

U.S. DEPARTMENT OF ENERGY
OFFICE OF ENERGY EFFICIENCY AND RENEWABLE ENERGY
NEPA DETERMINATION



RECIPIENT: The Levy Partnership Inc.

STATE: NY

PROJECT TITLE: Getting to Net Zero: A Plan for Transforming the Manufactured Housing Market

Funding Opportunity Announcement Number	Procurement Instrument Number	NEPA Control Number	CID Number
DE-FOA-0002196	DE-EE0009737	GFO-0009737-003	NT9737

Based on my review of the information concerning the proposed action, as NEPA Compliance Officer (authorized under DOE Policy 451.1), I have made the following determination:

CX, EA, EIS APPENDIX AND NUMBER:

Description:

- A9 Information gathering, analysis, and dissemination** Information gathering (including, but not limited to, literature surveys, inventories, site visits, and audits), data analysis (including, but not limited to, computer modeling), document preparation (including, but not limited to, conceptual design, feasibility studies, and analytical energy supply and demand studies), and information dissemination (including, but not limited to, document publication and distribution, and classroom training and informational programs), but not including site characterization or environmental monitoring. (See also B3.1 of appendix B to this subpart.)
- B3.6 Small-scale research and development, laboratory operations, and pilot projects** Siting, construction, modification, operation, and decommissioning of facilities for smallscale research and development projects; conventional laboratory operations (such as preparation of chemical standards and sample analysis); and small-scale pilot projects (generally less than 2 years) frequently conducted to verify a concept before demonstration actions, provided that construction or modification would be within or contiguous to a previously disturbed or developed area (where active utilities and currently used roads are readily accessible). Not included in this category are demonstration actions, meaning actions that are undertaken at a scale to show whether a technology would be viable on a larger scale and suitable for commercial deployment.
- B5.1 Actions to conserve energy or water** (a) Actions to conserve energy or water, demonstrate potential energy or water conservation, and promote energy efficiency that would not have the potential to cause significant changes in the indoor or outdoor concentrations of potentially harmful substances. These actions may involve financial and technical assistance to individuals (such as builders, owners, consultants, manufacturers, and designers), organizations (such as utilities), and governments (such as state, local, and tribal). Covered actions include, but are not limited to weatherization (such as insulation and replacing windows and doors); programmed lowering of thermostat settings; placement of timers on hot water heaters; installation or replacement of energy efficient lighting, low-flow plumbing fixtures (such as faucets, toilets, and showerheads), heating, ventilation, and air conditioning systems, and appliances; installation of drip-irrigation systems; improvements in generator efficiency and appliance efficiency ratings; efficiency improvements for vehicles and transportation (such as fleet changeout); power storage (such as flywheels and batteries, generally less than 10 megawatt equivalent); transportation management systems (such as traffic signal control systems, car navigation, speed cameras, and automatic plate number recognition); development of energy-efficient manufacturing, industrial, or building practices; and small-scale energy efficiency and conservation research and development and small-scale pilot projects. Covered actions include building renovations or new structures, provided that they occur in a previously disturbed or developed area. Covered actions could involve commercial, residential, agricultural, academic, institutional, or industrial sectors. Covered actions do not include rulemakings, standard-settings, or proposed DOE legislation, except for those actions listed in B5.1(b) of this appendix. (b) Covered actions include rulemakings that establish energy conservation standards for consumer products and industrial equipment, provided that the actions would not: (1) have the potential to cause a significant change in manufacturing infrastructure (such as construction of new manufacturing plants with considerable associated ground disturbance); (2) involve significant unresolved conflicts concerning alternative uses of available resources (such as rare or limited raw materials); (3) have the potential to result in a significant increase in the disposal of materials posing significant risks to human health and the environment (such as RCRA hazardous wastes); or (4) have the potential to cause a significant increase in energy consumption in a state or region.

Rationale for determination:

The U.S. Department of Energy (DOE) is proposing to provide funding to The Levy Partnership, Inc. (TLP), to design, develop, and demonstrate the technical viability and market potential of net zero design of manufactured homes (NZMHs). The project would create, prototype, and test NZMHs in three geographically and climatically diverse locations, cold (HUD zone 3), mixed-humid (HUD zone 2) and hot-humid (HUD zone 1).

This project (award number DE-EE0009737) received two Conditional NEPA determinations (GFO-0009737-001; CX A9 and B3.6) on February 4, 2022, and (GFO-0009737-002; CX A.9 and B3.6) on 10/14/2022. The two previous NDs applied to Tasks 1 through 6, and 7.1. They did not apply to Tasks 7.2, 8, or 9. This ND applies to Tasks 7, 8 and 9. The award is being novated from Systems Building Research Alliance to The Levy Partnership and project tasks within the approved Statement of Project Objectives (SOPO) are also being updated and are described further below. This NEPA Determination (ND) will review the currently planned project with the changes to the statement of project objectives (SOPO) since completion of the previous NDs.

