



July 11, 2024

Delaware Coastal Programs  
100 W. Water Street, Ste. 7B  
Dover, Delaware 19904

**Re: Delaware Coastal Management Program Consistency Review for the Construction of one single-family home for Affordable Homeownership in Dover, DE built by Central Delaware Habitat for Humanity.**

AZ-RI Consultants is completing an Environmental Review on behalf of Central Delaware Habitat For Humanity (CDHFH) for their Affordable Homeownership in Dover project associated with CPF Grant #B-23-CP-DE-0349.

The full project will include construction of 8 scattered site homes for affordable homeownership within the City of Dover limits in Kent County. All homes will be targeted to low-income Kent County residents making at or below 60% of area median income. This project will stabilize 8 households by providing the opportunity to build and purchase an affordable home.

This request is associated with one single-family home that will be constructed at **229 Cecil St, Dover, DE 19904**. The Subject Property is currently a vacant, grass-covered lot.

Construction of each home will take place entirely within the property lines of each lot. All lots are on public water and sewer. CDHFH will be installing hookups for utilities towards the end of the construction process for each home. CDHFH may also install or repair sidewalks on the properties, in accordance with housing codes.

AZ-RI has reviewed the above-reference project and has determined it to be consistent with the Delaware Coastal Management Program. This determination is based upon the following findings: the project is located in an existing neighborhood in the City of Dover, DE and will connect to municipal sewer and water.

We are requesting your review and concurrence with our determination for this new construction project pursuant to Coastal Zone Management Act regulations (15 CFR-Part 930). We look forward to working with your office during this consultation. Please do not hesitate to reach out with any questions.



Sincerely,

A handwritten signature in blue ink, appearing to read 'Hannah Wertz', is written over the typed name.

Hannah Wertz  
AZ-RI Consultants

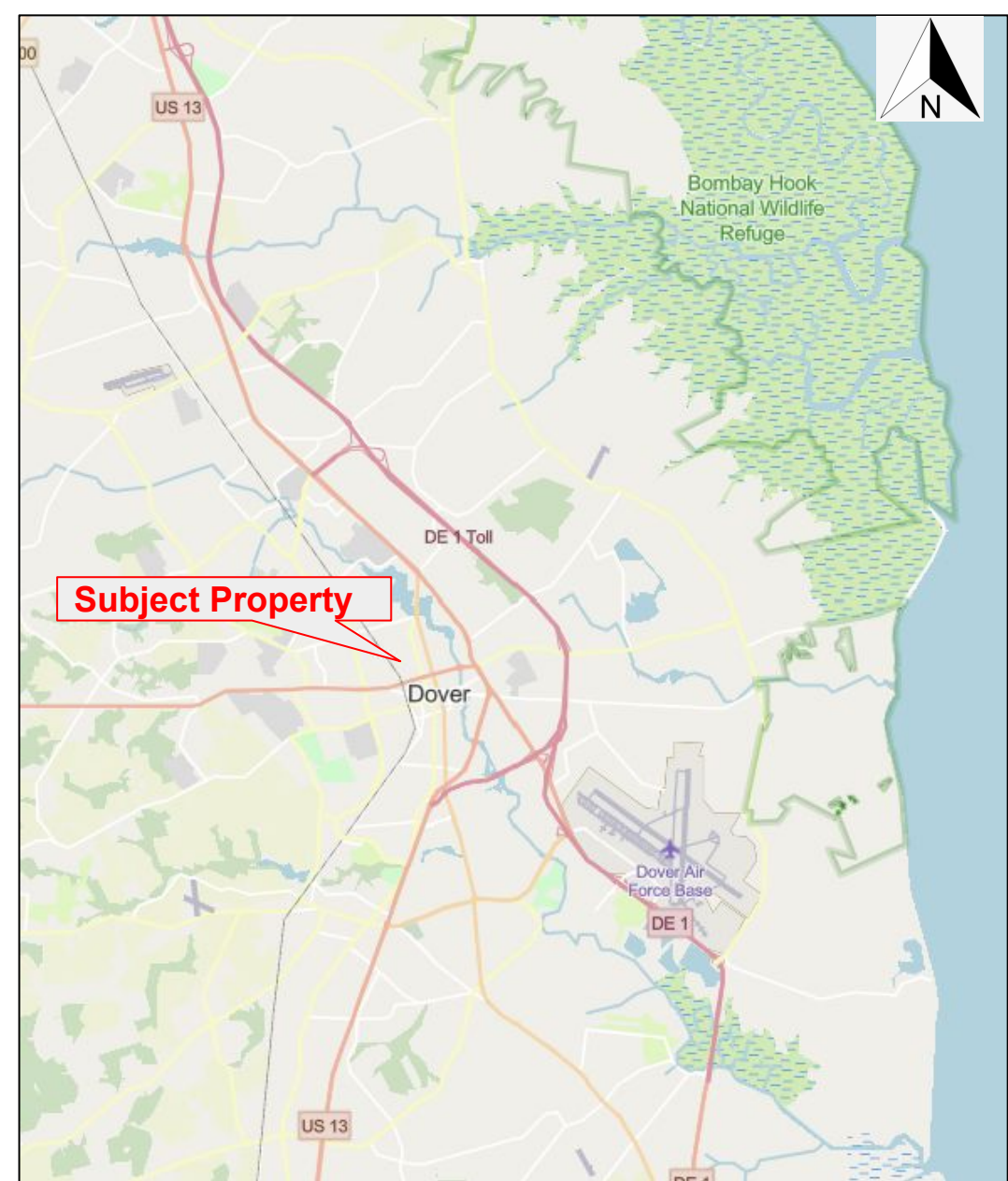
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**Attachments:**

