DCA'S HOME and HUD ENVIRONMENTAL QUESTIONNAIRE & REVIEW PROCESS GUIDANCE

***ONLY APPLICABLE FOR APPLICATIONS SEEKING HOME/HUD (FEDERAL) FUNDING

INTRODUCTION

All developments utilizing HOME (Federal) funds are required to assess the environmental effects of that activity in accordance with the provisions of the National Environmental Policy Act of 1969 (NEPA) and US Department of Housing and Urban Development (HUD) regulations at 24 CFR Part 58. The Georgia Department of Community Affairs (DCA) requires applicants to conduct activities required for the environmental review process as part of the HOME application, including an Environmental Site Assessment (ESA)/Phase I, as outlined in the applicable Qualified Allocation Plan (QAP) and the Environmental Manual.

The environmental review process commences when the proposed site is identified and the applicant applies for HOME or other federal funding. *Applicants/proposed owners/developers may not acquire, demolish, move, rehabilitate, convert, lease, repair, construct, or commit or expend HUD or non-Federal funds for HOME activities with respect to any eligible property until the environmental review process has been completed. These actions could have an adverse environmental impact or limit the choice of reasonable alternatives, thus disqualifying the entire development.* The only activities that may occur are the completion of the environmental review itself, the purchase of a real estate option, and/or payment of relocation (if required).

If the application meets the applicable QAP's Threshold environmental requirements, it is ultimately DCA's decision whether to proceed with the project. If the project meets Threshold requirements and the application is selected for HOME funding, the initial environmental review process ends. However, DCA must petition HUD with a Request for Release of Funds (RROF). *DCA cannot legally clear the use of HOME funds for a project until HUD gives DCA the authority to do so and issues their Authority to Use Grant Funds (AUGF).*

The following guidance will educate the applicant/potential HOME awardee and the environmental professional on the requirements for applicants seeking HOME funds and assist with the completion of the HOME and HUD Environmental Questionnaire.

PURPOSE OF THE ENVIRONMENTAL REVIEW

The purpose of an environmental review process is to identify environmental impacts that could be associated with a project prior to decision-making by DCA. It also informs decision-makers and the public of what impact a proposed project is likely to have on the environment and what will be done to reduce or mitigate any significant effects. Possible areas of environmental impact include traffic circulation, water quality, archaeological resources, and vegetation & wildlife. A wide range of DCA policies and procedures provide a basis for determining impacts and a means for ensuring that these impacts are mitigated.

CATEGORIES OF ENVIRONMENTAL REVIEW & PROCESS

A development utilizing HOME funds will fall into one of two review processes, either "categorically excluded" or "environmental assessment." If a development does not meet one of the categorically excluded requirements, the applicant must follow the "environmental assessment" process. DCA will determine which process the activity must follow and inform the applicant of that determination. In either instance, certain statutory requirements must be addressed.

In general, rehabilitation of existing structures is excluded from "environmental assessment" requirements provided that:

1. Unit density is not changed more than 20 percent.
2. The project does not involve changes in land use from residential to nonresidential.
3. The estimated cost of rehabilitation is less than 75 percent of the total estimated cost of replacement after rehabilitation.

New construction or major rehabilitation of five or more units located within 2,000 feet of each other undertaken, as a single action (e.g., a subdivision of duplexes), does not fall into this category. *In DCA's opinion, applications submitted for HOME funding will not be categorically excluded and the regular, "environmental assessment" review process must be followed.*

Finding of No Significant Impact

If DCA determines that the development will not result in a significant impact on the quality of the human environment, a Finding of No Significant Impact (FONSI) will be issued. In contrast, if DCA determines that the development may significantly affect the quality of the human environment (there is a finding of significant impact) DCA will instruct the applicant to proceed with an Environmental Impact Statement (EIS). *It is DCA's opinion that most applications submitted to DCA requesting HOME funds for multifamily housing development will not require an EIS, but DCA will require that a FONSI be issued for each application submitted.*

Notice and Comment Period

Along with the FONSI, a Notice of Intent to Request Release of Funds must be published as a legal notice in a local newspaper. The Affidavit of Publication (supplied by the newspaper) and any comments received should be submitted to DCA.

Request Release of Funds

DCA will submit a Request for Release of Funds form to HUD after the end date of the publication period. Once received by HUD, a 15-day objection period begins. If no objections are received, or if objections can be resolved, HUD will issue the Authority to Use Grant Funds, at which time, limitations on the commitment of HOME funds and other funds will be removed, and project owners may participate in program activities such as purchasing land or starting work on proposed developments.

