

National Housing Trust Fund

Environmental Checklist – Acquisition/Rehabilitation

July 2021



The items described below are required prior to closing – if any of the items below are completed, please include a paper copy or electronic copy of the documentation with the HTF application.

Encl	N/A	Provision	Documentation to be Provided
THRESHOLD ITEMS TO BE COMPLETED WITH HTF APPLICATION			
Historic Preservation			
		The project is NOT listed or eligible for listing in the National Register of Historic Places individually or part of an historic district - www.nps.gov/nr/research/	Document that the project is not listed or eligible to be listed on the National Register of Historic Places by a qualified professional
		The project is listed or eligible to be listed on the National Register of Historic Places, individually or as part of an historic district, and MEETS the Secretary of Interior’s Standards for Rehabilitation – including the Standards related to new construction. https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm AND If archaeological resources or human remains are discovered on the project site during construction, consult with affected tribes and/or descendant communities and comply with the Native American Graves Protection and Repatriation Act (25 U.S.C. 3001-3013), State law and/or local ordinance (e.g., State unmarked burial law)	If the project is listed or eligible to be listed on the National Register of Historic Places, provide documentation on how the work meets the Secretary of Interior’s Standards for Rehabilitation AND Document all consultation correspondence with the affected tribe and/or descendant communities, and how compliance with the Native American Graves Protection and Repatriation Act (25 U.S.C. 3001-3013), State law and/or local ordinance (e.g., State unmarked burial law) has been met
Farmlands			
		The project activity is solely rehabilitation OR The project will not convert unique, prime or significant (state or local) farmland to an urban use. http://websoilsurvey.nrcs.usda.gov/app/webSoilSurvey.aspx	Document a summary of rehabilitation activities that are part of the project OR A map from the Web Soil Survey showing that the project site is not a unique, prime or statewide or locally significant agricultural property.

		Airport Zones	
		The project is NOT located within a Runway Protection Zone (RPZ) of a civilian airport or the clear zone or Accident Potential Zone (APZ) of a military airfield. https://www.epa.gov/nepa/nepassist	A map showing the site is not within 15,000 feet of a military airport or within 2,500 feet of a civilian airport. If within 15,000 feet of a military airport, a map showing the site is not within a designated APZ or a letter from the airport operator stating so. If within 2,500 feet of a civilian airport, a map showing the site is not within a designated RPZ or a letter from the airport operator stating so.
		Coastal Barrier Resources	
		The project is NOT located within a Coastal Barrier Resources System unit. https://www.fws.gov/CBRA/Maps/Mapper.html	A map showing that the project site is not located in a CBRS Unit or a statement that the state contains no CBRS units.
		Coastal Zone Management	
		The project is NOT located in a Coastal Zone, or it has been determined that the project IS CONSISTENT with the State Coastal Zone Management Plan. https://www.hudexchange.info/environmental-review/coastal-zone-management/	Document that the project site is not located in a Coastal Zone. If a project is located within a Coastal Zone document that the project is consistent with the State Coastal Zone Management Plan, this may require contacting the state Coastal Zone Management Agency to obtain a letter of consistency for the project.
		Floodplains	
		<p>Floodplains</p> <p>The project is NOT located in the Floodway, Coastal High Hazard Area or 100-year or 500-year floodplain on the latest FEMA floodmap (including preliminary maps and Advisory Base Flood Elevations). https://msc.fema.gov/portal</p> <p>OR</p> <p>Floodway</p> <p>The project is a functionally dependent use</p> <p>Coastal High Hazard Area</p> <p>The project IS reconstruction following destruction caused by a disaster and is designed for location in a coastal high hazard area consistent with the FEMA National Flood Insurance Program requirements for V Zones</p> <p>OR</p> <p>500-year floodplain</p> <p>The project is NOT a Critical Action</p>	<p>FEMA FIRM or other latest available data from FEMA showing the project location is not within a floodplain.</p> <p>OR</p> <p>If the project site is within a Floodway, provide the FIRM or latest-available FEMA data and document that the structure is a functionally dependent use.</p> <p>OR</p> <p>If the project site is within a Coastal High Hazard Area, provide the FIRM or latest-available FEMA data and document that the structure is reconstruction following destruction caused by a disaster and is designed for location in a coastal high hazard area consistent with the FEMA National Flood Insurance Program requirements for V Zones, and that the structure is not a Critical Action.</p> <p>OR</p>