1. Subject Property Description Map with Subject Property Photos
2. Coastal Zone Management Act Federal Consistency Form



**1** Subject Property Boundaries



**2** Subject Property Vicinity

229 Cecil Street  
Dover, DE 19904

Project Number:  
240207-1

**Figure 1**

**Subject Property Description**

**Legend**

- Subject Property Boundary
- Other Property of Interest

Effective FEMA Floodplain

- 100 Year Floodplain (1% Chance)
- 500 Year Floodplain (0.2% Chance)
- Floodway (1% Chance)
- Upland (Zone X)

Wetlands - National Wetlands Inventory

<span style="background-color: orange; width: 15px; height: 10px; display: inline-block;"></span> Estuarine	<span style="background-color: lightblue; width: 15px; height: 10px; display: inline-block;"></span> Marine
<span style="background-color: red; width: 15px; height: 10px; display: inline-block;"></span> Lacustrine	<span style="background-color: lightgreen; width: 15px; height: 10px; display: inline-block;"></span> Palustrine
	<span style="background-color: blue; width: 15px; height: 10px; display: inline-block;"></span> Riverine



1. Site



2. Site



3. Site



4. SW boundary



5. Adjoining SW (Cecil St)



6. Adjoining SE (Cecil St)



7. Adjoining N



8. Adjoining NW (N New St)



Initial Review: \_\_\_\_\_  
Updated On: \_\_\_\_\_  
Complete: \_\_\_\_\_  
Official Use Only

## Coastal Zone Management Act Federal Consistency Form

This document provides the Delaware Coastal Management Program (DCMP) with a Federal Consistency Determination or Certification for activities regulated under the Coastal Zone Management Act of 1972, as amended, and NOAA's Federal Consistency Regulations, 15 C.F.R. Part 930. Federal agencies and other applicants for federal consistency are not required to use this form; it is provided to applicants to facilitate the submission of a Consistency Determination or Consistency Certification. In addition, federal agencies and applicants are only required to provide the information required by NOAA's Federal Consistency Regulations.

**Project/Activity Name:** Central Delaware Habitat For Humanity (229 Cecil St)

### I. Federal Agency or Non-Federal Applicant Contact Information:

Contact Name/Title: Hannah Wertz

Federal Agency Contractor Name (if applicable): \_\_\_\_\_

Federal Agency: U.S. Department of Housing and Urban Development  
(either the federal agency proposing an action or the federal agency issuing a federal license/permit or financial assistance to a non-federal applicant)

Mailing Address: 919 W. 34th Street, #4706

City: Baltimore State: MD Zip Code: 21211

E-mail: wertz@az-ri.com Telephone #: 717-668-1680

### II. Federal Consistency Category:

- Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)
- Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)
- Federal Financial Assistance (15 C.F.R. Part 930, Subpart F)
- Federal License or Permit Activity (15 C.F.R. Part 930, Subpart D)
- Federal License or Permit Activity which occurs wholly in another state (interstate consistency activities identified in DCMP's Policy document)

### III. Detailed Project Description (attach additional sheets if necessary):

One single-family home will be constructed at 229 Cecil St, Dover, DE 19904 as part of Central Delaware Habitat for Humanity's (CDHFH) Affordable Homeownership in Dover project.

**IV. General Analysis of Coastal Effects** (attach additional sheets if necessary):

AZ-RI has reviewed the above-reference project and has determined it to be consistent with the Delaware Coastal Management Program. This determination is based upon the following findings: the project is located in an existing neighborhood in the City of Dover, DE and will connect to municipal sewer and water.

**V. Detailed Analysis of Consistency with DCMP Enforceable Policies** (attach additional sheets if necessary):

**Policy 5.1: Wetlands Management**

No wetlands are present on the Subject Property.

**Policy 5.2: Beach Management**

The proposed home is not located on or in proximity of a public or private beach.