OUTLINE OF ENVIRONMENTAL REVIEW PROCESS

Below is an outline of the process for the release of funds from HUD:

1. Owner/Applicant completes all documentation outlined in the applicable Qualified Allocation Plan and the Environmental Manual.
2. DCA complies with the NEPA documentation required for the "Environmental Assessment"
3. DCA publishes the combined FONSI/Notice of Intent to Request Release of Funds.
4. 15-Day Local Comment Period (from date of publication)
5. DCA submits Request for Release of Funds (RROF) Certification to the local U.S. Department of Housing & Urban Development office.
6. 15-Day Objection Period which could result in one of the following:
    - Rejection of Request
    - Resolution of Objection
    - No Objection
7. HUD Approves RROF Certification and issues the Authority to Use Grant Funds to DCA

HOME AND HUD ENVIRONMENTAL QUESTIONNAIRE

Statutory Requirements (24 CFR §58.5) & Other Requirements (24 CFR §58.6)
All applicants requesting HOME funds, regardless of the review process, must address the statuary and "other requirements" included in the HOME and HUD Environmental Questionnaire.

The following questionnaire must be completed and included as part of the Phase I Report at Application Submission for HOME/HUD-funded Developments.

Instructions
All appropriate documentation, including the Owner Environmental Questionnaire and Disclosure Statement, should be used in completing the questionnaire.

Who should complete the form?

- Part A - the Applicant
- Part B - the Environmental Professional
- Part C - jointly by the Applicant and the Environmental Professional

If this application is funded, the completion of this Questionnaire facilitates DCA's ability to quickly complete the Request for the Release of Funds Process, which must be submitted to the US Department of Housing and Urban Development for approval before DCA can release the HOME funds (See applicable Qualified Allocation Plan, Threshold Criteria, and applicable Manuals and Forms.)

The Comments and Source Documentation categories should be used to detail review findings and list the sources of such findings. Source documentation must clearly list the name of the reference document and the corresponding page number where the information can be located.

N/A is not an acceptable response for Part C questions.

Tabbing of reference materials is strongly encouraged to expedite the review.

An incomplete questionnaire (including missing Source Documentation) may result in significant delays in the Request for the Release of Funds.

PART A
(to be completed by the applicant)

Development Name: _____

Location Address: _____

City: _____, County: _____, State:_____ Zip: _____

Contact person: _____ Phone number:_____ Email:

Estimated Costs (from Application): _____

Description

Please provide project type (new construction, demolition/new construction, adaptive reuse, rehabilitation), location specific information, geographic boundaries, and a delineation of all activities included in the overall scope of the development. Also include funding sources.

Planning/Zoning *(complete only if new construction)*

Yes	No	
( )	( )	Is the site in compliance or conformance with the local zoning?

Comments:

Source Documentation:
If no or not applicable, please explain.
If yes, provide the following documentation: Attach a zoning map with the site location(s) identified or a letter from the Local Unit of Government or Municipality

Water, Supply, Sanitary Sewers, and Solid Waste Disposal *(complete only if new construction)*

Yes	No	
( )	( )	Is the site served by an adequate and acceptable water supply
( )	( )	Municipal Private sanitary sewers and wastewater disposal systems
( )	( )	Municipal Private trash collection and solid waste disposal
( )	( )	Municipal Private If the water supply is non-municipal, has an acceptable “system” been approved by appropriate authorities and agencies?
( )	( )	If the sanitary sewers and wastewater disposal systems are non-municipal, has an acceptable “system” been approved by appropriate authorities and agencies?

Comments:

Source Documentation:
Please provide letters from appropriate authorities granting approval if a non-municipal water supply system, sanitary sewer and/or wastewater disposal system will be used.

Schools, Parks, Recreation, and Social Services *(complete only if new construction)*

****Does not apply to Senior developments.**

Yes	No	
( )	( )	Will the local school system have the capability to service the potential school-age children from the development?
( )	( )	Are parks and play spaces available on site or nearby?
( )	( )	Will social services be available on site or nearby for residents of the proposed development?

Comments:

Source Documentation:
Provide approximate distances if the above services are not on site.

Emergency Health Care, Fire, and Police Services *(complete only if new construction)*

Yes	No	
( )	( )	Are emergency health care providers located within reasonable proximity to the proposed site?
( )	( )	Are police services located within reasonable proximity to the proposed site?
( )	( )	Is fire fighting protection municipal volunteers adequate and equipped to service the site?

Comments:

Source Documentation:
Provide approximate response times for the above-listed services.

Commercial/Retail and Transportation *(complete only if new construction)*

Yes	No	
( )	( )	Are commercial/retail shopping services nearby? Provide approximate distances
( )	( )	Is the site accessible to employment, shopping, and services by public transportation or private vehicle? Specify whether it is public or private transportation.
( )	( )	Is adequate public transportation available from the site to these facilities?
( )	( )	Are the approaches to the site convenient, safe, and attractive?

