

Summary of 5-Step Floodplain Analysis

Application ID Number: RRE0007988MF

Applicant: Charles Rainsford

Project Location: 1301 Haven Avenue, Unit A, Ocean City (Cape May County); Block 1306, Lot 4_C1

Project Description: Rehabilitation of a single residential unit within a multifamily structure

Step 1. Determine if the proposed action is in a 100-year floodplain.

The proposed action involves the rehabilitation of a single residential unit (Unit A) within a multifamily structure (5 or more units) located at 1301 Haven Avenue, in Ocean City, Cape May County, New Jersey (Block 1306, Lot 4_C1). The multifamily structure, built in 1981 according to property tax records, contains a total of seven units. Given that the extent of the unit rehabilitation is not substantial, building elevation is not required (see RRE0007988MF_ProjectActivityUpdate).

The presence of a 100-year floodplain was determined by examination of National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) for the City of Ocean City, New Jersey, Cape May County, Panel 2 of 4, Community-Panel Number 345310 0002 C, dated September 5, 1984 (see RRE0007988MF_FIRM3453100002C). The unit subject to the environmental review occupies approximately 0.41 acres of land based on tax records (see RRE0007988MF_TaxCard). It has been determined that the entire proposed action is located in a 100-year floodplain, i.e. Zone A7.

Because there will be no elevation and no changes to the footprint of the structure or unit, the proposed action would not change to the floodplain from pre-Superstorm Sandy conditions.

Step 2: Notify the public of the intent to locate the proposed action in a floodplain.

Because the project involves minor rehabilitation of a residential structure, this step does not apply.

Step 3: Identify and evaluate practicable alternatives to locating the proposed action in a floodplain.

Because the project involves minor rehabilitation of a residential structure, this step does not apply.

Step 4. Identify and describe the proposed action's direct and indirect effects associated with occupying or modifying the floodplain.

Per 24 CFR 58.5(a)(3)(i), the proposed action involves the rehabilitation of a single residential unit (Unit A) within a multifamily structure (5 or more units) located at 1301 Haven Avenue, in Ocean City, Cape May County, New Jersey (Block 1306, Lot 4_C1). The building, built in 1981 according to property tax records, contains a total of seven units. Given that the extent of the unit rehabilitation is not substantial, building elevation is not required (see RRE0007988MF_ProjectActivityUpdate). The unit subject to the environmental review occupies approximately 0.41 acres of land based on tax records. The scope of work includes replacement of a missing wall, repair/replacement of drywall, repairs to

porch stairs, repair/replacement of exterior doors, painting of interior walls, replacement and painting of interior doors, removal and replacement of carpeting, removal and replacement of blown-in insulation, batt insulation and crawl space moisture protection, removal and replacement of several windows, and the rewiring of electrical and replacement of light fixtures, switches and outlets. The total estimated cost of repair is \$39,180.90 and is considered minor rehabilitation as the cost of repair is less than 50 percent of the pre-disaster market value of the entire structure, \$927,900, as reported on tax records. Because the unit is located in a residential use structure (5 or more units), the structure, and hence the residential unit subject to the proposed action, will not be elevated.

Because there will be no elevation and no changes to the footprint of the structure or unit, the proposed action represents no change to the floodplain from pre-Superstorm Sandy conditions.

Step 5. Identify methods to minimize the potential adverse impacts within a floodplain and to restore and preserve its natural and beneficial values.

The project activity is unlikely to have any impact on the floodplain and would not degrade its natural and beneficial values. No additional direct or indirect impacts are anticipated to occur as a result of the continued occupation of the residential unit. However, because the site is located in the floodplain and as a condition of receiving project funding, the NJDEP requires that all participants whose property is in the 100-year floodplain shown on the effective FIRM must carry flood insurance on the subject property for its economic life and to comply with any applicable requirements under the NFIP. Therefore, these requirements will help to mitigate the potential flood hazard threat to the property.

Step 6. Reevaluate the proposed action to determine if it is still practicable given its floodplain effects.

Because the proposed action represents no change from pre-Superstorm Sandy conditions, it is still determined to be practicable.

Per 24 CFR 55.12(a)(3), since the proposed project involves only minor, interior rehabilitation to existing multifamily housing, no alternative beyond the No Action alternative was considered.

Step 7: If the only practicable alternative is locating in a floodplain, publish a final public notice.

Because the project involves minor rehabilitation of a residential structure, this step does not apply.

Step 8. The proposed action can be implemented after steps 1, 4, 5, and 6 have been completed.

Implementation of the proposed action may require additional local and state permits, which could place additional design modifications or mitigation requirements on the project.