. **Market Value (for residential rehabilitation projects only)**
    What is the estimated cost of the rehabilitation as a percentage of the estimated post-rehab value of the building? Attach documentation such as comparable housing prices.
    Example:
    The cost of the rehabilitation is currently projected at $1,212,412. The estimated value of the property's 7 units of affordable housing is expected to be $2,000,425. (Rehabilitation costs are 61% of the projected value at completion.)
13. **Right of Entry Form signed by property owner**

Initial Determination of Level of Review CEST SCM Initials LMH

Reason for Initial Determination New construction - 3 units - No Δ in Land Use

*This section is for DEP use.*

**Middle Township Habitat Development 2014 – 2015**
**Habitat for Humanity Cape May County**
**Application for Environmental Review for**
**Neighborhood Enhancement Program, December 19, 2013**

1. **Contact information:**

PAMS_PIN

a. **303 Sumner Street, Cape May Court House, NJ 08210 (Block 949, lot 3.03)**

0506_949_3.03

Property owner/representative:
Habitat for Humanity Cape May County, Shawn Lockyear, Executive Director, shawn.lockyear@gmail.com, 609-602-8031

b. **311 Sumner Street, Cape May Court House, NJ 08210 (Block 949, lot 3.01)**

0506_949_3.01

Property owner/representative:
Habitat for Humanity Cape May County, Shawn Lockyear, Executive Director, shawn.lockyear@gmail.com, 609-602-8031

c. **101 W Anna Street, Cape May Court House, NJ 08210 (Block 942, lot 3)**

0506-942_3

Property owner: Middle Township, Constance Mahon, Township Administrator, cmahon@middletownship.com, 609-465-8732
Representative: Habitat for Humanity Cape May County, Shawn Lockyear, Executive Director, shawn.lockyear@gmail.com, 609-602-8031

d. **209 Reeves Street, Cape May Court House, NJ 08210 (Block 965, lot 10)**

0506_965_10

Property owner: Middle Township, Constance Mahon, Township Administrator, cmahon@middletownship.com, 609-465-8732
Representative: Habitat for Humanity Cape May County, Shawn Lockyear, Executive Director, shawn.lockyear@gmail.com, 609-602-8031

2. **Project Description:**

The purpose of this project is to build three single-family homes in the Whitesboro neighborhood in Middle Township, New Jersey. Two of the homes will be built at 303 and 311 Sumner Street, on lots already owned by Habitat for Humanity Cape May County (donated to Habitat by Middle Township). The third house will be built on one of two lots currently owned by Middle Township that have been designated for affordable housing via municipal resolution. Pending NEP grant environmental approval, 101 W Anna Street or 209 Reeves Street will be acquired/purchased by Habitat Cape May from Middle Township. All lots were vacant as of October 28, 2012. All lots have municipal water and sewer available, and municipal solid waste pick-up. The lots on Sumner Street have also received a Wetlands Letter of Interpretation from the NJ Department of Environmental Protection dated October 19, 2012. None of the lots are located in a floodplain.

Both lots on Sumner Street were cleared prior to the NEP grant application, while the lots on W Anna and Reeves Street are wooded and will require clearing prior to construction.

All three homes will be new construction, stick-built by community construction volunteers under the supervision of experienced construction professionals employed by Habitat Cape May. They will have concrete block foundations, wood frame construction, asphalt shingle roofs and vinyl siding. All houses will be either 3-5 bedrooms, depending upon the requirements of the selected homeowner family. The homes will have high-efficiency forced-air propane heating systems. The water heater, range and clothes dryer will be propane as well, while other appliances will be electric. High R-value windows and insulation will be installed for purposes of energy efficiency.

The houses will be built sequentially, starting with 303 Sumner Street. Construction at 303 Sumner will commence as soon as environmental approval is received. The house foundations are subcontracted to professional masons. Upon completion of the foundation, Habitat's volunteer crew will take 16-20 weeks to complete the home, depending upon weather and complexity of the design. Habitat Cape May currently has over 175 active construction volunteers who participate in our building projects in Whitesboro.

All three homes will be sold upon completion to a qualifying low-income family who has been selected via a rigorous application and interview process. Habitat for Humanity Cape May will conduct application events in January 2014 for these homes, which will be advertised in Sandy-affected counties (Cape May and Atlantic Counties). Families will be selected based on their ability to pay a monthly mortgage (principal, property taxes and insurance), their level of need for safe affordable housing, and their willingness to partner with Habitat, including contributing at least 300 hours of sweat equity into the building of their home. Habitat for Humanity Cape May sells the homes to partner families via zero-interest mortgages, which keeps the payments affordable. We target families with incomes at 50% of the HUD median income in Cape May County.

3. **Project budget** attached

4. **Site plans** attached

5. **LOI** for 303 & 311 Sumner Street attached

6. Miscellaneous
    a. **Certification** that buyers have not been preselected attached
    b. Verification that properties were vacant prior to October 28, 2012 – **Assessment records** from each property showing zero value improvements in 2012 attached. Note that assessment for Block 965, Lot 10 is combined with Block 965, Lot 7 (Lot 10 listed as "additional lot")
    c. **Preliminary architectural plan** for 303 Sumner Street is attached.

7. Change in Use – there will be no change in use.

8. Change in Size or Capacity – there will be no change in size or capacity.

9. Market Value for rehabilitation projects – N/A

10. **Right of Entry forms** – attached for all four lots.