Comments:

Source Documentation:

Nuisances and Hazards *(complete only if new construction)*

Will the site be affected by natural hazards:

Yes	No	
( )	( )	Faults, fracture
( )	( )	Wind/sand storm concerns
( )	( )	Fire hazard materials
( )	( )	Cliffs, bluffs, crevices
( )	( )	Slope failures from rains
( )	( )	Poisonous plants, insects, animals
( )	( )	Unprotected water bodies
( )	( )	Hazardous terrain features

Will the site be affected by built hazards and nuisances:

Yes	No				
( )	( )	Hazardous street			or other high-traffic way
( )	( )	Inadequate screened drainage catchments	( )	( )	High-pressure gas or liquid petroleum transmission lines on site
( )	( )	Dangerous intersection	( )	( )	Inadequate street lighting
( )	( )	Hazards in vacant lots	( )	( )	Overhead transmission lines
( )	( )	Through traffic	( )	( )	Quarries or other excavations
( )	( )	Chemical tank-car terminals	( )	( )	Hazardous cargo transportation routes
( )	( )	Inadequate separation of pedestrian/vehicle traffic	( )	( )	Dumps/sanitary landfills or mining
( )	( )	Other hazardous chemical storage	( )	( )	Oil or gas wells
( )	( )	Children's play areas located next to a freeway	( )	( )	Railroad crossing
			( )	( )	Industrial operations
			( )	( )	Other (specify): _____

Will the site be affected by any of the following nuisances:

Yes	No	
( )	( )	Gas, smoke, fumes
( )	( )	Unsightly land uses
( )	( )	Odors
( )	( )	Front-lawn parking
( )	( )	Vibration
( )	( )	Abandoned vehicle
( )	( )	Glare from the parking area
( )	( )	Vermin infestation
( )	( )	Vacant/boarded-up buildings
( )	( )	Industrial nuisances
( )	( )	Other (specify):_____

Comments:

Source Documentation:
If yes, please attach photos and documentation and an explanation any planned mitigation measures.

Newspaper Contact Information

Name of local newspaper: _____

Address: _____

City: _____ State: _____

Telephone number: _____ Fax number: _____

Contact name for Classifieds/Legal/Public Notice: _____

Contact email address for Classifieds/Public Notice: _____

PART B
(To be completed by the Environmental Professional)

Environmental Laws and Authorities Resource Guide
Along with the applicable DCA Environmental Manual, the following list will assist the Environmental Professional in the completion of this Questionnaire.

HUD website (www.hud.gov)
HUD Handbook 1390.2
Floodplain Management (24 CFR Part 55)
Historic Preservation (36 CFR Part 800)
Noise Abatement (24 CFR Part 51 Subpart B)
Hazardous Operations (24 CFR Part 51 Subpart C)
Airport Hazards (24 CFR Part 51 Subpart D)
Protection of Wetlands and Floodplains (E.O. 11990 and E. O. 11988)
Toxic Chemicals & Radioactive Materials (§50.3(i))
Other § 50.4 authorities – see HUD website
(e.g., endangered species, farmlands protection, flood insurance, environmental justice)

Unique Natural Features and Areas

Yes	No	
( )	( )	Is the site near natural features (i.e., coastal bluffs, waterfalls, or cliffs) or near public or private scenic areas?
( )	( )	Are other natural resources visible on site or in the vicinity?
( )	( )	Will any such resources be adversely affected or will they adversely affect the site?

Comments:

Source Documentation: If yes, attach photos

Site Suitability, Access, and Compatibility with Surrounding Development

Yes	No	
( )	( )	Has the site been used as a dump, sanitary landfill or mine waste disposal area?
( )	( )	Is there paved access to the site? If yes, please explain below
( )	( )	Are there other unusual conditions on site? If yes, please explain below

Is there indication of:

			Yes	No	
( )	( )	distressed vegetation	( )	( )	soil staining, pools of liquid
( )	( )	oil/chemical spills	( )	( )	transformers, fill/vent pipes, pipelines
( )	( )	waste material/containers	( )	( )	drainage structures
( )	( )	abandoned machinery, cars, refrigerators	( )	( )	loose/empty drums, barrels

Will the site be unduly influenced by:

( )	( )	Building deterioration	( )	( )	Heavy industry incinerators
( )	( )	Transition of land uses	( )	( )	Power generating plants
( )	( )	Postponed maintenance	( )	( )	Cement plants
( )	( )	Incompatible land uses	( )	( )	Large parking facilities (1000 or more cars)
( )	( )	Obsolete public facilities	( )	( )	Heavy traveled highway (6 or more lanes)
( )	( )	Inadequate off-street parking	( )	( )	Oil refineries
( )	( )	Air pollution generators nearby which would adversely affect the site	( )	( )	Other (specify)_____

Comments:

Source Documentation:
If yes, attach photos and any other related documentation.

