



U.S. Department of Housing and Urban Development
Northwest/Alaska Multifamily Housing Hub
serving : Alaska, Idaho, Oregon and Washington

October 1998

Lender's Environmental Checklist
for 223(f), Existing Project

Project Name & Address:

At the site, observe the conditions for each of the seven "Compliance Factors" listed below. Enter a "Y" for Yes or "N" for No in the box for the given condition. If all answers are "No" preceding the bracket (]) , proceed to the next compliance factor. If "Yes" answers, then finish answering all questions pertaining to that compliance factor. Below is a guide indicating whether "Yes" environmental conditions will result in (a) further actions being required, (b) the condition to be accounted for by the appraiser in the appraisal or (c) the condition is serious enough to reject the project. Provide comments as appropriate to explain answers.

The appraiser must be supplied with a copy of the environmental assessment (or this checklist) if someone other than the appraiser completes it. The environmental factors shall be considered by the appraiser.

COMPLIANCE FACTORS

1. Historic Preservation.

Bldg>50 yrs___ Rehab___] Contact State___ Local___ Historic Office NRHP___ Eligible___ Historic District/adjacent NRHP___ Tax Credit___

If the structure is greater than 50 years old and rehab is proposed, the State Historic Preservation Officer (SHPO) must be contacted (as well as any local historic office). If the property is on the National Register of Historic Places (NRHP), eligible for listing, located in a Historic District, or adjacent to a NHRP, additional action is required. Based on the property's status and proposed rehab, HUD will make a finding of "effect" in consultation with the SHPO. If tax or property credits are proposed, so indicate. (see sample letter to SHPO, attached).

Comments:

2. Floodplain Management.

FEMA FIRM Map # _____ Date _____ Zone _____ Coastal High Hazard Area _____ Flood way _____
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Property located in a Coastal High Hazard Area, flood way or finish floor below the 100 year flood plain may be rejected. Property in a flood plain will require flood insurance.
Comments:

3. Wetlands Protection.

Site or adjacent to swamp _____ marsh _____ slough _____] Identified on local Sensitive Area Maps _____
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Executive Orders require protection of Wetlands. While it would be extremely rare for an existing property to be rejected because of wetlands, any disturbance of the wetlands may require mitigation.
Comments:

4. Noise.

Highway (1,000') _____ Railroad (3,000') _____ Other(1,000') _____ Civil Airport (5 mi) _____ Military Airfield (10 mi) _____
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An existing structure will not be rejected because of the noise level. Mitigation however may complement energy conservation, marketability and livability.
Comments:

5. Airport Clear Zone.

End of Runway, Civil Airport(1 mi) _____ Military Airfield(1 mi) _____ Military Airfield-Accident Potential Zone (3 mi) _____
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A Clear Zone is the area immediately beyond the ends of an airport or military airfield runway. It is HUD's policy to discourage incompatible development or undue exposure of residents to risk. HUD must notify the airport/airfield of proposed actions and residents must acknowledge notification.
Comments:

6. Explosive & Flammable Tanks.

Visible Storage Tanks or loading terminal (1/4 mi)____
High Pressure gas lines or Overhead Transmission Lines (200')____

The proximity to above grade storage tanks or terminals for explosive fuels or chemicals should be noted. An acceptable set back distance will be computed by HUD. Exposed existing properties are not rejected per se but risk and mitigation will be explored. Proximity to high pressure fuel/chemical lines and exposure to Overhead Transmission Lines likewise must be considered.
Comments:

7. Hazardous Waste.

ASTM E1528-93, Q 1-20(Owner)____] Q 21 & 22 Records Search____
NPL____ CERCLIS____ RCRA____ MSWLF____ DOE Site Reg____ UST____

The questionnaire, items # 1 - 20, must be completed by the owner. (forms can be ordered from ASTM at (610)832-9585) If any concerns are identified, then a search of the following Federal (EPA) and State (DOE) record systems are required:

- National Priority List (NPL) of Superfund Sites (1 mile)
- CERCLIS List (Other EPA hazardous sites) (.5 mile)
- RCRA TSD (Facilities producing hazardous waste) (1 mile)
- Municipal Solid Waste Land Fills (.5 mile)
- State DOE, Site Register, Toxic Cleanup Program (.5 mile)
- Underground Storage Tanks (UST)/Leaking UST (LUST) (.25 mile)

The preparer will identify any hazardous waste from the above source lists. HUD will use the information to assess impacts and potential liability.

Preparer:_____
Title/Position:_____
Date:_____ Phone:_____

Attachments: (X indicates required information)

- Location map identifying site and environmental features.
(Min 1"=2400', USGS quadrangle map preferred)
- Letter to and from State and Local Historic Preservation Officer, when applicable.
- Copy of FEMA FIRM map and panel #.
- Copy of local jurisdiction's Sensitive Area Map.
- Phase I ESA prepared in accordance with ASTM Standard Practice

E 1527-97 and any revisions thereto. **Exceptions for the submission of
may be made by the HUD processing office**

a Phase I