



STATE OF DELAWARE

DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL

DIVISION OF CLIMATE, COASTAL AND ENERGY

STATE STREET COMMONS

100 W. WATER STREET, SUITE 7B

DOVER, DELAWARE 19904

PHONE

(302) 739-9283

**COASTAL
PROGRAMS**

January 23, 2026

Sammi Alfonso
Dominion Due Diligence Group
3280 Wadsworth Blvd, Ste. # 201
Wheat Ridge, CO 80033

**RE: Delaware Coastal Management Program — Federal Consistency Negative Determination
for ND HUD Georgetown Apartments (FC 2026.0009)**

Dear Sammi Alfonso,

The Delaware Department of Natural Resources and Environmental Control (DNREC) Coastal Management Program (DCMP) has completed its review of the above referenced project, received by this office on December 4, 2025.

PROPOSED ACTION

The U.S. Department of Housing and Urban Development (HUD) proposes to provide funding for the rehabilitation of an existing multi-family apartment complex at 200 Ingramtown Road, Georgetown, Sussex County, DE.

Proposed interior repairs include general repairs and maintenance; demolition of a common laundry facility to reconfigure an office/laundry area into a community resiliency room; installation of new flooring, light fixtures, window blinds, kitchen countertops and cabinets, bathtubs, toilets, vanities and accessories, and laundry closets with washer/dryer hookups; painting throughout; sealing of thru-wall penetrations; new kitchen and laundry appliances; new interior doors and levered hardware; installation of new smoke/carbon monoxide detectors; HVAC upgrades which include new water heaters, HVAC equipment, and mini split systems; installation of a sprinkler system; additional attic insulation; construction of new interior walls in select units; and plumbing upgrades.

Proposed exterior repairs include additions to accommodate handicapped accessible units; installation of new site amenities including playground equipment, a bike repair station, a gazebo, and parcel lockers; new windows and vinyl window trim; replacement of the deteriorated entrance ramp at the common space; new vinyl siding over the existing sheathing; new vinyl band boards; and new exterior entry doors. HUD has determined there will not be coastal effects as a result of this activity.

FEDERAL CONSISTENCY UNDER THE COASTAL ZONE MANAGEMENT ACT

Pursuant to the Coastal Zone Management Act (CZMA) of 1972, as amended, each federal agency activity within or outside the coastal zone that can have reasonably foreseeable effects on any land or water use or natural resource of the coastal zone shall be carried out in a manner which is consistent to the maximum extent practicable with the enforceable policies of approved state management programs. The National Oceanic and Atmospheric Administration (NOAA) is required to review and approve a proposed state management program for it to become effective.

Under the CZMA implementing regulations, Federal Consistency with Approved Coastal Management Programs (15 CFR 930), subpart C, if a federal agency determines that there will not be coastal effects, then the federal agency shall provide the state agencies with a negative determination for a federal agency activity, which has been identified by a state on a list or through case-by-case monitoring, is the same or similar to other activities for which a negative determination has been issued in the past, or for which the federal agency undertook a thorough analysis of coastal effects. A negative determination may be submitted to state agencies in any written form so long as it contains a brief description of the activity, the activity's location and the basis for the federal agency's determination that the activity will not affect any coastal use or resource.

PUBLIC PARTICIPATION

In accordance with 15 CFR §930.35(c), state agencies are not required to provide public notice of the receipt of a negative determination or the resolution of an objection to a negative determination, unless a federal agency submits a consistency determination pursuant to 15 CFR §930.34.

CONCURRENCE

Based on its review and pursuant to 15 CFR 930, the DCMP concurs that the project as proposed would result in no coastal effects. Pursuant to 15 CFR 930.46, the applicant shall notify the DCMP of any proposed modifications to activities after receiving a decision from the DCMP. Modifications will be subject to supplemental federal consistency review if effects to any coastal use or resource will be substantially different than originally described.

Please be advised that this federal consistency review does not negate the need for other authorizations that may be required. Thank you for the opportunity to evaluate this federal activity. If you have any questions, please contact me or Mike Snyder of my staff at (302) 739-9283.

Sincerely,



Jesse Hayden (Jan 23, 2026 10:02:25 EST)

Jesse Hayden, Administrator
Delaware Coastal Management Program

JH/mts

cc: File FC 2026.0009