Soil Stability, Erosion, and Drainage

Slopes: Not Applicable ____ Steep ____ Moderate ____ Slight ____

Yes	No	
( )	( )	Is there evidence of slope erosion or unstable slope conditions on or near the site?
( )	( )	Is there evidence of ground subsidence, high water table, or other unusual conditions on the site?
( )	( )	Is there any visible evidence of soil problems (foundations cracking or settling, basement flooding, etc.) in the neighborhood of the site?
( )	( )	Have soil studies or borings been made for the site or the area?
( )	( )	Do the soil studies or borings indicate marginal or unsatisfactory soil conditions?
( )	( )	Is there indication of cross-lot runoff, swales, drainage flows on the property?
( )	( )	Are there visual indications of filled ground? If your answer is Yes, please attach a 79(g) report/analysis.
( )	( )	Are there active rills and gullies on site?
( )	( )	Is a soil report (other than structural) needed?
( )	( )	Are structural borings or a dynamic soil analysis/geological study needed?

Please note: The HUD Land-Planning Data Sheets (79g), Handbooks 4140.3 and 4145.1 should be used for grading, drainage, and fill specifications. For more information about these procedures and forms please refer to HUD Handbook 4140.3 (Data Sheet 79G).

Comments:

Source Documentation:

If applicable, please provide copies of soil reports or studies, borings, septic system studies, or any other related documentation.

Wetlands Protection

As a general policy, project applicants should avoid developments that either take place in or affect a designated wetland. However, if a designated wetland on the property site will be impacted by development, DCA will require the project applicant to comply with the 8-step decision-making process of Executive Order 11990, "Protection of Wetlands".

At application, the required documentation for projects with impacted wetlands on the project site includes:

1. A map clearly delineating the project site and the location of the wetland.
2. A statement from an Architect and/or Environmental Professional stating the wetland will not be impacted.
3. Evidence of completion of the 8-step process

Yes	No	
( )	( )	Are there drainage ways, streams, rivers, or coastlines on or near the site? Please provide site map.
( )	( )	Are there ponds, marshes, bogs, swamps, or other wetlands on or near the site?
( )	( )	Is the site located within a wetland designated on a National Wetlands Inventory (NWI) map of the Department of the Interior (DOI)?
( )	( )	Is the property located in a wetland (not on the NWI map)?
( )	( )	Will proposed construction/landscaping activities disturb the wetland?
( )	( )	Will disturbance of the wetland exceed 1/10th of one acre?
( )	( )	Is an incidental portion of the property within a wetland?

If your answer is "Yes" to any of the above-listed questions, please attach the following:
1. Wetlands maps (NWI) for the proposed site;
2. Statement from engineer or architect of record that the proposed construction and/or landscaping activities will not occupy or modify the wetland area; and
3. Documentation from Environmental Professional regarding direct and indirect impacts associated with constructing the development on or near a wetland and proposed mitigation strategies and/or alternative designs.

In addition, if you answered "Yes" to the last question, please attach the following:
4. Required notices from the Wetlands Management Requirements

HUD Guidance: https://www.hudexchange.info/programs/environmental-review/wetlands-protection/

Comments:

Source Documentation:
Attach copy of wetlands map with site location identified (if applicable)

Coastal Barrier Resources
Only for new construction, conversion, major rehabilitation, and substantial improvement activities does the Coastal Zone Management (CZM) authority apply. Projects that can affect the coastal zone must be carried out in a manner consistent with the approved State coastal zone management program under Sec. 307 of the Coastal Zone Management Act of 1972, as amended.

Yes	No	
( )	( )	Is the site located within a coastal barrier designated on a current FEMA flood map or Department of Interior coastal barrier resources map?
( )	( )	Is the site located within a coastal management zone (CZM)?

Georgia's six coastal counties and five "inland tier" counties include: Chatham, Effingham, Bryan, Liberty, McIntosh, Long, Glynn, Wayne, Brantley, Camden, and Charlton counties.

HUD Guidance: https://www.hudexchange.info/programs/environmental-review/coastal-barrier-resources/

Comments:

Source Documentation:
Attach a map showing the site location in relation to the "inland tier" area.

Historic Preservation
All applicants must consult the State Historic Preservation Officer (SHPO) concerning compliance with Section 106 of the National Historic Preservation Act of 1966 and the related regulations found in 36 CFR Part 800. The SHPO requires the HPD Environmental Review Form found here:
http://georgiashpo.org/sites/default/files/hpd/pdf/ER_and_compliance/EnvironmentalReviewForm.pdf

The Tribal Historic Preservation State Officer must be consulted as required under Section 106 of the National Historic Preservation Act. Please refer to: https://www.hudexchange.info/environmental-review/historic-preservation/tribal-consultation/) for more information on tribal consultation.