All design, planning, development, analysis, reporting, and coordination for the project would take place at The Levy Partnership located in New York City, NY. Under the revised scope outlined in the SOPO TLP would not be facilitating the construction, shipment and installation of three (3) zero energy ready home (ZERH), manufactured homes (MH) prototypes. TLP has proposed to conduct evaluations on a sample of homes already being built for customers. The installation sites can now be classified as existing, limiting remaining work to testing and assessment only.

The overall range of activities would include short-term functional testing to confirm system operation and assess program compliance for select program requirements, documentation of results in a technical report with recommendations, coordination with partner manufacturers in identifying and developing technologies to the stage of proof-of-concept that improve ZERH performance and cost effectiveness, documentation of case studies for three demonstration homes, and broad dissemination of results to industry partners. Activities outlined in Tasks 7 through 9 in the revised SOPO include surveying manufacturing plants and suppliers to identify potential new changes, research and analyze potential new technologies, facilitate mock-ups and/or testing of selected new technologies, creation of a work plan, implementation of the work plan, preparation of sizing guidance tool, ZERH protocol revisions, and draft the final report and project results.

Individuals working on this project could be exposed to physical hazards. Existing corporate health and safety policies and procedures would be followed including employee training, proper protective equipment, engineering controls, and monitoring. Additional policies and procedures would be implemented as necessary if new health and safety risks are identified.

No physical modifications to existing facilities, ground disturbing activities, or changes in the use, mission, or operation of existing facilities would be required for the completion of the project activities reviewed.

DOE has considered the scale, duration, and nature of proposed activities to determine potential impacts on resources, including those of an ecological, historical, cultural, and socioeconomic nature. DOE does not anticipate impacts on these resources which would be considered significant or require consultation with other agencies or stakeholders.

NEPA PROVISION

DOE has made a final NEPA determination.

Notes:

Building Technologies Office (BTO)
NEPA review completed by Dustin Hill, 6/24/2024

FOR CATEGORICAL EXCLUSION DETERMINATIONS

The proposed action (or the part of the proposal defined in the Rationale above) fits within a class of actions that is listed in Appendix A or B to 10 CFR Part 1021, Subpart D. To fit within the classes of actions listed in 10 CFR Part 1021, Subpart D, Appendix B, a proposal must be one that would not: (1) threaten a violation of applicable statutory, regulatory, or permit requirements for environment, safety, and health, or similar requirements of DOE or Executive Orders; (2) require siting and construction or major expansion of waste storage, disposal, recovery, or treatment facilities (including incinerators), but the proposal may include categorically excluded waste storage, disposal, recovery, or treatment actions or facilities; (3) disturb hazardous substances, pollutants, contaminants, or CERCLA-excluded petroleum and natural gas products that preexist in the environment such that there would be uncontrolled or unpermitted releases; (4) have the potential to cause significant impacts on environmentally sensitive resources, including, but not limited to, those listed in paragraph B(4) of 10 CFR Part 1021, Subpart D, Appendix B; (5) involve genetically engineered organisms, synthetic biology, governmentally designated noxious weeds, or invasive species, unless the proposed activity would be contained or confined in a manner designed and operated to prevent unauthorized release into the environment and conducted in accordance with applicable requirements, such as those listed in paragraph B(5) of 10 CFR Part 1021, Subpart D, Appendix B.

There are no extraordinary circumstances related to the proposed action that may affect the significance of the environmental effects of the proposal.

The proposed action has not been segmented to meet the definition of a categorical exclusion. This proposal is not connected to other actions with potentially significant impacts (40 CFR 1508.25(a)(1)), is not related to other actions with individually insignificant but cumulatively significant impacts (40 CFR 1508.27(b)(7)), and is not precluded by 40 CFR 1506.1 or 10 CFR 1021.211 concerning limitations on actions during preparation of an environmental impact statement.

The proposed action is categorically excluded from further NEPA review.

SIGNATURE OF THIS MEMORANDUM CONSTITUTES A RECORD OF THIS DECISION.

NEPA Compliance Officer Signature:  **Electronically Signed By: Andrew Montano** Date: **6/28/2024**
NEPA Compliance Officer

FIELD OFFICE MANAGER DETERMINATION

- Field Office Manager review not required
- Field Office Manager review required

BASED ON MY REVIEW I CONCUR WITH THE DETERMINATION OF THE NCO :

Field Office Manager's Signature: _____ Date: _____
Field Office Manager