



2021 Environmental Topics: Developers Workshop for Pre- Application

Environmental Review



Overview



- Environmentals are obtained for all projects regardless of funding
- The level of review, however, will be dependent on the type of funding



Overview



- Sites will be visited by MHDC team members
- Preliminary review of a site might include the following:
 - Walk the site
 - Are parts of the site wet
 - Are there things like vent pipes sticking out of the ground
 - Can you hear traffic or industrial noise nearby
 - Are there foul odors or industrial smells in the air
 - Is the site excessively dusty
 - Is there a lot of truck traffic nearby
 - Are there abandoned buildings near the site



Potential Sites – Evaluation



Desktop Reviews:

Gives a broad general observation for specific environmental issues

- Noise
- Floodplains
- Wetlands
- Farmland
- Obvious Contamination
- Other environmental concerns

MHDC encourages requesting a desktop review for new sites but is required for NHTF projects only.



Note: A desktop review is not a requirement nor all encompassing.

Potential Site – Evaluation



- **Noise:**
 - Roadways – Is your site within 1000 ft. of a roadway
 - Railroads – Is your site within 3000 ft. of a railroad
 - Airport – Is your site within 0.47 mile of a civil airport, 2.84 miles of a military airport
- **Floodplain:**
 - Is there a floodplain located on your site
 - Is there a floodplain located across the roadways near your site
 - www.fema.gov
- **Wetland:**
 - Is there a wetland located on or adjacent to your site
 - Wetlands are not always visible as some are seasonal
 - <https://www.fws.gov/wetlands/data/mapper.html>
- **Farmland:**
 - Is your development converting farmland to housing



Potential Site – Evaluation



- Obvious Contaminations and Other Issues:
 - Does your site contain or near a dump, abandoned buildings, consolidated animal feeding operation, sewage plant, industrialized area, artillery range, gravel pit, large above ground petroleum facility, explosive and flammable operations,
 - Google Earth is a good tool for seeing the neighborhood
www.google.earth.com



No Federal Funding



Developments with NO federal funding in the MHDC funded portion:

- The environmental review is less strict than the federal review...but there is still an environmental review
- All state and local regulations will still apply
- The developer will still have to provide the items listed on the Exhibit B if approved

The main differences are:

- MHDC Environmental Reviewer will conduct the environmental review
- Historical Review is not required
- Environmental Worksheets are not required
- Noise level is still evaluated but is a less critical issue and any remediation is MHDC's decision



Federal Funding –



- HOME Investment Partnership Program
Requires a *24 CFR part 58* environmental review
- HUD Risk Sharing Program (RS / Risk Share)
Requires a *24 CFR part 58* environmental review
- National Housing Trust Fund (NHTF)
Will be more stringent. When combined with other federal funding such HOME, the NHTF regulations will take precedence.

24 CFR part 93.301(f)(1) for new construction,
24 CFR part 93.301(f)(2) for rehabilitation



Federal Funding– NHTF



- **NHTF regulations that follow the 24 CFR part 58 regulations are:**

- Coastal Barrier Resources
- Coastal Zone Management
- Sole Source Aquifers
- Endangered Species
- Wild and Scenic Rivers
- Explosive and Hazards
- Environmental Justice

- **NHTF regulations that differ from the 24 CFR part 58 regulations are: (more restrictive)**

- Historic Preservation
- Farmlands
- Airport Zones
- Floodplains
- Contamination
- Noise
- Safe Drinking Water
- Wetlands



Federal Funding– NHTF

- Desktop reviews are required for all proposed NHTF projects only prior to submission



Federal Funding– Core review for HOME and Risk Share / part 58



- Air Quality [Clean Air Act sections 176 (c) and (d), 40 CFR 6, 51, 93]
- Airport Hazards [24 CFR 51 D] (Clear Zones and Accident Potential Zones)
- Coastal Zone Management [16 U.S.C. 3501]
- Contamination and Toxic Substances [24 CFR 58.3(i), 24 CFR 58.5(i)(2)]
- Endangered Species [50 DFR 402]
- Environmental Justice [Executive Order 12898]
- Explosive and Flammable Operations [24 CFR part 53.3(i), 24 CFR 51C]
- Farmland Protection [7 U.S.C. 4201 et seq, 7 CFR 658]
- Floodplain Management [42 U.S.C. 4106, Executive 11988, 24 CFR part 55, 78 CFR 68719]
- Historic Preservation [36 CFR 800]
- Noise Control [24 CFR 51B]
- Water Quality (Sole Source Aquifers) [40 CFR 149]
- Wetland Protection [24 CFR 55, Executive Order 11990, 48 CFR 68719]
- Wild and Scenic Rivers [16 U.S.C. 1271 et seq]
- Flood Disaster Protection Act (Flood Insurance) [24 CFR part 58.6(a)]
- Coastal Barrier Resources Act / Coastal Barrier Improvement Act [24 CFR part 58.6(c)]
- Airport Runway Clear Zone Disclosure and Notification [24 CFR part 58.6(d)]



2021 Contacts



Karen Justice 816.759.6842

Kjustice@mhdc.com

HUD

<https://www.hudexchange.info/programs/environmental-review/>