Review DCA's Environmental Manual for further instructions and provide the following at Application Submission by attaching to this Questionnaire:

1. Documentation from the local SHPO office to determine eligibility. (This may include evidence of the 106 process completion, or any other information pertinent to the property development);
2. Documentation from the local SHPO office and Preservation Professional that the proposed development and work scope meets the requirements of the National Register of Historic Places; and

3. A statement from the architect or Preservation Professional of record regarding direct or indirect impacts associated with the property development on the neighborhood and existing buildings, giving the proposed mitigation and or alternatives; and
4. Documentation from the local SHPO office and Preservation Professional that the Georgia Historic Preservation Division Environmental Review Form has been submitted; and
5. As part of the supporting documentation to DCA, please include the following: Detail site location map of the area in which the development is to occur, one photo of each structure and/or site (house, building, etc.) to be impacted and information on the age of any structures located on the site.

Yes	**No**	
( )	( )	Is the subject property structure more than 50 years old?
( )	( )	Does the Application currently include Historic Tax Credits?
( )	( )	Will Historic Tax Credits be applied for?
( )	( )	Is the property listed or eligible for listing on the National Register of Historic Places?
( )	( )	Is the property located within or directly adjacent to a historic district?
( )	( )	Does the property's area of potential effects include a historic district or property?
( )	( )	If the proposed properties are affected, have you contracted with a Preservation Professional?
( )	( )	Has the SHPO been notified of the development and requested to provide comments?

HUD Guidance: https://www.hudexchange.info/programs/environmental-review/historic-preservation/

Comments:

Source Documentation:
Submit the Georgia Historic Preservation Division Environmental Review Form to the SHPO
Attach documentation from SHPO (if a response has already been received).

Floodplain Management

All applicants must determine whether the development is located within a floodplain. "Floodplain" means the Special Flood Hazard Area (SFHA) identified on the flood maps published for the National Flood Insurance Program (NFIP) by the Federal Emergency Management Agency (FEMA). These maps should be referenced when inquiring whether a project is located within a floodplain. Flood maps are generally available for viewing in a community's land planning or building permit office. Project applicants must provide the floodplain map number and date of the map.

Whenever HUD financial assistance is proposed for development within a floodplain, compliance is required with the 8-step decision-making process of Executive Order 11988, "Floodplain Management", and implementing procedures contained in 24 CFR Part 55. The Executive Order sets floodplain management as a national priority and adds new prominence to the natural and beneficial floodplain functions as well as to the public benefit to be derived from their restoration or preservation. Federal programs are "to avoid direct or indirect support of floodplain development wherever there is a practicable alternative."

Yes	**No**	
( )	( )	Is an incidental portion of the property within a floodplain?
( )	( )	Is the site located within a floodplain designated on a current FEMA flood map?
( )	( )	Will the proposed construction/landscaping activities occupy or modify the floodplain?

If your answer is "Yes" to any of the above questions, please attach documentation below to Questionnaire:
1. Floodplain maps for the proposed site;
2. Statement from the engineer or architect of record that proposed construction and/or landscaping activities will not occupy or modify the floodplain;
3. A conditional LOMA or LOMR if it has been provided by FEMA; and
4. Documentation from Environmental Professional regarding direct and indirect impacts associated with constructing the development on or near a floodplain and proposed mitigation strategies and/or alternative designs.

In addition, if you answered "Yes" to the last question, please attach the following:
5. Required notices from the Flood Plain Management Requirements (8-step process, see 42 C.F.R. § 55.20)

HUD Guidance: https://www.hudexchange.info/programs/environmental-review/floodplain-management/

Comments:

Source Documentation:
Attach FEMA FIRM map with the site location clearly identified

Flood Insurance

Yes	No	
( )	( )	Is the building located or to be located within a Special Flood Hazard Area identified on a current Flood Insurance Rate Map (FIRM)?

If your answer is "Yes", flood insurance protection is required for buildings located or to be located within a Special Flood Hazard Area as a condition of approval of the development. In addition, compliance with § 55.12 and the floodplain management decision-making process (§ 55.20) is required (refer to the floodplain management section above). Document the map used to determine the Special Flood Hazard Area in above item #17 pertaining to community name and number, map panel number, and date of map panel.