**Policy 5.3: Coastal Waters Management** (includes wells, water supply, and stormwater management. Attach additional sheets if necessary)

The proposed home will connect to municipal water and sewer. CDHFH will comply with all state codes related to coastal water management.

**Policy 5.4: Subaqueous Land and Coastal Strip Management**

N/A. The project does not include and is not located on an industrial site. The home will be built in a pre-existing neighborhood surrounded by single family homes.

**Policy 5.5: Public Lands Management**

N/A. The project does not include construction on public lands.

**Policy 5.6: Natural Lands Management**

N/A. The Subject Property will not be acquired for nature preserves.

**Policy 5.7: Flood Hazard Areas Management**

The project is not located in a 100-year flood plain.

**Policy 5.8: Port of Wilmington**

The project is located in Dover, DE.

**Policy 5.9: Woodlands and Agricultural Lands Management**

The project is not located in woodlands or agricultural lands. The home will be built in a pre-existing neighborhood surrounded by single family homes.

**Policy 5.10: Historic and Cultural Areas Management**

A Section 106 request has been submitted to Delaware SHPO. A response is pending, but it is our expectation that there will be no historic properties affected by this project. CDHFH will work with Delaware SHPO to adhere to any recommendations or mitigation plans, if applicable.

**Policy 5.11: Living Resources**

The project will not threaten existing habitat of native species.

**Policy 5.12 Mineral Resources Management**

N/A.

**Policy 5.13: State Owned Coastal Recreation and Conservation**

The project is not located in areas contiguous to state owned lands whose natural condition or present state of use would maintain or enhance the conservation of natural, cultural, or historic resources for recreational use.

**Policy 5.14: Public Trust Doctrine**

N/A.

**Policy 5.15: Energy Facilities**

N/A.

**Policy 5.16: Public Investment**

The project is located in an existing neighborhood in the City of Dover, Delaware and will connect to municipal sewer and water.

**Policy 5.17: Recreation and Tourism**

N/A.

**Policy 5.18: National Defense and Aerospace Facilities**

N/A.

**Policy 5.19: Transportation Facilities**

N/A.

**Policy 5.20: Air Quality Management**

Any emissions from the project is expected to be de minimis (one single-family home).

**Policy 5.21: Water Supply Management**

The new home will connect to municipal water.

**Policy 5.22: Waste Disposal Management**

The new home will connect to municipal sewer.

**Policy 5.23: Development**

The project is located in the Dover, DE in an existing residential neighborhood.

**Policy 5.24: Pollution Prevention**

CDHFH, to the best of its ability, acts in a manner that minimizes any present or future threats to human health or the environment through responsible waste disposal.

**Policy 5.25: Coastal Management Coordination**

N/A.

**VI. JPP and RAS Review** (Check all that apply):

Has the project been reviewed in a monthly Joint Permit Processing and/or Regulatory Advisory Service meeting?

JPP

RAS

None

\*If yes, provide the date of the meeting(s): \_\_\_\_\_



**VII. Statement of Certification/Determination and Signature** (Check one and sign below):


**FEDERAL AGENCY CONSISTENCY DETERMINATION.** Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity is consistent to the maximum extent practicable with the enforceable policies of the Delaware Coastal Management Program.

OR

**FEDERAL AGENCY NEGATIVE DETERMINATION.** Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity will not have any reasonably foreseeable effects on Delaware's coastal uses or resources (Negative Determination) and is therefore consistent with the enforceable policies of the Delaware Coastal Management Program.

OR

**NON-FEDERAL APPLICANT'S CONSISTENCY CERTIFICATION.** Based upon the information, data, and analysis included herein, the non-federal applicant for a federal license or permit, or state or local government agency applying for federal funding, listed in (I) above, finds that this proposed activity complies with the enforceable policies of the Delaware Coastal Management Program and will be conducted in a manner consistent with such program.

Signature:		
Printed Name:	Hannah Wertz	Date: 07/11/24

Pursuant to 15 C.F.R. Part 930, the Delaware Coastal Management Program must provide its concurrence with or objection to this consistency determination or consistency certification in accordance with the deadlines listed below. Concurrence will be presumed if the state's response is not received within the allowable timeframe.

**Federal Consistency Review Deadlines:**

Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)	60 days with option to extend an additional 15 days or stay review (15 C.F.R. § 930.41)
Federal License or Permit (15 C.F.R. Part 930, Subpart D)	Six months, with a status letter at three months. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.63)
Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)	Six months, with a status letter at three months. If three month status letter not issued, then concurrence presumed. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.78)
Federal Financial Assistance to State or Local Governments (15 C.F.R. Part 930, Subpart F)	State Clearinghouse schedule

**OFFICIAL USE ONLY:**

Reviewed By:	Fed Con ID:	Date Received:
Public notice dates: _____ to _____	Comments Received: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>[attach comments]</i>	
Decision type: <small>(objections or conditions attach details)</small>	Decision Date: _____	