			If the project site is within the 500-year floodplain provide the FIRM or later FEMA data and document that the structure is not a Critical Action
		Wetlands	
		The project will NOT adversely impact a wetland. The project will NOT drain, dredge, channelize, fill, dike, impound, or perform grading activities in wetlands. http://www.fws.gov/wetlands/Data/Mapper.html	A map showing the project is not located in a jurisdictional or non-jurisdictional wetland
		Wild and Scenic Rivers	
		The project is NOT located near a Wild and Scenic River. OR The project is located near a Wild and Scenic River and IS CONSISTENT with the River's Management Plan. https://www.hudexchange.info/programs/environmental-review/wild-and-scenic-rivers/	Document that the project is not located near a Wild and Scenic River. OR Document that the project is located near a Wild and Scenic River and the project is consistent with the River's Management Plan
		Sole Source Aquifer	
		The project will NOT impact a Sole Source Aquifer https://www.hudexchange.info/programs/environmental-review/sole-source-aquifers/	Document that the project site is not located on a SSA. If the project site located on a SSA, provide documentation from EPA that the project will not impact the SSA (including regional MOUs).
		Safe Drinking Water	
		The project is CONSTRUCTED WITH Lead-free pipes, solder, and flux. https://www.epa.gov/dwreginfo	Document that the project only uses lead-free pipes, solder, and flux (architectural plans, building specifications, and certification by qualified professional).

REQUIRED PRIOR TO FINANCIAL CLOSING	
	Endangered Species
	<p>The project will NOT impact endangered or threatened species or their habitat. https://www.hudexchange.info/programs/environmental-review/endangered-species/</p>
	<p>Provide documentation that there are no endangered, threatened species, or critical habitat on the project site. If there are endangered, threatened species or critical habitat on the project site, document that the project will not jeopardize an endangered or threatened species, and will not adversely modify critical habitat. This may require informal consultation with FWS and/or NMFS</p>
	Noise
	<p>The internal noise level will be 45 decibels or less (mitigation may be required). https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control/</p>
	<p>Document that the internal noise level will be no more than 45dB.</p>
	Explosives and Hazards
	<p>The rehabilitation of the building will NOT increase residential densities in the building. OR The project is in compliance with the standards for acceptable separation distances, as set forth at 24 CFR part 51, subpart C. https://www.hudexchange.info/programs/environmental-review/explosive-and-flammable-facilities/</p>
	<p>Document that the rehabilitation will not increase the number of dwelling units in the building. OR Document that the project meets the standards for acceptable separation distance.</p>
	Contamination
	<p>The project is FREE of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended use of the property. AND The project IS NOT located within 0.25 miles of a Superfund or CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) site or other contaminated site reported to Federal, State, or local authorities without a statement in writing from the U.S. Environmental Protection Agency (EPA) or the appropriate State agency that there is no hazard that could affect the health and safety of the</p>
	<p>Document that the project is free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended use of the property. Document that the project is not located within 0.25 miles of a Superfund or CERCLIS site or other contaminated site reported to Federal, State, or local authorities without a statement in writing from the EPA or the appropriate State agency that there is no hazard that could affect the health and safety of the occupants or conflict with the intended use of the property. Multifamily properties (4 or more units) – a Phase I ESA–ASTM is required. If the Phase I ESA identifies RECs, a Phase II ESA–ASTM will be required. If the Phase II indicates the</p>

	<p>occupants or conflict with the intended use of the property.</p> <p>Note: The CERCLIS Public Access Database has been retired. The EPA is transitioning to the Superfund Enterprise Management System, or SEMS. SEMS includes the same data fields and content as CERCLIS. https://www.hudexchange.info/environmental-review/site-Contamination/</p>	<p>presence of hazardous substances or petroleum products above applicable local, state, tribal or federal (LSTF) screening levels, coordination with the relevant LSTF oversight agency will be required to complete the remediation process and obtain a determination that no further action is required. Development of more than four single family structures in the same location, such as subdivision development, should be evaluated as multifamily.</p> <p>Single family properties -projects must avoid sites located within 0.25 miles of a Superfund or CERCLIS site or other contaminated site reported to Federal, State, or local authorities without a statement in writing from the EPA or the appropriate State agency that there is no hazard that could affect the health and safety of the occupants or conflict with the intended use of the property. In addition to the government records search, the screening process for single family does include a site visit. When the screening process raises concerns related to site contamination, it may be appropriate to contract with an environmental professional for preparation of a Phase I, testing and sampling and other investigation.</p>
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If appropriate documentation cannot be provided for the items on this checklist by project completion, the project cannot be funded through the Housing Trust Fund. However, it is possible that the project can be funded using other HUD funds.