HUD Guidance: https://www.hudexchange.info/programs/environmental-review/flood-insurance/

Comments:

Source Documentation:
Attach FEMA FIRM map with the site location clearly identified.
If applicable, attach documentation pertaining to flood insurance

Endangered Species
Developments must not jeopardize the existence of any endangered or threatened species, nor modify any critical habitats. The U.S. Fish &Wildlife Services should be requested to review the proposed development for compliance with the Endangered Species Act. Endangered species *generally* does not apply to rehabilitation.

Yes	No	
( )	( )	Has the Department of Interior List of Endangered Species and Critical Habitats been reviewed?
( )	( )	Is the development likely to affect any listed or proposed endangered or threatened species or critical habitats?

If your answer is "Yes" to the second question, compliance is required with Section 7 of the Endangered Species Act, which mandates consultation with the Fish and Wildlife Service in order to preserve the species.

HUD Guidance: https://www.hudexchange.info/programs/environmental-review/endangered-species/

Comments:

Source Documentation:
Refer to the listing of Endangered Species and Critical Habitats from the Department of Interior. Please attach a copy of the listed species in your area from the U.S. Fish and Wildlife Service for a list of species in the site area
https://ecos.fws.gov/ipac/

Wild and Scenic Rivers/Unique Natural Features and Areas
Water quality is affected by wastewater, which is simply another term for sewage. The terminology is not as important as the fact that pollution from wastewater can harm the environment and become a health hazard. Project applicants should consult the National Parks Service website to ensure that no designated wild or scenic rivers will be affected.

Yes	No	
( )	( )	Is the development new construction? If so please answer the following questions:
( )	( )	Is the site near natural features (i.e., bluffs or cliffs) or public or private scenic areas?
( )	( )	Are other natural resources visible on site or in the vicinity? Will any such resources be adversely affected or will they adversely affect the development?
( )	( )	Is the site located within one mile of the Chattooga Wild and Scenic River? If so, please provide a map clearly delineating both the site and the Wild and Scenic River.

HUD Guidance: https://www.hudexchange.info/programs/environmental-review/wild-and-scenic-rivers/

Comments:

Source Documentation:
If your site is located in a county with a Wild and Scenic River, attach a map showing the location of the development – draw a circle to define an approximate 1-mile radius around the development and note any rivers that fall within that circle

Clean Air Act

The Clean Air Act (42 U.S.C. 7401 et seq.) prohibits federal assistance to projects that are not in conformance with the State Implementation Plan (SIP). New construction and conversion, which are located in "non-attainment" or "maintenance" areas as determined by the Environmental Protection Agency (EPA) may need to be modified or mitigation measures developed and implemented to conform to the SIP.

The EPA has established National Ambient Air Quality Standards (NAAQS) for carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), ozone (O3), and total suspended particulates (TSP). On a countywide basis, EPA classifies each contaminant as either being attainment, non-attainment, or unclassifiable. It is critical that the project applicant or environmental consultant review the SIP and determine whether the site is within a nonattainment area, and if so, should confer with EPA regarding conformance with Georgia's SIP.

Yes	No	
( )	( )	Is the development located in one of the counties listed on the nonattainment list?
( )	( )	Is the development in compliance with the air quality State Implementation Plan (SIP)?

Georgia Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants:
https://www3.epa.gov/airquality/greenbook/anayo_ga.html

HUD Guidance: https://www.hudexchange.info/programs/environmental-review/air-quality/

Comments:

Source Documentation:
List what steps will be taken to minimize dust.

Farmlands Protection

New construction development that includes undeveloped land must include a review of the Farmland Protection Policy to ensure that the project does not include or affect prime or unique farmland or land of statewide or local importance. Water or urbanized land is exempt if the land is already in or committed to urban development. Project applicants should consult the local planning office and/or the local National Resources Conservation Services (this could be the local USDA office).

The required documentation to determine whether the project site includes or affects prime or unique farmland or land of statewide or local importance is a web soil survey map and/or clearance from the local USDA National Resources Conservation Services.

Yes **No**

( ) ( ) Is the development new construction including acquisition of undeveloped land? If so, please answer the following question.

( ) ( ) Is the site or the area where the site is located presently being farmed?

HUD Guidance: https://www.hudexchange.info/programs/environmental-review/farmlands-protection/

Comments:

Source Documentation: If located in an urban area, please attach a zoning letter or census map designating the area as urban. To verify whether the site includes or affects prime farmland, please attach a Soil Survey map and/or a Release from USDA.

Environmental Justice

Environmental Justice (EJ) involves reviewing the disproportional impact on minority or low-income neighborhoods, relative to the community at large when a site has environmental issues. If no issues are found during the initial review process, EJ is not applicable. In instances where EJ applies, then DCA will conduct the EJ review. Applicants are responsible for completing DCA's **Site and Neighborhood Standards Certification** form and the requisite supporting documentation.

