

Agency Name: New Jersey Department of Community Affairs (DCA)

CDBG-DR Program: Reconstruction, Rehabilitation, Elevation, and Mitigation Program (RREM)

Application ID Number: RRE0018837MF

## DETERMINATION OF LEVEL OF REVIEW

Applicant Name: Gilbert Sila

Program Year: 2

Project Location: 235 Park Avenue, Apartment 1B, Hoboken City, New Jersey 07030

Project Description (*Attach additional descriptive information, as appropriate to the activity, including narrative, maps, photographs, site plans, budgets and other information.*):

The proposed project will include rehabilitation of one unit in a four-story multi-unit residential structure that contains more than four units. The project is located at 235 Park Avenue, Apartment 1B, Hoboken City, New Jersey. The current county tax record for the applicant's unit updated on 3/6/14 lists a 1985 date of construction. The construction of the structure in the mid-1980's is supported by historic review, specifically the residential structure's materials and street-level garage doors. The property record for the entire structure is not available; however, while the property record for the applicant's unit does not provide its fair market value, it does provide a sale price from 3/2/12 of \$275,000. The estimated cost of repairs and total work in place is \$44,720, which results in a 16% improvement value when compared to the sale price. The cost of rehabilitation is less than or equal to 50% of the pre-storm market value of the unit before it was damaged. Therefore as defined in 24 CFR 55.2(b)(10)(i)&(iii), the cost of repairing the unit is not considered to be a "substantial improvement" and will be considered minor rehabilitation. Additionally, in a letter dated July 2, 2014, the City of Hoboken Flood Plain Manager determined that the structure located at 235 Park Avenue did not sustain substantial damage as a result of Superstorm Sandy. The scope of the project will include interior repairs to the unit's bedroom, bathroom, closets, utility room, kitchen, and dining/living room. The proposed project activities will also include the installation of new appliances and lead based paint abatement. Renovations will include addressing storm-related damage and bringing the unit up to current minimum property standards. All activities would be limited to the interior of the unit. Pre-award and pre-application activities are limited to work completed within the same existing footprint.

*The subject project has been reviewed pursuant to HUD regulations 24 CFR Part 58, "Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities," and the following determination with respect to the project is made:*

- Exempt** from NEPA review requirements per 24 CFR 58.34(a)(\_\_\_\_)
- Categorically Excluded NOT Subject** to §58.5 authorities per 24 CFR 58.35(b)(\_\_\_\_)
- Categorically Excluded SUBJECT** to §58.5 authorities per 24 CFR 58.35(a)(3)(ii)  
(A Statutory Checklist for the §58.5 authorities is attached.)
- An **Environmental Assessment** (EA) is required to be performed. (An Environmental Assessment performed in accordance with subpart E of 24 CFR Part 58 is attached.)

An **Environmental Impact Statement** (EIS) is required to be performed.

The ERR (see §58.38) must contain all the environmental review documents, public notices and written determinations or environmental findings required by Part 58 as evidence of review, decision making and actions pertaining to a particular project. Include additional information including checklists, studies, analyses and documentation as appropriate.

<u>Brad Blalock</u> <b>Preparer Name</b>	 <b>Signature</b>
<u>Environmental Scientist</u> <b>Title</b>	<u>1/20/2014</u> <b>Completion Date For DLR</b>