Yes **No**

( ) ( ) Does site require any mitigation plans or measures to be taken? If so please list below. (Mitigation measures could include excessive noise, any abatement, toxic conditions, etc.).

( ) ( ) Is the development new construction? If so please answer the following questions.

( ) ( ) Is the development located in a predominantly minority and low-income neighborhood? If so, please provide narrative in supporting documentation.

( ) ( ) Is there an adverse environmental impact caused by the proposed action, or is the proposed action subject to adverse environmental impact?

( ) ( ) Does the site or neighborhood suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community at large?

If your answer is "Yes" to any of the above questions, compliance is required with E.O. 12898, Federal Actions to Address Environmental Justice. Attach documentation to show that the environmental review considered mitigation or avoidance of adverse impacts from the development to the extent practicable.

HUD Guidance https://www.hudexchange.info/programs/environmental-review/environmental-justice/

Comments:

Source Documentation:

Noise Abatement

If the proposed development is located near a major noise source, i.e. civil airports (within 5 miles), military airfields (15 miles), major highways or roads (within 1000 feet), or railroads (within 3000 feet), then the project applicant must undertake a Noise Assessment, in accordance with HUD's Noise Guidebook.

Noise on site is _____dnl.

Yes **No**

( ) ( ) Is the site within 1000 feet of a major road/highway/freeway (i.e. a roadway with an average daily traffic count of 10,000 or greater)?

( ) ( ) Is the site within 3000 feet of a railroad?

( ) ( ) Is the site within 15 miles of a military airfield?
( ) ( ) Is the site within 5 miles of a civil airport?
( ) ( ) Is noise a problem on the site and/or is expected to be in the future?

If any of the above is checked "Yes", please attach the following:

1. A noise assessment conforming to the HUD Noise Assessment Guidelines (NAG) and 24 C.F.R § 51.100 *et seq.* prepared by the Environmental Professional or other qualified engineering professional (for airports, use the adopted DNL contours). Please refer to the Department of Housing and Urban Development's Noise Guidebook, located at: https://www.hudexchange.info/resource/313/hud-noise-guidebook/
2. A noise attenuation plan produced by an engineering professional to describe the proposed mitigation to meet HUD sound guidelines.
3. Attach a map showing the development location and the locations of any relevant roads, railroads, or airports, along with their approximate distance from the site; (2) If applicable, attach a copy of the Noise Assessment Guidelines worksheets.

HUD Guidance: https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control/

Comments:

Source Documentation:
NAG worksheets

Explosive and Flammable/Hazardous Industrial Operations

Particular attention should be given to any site proposed that is in the vicinity of hazardous operations involving tanks and facilities that store, handle, or process chemicals or petrochemicals of a flammable or explosive nature. HUD regulations establish acceptable separation distances for sites near these facilities (further detail can be found in HUD Guidebook Siting of HUD-Assisted Projects Near Hazardous Facilities).

The project applicant must confer with the local authorities and conduct site reviews of a 1-mile radius from the site to determine the evidence of such hazards on or near the site, to assure that occupants of proposed sites are not adversely affected by the above hazards.

Yes **No**
( ) ( ) Are industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline, or other storage tanks adjacent to or visible from the site? (attach ASD worksheets)

If your answer is "Yes", use the Acceptable Separation Distance Guidebook and comply with 24 CFR Part 51, Subpart C: https://www.hudexchange.info/resource/2762/acceptable-separation-distance-guidebook/

HUD Guidance: https://www.hudexchange.info/programs/environmental-review/explosive-and-flammable-facilities/

Comments:

Source Documentation:
If your answer is YES, use **Acceptable Separation Distance Guidebook** and comply with **24 CFR Part 51, Subpart C, and attach Acceptable Separation Distance worksheets**

Explosive and Flammable Hazards

Particular attention should be given to any site proposed that is located on, or in the general proximity of, such areas as dumps, landfills, industrial sites, abandoned railroads, or other locations that may contain hazardous wastes. All properties proposed or used in the HOME Program must be 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 utilization of the property.

The project applicant must confer with the local planning agency and/or similar agencies to determine the previous uses of the site and other evidence of hazards on or near the site. If any such evidence is found, the project applicant must obtain a Phase I (ASTM) report. HUD requires the use of current techniques by qualified professionals to undertake investigations determined necessary.

Yes	No	
( )	( )	Are industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline, or other storage tanks visible from or near the site?
( )	( )	Is the site located near a dump or landfill site?
( )	( )	Is the site near an industry disposing of chemicals or hazardous wastes?
( )	( )	Are there issues that require a special/specific Phase II report before completing the environmental assessment?
( )	( )	Is site listed on an EPA Superfund National Priorities, CERCLA, or equivalent State list?
( )	( )	Is the site located within 3,000 feet of a toxic or solid waste landfill site?
( )	( )	Does the site have an underground storage tank?
( )	( )	Are there any unresolved concerns that could lead to HUD being determined to be a Potential Responsible Party (PRP)?

If your answer is "Yes" to any of the above questions, use current techniques by qualified professionals to undertake investigations determined necessary and comply with § 50.3(i).

HUD Guidance: https://www.hudexchange.info/programs/environmental-review/explosive-and-flammable-facilities/

Comments:

Source Documentation:
Documentation from the Environmental Professional, including any applicable mitigation measures, that the development will be located at an acceptable distance from the hazardous site.

Airport Hazards

Development must not take place within either civilian or military airport clear zones. HUD policies prevent building homes in areas where airplane crashes are greatest or most likely to occur, which is generally in areas near airport runways.

For each major airport, an Airport Layout Plan has been prepared that has been approved by the Federal Aviation Administration. The Runway Clear Zones at Civil Airports are trapezoidal in shape and have a maximum length of 3,000 feet. These plans delineate the Clear Zones for each runway.

The Department of Defense requires that an Air Installation Compatible Use Zone (AICUZ) be prepared for each military airfield. The AICUZ for each airfield contains a noise contour map. Unlike the clear zones at civil airports, the clear zones on military airfields are rectangular in shape and are usually 7,000 feet in length. In addition to the clear zones at the end of the runways of military airfields, there is also Accident Potential Zones (APZ). The person preparing the Environmental Assessment for a proposed project should be guided by the land uses as outlined in the APZ's and as set forth in the AICUZ for the particular airfield involved.

Yes	No	
( )	( )	Is the site within 3,000 feet from the end of a runway at a civil airport?
( )	( )	Is the site within 2-1/2 miles from the end of a runway at a military airfield?

If your answer is "Yes" to either of the above questions, comply with 24 CFR Part 51, Subpart D.

HUD Guidance: https://www.hudexchange.info/programs/environmental-review/airport-hazards/

Comments:

Source Documentation:
Map showing the site in relation to the nearest airports in the area.

Vapor Intrusion

For all HOME and HUD-funded projects, the Phase I ESA must include a Tier I vapor intrusion (VIA) assessment to determine if there is a potential for vapors to occur in the subsurface below existing and/or proposed on-site structures from hazardous substances that consist of VOCs, SVOCs, and inorganic volatile compounds. If the VIA reveals that a vapor intrusion condition ("VIC") exists and "may" present an unacceptable health risk to occupants, additional assessment must be performed according to ASTM E 2600-18 standards. For more guidance, please refer to ASTM E 2600.

Yes	**No**	
( )	( )	Has a Tier I vapor intrusion assessment (VIA) revealed a vapor intrusion condition exists that may present an unacceptable health risk to occupants?

If your answer is yes, then additional assessment must be performed according to ASTM E 2600-15 standards. For more guidance, please refer to ASTM E 2600.

Comments:

Source Documentation:

PART C
(To be completed by the applicant and Environmental Professional)

Only for NEW CONSTRUCTION
Please answer the below questions. Attach additional sheets as necessary.

Alternatives and Modifications Considered: *Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.*

Please note, DCA is not looking for actual specific site locations but alternatives and/or modifications that could be considered. For example, could the development be located closer to desirables or public transportation? Other examples of modifications may include increasing the density, changing the zoning, and changes to the development style (high rise vs. garden style).

No Action Alternative*: Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative.*
Discuss why the site you chose benefits the human environment or discuss alternatives (why is the development located in a less desirable location, is the development in an area of minority concentration). In cases where an alternative does not apply, please explain.

Mitigation Measures Recommended: *Are there feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality?*

Additional Studies Performed: *Please identify any additional studies or work performed.*
Discuss all mitigation taken or recommended by Environmental Professional and your Architect.
Additional Studies Performed;
Ex. Phase II reports

List of Sources, Agencies and Persons Consulted:
Sample list could include the following:
HUD website, HUD Handbook 1390.2, State agencies website, Documentation from local or state agencies (document who you spoke with, what agency and when contact if applicable)

CERTIFICATION

APPLICANT: I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate and complete.

Signed, sealed and delivered this ___day of _____, 20__, in the Presence of:

By:

_____ _____
Witness Applicant

_____ _____
Notary Public Name

My commission Expires on: _____
(Notary Seal)

ENVIRONMENTAL PROFESSIONAL: I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate and complete.

Signed, sealed and delivered this ___day of _____, 20____, in the Presence of:

By:

_____ _____
Witness Environmental Professional

_____ _____
Notary Public Name

My commission Expires on: _____
(Notary Seal)